

**Minutes of the Sleepy Hollow  
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, December 21, 2015 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, New York.

Present:                   Teresa Oeste  
                                  Kenneth G, Wray  
                                  Anthony Scarpati

                                  David Schroedel (Absent)  
                                  Michael Dawley (Absent)

Also Present:           Clinton Smith, Esq  
                                  Anthony Giaccio, CEO  
                                  David Smith, Planning Consultant

The meeting was called to order by Vice Chair Teresa Oeste, in the absence of Chair David Schroedel, at 7:05 p.m.

**EAST PARCEL SCOPING SESSION** – Planner, David Smith opened the discussion. A public scoping session is required as part of the SEQRA process. Public comments and written comments get incorporated into the final scoping document. Mr. Smith summarized the draft scoping outline. Vice Chair, Oeste opened the floor for public comments.

Waddell Stillman spoke. Mr. Stillman is the president of Historic Hudson Valley (HHV). HHV is still interested in a portion if the East Parcel for parking and possible tenant farm. Mr. Stillman explained that additional space and parking is needed for new events and programs. Mr. Stillman is concerned about the view-shed and wants to make sure that HHV is isolated from contemporary impacts (to the degree possible), in order to maintain the historic feel of the site. David Smith will address Mr. Stillman’s comments in the final scoping document.

Joanne Meder spoke. Ms. Meder is the planning consultant for Historic Hudson Valley. She asked for a summary of planning process. She asked that previous plans be included in the discussion as well as an explanation as to why the plans have changed. Other concerns were related to traffic, transportation and parking. Ms. Meder would like the scoping document to include alternate site plans. She asked about the fill project and its impact on noise, traffic and storm water management. Ms. Meder asked about plans for the viaduct and overpass. She specifically asked for an alternative to the overpass. David Smith will address Ms. Meder’s comments in the final scoping document.

Kevin Kaye spoke. Mr. Kaye is co-president of the Chamber of Commerce. He is also the owner of On-Track Sports in Tarrytown and owns property in Sleepy Hollow. Mr. Kaye said that he

would like the LDC to explore a possible indoor recreational facility. He believes there could be an opportunity to establish a public private partnership. Director Scarpati asked if Mr. Kaye could provide examples of other public private partnerships in the area. Mr. Kaye recommended establishing a trail system that would connect to other village parks and the downtown.

Sunny McClean spoke. Sunny McClean operates a non-profit organization called Community Media. Ms. McClean believes that there could be a shared use of an indoor facility on the east parcel. She believes that it could be used for recreation, arts, television studio and education.

Motion was made by Director Wray, seconded by Director Scarpati to close the scoping session to oral comments with written comments to be received by January 4, 2016 at 5:00 p.m. Motion carried 3-0.

APPROVAL OF MINUTES – Clinton Smith recommended changes to the Dec. 7, minutes.

Motion was made by Director Wray, Seconded by Director Scarpati to approve the LDC minutes for December 7, 2015 as amended. Motion passed 3-0

FILL APPLICATION UPDATE – David Smith gave an update on East Parcel fill application. The Planning Board held a public hearing on the application on December 17, 2015. One comment was made. The public hearing was adjourned until January 7, 2016. A rock crushing demonstration was held last Monday. Members of the LDC, Planning Board and Village Board were in attendance. Readings on noise levels were taken and a report will be provided. Everyone in attendance said or seemed to feel that the noise levels were not excessive.

CONSULTANTS – David Smith recommended retaining VHB Engineering as a traffic consultant for the east parcel. VHB submitted a proposal in the amount of \$13,400.

Motion was made by Director Wray, Seconded by Director Scarpati to approve retaining VHB Engineering as a traffic consultant for the East Parcel at a cost of \$13,400, the lowest priced proposal. Motion passed 3-0

METRO NORTH LICENSE AGREEMENT – The directors discussed the license agreement with Metro-North. No action was taken.

At 9:00, Motion was made by Director Wray, seconded by Director Scarpati, to adjourn the meeting. Motion carried 3-0.

The next LDC meeting will be on January 4, 2016 at 7:00pm at Sleepy Hollow Village Hall.

Respectfully submitted,



Anthony Giaccio