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RECEIVED
JUL 03 2017
TOWN CLERK
TOWN OF THOMPSON

June 23, 2017

Circulation to Potentially Involved and/or Interested Agencies (List Attached)

RE: State Environmental Quality Review (SEQR)
Notice of Intent to Re-Establish Lead Agency
Thompson Education Center (formerly China City of America)

Dear Potentially Involved or Interested Agency:

On June 23, 2017, the Town of Thompson received updated materials for the Thompson Education Center (formerly China City of America), including an updated Long Form EAF, Site Plans, and Project Narrative. The project is proposed as a school of higher education supporting housing for 2,508 students and 276 faculty located on an approximately 573 acres parcel primarily in the Town of Thompson but with acreage in the Town of Fallsburg, Sullivan County, New York. The project is envisioned to include faculty and student housing, academic, administration, recreational and service buildings housed in 156 structures to be constructed in six phases. This is the same site that was formerly proposed as China City of America. While the name and nature of the project have changed, the applicant is unchanged.

On November 13, 2014, the Town of Thompson Planning Board adopted a resolution to act as Lead Agency after conducting coordinated review for the SEQR process for the China City of America project. While a Positive Declaration was also adopted at the same meeting in 2014 and a draft Scoping Document submitted by the Applicant, review of the project did not continue.

The proposed Thompson Education Center has preliminarily been identified as a Type 1 Action in accordance with 6 NYCRR Part 617.4 involving more than one agency. Due to the receipt of an updated Long Form EAF, Site Plans and Project Narrative (attached), the list of involved and interested agencies has been updated to reflect the currently proposed project. Therefore, on April 12, 2017, the Town of Thompson Planning Board adopted a resolution of intent to re-establish Lead Agency under 6 NYCRR Part 617.6(b)(6)(c).

Your agency has been identified as a potentially involved or interested agency. If no other involved agency states a desire in writing to act as the lead agency within 30 days of the date of this letter, the Town of Thompson will resume Lead Agency status for this action. Kindly direct responses to the Town of Thompson Planning Board, 4052 Route 42, Monticello, NY 12701 or planning@townofthompson.com

Sincerely,

Mary Beth Bianconi, Partner (mbbianconi@delawareengineering.com)
Delaware Engineering, D.P.C., Planning Consultant to the Town of Thompson Planning Board

Town of Thompson
Re-establishment of Lead Agency Status
Thompson Education Center (formerly China City of America)
Circulation List
June 23, 2017

Involved Agencies:

Joseph R. Murray
Deputy Permit Administrator
NYS Department of Environmental Conservation
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

NYS Department of Health
50 North Street
Suite 2
Monticello, NY 12701

US Army Corps of Engineers
Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3390

Delaware River Basin Commission
25 State Police Drive
P.O. Box 7360
West Trenton, NJ 08628-0360

Town Board
Town of Thompson
4052 Route 42
Monticello, NY 12701

Sullivan County Division of Planning and Environmental Management
100 North Street
Monticello, NY 12701

NYS Office of Historic Preservation
Field Services Bureau
Peebles Island
P.O. Box 189
Waterford, NY 12188-0189

Interested Agencies:

Town of Fallsburg
P.O. Box 2019
South Fallsburg, NY 12779

Monticello Central School District
237 Forestburgh Road
Monticello, NY 12701

Fallsburg Central School District
115 Brickman Road
Fallsburg, NY 12733

Yankee Lake Preservation Association
P.O. Box 558
Wurtsboro, NY 12790

Basha Kill Area Association
P.O. Box 1121
Wurtsboro, NY 12790

Wolf Lake, Inc.
Conference Lodge
239 Wolf Lake Road
Wurtsboro, NY 12790

Jay Quaintance
President
Sullivan County Community College
112 College Road,
Loch Sheldrake, NY 12759

Rock Hill Volunteer Fire Department
61 Glen Wild Rd
Rock Hill, NY 12775

Rock Hill Volunteer Ambulance Corps
96 Lake Louise Marie Rd
Rock Hill, NY 12775

TEC PROPOSED OVERVIEW

Thompson Education Center ("TEC") is a school of higher education located in Sullivan County, NY on an approximately 573 acre parcel off Wild Turnpike in the Town of Thompson (s/b/l 26-1-6) and the Town of Fallsburg (s/b/l 65-1-11.59). The campus design includes housing, academic, administration, recreational, and service buildings providing services to both the students and surrounding community. The campus will be built in phases, as described further in this overview. A Master Plan dated 6/22/17 is attached for reference.

Housing

See Appendix A.

A total of 732 dormitory units will be provided for on campus student housing to accommodate 2,508 students. These units will be housed as follows:

- Six (6) Dormitory- Type A buildings
- Eight (8) Dormitory- Type B buildings

Both building types will include recreational and service facilities to support the students.

A total of 276 units will be provided for on campus faculty housing to accommodate 276 faculty members. These units will be housed as follows:

- Six (6) Faculty Dwelling- Type C buildings
- Forty (40) Faculty Dwelling- Type D buildings
- Thirty-two (32) Faculty Dwelling- Type E buildings
- Eight (8) Faculty Dwelling- Type F buildings

All faculty dwellings also include adjacent recreational and service facilities to support the faculty.

Additional dwellings will be built in a Founding Trustee Village near the student and faculty housing as follows:

- One (1) President's House- Type G building
- Twenty two (22) individual Benefactor Estates- Type H buildings

In addition to the students and faculty housed on campus, TEC anticipates 250 commuting students and 124 commuting faculty members. These additional students and faculty have been included in the design and calculations for the academic, recreational, and service buildings throughout the campus.

Student Housing Description

Dormitory- Type A buildings have three stories and are organized around an interior courtyard providing entrances to a total of 26 three story dormitories. Each dormitory is comprised of nine dorm rooms with one student each. Parking accommodations are provided at each dormitory. Additional parking will be

provided adjacent to the dormitory buildings. Each dormitory provides shared accommodations which include bathrooms with double sinks, shower and toilet. Amenities include a washer and dryer, and a small storage area with counter and sink, refrigerator, and cabinets. A combined living and dining area will be located adjacent to each storage area. As the building steps back on the second floor, each dormitory will also have a private terrace looking over the central courtyard.

Each of the four corners in the Dormitory- Type A buildings will be used as student gathering areas with different functions. Corner One will include a digital lab and a/v recording booths on the first floor, private study carrels on the second, and group study plus outdoor space on the third. Corner Two will include exercise equipment on the first and second floors, and a rec room plus outdoor space on the third. Corner Three will include a screening area and gallery space on the first floor with art studios on the second, and a lounge and outdoor space on the third. Corner Four will include laundry and a lounge on the first floor, with a music practice area and lounge on the second, and a lounge and outdoor space on the third floor.

Dormitory-Type B buildings have three stories and double loaded corridors organized around an interior courtyard. Dormitories are comprised of either one or two dorm rooms, with one student per room. Two main and two secondary entrances provide access to each building, and central stairs and elevators provide access to the upper floors. Each dormitory provides shared accommodations which include bathrooms with double sinks, shower and toilet. Amenities include a washer and dryer, and a small storage area with counter and sink, refrigerator, and cabinets. A combined living and dining area will be located adjacent to each storage area. Two lounge and vending areas are provided on all floors at opposite corners of the building. A mail room will be provided at the main entrance of each building. The corners on all floors will be used for administration purposes- the layouts vary but include conference rooms, private offices, and group meeting areas.

Each dormitory building is surrounded by planted areas around the perimeter of the building, and a central courtyard with planted areas, walkways, and group gathering areas. Parking will be provided adjacent to the dormitory buildings. A bus stop will also be provided to allow public transportation access to the rest of campus.

Dormitory Summary

Dormitory- Type A Building

(26) Dormitories (with 9 dorm rooms each) x 6 buildings=	***156 Units***

Dormitory- Type B Building

(6) Dormitories (with 1 dorm room each) x 8 buildings=	***48 Units***
(66) Dormitories (with 2 dorm rooms each) x 8 buildings=	***528 Units***
Total Dormitory Units=	***732 Units***

Academic Buildings

The academic buildings will be built in two distinct areas (in different phases), each with a combination of building sizes and functions to provide for the needs of the college. There will be a total of four (4) Classroom buildings, two (2) Student Union & Studio buildings, and two (2) Student Studio buildings. Campus transportation will be provided directly to and from the student and faculty housing to the academic building locations, as well as other locations throughout campus.

The Classroom buildings are the largest of the academic buildings. Each building will include a large auditorium/lecture hall, faculty offices, and lounge space in addition to the individual classrooms. Classroom layouts will vary to meet the needs of various subjects. The rooms in all classroom buildings will be accessed by the common corridors reached by the core stairs and elevators. All Classroom buildings will also include an interior courtyard with planted areas and gathering spaces. Parking will be provided as per the code (1 space for every 12 seats), and bus stops will be provided for access to public transportation. Large planted areas will surround the perimeter of all Classroom, Student Union, and Studio buildings.

The Student Union & Studio, and Student Studio buildings will include similar functions to the larger Classroom buildings but on a smaller scale. Classrooms with varying layouts will be provided, as well as faculty offices and lounge space. These buildings will also include smaller breakout rooms for student study private and group studying.

Administration Buildings

The campus will include two administration buildings: one (1) Admissions/Bursar building and one (1) Administration building. Both buildings will be adjacent to the centrally located Student Center (described in the following section).

Recreational & Service Buildings

In addition to the academic buildings provided above, recreational and service buildings providing services for both students and the community will be built throughout the campus.

Located centrally between the housing and academic building areas will be one (1) Student Center, Cafeteria, and Concessions building. The first and second floors are on both sides of the main access road, with the third floor spanning across the road and joining the two sides. The first floor is comprised of varying units providing retail type services to the students- including a bookstore, salon, post office, and bank, in addition to the offices for student leadership organizations such as student government and campus publications. The second floor houses offices for various educational support departments including Admissions, Counseling, and Financial Aid, as well as group study rooms. The third floor of the building, which spans the road and connects both sides, includes food vendors and large dining areas. Additional dining space will also be provided on the roof. Elevators will be provided on each side of the building for access to all floors, in addition to a large central stair, and enclosed stairs on each side. A bus

stop will be provided at the entrance to the building for access to the rest of the campus by public transportation.

Three (3) additional smaller dining facilities will be provided around the campus.

Adjacent to the Student Center are two (2) School Community & Sports Centers including indoor gym and recreation functions.

The campus will also include a Community Center, three (3) Recreational buildings, three (3) Playgrounds and a Stadium for sporting and other events; as well as cultural buildings including a Performing Arts Center, Library & Museum, School Art Center, and Museum. A large Conference Center, Business Center, and Inn will be located near these buildings and provide services for both students and community members. Three (3) Parking Garages will be located near the buildings listed above to accommodate students and community. A Medical Center will also be provided.

A Maintenance/Management building and Sewage Treatment Plant have also been included in the campus design to provide services for and maintain the campus.

A separate private residence will be located on TEC land in the Town of Fallsburg, with access from Renner Road.

PHASE BREAKDOWN

The campus for Thompson Education Center will be built in three (3) two part phases, with the phase descriptions as follows.

Phase 1A

Phase 1A will consist of student and faculty housing, academic, recreational/service buildings, and the necessary roads and water and wastewater facilities. It will involve a gross area of approximately 110 acres.

The housing built in this phase will include three (3) Dormitory- Type A buildings (total of 78 units), two (2) Dormitory- Type B buildings (for a total of 144 units), and one (1) Faculty Dwelling- Type C building (total of 26 units).

Academic buildings in this phase include two (2) Classroom buildings and two (2) Student Studios.

In addition to the housing and academic buildings listed above, the Student Center will be built in this phase.

Primary access will be provided from Wild Turnpike in the Town of Thompson, with secondary access from Renner Road in the Town of Fallsburg.

Phase 1B

Phase 1B will consist of additional student and faculty housing, academic and administration buildings, and the necessary roads and services. It will involve a gross area of approximately 86 acres.

The housing built in this phase will include three (3) Dormitory- Type A buildings (total of 78 units), two (2) Dormitory- Type B buildings (total of 144 units), and one (1) Faculty Dwelling- Type C building (total of 26 units).

Academic buildings in this phase include two (2) Classroom buildings and two (2) School Student Union & Studios.

In addition to the housing and academic buildings listed above, two (2) Administration buildings and two (2) School Community & Sports Centers will be built in this phase.

Phase 2A

Phase 2A will consist of benefactor housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 94 acres.

The housing built in this phase will include twenty two (22) Benefactor Estates- Type H buildings, and one (1) President's House- Type G Building.

Recreational and Service buildings in this phase include the Library & Museum, Performing Arts Center, Business Center, Medical Center, School Inn, School Community Center, and three (3) School Clubhouse and Dining Facilities.

Phase 2B

Phase 2B will consist of student and faculty housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 86 acres.

The housing built in this phase will include two (2) Dormitory- Type B buildings (total of 144 units) and four (4) Faculty Dwelling- Type C buildings (total of 104 units).

Recreational and Service buildings in this phase include the Conference Center, Museum, and one (1) Parking Garage.

Phase 3A

Phase 3A will consist of student and faculty housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 100 acres.

The housing built in this phase will include two (2) Dormitory- Type B buildings (total of 144 units) and forty (40) Faculty Dwelling- Type D buildings (detached buildings for a total of 80 units).

Recreational and Service buildings in this phase include the Stadium, one (1) Parking Garage, and one (1) School Recreational Facility.

Phase 3B

Phase 3B will be the final phase and will consist of faculty housing, recreational and service buildings, and the necessary roads and services. It will involve a gross area of approximately 96 acres.

The housing built in this phase will include thirty-two (32) Faculty Dwelling- Type E buildings and eight (8) Faculty Dwelling- Type F buildings.

Recreational and Service buildings in this phase include the School Art Center, one (1) Parking Garage, the Maintenance/Management Building, and two (2) School Recreational Facilities.

CONCLUSION

In total, Thompson Education Center will consist of 80 acres of developed land and 493 acres of open space.

Upon site plan approval, TEC will pursue a charter by the New York State Education Department Board of Regents as a college.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Thompson Education Center		
Project Location (describe, and attach a general location map): East of Wild Turnpike, South of the Town of Fallsburgh, West of the Town of Mamakating		
Brief Description of Proposed Action (include purpose or need): Thompson Education Center (TEC), is to be a school of higher education located on an approximately 573 acre parcel off of Wild Turnpike in the Town of Thompson (s/b/l 26-1-6) and in the Town of Fallsburg (s/b/l 65-1-11.59), Sullivan County, New York. TEC would include faculty and student housing, academic, administration, recreational, and service buildings and would be constructed in six phases. A Master Plan dated June 20, 2017 is attached for reference. The purpose of Proposed Action is to provide a higher education facility in Sullivan County that would cater to day and boarding students and would include needed amenities on site for both faculty and students. The Proposed Action includes 156 structures, housing for 2,508 students and housing for 276 faculty members.		
Name of Applicant/Sponsor: Thompson Education Center, LLC.	Telephone: 212.845.9519 E-Mail: sherry@chinacityofamerica.com	
Address: 198 Bridgeville Road		
City/PO: Monticello	State: New York	Zip Code: 12701
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, ☑Yes☐No or Village Board of Trustees	Sewer and Roads	06/14
b. City, Town or Village ☑Yes☐No Planning Board or Commission	Site Plan Review	06/14
c. City Council, Town or ☐Yes☑No Village Zoning Board of Appeals		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Sullivan County Planning 239	07/14
f. Regional agencies ☑Yes☐No	DRBC	08/14
g. State agencies ☑Yes☐No	NYSDEC, NYSDOT, NYSDOH	08/14
h. Federal agencies ☑Yes☐No	ACOE Wetlands	08/14

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

_____
_____
_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

_____
_____
_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Town of Thompson - RR-2 Rural Residential; Town of Fallsburg - REC-1

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Monticello

b. What police or other public protection forces serve the project site?
New York State Police, Sullivan County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Fire District 108 - Rock Hill Fire District

d. What parks serve the project site?
Town of Thompson Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial, Residential and Recreational.

b. a. Total acreage of the site of the proposed action? 573 acres
b. Total acreage to be physically disturbed? 286 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 573 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 6
- Anticipated commencement date of phase 1 (including demolition) 4 month 18 year
- Anticipated completion date of final phase 10 month 23 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	NA	NA	NA	NA:SEE ATTACHED NARATIV
At completion of all phases	NA	NA	NA	NA:SEE ATTACHED NARATIV

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 150+

ii. Dimensions (in feet) of largest proposed structure: 35 height; 280 width; and 650 length

iii. Approximate extent of building space to be heated or cooled: 2.5 million square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): NYSDEC Wetlands W042, W043, W054, W056

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Discharge of material into wetlands for road crossings between uplands

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes☑No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes☑No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes☐No
If Yes:

i. Total anticipated water usage/demand per day: 650,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes☑No
If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No
- Do existing lines serve the project site? ☐Yes☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☑Yes☐No
If, Yes:

- Applicant/sponsor for new district: Thompson Education Center, LLC
- Date application submitted or anticipated: 1/15
- Proposed source(s) of supply for new district: Wells

v. If a public water supply will not be used, describe plans to provide water supply for the project:
Provide onsite water supply including production wells, treatment facilities, storage tank and distribution.

vi. If water supply will be from wells (public or private), maximum pumping capacity: 450 gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes☐No
If Yes:

i. Total anticipated liquid waste generation per day: 650,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary waste water

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes☑No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☑Yes ☐No

If Yes:

- Applicant/sponsor for new district: Thomspson Education Center, LLC
- Date application submitted or anticipated: SPDES app.date to follow Site Plan approval. No sewer district required for private onsite sys.
- What is the receiving water for the wastewater discharge? NYSDEC Wetland WO-54

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Options for onsite wastewater treatment will include modular package plants typical for small community dev. This will allow for incremental expansions of treatment capacity to coincide w/phasing of project. Discharge of treated effluent will be surface or ground water subject to NYSDEC SPDES permit.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

Project design will incorporate low flow fixtures to minimize wastewater production. Opportunities to reuse treated effluent for irrigation will be evaluated.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 80 acres (impervious surface)

_____ Square feet or 573 acres (parcel size)

ii. Describe types of new point sources. Roads, Buildings and Parking Lots

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site Stormwater Management Facility

- If to surface waters, identify receiving water bodies or wetlands: NYSDEC Wetlands
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy Equipment

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Power Generators

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Large Boilers

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☑Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 0 Proposed 4,000 Net increase/decrease 4,000

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local Utility Supplier

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☑Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 6am - 6pm
- Saturday: 7am - 6pm
- Sunday: 9am - 5pm
- Holidays: 9am - 5pm

ii. During Operations:
- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, Monday - Friday - 6am to 6pm, Saturday - 7am to 6pm, Sunday - 9am to 5pm.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Varies

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per TBD (unit of time)
- Operation : TBD tons per TBD (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Debris separation for recycling
- Operation: Waste Recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Debris separation for recycling
- Operation: Waste Recycling

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The project site itself, is forested. The area surrounding the site is rural in nature but includes residential, commercial and industrial uses throughout.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1	81	80
• Forested	423	137	286
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		201	201
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)		6	6
• Wetlands (freshwater or tidal)	148	148	0
• Non-vegetated (bare rock, earth or fill)	1	1	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes☐No

If Yes,

i. Identify Facilities:

YMCA

e. Does the project site contain an existing dam? ☐Yes☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes☑No

If Yes:

i. Has the facility been formally closed? ☐Yes☐No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes☑No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 5+ feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

WIC wellsboro/wurt.	38.5 %
Nf Neversink soils	21.0 %
WeB Wellsboro Soil	5.1 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:

☑ Well Drained:	50 % of site
☑ Moderately Well Drained:	20 % of site
☑ Poorly Drained	30 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	75 % of site
☑ 10-15%:	23 % of site
☑ 15% or greater:	2 % of site

g. Are there any unique geologic features on the project site? ☑Yes ☐No
If Yes, describe: Harlin Swamp Complex

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name South Brook Classification C (T)
- Lakes or Ponds: Name Unnamed Pond Classification C (T)
- Wetlands: Name W042, W043, W054, W056 Approximate Size 148 acres total
- Wetland No. (if regulated by DEC) W042, W043, W054, W056

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100 year Floodplain? ☐Yes ☑No

k. Is the project site in the 500 year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
No endangered species identified.
Bear, Deer, Song Birds
Opossum, Squirrel, rabbit

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Thompson Education Center, LLC Date June, 2017

Signature _____ Title CHAIRMAN & CEO

PRINT FORM

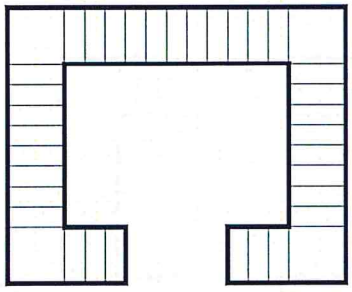
STUDENT HOUSING

DORMITORY BUILDINGS

Definition of Dormitory (2015 IBC): A space in a building where group sleeping accommodations are provided in one room or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

Building Type A

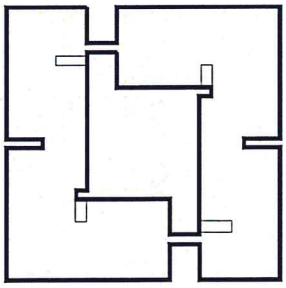
Total of 6 Buildings (see dwg A-1)
- -26 Triplex Type Dormitories/Building with 9 Students each (see dwg A-2)
- -234 Students/Building
- -1,404 Students for all Buildings Type A



Typical Building Type A

Building Type B

Total of 8 Buildings (see dwg A-3)
- -6 Dormitories with 1 Student each (see dwg A-4)
- -66 Dormitories with 2 Students each (see dwg A-5)
- -138 Students/Building
- -1,104 Students for all Buildings Type B



Typical Building Type B

SUMMARY

Students in Building Type A:	1,404
Students in Building Type B:	1,104
TOTAL STUDENTS:	2,508

FACULTY HOUSING

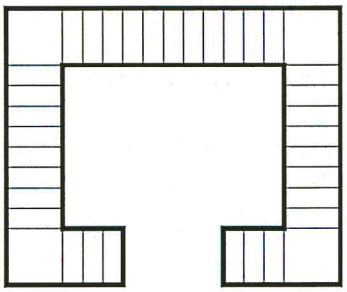
DWELLING UNITS

Definition of Dwelling Unit (Town of Thompson): A building or entirely self-contained portion thereof containing housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrance or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A boardinghouse, dormitory, hotel, inn, nursing or other similar structure shall not be deemed to constitute a dwelling unit.

Building Type C

Total of 6 Buildings

-26 Dwelling Units/Building
-26 Faculty Members, living with or without immediate family
-156 Faculty Members for all Buildings Type C

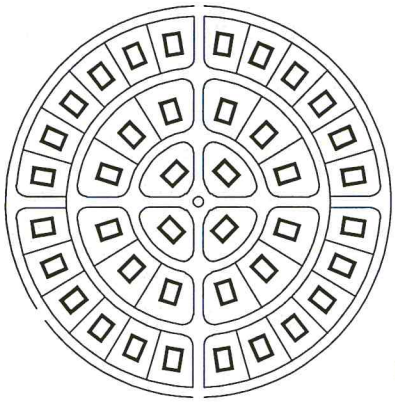


Typical Building Type C

Building Type D

Total of 80 Dwelling Units in

-40 Detached Buildings
-80 Faculty Members, living with or without immediate family



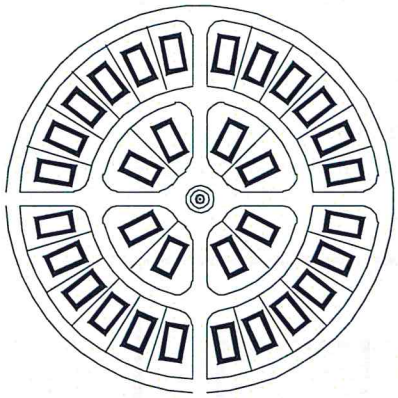
Building Type D Cluster

FACULTY HOUSING

DWELLING UNITS

Building Type E

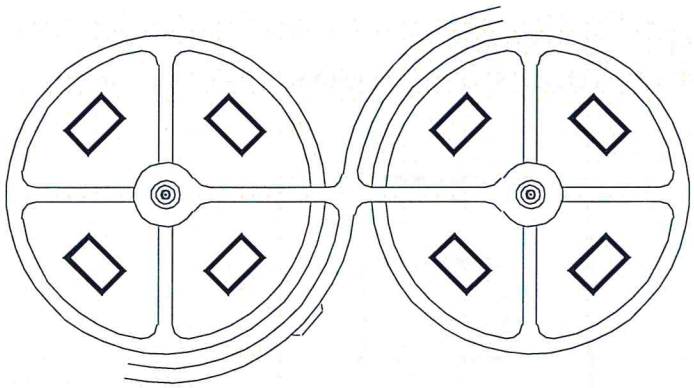
Total of 32 Single Family Dwelling Units
-32 Faculty Members, living with or without immediate family



Building Type E Cluster

Building Type F

Total of 8 Single Family Dwelling Units
-8 Faculty Members, living with or without immediate family



Building Type F Cluster

SUMMARY

Faculty Member in Building Type C:	156
Faculty Member in Building Type D:	80
Faculty Member in Building Type E:	32
Faculty Member in Building Type F:	8
TOTAL FACULTY:	276

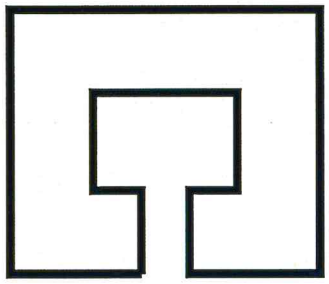
PRESIDENT + BENEFACTOR HOUSING

DWELLING UNITS

Definition of Dwelling Unit (Town of Thompson): A building or entirely self-contained portion thereof containing housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrance or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A boardinghouse, dormitory, hotel, inn, nursing or other similar structure shall not be deemed to constitute a dwelling unit.

Building Type G

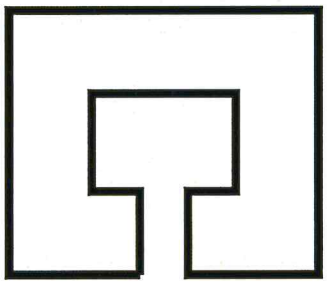
Total of 1 Single Family Dwelling Unit
-1 President, living with or without immediate family



Typical Building Type G

Building Type H

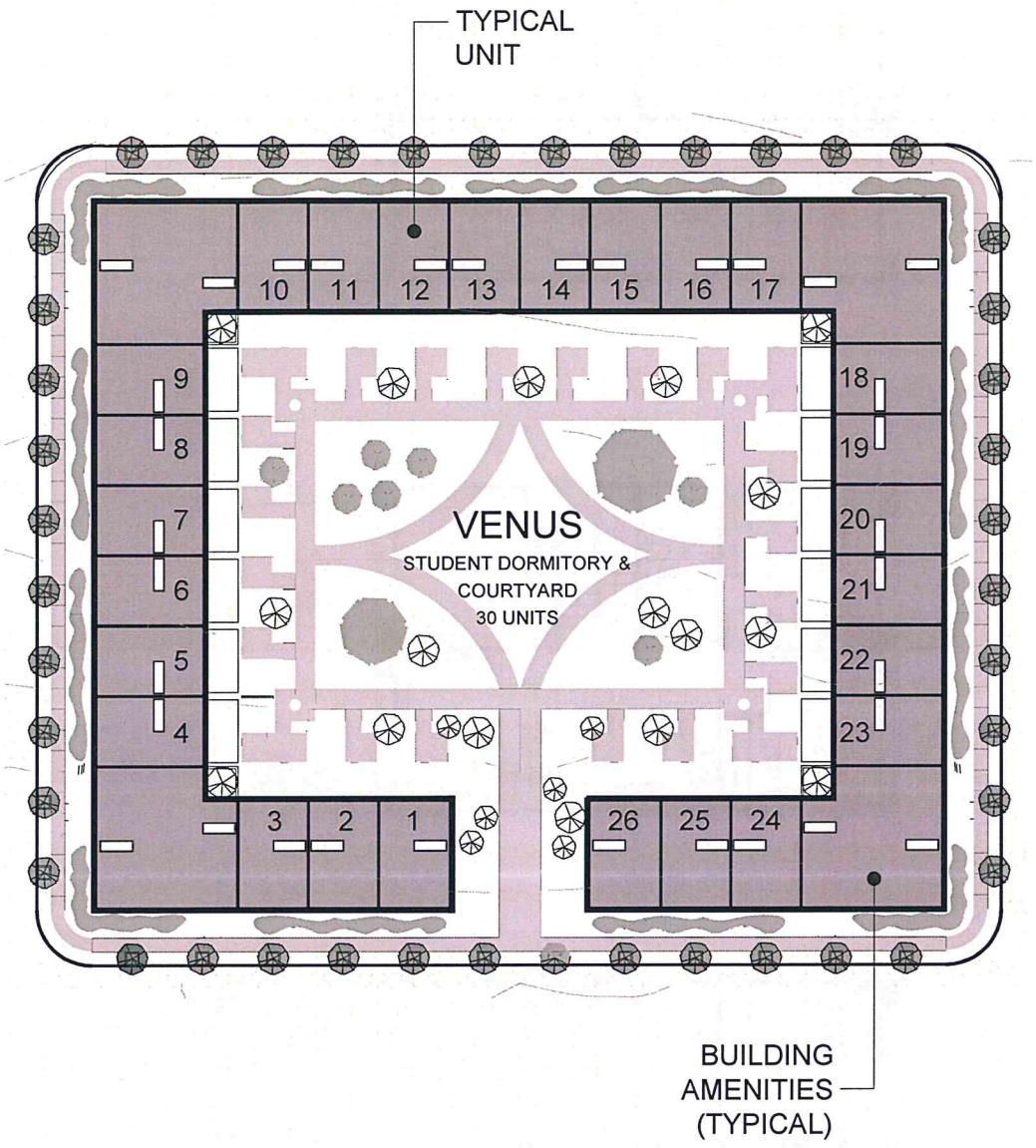
Total of 22 Single Family Dwelling Units
-22 Benefactors, living with or without immediate family



Typical Building Type H

SUMMARY

President:	1
Benefactors:	22
TOTAL:	23

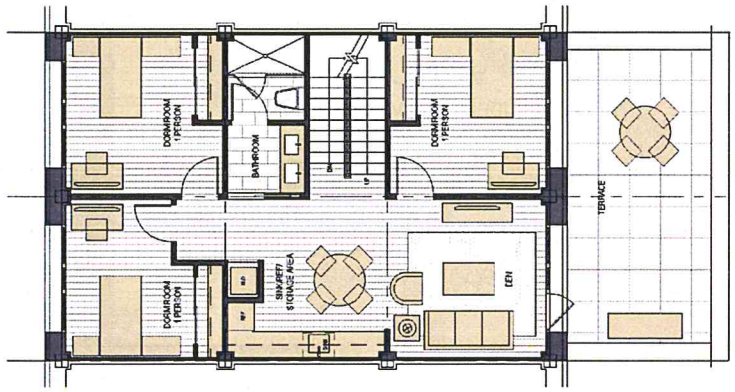


DORMITORY TYPE A BUILDING

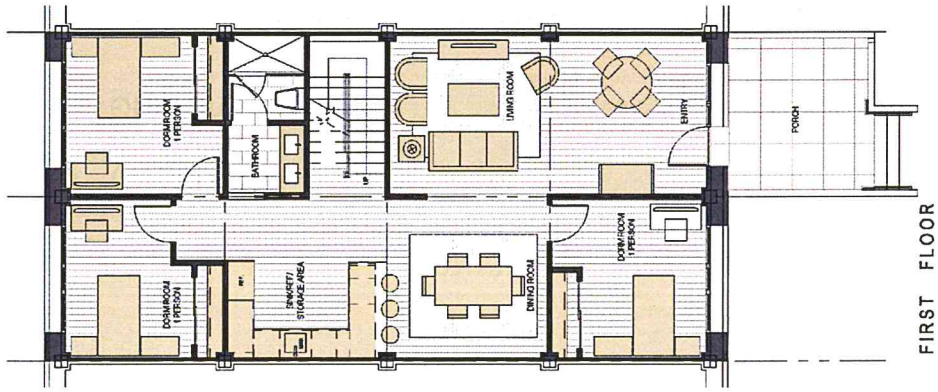
DRAWING A-1

DORMITORY IN TYPE A BUILDING
ACCOMMODATION FOR 9 STUDENTS

THIRD FLOOR
1,051 SF

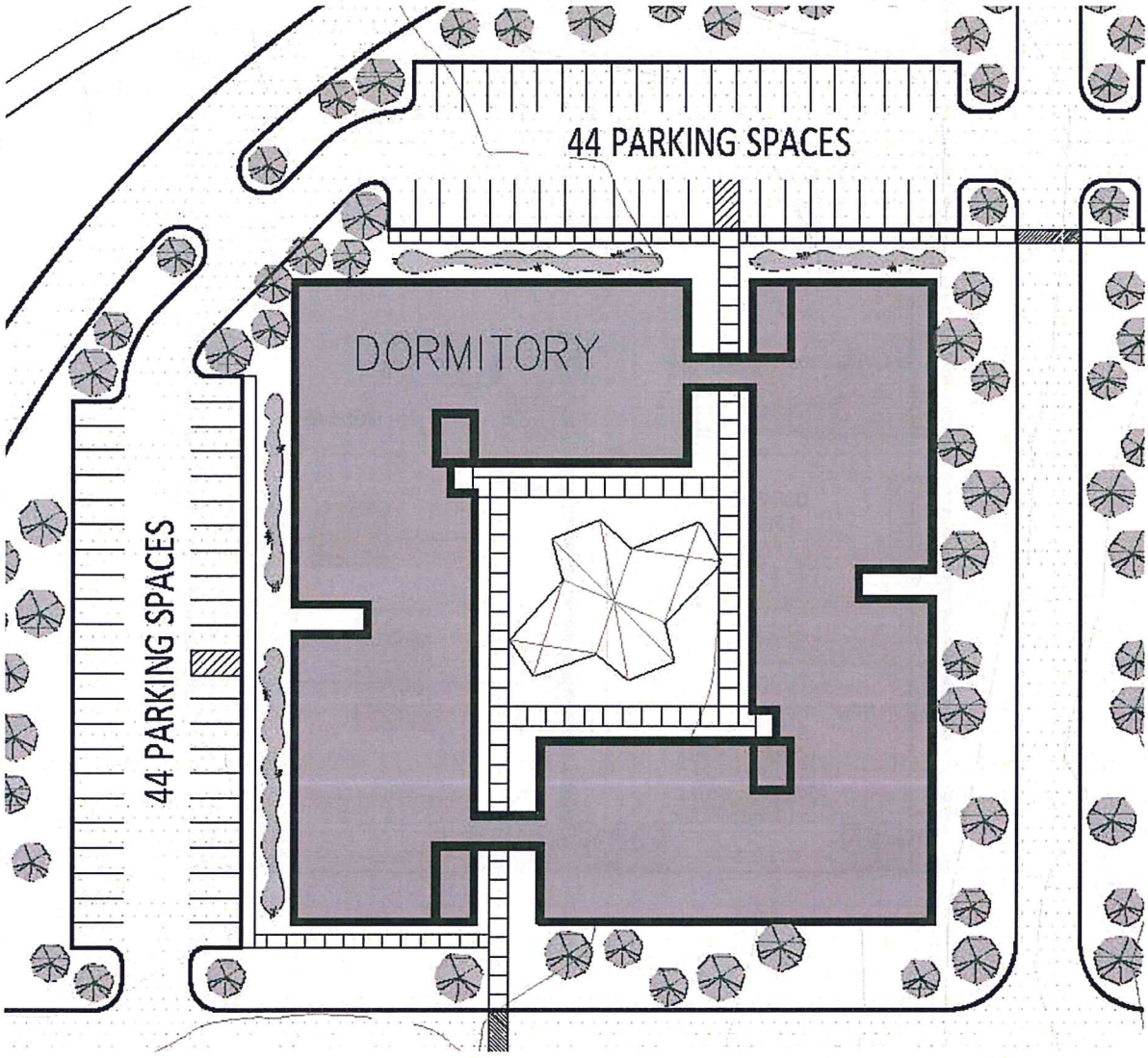


SECOND FLOOR
1,051 SF



FIRST FLOOR
1,378 SF

DRAWING A-2

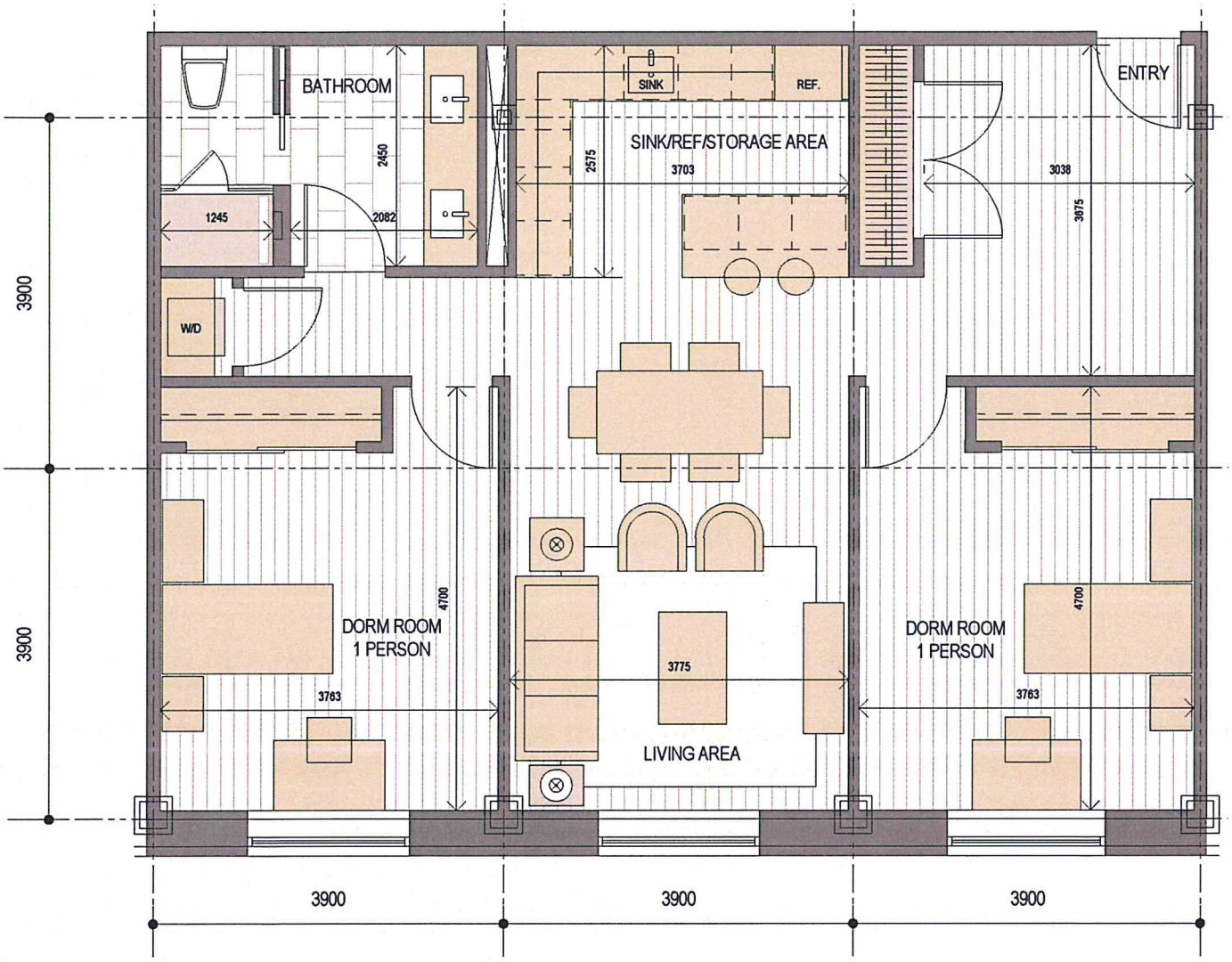


DORMITORY TYPE B BUILDING

DRAWING A-3

DORMITORY IN TYPE B BUILDING:
ACCOMMODATION FOR ONE STUDENT

DRAWING A-4



DORMITORY IN TYPE B BUILDING:
ACCOMMODATION FOR TWO STUDENTS

DRAWING A-5