

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of a bond act (“Bond Act”) in the amount of \$5,000,000 to finance capital project RHTF1 – Hilltop Hanover Farm and Environmental Center Improvements (“RHTF1”). The Bond Act, which was prepared by the law firm Harris Beach, will finance the cost of design for improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the Hilltop Hanover Farm and Environmental Center is a County-owned resource that operates both as an agricultural production farm and a native plant nursery, providing fresh produce to the community and supporting ecosystem restoration projects across the County. Advancing the Hilltop Hanover Farm Master Plan is the next critical step to ensure the Farm can sustain its mission, expand educational programming, and strengthen its role as a valued community asset. Design funding is necessary to prepare the detailed plans and specifications necessary to move the project forward.

Following bonding authorization, design will be scheduled and is anticipated to take twenty-four months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take thirty-six months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, RHTF1 may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: November 10th, 2025
White Plains, New York

dear Hon
Hon. Billions John
S. J.
C. M.
H. J.
Redat Gashu

dear Hon
Hon. Billions John
H. J.
Redat Gashu

dear Hon
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H. J.
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COMMITTEE ON

c/mg/9-9-25

Budget & Appropriations

Public Works &
Transportation

Parks & Environment

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RHTF1

☐ NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

☒ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one):

☒ Current Appropriations

☐ Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 5,000,000 PPU 5 Anticipated Interest Rate 2.30%

Anticipated Annual Cost (Principal and Interest): \$ 1,070,747

Total Debt Service (Annual Cost x Term): \$ 5,353,735

Finance Department: Interest rates from September 24, 2025 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 54

Prepared by: Robert C. Lopane, RLA

Title: Director of Program Development II-PR

Department: Parks, Recreation & Conservation

Date: 9/29/25

Reviewed By: 08/30/25

09/30/25

Date:

Budget Director

10/1/25

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM
Assistant Commissioner



DATE: September 4, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RHTF1 Hilltop Hanover Farm and Environmental Center Improvements**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
08/29/2025 (Unique ID: 3030)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(24):** information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action;
- **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.

COMMENTS: The current request is for study and design only.

DSK/oav

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Robert Lopane, Director of Program Development – PRC Planning
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

REFERENCE RHTF1

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING IMPROVEMENTS TO THE EXISTING BUILDINGS AND INFRASTRUCTURE AT HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IN YORKTOWN; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20__)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, to the provisions of other laws applicable thereto, \$5,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of planning improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and

Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements; all as set forth in the County's current year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the current year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$5,000,000. The plan of financing includes the issuance of \$5,000,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness applicable to the class of objects or purposes for which bonds authorized by this resolution is to be issued within the limitations of Section 11.00 a. 62(2nd) of the Law, is five (5) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$5,000,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 5. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

STATE OF NEW YORK)
)
 : ss.:
COUNTY OF WESTCHESTER)

I HEREBY CERTIFY that I have compared the foregoing Act No. -20__ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on _____, 20__ and approved by the County Executive on _____, 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
corporate seal of said County Board of Legislators
this day of , 20__.

(SEAL)

The Clerk and Chief Administrative Officer of the
County Board of Legislators
County of Westchester, New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20__ and approved by the County Executive on _____, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING IMPROVEMENTS TO EXISTING BUILDINGS AND INFRASTRUCTURE AT HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IN YORKTOWN; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20__)

object or purpose: the planning improvements to the existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, including environmental studies, design, and engineering services for new buildings, and site improvements; all as set forth in the County's current year Capital Budget, as amended.

amount of obligations to be issued:

and period of probable usefulness: \$5,000,000; five (5) years

Dated: _____, 20__
White Plains, New York

Clerk and Chief Administrative Officer of the County
Board of Legislators of the County of Westchester, New York

CAPITAL PROJECT FACT SHEET

Project ID:* RHTF1	☐ CBA	Fact Sheet Date:* 08-18-2025
Fact Sheet Year:* 2025	Project Title:* HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IMPROVEMENTS	Legislative District ID: 4,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 3030

Overall Project Description

This project funds continued implementation of Hilltop Hanover's master plan (see BPL35). Initial work included the preparation of a master plan and vision for the property as a state-of-the-art facility to promote sustainable agriculture, environmental stewardship, community education and accessible food systems for all. Additional work funded by this capital project will include rehabilitation of existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, NY as well as the construction of new buildings, infrastructure and other associated work towards implementation of the master plan.

- | | | |
|---|---|--|
| ☒ Best Management Practices | ☒ Energy Efficiencies | ☒ Infrastructure |
| ☐ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	47,250	0	5,000	5,250	0	0	0	37,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	47,250	0	5,000	5,250	0	0	0	37,000

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: This request will fund environmental studies, design, and engineering services for new buildings, site improvements, and upgrades to existing buildings and infrastructure, all in accordance with the Farm Master Plan.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	5,000,000
Cash:	0
Total:	\$ 5,000,000

SEQR Classification:

TYPE II

Amount Requested:

5,000,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| ☐ County Staff | ☒ Consultant | ☐ Not Applicable |
|---------------------------------------|--|---|

Comments:

Energy Efficiencies:

THE PROJECT DESIGN WILL EXPLORE INNOVATIVE, SUSTAINABLE TECHNOLOGIES INCLUDING SOLAR PANELS, EV CHARGING STATIONS, GRAY WATER RECYCLING AND GEOTHERMAL SYSTEMS TO REDUCE ENVIRONMENTAL IMPACT AND PROMOTE LONG-TERM ENERGY EFFICIENCY.

Appropriation History:

Year	Amount	Description
2025	5,000,000	CONTINUES IMPLEMENTATION OF THE MASTER PLAN AND CONTINUED REHABILITATION OF THE SITE, BUILDINGS AND INFRASTRUCTURE TO ENSURE CONTINUED OPERATION OF THE FARM AND EDUCATIONAL PROGRAMS. INCLUDED IS THE REHABILITATION OF THE IRRIGATION SYSTEM.

Total Appropriation History:

5,000,000

Total Financing History:

0

Recommended By:**Department of Planning**

MLLL

Date

08-29-2025

Department of Public Works

RJB4

Date

08-29-2025

Budget Department

DEV9

Date

09-02-2025

Requesting Department

RCL3

Date

09-02-2025

HILLTOP HANOVER FARM AND ENVIRONMENTAL CENTER IMPROVEMENTS (RHTF1)

User Department : Parks, Recreation & Conservation

Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	47,250			5,000	5,250				37,000
Non County Share									
Total	47,250			5,000	5,250				37,000

Project Description

This project funds continued implementation of Hilltop Hanover's master plan (see BPL35). Initial work included the preparation of a master plan and vision for the property as a state-of-the-art facility to promote sustainable agriculture, environmental stewardship, community education and accessible food systems for all. Additional work funded by this capital project will include rehabilitation of existing buildings and infrastructure at Hilltop Hanover Farm and Environmental Center in Yorktown, NY as well as the construction of new buildings, infrastructure and other associated work towards implementation of the master plan.

Current Year Description

The current year request continues implemenation of the master plan and continued rehabilitation of the site, buildings and infrastructure to ensure continued operation of the farm and educational programs. Included is the rehabilitation of the irrigation system.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	5,000,000			5,000,000

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.