

Yonkers Public Schools Board of Education

**SEQRA RESOLUTION AND
NEGATIVE DECLARATION**

Additions & Alterations at Kahlil Gibran School 28 CIP 10808
18 Rosedale Road, Yonkers, NY 10701

WHEREAS, the Board of Education (“Board”) of Yonkers Public Schools (“YPS”) proposes to undertake an Additions & Alterations project at Kahlil Gibran School 28 located at 18 Rosedale Road in the City of Yonkers, Westchester County, New York; and

WHEREAS, the subject property totals approximately 5.94 acres in size, upon which a Pre-K to 8th grade public school building is located; and

WHEREAS, YPS proposes various alterations and additions to expand and modernize the facility (“the Proposed Action”). This project includes conversion of existing interior spaces into new Music, Art, Library/Computer and Resource rooms, Cafeteria and Custodial spaces, upgrades of corridors and toilet rooms, and a building Addition to include 13 new Classrooms. The work includes new lighting, A/C, ceilings, finishes and furniture. The scope of the Action as relates to site development generally involves demolition of the “temporary” classroom building, construction of the building addition, additional parking, improvements to sidewalks and stairs, and reconstruction of a ballfield. Project will include underground stormwater management systems to accommodate new impervious surfaces.

WHEREAS, a SEQRA Full Environmental Assessment Form (EAF), Parts 1, 2 and 3 including supplemental information, dated August 3, 2020, have been prepared for YPS by its Architect consultant along with conceptual project plans including engineering and architectural drawings; and

WHEREAS, the EAF examined the potential environmental effects that may result from the building additions and alterations and associated sitework including thorough descriptions of potential effects on land and water resources, transportation including a traffic and parking study, and construction impacts; and

WHEREAS, the Board, following the requisite notice of its intent to be Lead Agency for this action, classified as an Unlisted Action under SEQRA, and receiving no objections, assumed the role of Lead Agency; and

WHEREAS, the EAF and supplemental studies constitute a record that adequately describes existing environmental conditions, potential effects of the project, and measures to be

incorporated into the project plans so as to avoid or minimize adverse environmental impacts associated with this action; and

WHEREAS, the Board has duly considered that record, together with the action, and the proposed plan has been designed to eliminate or minimize any potential significant adverse impacts identified during this environmental review; and

WHEREAS, the Board has analyzed the potential areas of environmental concern associated with the Proposed Action in accordance with procedures set forth at 6 NYCRR Part 617 and the criteria set forth at 6 NYCRR Part 617.7 implementing the New York State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Board finds that the action will not have a significant adverse effect on the environment for the following reasons:

1. Land Resources. The construction will entail demolition and removal of a temporary building and earth grading to establish the building pad and foundations for the new addition. The proposed building is situated in an area of steeper slopes which will require careful management to minimize erosion from the construction area. Additional grading will occur for new construction in the rear of the school. Implementation of conventional erosion/sedimentation control practices in accordance with NY State stormwater management regulations and standards will be required to minimize soil loss.

2. Water Resources. Implementation of conventional erosion/sedimentation control practices in accordance with NY State stormwater management regulations and standards will be required to minimize effects on downstream water resources. The proposed project will increase the areal extent of impervious surface on the property, potentially impacting surface runoff. Stormwater management practices for the project will include underground treatment systems designed to moderate the quality and quantity water runoff from impervious surfaces.

3. Transportation. A traffic and parking study was conducted to identify the effects on traffic in the local road network resulting from the proposed project. The study provided a projection of future “Build” traffic for the year after the project is completed. The proposed project will cause an incremental increase in the volume of local area traffic and need for parking. The study indicated that the proposed project would not have a significant adverse impact on traffic conditions in the surrounding neighborhood and that with improvements, would provide adequate parking on the site to accommodate the use. The traffic operating conditions at all study intersections were projected to remain virtually the same as the existing condition.

4. Construction Noise and Air Quality. The Proposed Action will likely cause temporary, periodic increases in ambient noise levels and air quality reductions while construction operations for the building and sitework are going on, an unavoidable impact.

Potential construction-related impacts will be of short duration and limited in areal extent and will end upon the conclusion of construction.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Yonkers Public Schools Board of Education determines that the action as proposed will not have a significant adverse effect on the environment for the reasons described above; and
2. This Resolution shall be deemed a Notice of Determination of Non-significance for an Unlisted Action issued pursuant to 6 NYCRR Part 617 and Article 8 of the Environmental Quality Review Act, and shall be filed with the Lead Agency in accordance with the requirements of Part 617.

Resolution offered by Member _____, seconded by _____, and adopted on a vote of ___ Ayes, ___ Nays.

Adopted: _____

Responsible Officer in Lead Agency:

Reverend Steve López, President, Yonkers Board of Education
Yonkers Public Schools
One Larkin Center
Yonkers, NY 10701