

# 5/29 Bond Presentation

- What is in the bond?
- Why is it in the bond?
- What will it cost?
- Questions & Answers

# What's in the bond?

## Proposition #1 — Infrastructure Improvements

### **Bond Proposition #1**

District-Wide Infrastructure Improvements (\$11,254,780)

This proposition proposes critical upgrades across district facilities, including mechanical, electrical, plumbing, and masonry work.

The focus is on replacing outdated equipment and systems, enhancing building performance, and addressing infrastructure deficiencies to extend the life and efficiency of our schools.

**\$11,254,780**



# Farragut M.S./H.S.

## *Building Envelope*

Façade Preservation  
Masonry Restoration





# Farragut M.S./H.S.

## MEP Systems

Replace Critically Obsolete HVAC Units

Provide Mechanical Ventilation

Replace DDC Controls

Upgrade Electrical Service

Provide Additional Outlets





# Five-Year Plan Cost Estimate

## Farragut M.S./H.S.

Five Year Plan Cost Estimate								
Farragut School Complex (MS/HS)								
Hastings-on-Hudson								
LAN Job #4.1716.02								
NYSED BED's# 66-04-04-03-0-001								
Cat.	Description	Priority	Year	Unit	Quantity	Cost/Unit	Direct Cost	Cost with Escalation
SITE UTILITIES								
39	Water and FP service entrance upgrades (Only includes backflow prevention work. Excludes cost to build new water service entrance room)	1	YEAR 1	ALLOW	1	\$55,000	\$55,000	\$59,950
41	Upgrade natural gas service entrance (protection enclosure) (New Front Entrance Addition)	MAINT	YEAR 1	LS	1	\$4,000	\$4,000	\$4,360
42	Replace 6,000 gal. underground fuel oil tank	3	DEFERRED	LS	1	\$500,000	\$500,000	\$500,000
42	Remove decommissioned underground fuel oil tank in Courtyard (New Cafeteria Addition)	4	YEAR 2	LS	1	\$100,000	\$100,000	\$117,720
43	Electrical service upgrade (include for UV replacement and cafeteria addition)	2	YEAR 3	ALLOW	1	\$725,000	\$725,000	\$904,678
SITE FEATURES								
55	Repave/repair asphalt drive and parking lots	4	DEFERRED	SF	70,000	\$20	\$1,400,000	\$1,400,000
56	Repair concrete walls at Reynolds Field (recalcu concrete joints at fence/railing post locations)	MAINT	YEAR 1	ALLOW	1	\$5,000	\$5,000	\$5,450
56	Provide ADA compliant entrances to bathrooms at Reynolds Field (Concrete pad and ramp)	2	YEAR 1	ALLOW	1	\$10,000	\$10,000	\$10,900
58	Replace basketball court asphalt and color surfacing (near Reynolds Field)	3	DEFERRED	ALLOW	1	\$70,000	\$75,000	\$75,000
58	Replace basketball backboards at Reynolds Field.	3	DEFERRED	ALLOW	1	\$30,000	\$30,000	\$30,000
58	Clean out storm water infrastructure	MAINT	YEAR 1	ALLOW	1	\$20,000	\$20,000	\$21,800
60	Repair retaining wall behind home plate at the baseball field at Burke Estate	4	DEFERRED	ALLOW	1	\$100,000	\$100,000	\$100,000
60	Repair/replace fences and gates at west entry to Reynolds Field	4	YEAR 1	ALLOW	1	\$40,000	\$40,000	\$43,600
60	Replace two baseball dugouts at Burke Estate	4	DEFERRED	ALLOW	2	\$75,000	\$150,000	\$150,000
60	Repair chain link fence along School Street	MAINT	YEAR 1	ALLOW	1	\$2,000	\$2,000	\$2,180
60	Repair/restore areaway in front of Athletics' Office	3	DEFERRED	ALLOW	1	\$35,000	\$35,000	\$35,000
BUILDING ENVELOPE								
65	Repair/restore or remove courtyard concrete ramp	3	YEAR 2	ALLOW	1	\$35,000	\$35,000	\$41,202
66	Scrape, prime and paint exposed steel lintel at Door #12	MAINT	YEAR 1	ALLOW	1	\$2,500	\$2,500	\$2,725
66	Clean brick masonry at exterior walls (general) (Partial)	4	YEAR 2	ALLOW	1	\$125,000	\$125,000	\$147,150
66	Clean cast stone/limestone masonry at exterior walls (general) (Partial)	4	YEAR 2	ALLOW	1	\$150,000	\$150,000	\$176,580
66	Infill masonry opening at courtyard areaway	3	YEAR 2	ALLOW	1	\$5,000	\$5,000	\$5,886
66	Infill masonry opening at mechanical penthouse	3	YEAR 2	ALLOW	1	\$5,000	\$5,000	\$5,886
66	Infill masonry opening at courtyard concrete ramp	3	YEAR 2	ALLOW	1	\$10,000	\$10,000	\$11,772
66	Repoint cast stone/limestone mortar joints (general)	3	YEAR 2	ALLOW	1	\$100,000	\$100,000	\$117,720
66	Repoint brick mortar joints and repair small cracks at exterior walls (general)	3	YEAR 2	ALLOW	1	\$200,000	\$200,000	\$235,440
66	Restore watertightness of façade at 4th Floor Level, includes coping repair	2	YEAR 2	ALLOW	1	\$100,000	\$100,000	\$117,720
66	Restore watertightness of façade at original building along Farragut Avenue, includes restoration of decorative metal panels	3	YEAR 2	ALLOW	1	\$200,000	\$200,000	\$235,440
69	Restore wood door and frame (Door #4 & Door #5)	3	DEFERRED	EA	2	\$7,500	\$15,000	\$15,000
69	Replace hollow metal door (Door #6)	4	DEFERRED	EA	1	\$1,500	\$1,500	\$1,500
69	Replace hollow metal door & frame (Loading Dock Elevator Shaft)	4	DEFERRED	EA	1	\$5,000	\$5,000	\$5,000
69	Replace hollow metal door (Storage space by the Bridge)	3	DEFERRED	EA	1	\$5,000	\$5,000	\$5,000
69	Replace pair of hollow metal doors & frame (Cochrane Gym)	4	DEFERRED	EA	4	\$5,000	\$20,000	\$20,000
69	Replace exterior door assembly at 4th Floor Lobby/Roof	3	DEFERRED	ALLOW	1	\$20,000	\$20,000	\$20,000
70	Restore metal guardrail (in front of Stair Tower 'J')	MAINT	YEAR 1	ALLOW	1	\$1,200	\$1,200	\$1,308
70	Restore metal handrail (in front of Door #6)	MAINT	YEAR 1	ALLOW	1	\$2,500	\$2,500	\$2,725
72	Replace Windows at Washington Wing Bridge	3	DEFERRED	ALLOW	1	\$25,000	\$25,000	\$25,000
73	Relocate/extend roof leader to subsurface drainage at Stair Tower 'E'	3	YEAR 3	ALLOW	1	\$35,000	\$35,000	\$43,674
73	Repair wood cornice and trim (Remaining areas not previously repaired/painted)	3	DEFERRED	ALLOW	1	\$150,000	\$150,000	\$150,000
73	Various roof leader repairs	MAINT	YEAR 1	ALLOW	1	\$3,500	\$3,500	\$3,815
BUILDING INTERIOR								
75	Central Wing: Replace VCT flooring in classrooms (assumes subfloor reinforcement. 1st Flr - 2,000 s.f., 2nd Flr - 2,000 s.f., 3rd Flr 4,000 s.f.)	3	YEAR 3	SF	10,000	\$30	\$300,000	\$374,350
77	Center Wing - Lobby: Replace flooring	4	YEAR 3	SF	5,000	\$30	\$150,000	\$187,175
77	Washington Wing - Bridge: Replace rubber flooring (1st Flr - 678 s.f., 2nd 768 s.f.)	4	DEFERRED	SF	1,400	\$20	\$28,000	\$28,000
77	Farragut Wing: Replace VCT flooring in 5rd grade classrooms (assumes subfloor reinforcement. 1st Flr - 4,500 s.f., 2nd 5,300 s.f.)	3	YEAR 3	SF	12,000	\$30	\$360,000	\$449,220
77	HS Wing - 2nd Floor/Corridor 'Q': Replace VCT flooring	4	YEAR 3	SF	800	\$30	\$24,000	\$29,948
77	HS Wing - 3rd Floor/Corridor 'Q': Replace VCT flooring	4	YEAR 3	SF	1,600	\$30	\$48,000	\$59,896
80	Farragut Wing: Replace ACT ceilings and lighting in 3rd grade classroom wing (Basement - 2,000 s.f., 1st Flr - 4,500 s.f., 2nd 5,300 s.f.)	4	YEAR 3	SF	12,000	\$25	\$300,000	\$374,350
80	H.S. Wing: Replace ACT ceilings and lighting (7,500 s.f./floor * 3 floors)	4	YEAR 3	SF	22,500	\$25	\$562,500	\$701,906
80	Central Wing: Replace ACT ceilings and lighting (1st Flr - 5,600 s.f., 2nd 2,000 s.f., 3rd 6,600 s.f.)	4	YEAR 3	SF	14,200	\$25	\$355,000	\$442,980
80	Washington Wing - Bridge: Replace ACT ceilings and lighting	4	DEFERRED	SF	1,400	\$25	\$35,000	\$35,000
82	Replace wired glazing	3	DEFERRED	ALLOW	6	\$2,000	\$12,000	\$12,000
82	Repaint interior corridors with new color scheme (to improve wayfinding)	4	DEFERRED	ALLOW	1	\$150,000	\$150,000	\$150,000
-	Farragut Wing: Replace perimeter casework (290 l.f. on 1st Flr Level, 300 l.f. on 2nd Flr Level)	3	YEAR 3	LF	600	\$1,100	\$660,000	\$823,569

MEP Work								
87	Replace Auditorium and Green Gym HVAC systems (2 AHU's & 2 EF's)	2	YEAR 3	LS	1	\$160,000	\$160,000	\$199,653
87	Add ACCU and install dampers at 2nd flr guidance suite Trane AHU (marked as "do not use")	2	YEAR 3	LS	1	\$65,000	\$65,000	\$81,109
88	Replace central EF's (6 total)	3	YEAR 3	LS	1	\$110,000	\$110,000	\$137,262
88	Add mechanical ventilation to corridors and offices	2	YEAR 3	ALLOW	1	\$950,000	\$950,000	\$1,185,440
89	Replace UV's and window AC's (77 UV's, 71 AC's total) - includes electrical work but not service upgrade	4	DEFERRED	LS	1	\$14,000,000	\$14,000,000	\$14,000,000
90	Replace 550 gal. expansion tank	4	DEFERRED	LS	1	\$35,000	\$35,000	\$35,000
91	Misc. HVAC work (replace damaged RGD's, clean EF's, replace/repair ductwork and piping insulation, ACCU equipment rails, replace air kiln exhaust ductwork)	MAINT	YEAR 1	ALLOW	1	\$45,000	\$45,000	\$49,050
92	Replace DDC controls system (~\$10/SF)	3	YEAR 3	LS	1	\$1,400,000	\$1,400,000	\$1,746,965
93	Misc. plumbing work (replace old piping in locker room areas, replace valves, restore mixing valve cabinet, update old plumbing fixtures to automatic flush valve)	3	YEAR 3	ALLOW	1	\$50,000	\$50,000	\$62,392
96	Replace central hot water heater and storage tank (existing, non-conforming)	2	YEAR 3	LS	1	\$55,000	\$55,000	\$68,631
97	Replace slop sinks in custodian closets	4	DEFERRED	EA	12	\$3,500	\$42,000	\$42,000
99	Remove and replace sprinkler heads (Allow. For 70)	1	YEAR 1	ALLOW	1	\$20,000	\$20,000	\$21,800
100	Replace kitchen exhaust hood, exhaust fan, ANSUL system	2	YEAR 3	LS	1	\$80,000	\$80,000	\$99,827
100	Add dedicated MAU for exhaust hood	2	YEAR 1	LS	1	\$25,000	\$25,000	\$27,250
101	Correction of existing electrical devices: wall penetrations, exposed wires, loose/uncovered junction boxes, GFCI receptacles etc.	MAINT	YEAR 1	ALLOW	1	\$30,000	\$30,000	\$32,700
101	Provide additional outlets and circuits throughout the building to support PC workstations and teaching areas	3	YEAR 2	SF	157,500	\$8	\$1,260,000	\$1,483,772
101	Provide panels to support additional circuits, correct panel violations, and replace outdated equipment	3	YEAR 2	EA	12	\$20,000	\$240,000	\$282,528
101	Provide service disconnect at existing pullbox	3	YEAR 2	ALLOW	1	\$180,000	\$180,000	\$211,896
102	Provide modern, energy-saving lighting controls throughout building	4	DEFERRED	SF	225,000	\$2	\$450,000	\$450,000
102	Replace fluorescent fixtures with LED luminaires throughout the building	4	DEFERRED	SF	180,000	\$10	\$1,800,000	\$1,800,000
105	Correction of life safety devices, as needed: egress exit signs, smoke detectors, strobes, etc.	MAINT	YEAR 1	ALLOW	1	\$30,000	\$30,000	\$32,700
PROGRAMMATIC/ SPACE NEEDS IMPROVEMENTS								
38	Water and FP service entrance upgrades - Renovations required to accommodate the installation of the backflow preventers	1	YEAR 2	ALLOW	1	\$1,000,000	\$1,000,000	\$1,177,200
65	Study: Evaluate structure of Washington Wing Bridge (STUDY) (Not Construction)	2	YEAR 1	ALLOW	1	\$5,000	\$5,000	\$5,450
-	Renovate locker rooms in Basement	2	YEAR 3	SF	4,000	\$3,200,000	\$3,993,062	\$3,993,062
-	Construct a building addition (to increase instructional space and reduce overcrowding)	2	DEFERRED	SF		\$950	\$10,450,000	\$10,450,000
-	Construct a Cafeteria addition, includes new Kitchen (to increase serving capacity and reduce overcrowding)	2	YEAR 3		8,500	\$1,100	\$9,350,000	\$11,667,229
-	Construct a Lobby/Entrance addition (ADA accessibility)			SF	1,100	\$850	\$935,000	\$1,100,682
-	Renovate former Cafeteria into specialized instructional space & counseling offices (2nd Floor)			SF	6,700	\$700	\$4,690,000	\$5,852,332
-	HS Auditorium: Update stage & backstage area	4	DEFERRED	ALLOW	1	\$500,000	\$500,000	\$500,000
58	Burke Estate: Field Improvements - Installation of Electrical Service Upgrade (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$4,000,000	\$4,000,000	\$4,991,328
58	Burke Estate: Field Improvements - Installation of Drainage Improvements (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$250,000	\$250,000	\$311,958
58	Burke Estate: Field Improvements - Installation of Retaining Walls (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$1,000,000	\$1,000,000	\$1,247,832
58	Burke Estate: Field Improvements - Access Drive/Loop, Retaining Walls, Drainage	2	YEAR 3	ALLOW	1	\$700,000	\$700,000	\$873,482
58	Burke Estate: Field Improvements - Installation of Two Synthetic Turf Athletic Fields	2	YEAR 3	ALLOW	1	\$5,500,000	\$5,500,000	
59	Burke Estate: Field Improvements - Installation of (600 seat) Grandstands	2	YEAR 3	ALLOW	1	\$800,000	\$800,000	\$998,266
60	Burke Estate: Field Improvements - Installation of (4) Dugouts	2	YEAR 3	EA	4	\$100,000	\$400,000	\$499,133
Combined Subtotal								\$81,100,078

Five Year Plan Cost Estimate	
Farragut School Complex (MS/HS)	
Hastings-on-Hudson	
LAN Job #4.1716.02	
NYSED BED's# 66-04-04-03-0-001	
Priority Level and Description	
1	Urgent work required for life safety or to prevent imminent damage to existing facility
2	Non urgent items related to Health, Safety & Welfare, ADA Compliance, Space Deficiency
3	Modernization upgrades, Code Compliance Upgrades & Upgrades to Critical Systems
4	Desirable Upgrades for Educational/Program Needs/Enhancements
MAINT	Maintenance project to be performed by District

NOTE:

LAN Associates, Engineering, Planning, Architecture, Surveying, LLP (LAN) has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor's methods of determining prices, or over competitive bidding or market conditions. LAN's opinions of probable total costs and construction costs provided herein are made on the basis of LAN's experience and qualifications and represent LAN's best judgment as an experienced and qualified professional architecture & engineering firm, familiar with the construction industry. LAN does not guarantee that the proposals, bids, or actual project or construction costs will not vary from the above estimated costs prepared by this office. Actual construction costs may vary substantially from this estimate for many reasons including, but not limited to the following:

1. The business climate at the time of bidding and construction.
2. Availability of construction workers with necessary skills at the time of construction.
3. Contractor's workers compensation rates and insurance requirements.
4. Contractor's assessment of cost of warranted work, and;
5. Contractor's perception of risk.

Year 1 Work - Subtotal with Escalation		\$	327,763
Construction Contingency	10.00%	\$	32,776
Soft Costs	15.00%	\$	49,164
Estimated Construction Total		\$	409,704
Year 2 Work - Subtotal with Escalation		\$	5,468,094
Construction Contingency	10.00%	\$	546,809
Soft Costs	15.00%	\$	820,214
Estimated Construction Total		\$	6,835,118
Year 3 Work - Subtotal with Escalation		\$	45,270,721
Construction Contingency	10.00%	\$	4,527,072
Soft Costs	15.00%	\$	6,790,608
Estimated Construction Total		\$	56,588,401
Year 4 Work - Subtotal with Escalation		\$	-
Construction Contingency	10.00%	\$	-
Soft Costs	15.00%	\$	-
Estimated Construction Total		\$	-
Year 5 Work - Subtotal with Escalation		\$	-
Construction Contingency	10.00%	\$	-
Soft Costs	15.00%	\$	-
Estimated Construction Total		\$	-
Deferred Work - Subtotal (No Escalation)		\$	30,03





## March Library Ceiling Collapse

- Unrelated to December flood; one of two collapses
- Cost over \$100,000 out of our operating budget to repair
- This year we spent over \$500,000 for unscheduled repairs















# Farragut M.S./H.S.

## *Building Interior*

### Modernize Classrooms:

- Flooring Replacement
- Ceiling Replacement
- Lighting Replacement
- Casework Replacement





# Five-Year Plan Cost Estimate

## Farragut M.S./H.S.

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87	Replace Auditorium and Green Gym HVAC systems (2 AHU's & 2 EF's)	2	YEAR 3	LS	1	\$160,000	\$160,000	\$199,653
87	Add ACCU and install dampers at 2nd flr guidance suite Trane AHU (marked as "do not use")	2	YEAR 3	LS	1	\$65,000	\$65,000	\$81,109
88	Replace central EF's (6 total)	3	YEAR 3	LS	1	\$110,000	\$110,000	\$137,262
88	Add mechanical ventilation to corridors and offices	2	YEAR 3	ALLOW	1	\$950,000	\$950,000	\$1,185,440
89	Replace UV's and window AC's (77 UV's, 71 AC's total) - includes electrical work but not service upgrade	4	DEFERRED	LS	1	\$14,000,000	\$14,000,000	\$14,000,000
90	Replace 550 gal. expansion tank	4	DEFERRED	LS	1	\$35,000	\$35,000	\$35,000
91	Misc. HVAC work (replace damaged RGD's, clean EF's, replace/repair ductwork and piping insulation, ACCU equipment rails, replace air kiln exhaust ductwork)	MAINT	YEAR 1	ALLOW	1	\$45,000	\$45,000	\$49,050
92	Replace DDC controls system (~\$10/SF)	3	YEAR 3	LS	1	\$1,400,000	\$1,400,000	\$1,746,965
93	Misc. plumbing work (replace old piping in locker room areas, replace valves, restore mixing valve cabinet, update old plumbing fixtures to automatic flush valve)	3	YEAR 3	ALLOW	1	\$50,000	\$50,000	\$62,392
96	Replace central hot water heater and storage tank (existing, non-conforming)	2	YEAR 3	LS	1	\$55,000	\$55,000	\$68,631
97	Replace slop sinks in custodian closets	4	DEFERRED	EA	12	\$3,500	\$42,000	\$42,000
99	Remove and replace sprinkler heads (Allow. For 70)	1	YEAR 1	ALLOW	1	\$20,000	\$20,000	\$21,800
100	Replace kitchen exhaust hood, exhaust fan, ANSUL system	2	YEAR 3	LS	1	\$80,000	\$80,000	\$99,827
100	Add dedicated MAU for exhaust hood	2	YEAR 1	LS	1	\$25,000	\$25,000	\$27,250
101	Correction of existing electrical devices: wall penetrations, exposed wires, loose/uncovered junction boxes, GFCI receptacles etc.	MAINT	YEAR 1	ALLOW	1	\$30,000	\$30,000	\$32,700
101	Provide additional outlets and circuits throughout the building to support PC workstations and teaching areas	3	YEAR 2	SF	157,500	\$8	\$1,260,000	\$1,483,772
101	Provide panels to support additional circuits, correct panel violations, and replace outdated equipment	3	YEAR 2	EA	12	\$20,000	\$240,000	\$282,528
101	Provide service disconnect at existing pullbox	3	YEAR 2	ALLOW	1	\$180,000	\$180,000	\$211,896
102	Provide modern, energy-saving lighting controls throughout building	4	DEFERRED	SF	225,000	\$2	\$450,000	\$450,000
102	Replace fluorescent fixtures with LED luminaires throughout the building	4	DEFERRED	SF	180,000	\$10	\$1,800,000	\$1,800,000
105	Correction of life safety devices, as needed: egress exit signs, smoke detectors, strobes, etc.	MAINT	YEAR 1	ALLOW	1	\$30,000	\$30,000	\$32,700
PROGRAMMATIC/ SPACE NEEDS IMPROVEMENTS								
38	Water and FP service entrance upgrades - Renovations required to accommodate the installation of the backflow preventers	1	YEAR 2	ALLOW	1	\$1,000,000	\$1,000,000	\$1,177,200
65	Study: Evaluate structure of Washington Wing Bridge (STUDY) (Not Construction)	2	YEAR 1	ALLOW	1	\$5,000	\$5,000	\$5,450
-	Renovate locker rooms in Basement	2	YEAR 3	SF	4,000	\$3,200,000	\$3,993,062	\$3,993,062
-	Construct a building addition (to increase instructional space and reduce overcrowding)	2	DEFERRED	SF		\$950	\$10,450,000	\$10,450,000
-	Construct a Cafeteria addition, includes new Kitchen (to increase serving capacity and reduce overcrowding)	2	YEAR 3	SF	8,500	\$1,100	\$9,350,000	\$11,667,229
-	Construct a Lobby/Entrance addition (ADA accessibility)			SF	1,100	\$850	\$935,000	\$1,100,682
-	Renovate former Cafeteria into specialized instructional space & counseling offices (2nd Floor)			SF	6,700	\$700	\$4,690,000	\$5,852,332
-	HS Auditorium: Update stage & backstage area	4	DEFERRED	ALLOW	1	\$500,000	\$500,000	\$500,000
58	Burke Estate: Field Improvements - Installation of Electrical Service Upgrade (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$4,000,000	\$4,000,000	\$4,991,328
58	Burke Estate: Field Improvements - Installation of Drainage Improvements (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$250,000	\$250,000	\$311,958
58	Burke Estate: Field Improvements - Installation of Retaining Walls (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$1,000,000	\$1,000,000	\$1,247,832
58	Burke Estate: Field Improvements - Installation of Retaining Walls (Access Drive/Loop, Retaining Walls, Drainage)	2	YEAR 3	ALLOW	1	\$700,000	\$700,000	\$873,482
58	Burke Estate: Field Improvements - Installation of Two Synthetic Turf Athletic Fields	2	YEAR 3	ALLOW	1	\$5,500,000	\$5,500,000	
59	Burke Estate: Field Improvements - Installation of (600 seat) Grandstands	2	YEAR 3	ALLOW	1	\$800,000	\$800,000	\$998,266
60	Burke Estate: Field Improvements - Installation of (4) Dugouts	2	YEAR 3	EA	4	\$100,000	\$400,000	\$499,133
Combined Subtotal								\$81,100,078

Five Year Plan Cost Estimate	
Farragut School Complex (MS/HS)	
Hastings-on-Hudson	
LAN Job #4.1716.02	
NYSED BED's# 66-04-04-03-0-001	
Priority Level and Description	
1	Urgent work required for life safety or to prevent imminent damage to existing facility
2	Non urgent items related to Health, Safety & Welfare, ADA Compliance, Space Deficiency
3	Modernization upgrades, Code Compliance Upgrades & Upgrades to Critical Systems
4	Desirable Upgrades for Educational/Program Needs/Enhancements
MAINT	Maintenance project to be performed by District

NOTE:	
LAN Associates, Engineering, Planning, Architecture, Surveying, LLP (LAN) has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor's methods of determining prices, or over competitive bidding or market conditions. LAN's opinions of probable total costs and construction costs provided herein are made on the basis of LAN's experience and qualifications and represent LAN's best judgment as an experienced and qualified professional architecture & engineering firm, familiar with the construction industry. LAN does not guarantee that the proposals, bids, or actual project or construction costs will not vary from the above estimated costs prepared by this office. Actual construction costs may vary substantially from this estimate for many reasons including, but not limited to the following:	
1. The business climate at the time of bidding and construction.	
2. Availability of construction workers with necessary skills at the time of construction.	
3. Contractor's workers compensation rates and insurance requirements.	
4. Contractor's assessment of cost of warranted work, and;	
5. Contractor's perception of risk.	

Year 1 Work - Subtotal with Escalation		\$	327,763
Construction Contingency	10.00%	\$	32,776
Soft Costs	15.00%	\$	49,164
Estimated Construction Total		\$	409,704
Year 2 Work - Subtotal with Escalation		\$	5,468,094
Construction Contingency	10.00%	\$	546,809
Soft Costs	15.00%	\$	820,214
Estimated Construction Total		\$	6,835,118
Year 3 Work - Subtotal with Escalation		\$	45,270,721
Construction Contingency	10.00%	\$	4,527,072
Soft Costs	15.00%	\$	6,790,608
Estimated Construction Total		\$	56,588,401
Year 4 Work - Subtotal with Escalation		\$	-
Construction Contingency	10.00%	\$	-
Soft Costs	15.00%	\$	-
Estimated Construction Total		\$	-
Year 5 Work - Subtotal with Escalation		\$	-
Construction Contingency	10.00%	\$	-
Soft Costs	15.00%	\$	-
Estimated Construction Total		\$	-
Deferred Work - Subtotal (No Escalation)		\$	30,033,500
Construction Contingency	10.00%	\$	3,003,350
Soft Costs	15.00%	\$	4,505,025
Estimated Construction Total		\$	37,541,875



# Hasn't HOH bonded a lot?

- No
- In the past 30 years neighboring districts like Dobbs Ferry, Ardsley, and Irvington have bonded \$35M—\$65M more than Hastings

## Hastings-on-Hudson UFSD

### BOND / DEBT COMPARISON

In the past 20 years, Hastings-on-Hudson has invested \$18.15M into our physical plant via two bond issues—a 2000 bond for \$10M and a 2014 bond for \$8.15M.

This compares to an average of \$57.9M invested by the neighboring towns of Dobbs Ferry, Irvington and Ardsley over the same period (all of which invested over \$50M during this time). The effect can be seen in our annual debt service per student below:

TOWN	ANNUAL DEBT SERVICE/STUDENT (2017)
• Irvington	\$2742
• Ardsley	\$2270
• Dobbs Ferry	\$1483
• Hastings (Post Bond)	\$1266 (projected in 2020 if \$18M bond passes)

Since this 2018 chart:

Dobbs Ferry = \$20M Ardsley = \$50M Irvington = \$19M

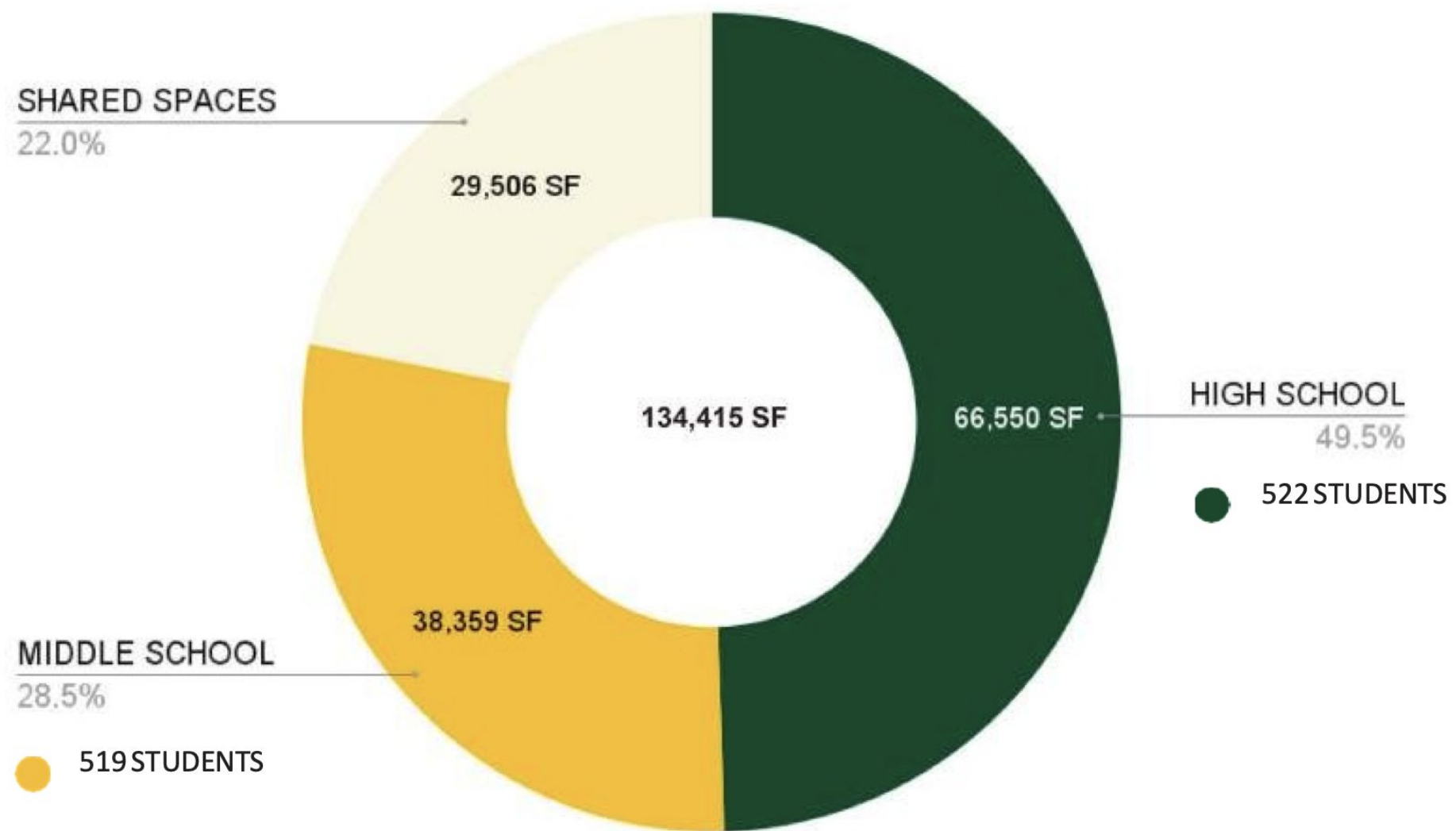
Edgemont = \$62M Tarrytown = \$92M



## Hasn't HOH bonded a lot?

- No
- Despite MS & HS buildings 123, 114, 100, 94 years old
- Despite all of our educational space in the Middle School and High School dating from at least 1931
- Apart from a High School Science lab update in the 2000 bond, no money from that bond nor the 2014 or 2018 bonds has touched these spaces
- We are not trying to catch up on dollars, but the lack of investment is catching up with us





## Educational Space Comparison at Farragut Complex

**High School Student - 127 sq ft**

**Middle School Student - 74 sq ft**

**42% less space despite having fuller classrooms**



Though the upcoming bond touches on each of our three schools, Proposition #2 at its heart is an attempt to redress the state of the Middle School, which is 40% smaller than the High School even though it serves the same number of students.

This lack of space happened not by design, it happened by downsizing—and flowed from decisions begun in the late 80s and early 90s when the school district fell to under 1000 students—40% smaller than it is today. During this time approximately 10,000 sq. ft and many classrooms that were in the Farragut Complex were turned into offices and a cafeteria.

This space never returned to the Middle School.

As the district population has rebounded (currently ~1630), along with NYS curriculum mandates and changes to special education which affect the Middle School, the community has made it known to our Board that our Middle School has become hard to learn in, hard to teach in, and hard to lead. Both data and observation bear this out.

Much of the work contained within Proposition #2 seeks therefore to redress something fundamental. It is about ingredients which our community may consider central and deserved for every child's opportunity in school: space, light, quiet, and organization.

What we know as Trustees is that families are more apt to describe their experience of the Middle School in these critical formative years in opposite terms—as tight, uncomfortable, loud, and chaotic—and that our most vulnerable students are impacted most.



# What's in the bond?

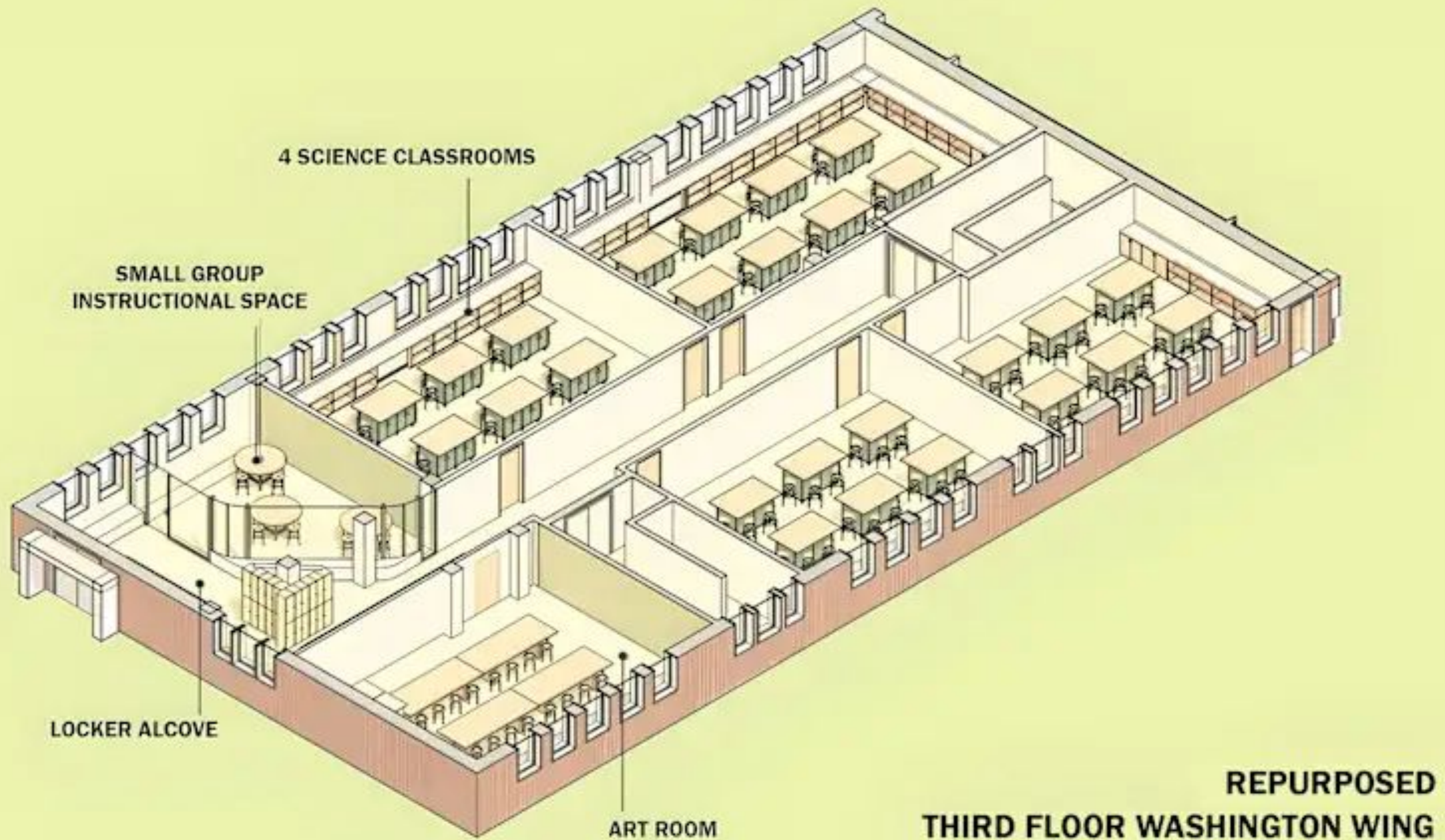
## Proposition #2 — Building Construction & Improvements

### **Bond Proposition #2**

Instructional Space and Accessibility Enhancements (\$19,049,465)  
Contingent upon the approval of Proposition #1, this measure supports the expansion and modernization of the Farragut Middle School/High School complex. Key components include constructing new classrooms and special education spaces, cafeteria renovations and relocation, a redesigned main entrance, and compliance upgrades to meet current accessibility and safety codes.

**\$19,049,465**





## Current Cafeteria converts back to MS educational space

Part of the rationale behind converting the current cafeteria is that it is 50% too small by NYS standards, will require equipment upgrades anyway, and also lays out perfectly for the 6,000 sq ft of classrooms (which it used to be)





**33% larger than current cafeteria**





**Faster, more organized throughput of meals**





**SHPO-approved ADA-compliant entry concept rendering**





**SHPO-approved ADA-compliant entry concept rendering**



# What's in the bond?

## Proposition #3 — Burke Athletic Fields

### **Bond Proposition #3**

Athletic and Recreational Facilities at Burke Estate (\$8,171,250)

Contingent upon the approval of both Proposition #1 and Proposition #2, this proposition funds improvements at the Burke Estate.

Planned work includes the installation of a synthetic turf field, construction of a synthetic turf softball field, bleachers and dugouts, as well as site grading, irrigation, drainage, and retaining wall upgrades.

---

**\$8,171,250**







# What's in the bond?

## Proposition #3 — Burke Athletic Fields Key Field Specifications

- **'No infill' turf — no rubber infill**
  - **Reduces amount of synthetic polymers by up to 80%**
  - **Reduces heat sink effect of black rubber**
- **Recyclable and/or capable of being repurposed**
- **12 year warranty**
- **No PFAS**



# What's in the bond?

## Proposition #3 — Burke Athletic Fields

### Key Field Specifications (included in Prop 3)

### Microplastics Filtration System

The bond also includes necessary site improvements for the baseball field, including improved drainage, new dugouts and fencing, and reconstruction of the retaining wall to enhance safety. New parking will be added at the Burke Estate to allow handicapped accessibility.

We are striving to have the best quality and “greenest” artificial field available on the market. Due to public competitive bidding requirements, we are not able to identify a specific firm or product in advance. However, we can list the specifications (specs) for the RFP process.

On May 20, 2025, the BOE endorsed by consensus a set of Preliminary Synthetic Turf Requirements. Available on the Bond Webpage, the specifications stress that the product must be environmentally responsible, safe, and high-performing for multi-sport athletic use; infill must exclude rubber-based products, using approved organic or mineral alternatives; support various sports (e.g., lacrosse, soccer, football); has a 12-year warranty per NYSED standards, and be recyclable or repurposable; must be free of lead and PFAS; and, is from manufacturers with over 10 years of experience, including at least 25 large-scale U.S. installations and 10 in public school districts. Lastly, the stormwater management design for the project will be developed in full compliance with New York State Department of Environmental Conservation (NYSDEC) stormwater standards. The design will incorporate a filtration system to effectively reduce total suspended solids (TSS) and microplastics, thereby enhancing water quality and supporting environmental sustainability.



## What will the bond cost?

- Bond payments will not begin until 2029
- HOH has a 47.5% reimbursement rate for the bond

### Home assessment:

Home Value	Home Value	Home Value
\$800,000	\$1.1M	\$1.35M
\$540	\$720	\$900
(\$45/mo)	(\$60/mo)	(\$75/mo)

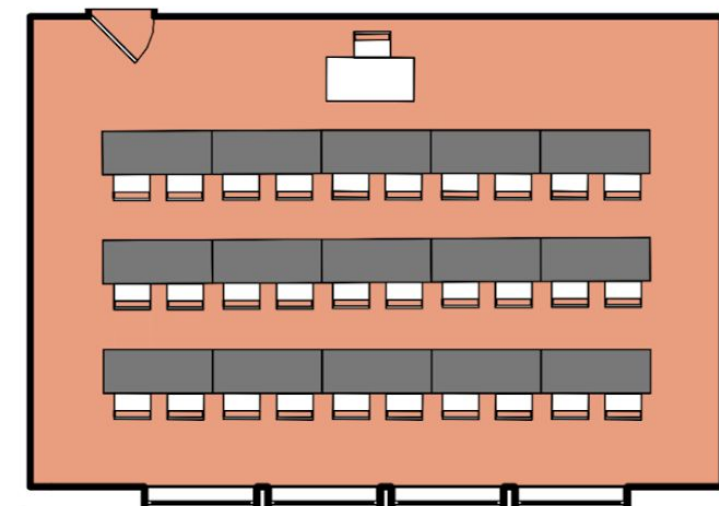
These numbers will be lower if you qualify for NYS Star, Enhanced Star, Veterans Exemption, or the local exemptions passed by our Board—the Senior Exemption and the FF/EMS Exemption



# Isn't enrollment flat or down?

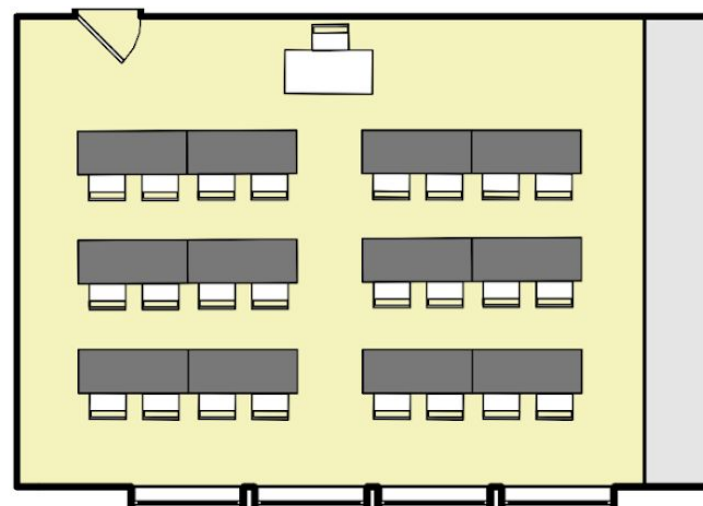
- Enrollment is flat to trending up
- Class sizes at Hillside grow between 10-20% over time
- In-classroom population has increased
  - ~80 –100% increase in classification rate over 20 years
  - move to inclusive schooling and increased ICT classes
  - ICT classes are nearly 30% of scheduled MS classesdouble what it was even 10 years ago





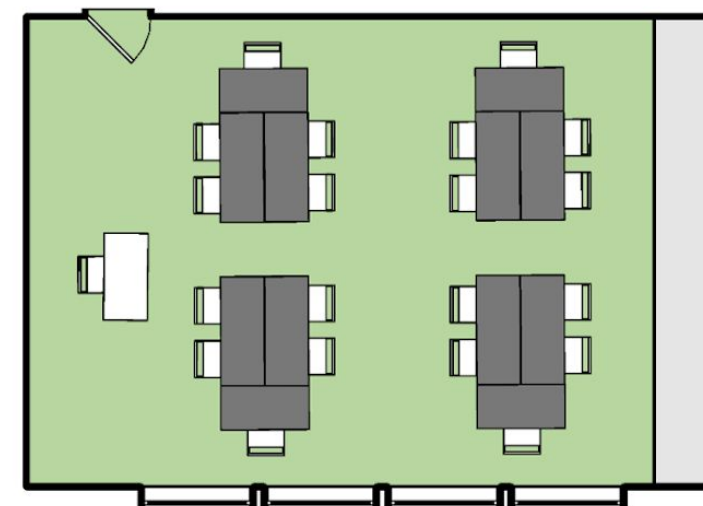
1.  
680 SF  
30 students  
22 SF/student

**Not recommended**



2.  
680 SF  
24 students  
28 SF/student

**Current usage**



3.  
680 SF  
20 students  
34 SF/student

**Recommended**

# ICT classes need space to function



**Even as our 504 and IEP population has nearly doubled, we keep many more students in-district**

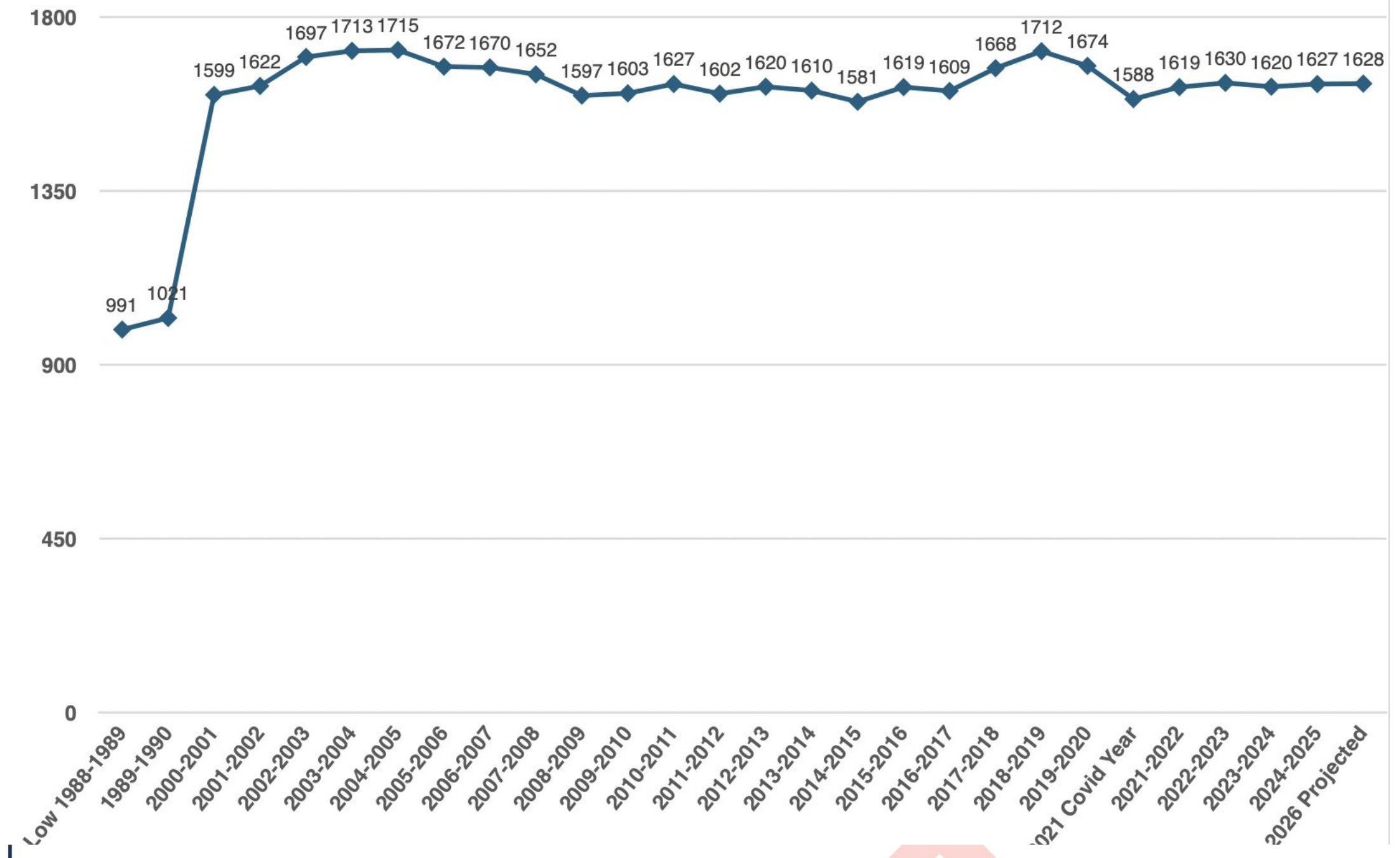
2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
43	40	40	37	39	32	28	28	26	28	17	19	19	18	19	19	18	15	14	13	10	10	10

**(Out-of-district student placements)**

- Students used to be sent out of district at a high rate**
- A burden to families and also a significant expense**
- HOH has worked hard to expand our services**

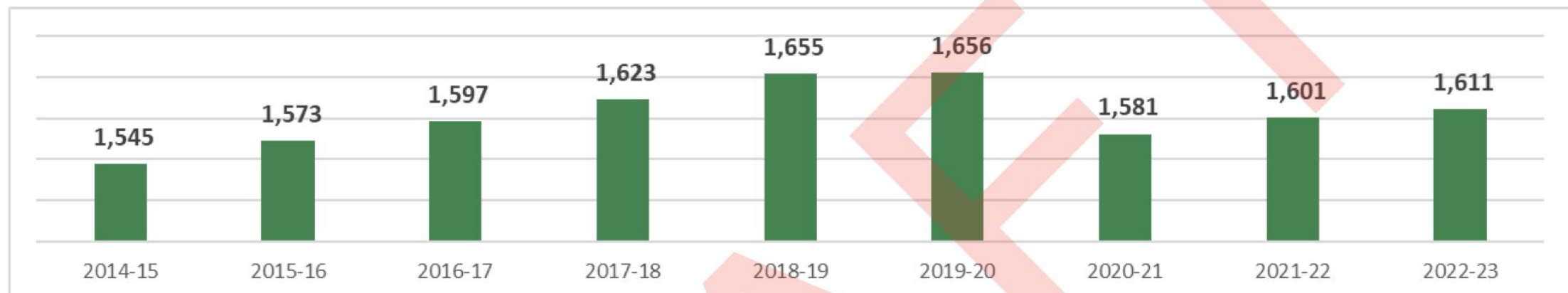


## Enrollment - 1988-89, 1989-1990 & 25 Year History



## Student Enrollment

Students





# Isn't enrollment flat or down?

- The 'carrying capacity' of the Village is what really determines enrollment
- Availability, pricing, types of housing
- The 2025 Village Comp Plan favors increasing population and density



# Village of Hastings-on-Hudson Comprehensive Plan

**DRAFT** April 2025



## 5. Housing Hastings-on-Hudson

### GOAL



**Diversify housing opportunities to provide a range of housing types for all ages and income levels.**

**HOH is aiming for increased housing and density**

### Housing Overview

The Village is a vibrant community that has, over time, attracted an increasingly affluent resident base. Over the past 20 years, the Village's household incomes, property values, taxes, and population have increased while the housing stock has remained static. This impacts affordability and means that key populations may have difficulty making, or continuing to make, the Village their home including but not limited to young families looking for starter homes, current residents hoping to downsize and age in place, municipal and community business employees whose incomes skew towards the lower end of the local spectrum, and other underrepresented groups. Based on community engagement responses, there is strong support for diversifying the current housing stock mix, in line with the needs of these groups, and this section is organized with that goal in mind.

#### Current State

About 60% of all housing structures in the Village are single-family homes, while residential buildings with 20 or more units make up approximately 16% of structures. The remaining housing units primarily consist of structures accommodating 2 to 5 units.

In 2021, the Census Survey identified approximately 3,165 housing units, which represents a 3% decrease from the 3,270 housing units recorded in the 2010 Census.



*NY Times: Living in Hastings-on-Hudson, NY*



## Recommendations

The following recommendations indicated with the Smart Growth Principle Icon satisfy at least one of the Smart Growth Principles.



### H1. Evaluate adopting the Pro-Housing Community Resolution.

The Pro-Housing Community Resolution would enable a diverse mix of housing types and provide an opportunity and choice for all. The Village should evaluate adopting the Pro-Housing Community Resolution. Adopting this resolution would designate the Village as a Pro-Housing Community. Localities must achieve the “Pro-Housing Communities” certification to apply to key discretionary State funding programs. Adopting the Pro-Housing Community Resolution would help advance the goals of the HAHC, and the Village could utilize the HAHC’s assistance in addressing housing needs that are supported by the Resolution.



### H2. Conduct a study on opportunities for multi-family zones.

Identifying opportunities in multi-family zones or the potential for additional multi-family zones in and around the downtown may be key to addressing affordable housing and overall housing needs in the Village. Zoning



more feasible to offer affordable housing units within the Village.

### H3. Explore incentives to encourage a mix of housing types.

The Village already has an affordable housing policy and affordable and workforce housing set-asides under §295-112.1 of the Village Zoning Code. Currently, the zoning regulations stipulate that 15% of a proposed residential development with eight or more units must meet the definition of an affordable housing unit or workforce housing unit. The Village’s Affordable Housing Policy, adopted in 1997, stipulates that the Village Board may permit density bonuses where a significant number of affordable housing units are proposed. Additional incentives can be considered to foster housing equity.

### H4. Review the View Preservation Ordinance relative to criteria and applicability.

Currently, the purpose of §295-82, View Preservation (VP) Districts, is to protect and preserve the character of the community, enhance property values, and promote improved visual relationships between the Village and the Hudson River and the Palisades. The intent and specifications within this ordinance should be reviewed to ensure that its purpose is achieved or if there are alternative methodologies that can be utilized to ensure view corridors are preserved while also allowing for additional multi-family development in the VP District, which comprises all the downtown.





- H5. Review the Accessory Dwelling Units ordinance to consider simplifying the approval process for Accessory Dwelling Units.

57



The Village has and will continue to look for ways to streamline the planning process in reviewing ADU applications. It also recognizes the importance and value of planning review to ensure a cohesive fit into the fabric of neighborhoods and the Village.

- H6. Conduct a study on how changes to parking regulations, including minimum parking requirements, to support the development of affordable units.

Reassessing and potentially reducing minimum parking requirements, especially in the downtown, can alleviate financial burdens on developers, making affordable housing projects more economically viable. Reduced parking minimums also lower construction costs and allow more efficient land use. This enables developers to allocate resources to create additional affordable units within the same space. Aside from lower construction costs and more room for housing units, reducing parking minimums balances addressing housing needs and affordability while promoting sustainable transit-oriented development. The Village can utilize this in its downtown area due to the proximity of the Metro-North Railroad Station.

- E1. Study suitable areas for commercial, high-density residential, and mixed-use development, including redevelopment potential and economic, tax, and aesthetic impacts. Update zoning as needed.



# The 2025 comp plan acknowledges the value and role of the school

## Vision, Goals, and Smart Growth Principles Overview

A vision statement establishes the direction of the community over the next five, ten, or twenty years. The vision forms the basis for the Comprehensive Plan, and all subsequent recommendations aim to achieve the established vision. The vision below was developed with input gathered from the public at public workshops, stakeholder meetings, CPUC meetings, and input from the online community survey.



### Vision Statement

The Village of Hastings-on-Hudson is an inclusive, creative Hudson River community in Westchester County, New York.

Efficient connections to metropolitan areas and regional hubs complement the high quality of life within the Village, built on a strong foundation of excellent schools, vibrant public spaces, waterfront access, and a wide range of housing options.

As a dynamic community with a holistic and forward-looking approach to environmental sustainability, the Village demonstrates adaptability and resilience.

By fostering a walkable, bikeable, and accessible public sphere, the Village's charm is enhanced by recreational, cultural, and commercial amenities that serve the needs of Village residents and visitors.



*Village of Hastings-on-Hudson Draft Comprehensive Plan*

**VILLAGE OF HASTINGS-ON-HUDSON  
DRAFT COMPREHENSIVE PLAN**

*Village of Hastings-on-Hudson Draft Comprehensive Plan  
for Review 1/25/11*

**VILLAGE OF HASTINGS-ON-HUDSON,  
WESTCHESTER COUNTY, NEW YORK**



The following are key findings:

- 40.6% of respondents indicated that their 'vision' for the future of Hastings is as a regional destination.
- 84.8% of respondents either agreed or strongly agreed that there is a need for waterfront redevelopment as soon as possible.
- 91.8% of respondents either agreed or strongly agreed that the Village needs to encourage 'Downtown' economic development.
- 53.7% of respondents strongly agreed that property taxes in Hastings are too high.
- 54.5% of respondents strongly agreed that the Village should improve pedestrian safety
- An overwhelming 73.5% of respondents indicated that the Village needs to maintain its excellent public schools.
- 76.5% of respondents characterized the Village's downtown business area as serviceable<sub>1</sub> but lacking much of what is desired.
- 49.1% of respondents indicated that more than 50% of their shopping is done outside of Hastings.



## Chapter 8      QUALITY OF LIFE

This chapter focuses on **fivesix** factors that impact the quality of life for the Village's residents which have not yet been addressed, specifically:

- Creating and preserving of affordable housing which will provide housing opportunities for a variety of the Village's current and future residents and help the Village comply with Westchester County's "affordable housing" policies.
- Creating a local preservation commission; improve local enforcement and adopt guidelines for the maintenance and renovation of historic buildings.
- Pursuing inter-municipal arrangements with neighboring communities to make the provision of community services more efficient and cost effective.
- Ensuring that schools and other community facilities are sufficiently supported.
- Recognizing the significant commitments many residents make to the betterment of the Village and the quality of life shared by its residents.
- Easing the property tax burden on residents so that the Village remains affordable to long-time residents and young families.

Considering these factors, the following objectives have been set to protect and enhance the quality of life in the Village:

1. *Ensure that the Village remains affordable to a wide variety of people.*
2. *Protect the Village's valuable historic resources.*
3. *Continue to explore opportunities for inter-municipal cooperation with neighboring communities for shared community services and reduced costs.*
4. *Work cooperatively to ensure that schools and other community services are sufficiently supported.*
5. *Recognize the value of volunteerism in the community and encourage residents to take an active role in the future of the Village.*
6. *Promote opportunities for more public art.*
7. *Ease the property tax burden on Village residents.*



*Thank you!*

Questions?



# Why does NYS education cost so much?

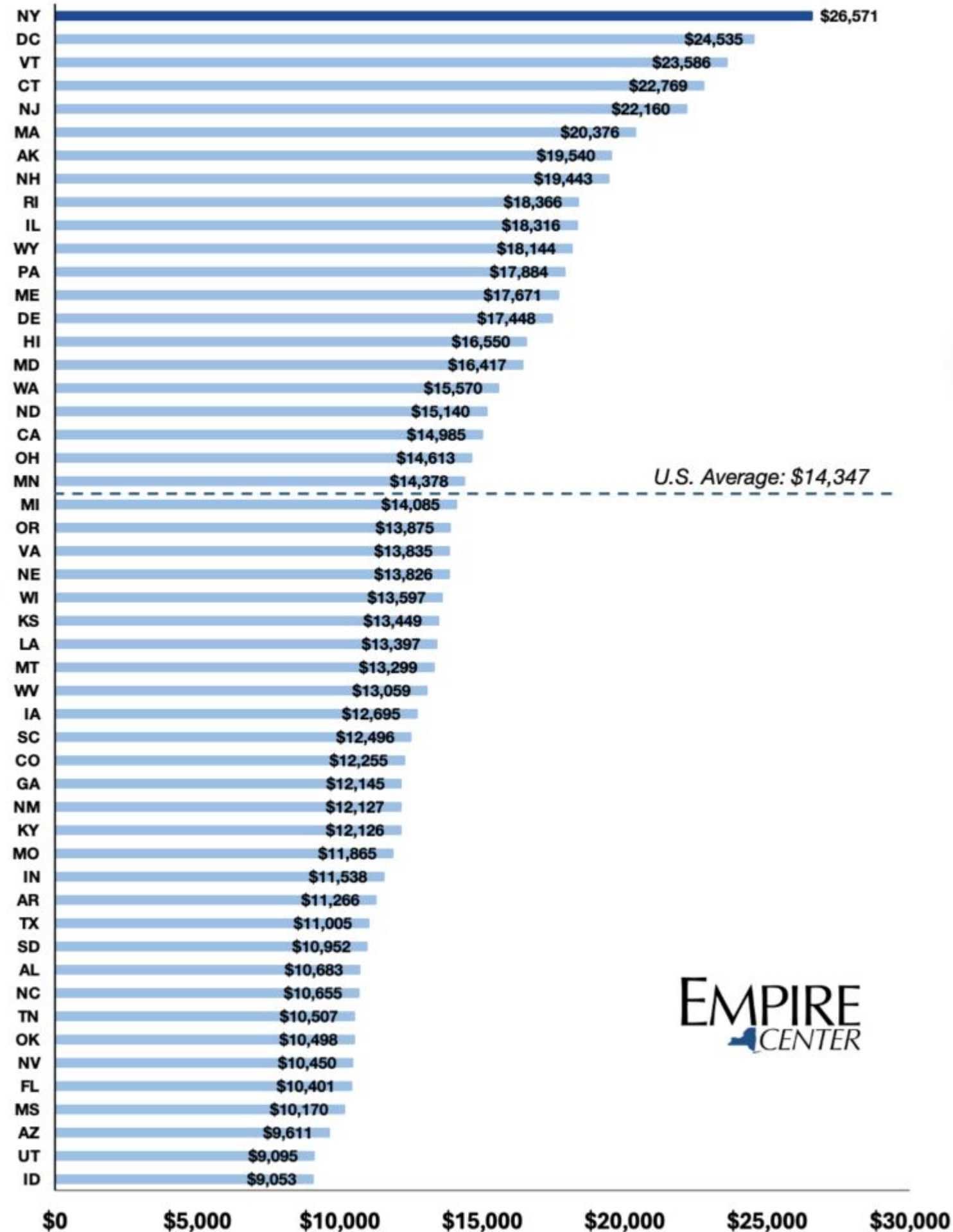
1. High input costs
2. Relatively low NYS support
3. A funding system which is local
4. NYS short-changed schools from 2009 til 2024
5. HOH's limited commercial tax base

Our discretionary spending is very limited



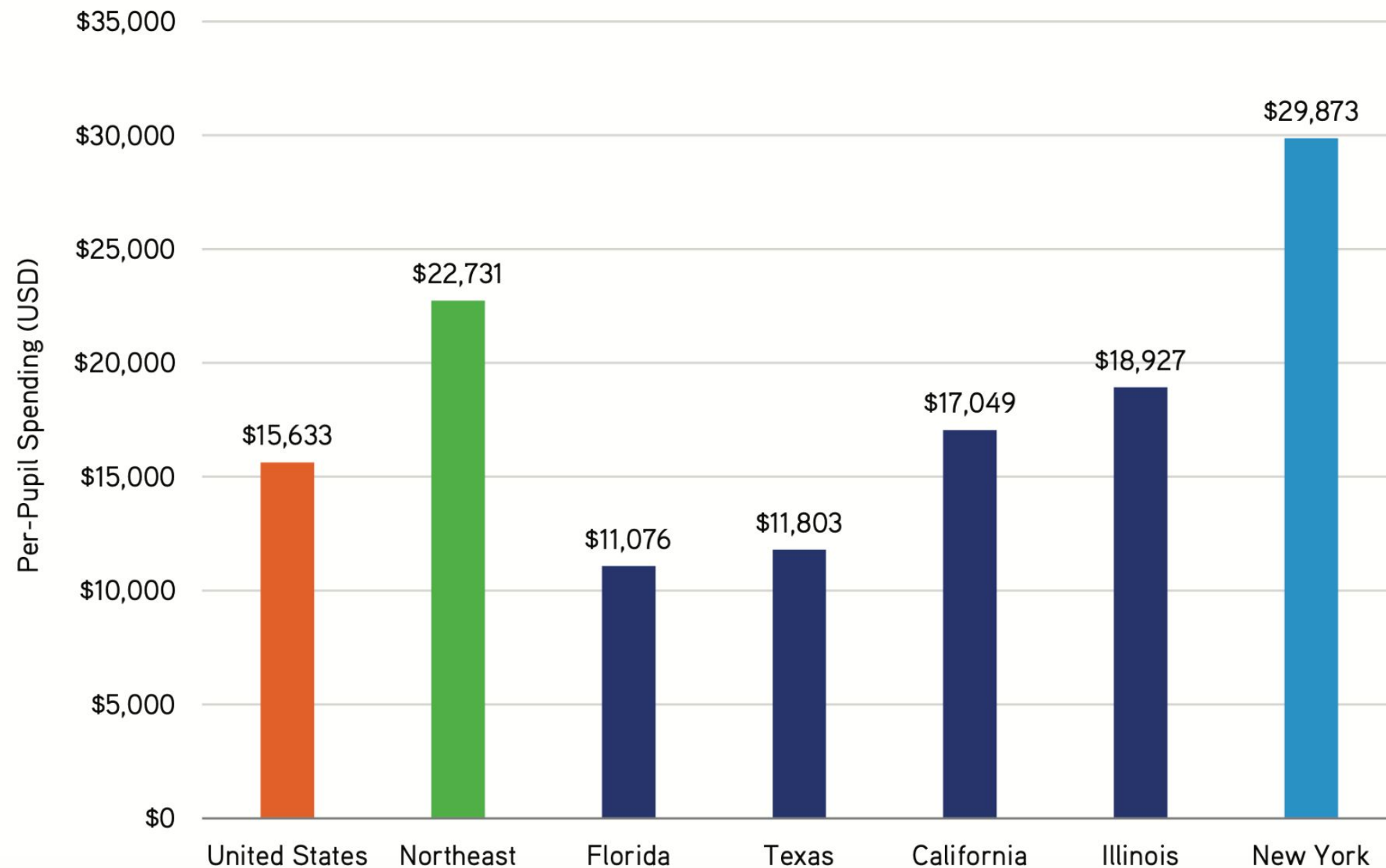
Why does  
education cost  
so much in  
NYS?

PreK-12 Per-Pupil Spending, 2020-21



# New York State Education Spending

FIGURE 1. Per-Pupil Expenditure in New York, Large States, and Northeast States, 2022





# HOH Per-Pupil Spend Comparison

(submitted 2024-25 budgets)

**Irvington — \$44,000** ~ same sized district as HOH

**Briarcliff — \$44,000** ~ same sized district as HOH

**Putnam Valley — \$40,000** ~ same sized district as HOH

**Chappaqua — \$39,500**

**Scarsdale — \$39,300**

**Edgemont — \$38,900** ~ same sized district as HOH

**Dobbs Ferry — \$38,500** ~ same sized district as HOH

**Hastings — \$37,700**

**Pleasantville — \$37,500** ~ same sized district as HOH

**Croton-Harmon — \$37,300** ~ same sized district as HOH

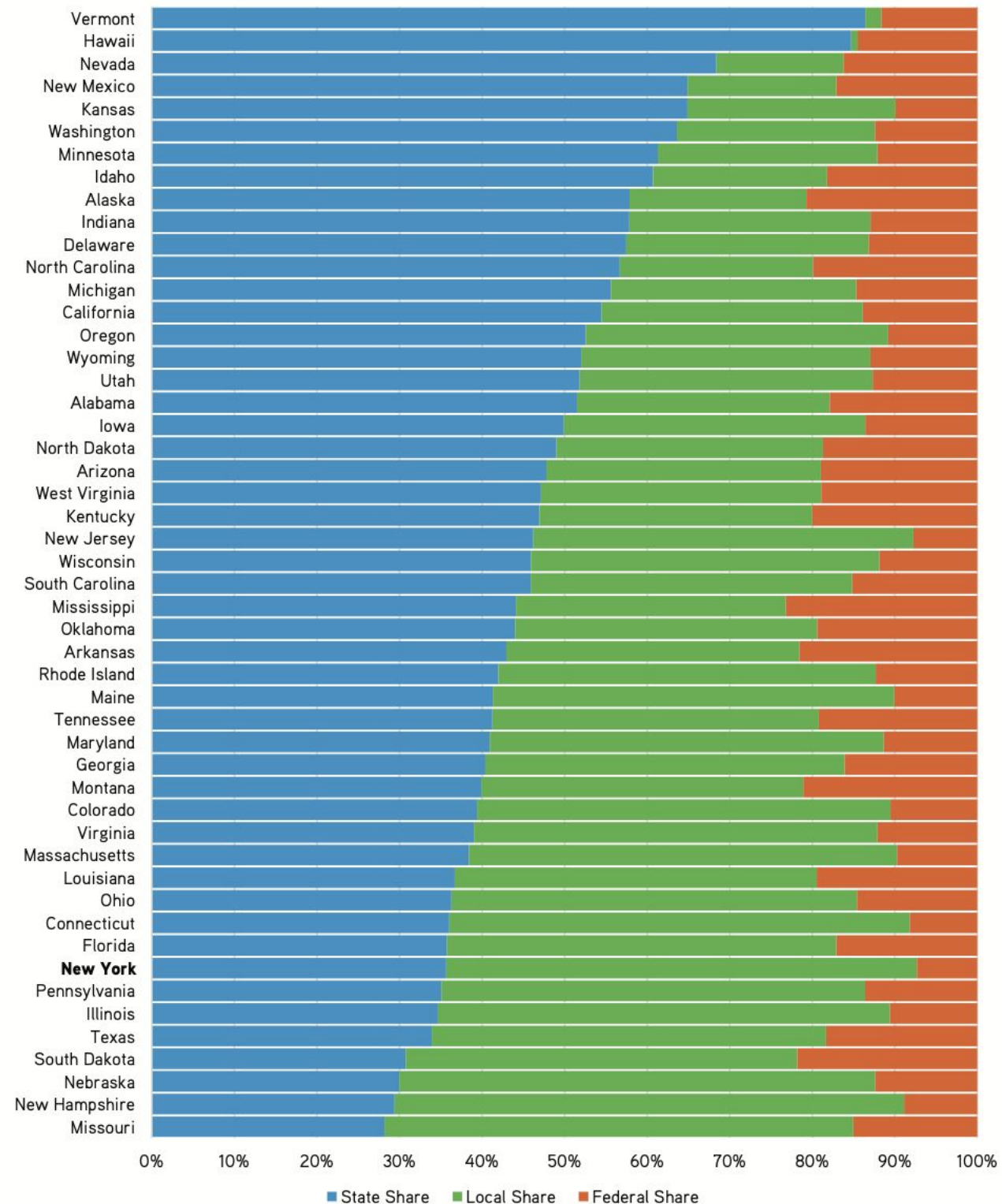
**Tarrytown — \$37,300**

**Ardsley — \$36,200**

# New York State Education Tax Burden

NYS's % of State funding for schools is 43rd out of the 50 states.

FIGURE 6. Source of Education Revenue: State, Federal, and Local, 2022





# Pre-Tax Rate Cap HOH Spending

## What were tax levy rises like before the NYS Tax Cap?

- 2000-2009 the average TAX LEVY increase was 8.36% per annum
- Budget went from \$22M to \$41.5M - up 88% as student pop grew 13%
- Cuomo TAX RATE cap - HOH has never had to pierce that
- 2001: +7.6%
- 2002: 9.8%
- 2003: 9.22%
- 2004: 7.89%
- 2005: 8.77%
- 2006: 10.79%
- 2007: 8.02%
- 2008: 6.95%
- 2009: 6.12%

### Recent HOH Tax Levy Changes

Average 2.7% over past 4 years

2021 — 2.83%

2022 — 1.92%

2023 — 2.83%

2024 — 3.19%

Federal inflation over this period: 4.85% per annum

# High School Athletics Participation

(2023-24)

Participation by Grade:	Total Students Per Grade:	Percentage by Grade:
Total Freshman Athletes: 102	Total Freshman: 132	Freshman: 77.3%
Total Sophomore Athletes: 87	Total Sophomores: 112	Sophomore: 77.7%
Total Junior Athletes: 88	Total Juniors: 128	Juniors: 68.8%
Total Senior Athletes: 80	Total Seniors: 136	Seniors: 58.8%
Merged Athletes (Hastings Lead School): 8		
Total Athletes: 357 (365 / Merged)	Total Students: 508 (516 w/merged)	Total Percent: 70.3%

# Middle School Athletics Participation

(2023-24)

Participation by Grade:	Total Numer of MS Students:	Percentage by Grade:
Total 7th Grade Athletes: 105	Total 7th Grade Students: 130	7th Grade: 80.8%
Total 8th Grade Athletes: 117	Total 8th Grade Students: 144	8th Grade: 81.3%
Total # of 7th & 8th Grade Athletes: 222	Total # of 7th & 8th Graders: 274	Total Percentage: 81.02%