

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, August 31, 2015 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: David Schroedel (Chair)  
Kenneth G, Wray  
Teresa Oeste  
Michael Dawley

Anthony Scarpati (Absent)

Also Present: Clinton Smith, Esq  
Anthony Giaccio, CEO  
Joan Bucci, Secretary

The meeting was called to order at 7:00 p.m.

**RETAIN ENGINEER FOR VIADUCT AND BRIDGE PROJECT** – There was a discussion about retaining an engineer to evaluate the viaduct and to prepare preliminary plans for the Continental Street Bridge. WSP Engineering of Briarcliff Manor, New York was recommended because of their experience working with Metro-North. WSP Engineering submitted the attached proposal.

Motion was made by Mr. Wray, seconded by Mr. Dawley, to approve the proposal made by WSP Engineering of Briarcliff Manor, New York in the amount of \$19,880 to evaluate the viaduct and to prepare preliminary plans for the Continental Street Bridge. Motion carried 4-0.

**LETTER OF SUPPORT FOR THE BEACH CLUB DREDGING PROJECT** – The directors discussed a draft letter of support prepared by Clinton Smith (attached) to accept dredged material from the Philipse Manor Beach Club to be used for fill on the east parcel. There was no objection to permitting this as long as the material is approved by the Department of Environmental Conservation.

Motion was made by Mr. Wray, seconded by Mr. Dawley, to authorize Chairman, David Schroedel to sign a letter of support to permit dredged material from the Philipse Manor Beach Club to be used for fill on the east parcel subject to council review of a potential conflict of interest. Motion carried 4-0.

**MEETINGS REPORT** – Chairman, Schroedel reported on two meetings he recently attended. The first was with Joe Cotter of National Resources. Mr. Schroedel said that there may be some benefit in collaborating with National Resources in the future since they own the old UAW building, which abuts the east parcel and viaduct, and are interested in possibly redeveloping the current DPW site. The discussion was very preliminary.

Mr. Schroedel also met with Phelps Hospital to discuss the issuing of tax free bonds. Phelps Hospital has done construction projects in the past that were funded through the Westchester County Local Development Corporation. Phelps said that they will consider working with the Sleepy Hollow Local Development Corporation on future projects. An application to apply for tax free bonding was given to them. Phelps Hospital is also interested in providing workforce housing for its employees. Mr. Schroedel believes that workforce housing could help revitalize certain areas of the village. Discussion ensued.

**MICRO GRID** – Edge on Hudson had asked if the LDC would be interested in exploring the idea of having a micro grid on the east parcel. The general consensus was that this is not an appropriate use of the property.

**E-MAIL SETUP** – Mr. Schroedel said the LDC e-mails are being set up.

**APPROVAL OF MINUTES** – Motion was made by Ms. Oeste, seconded by Mr. Wray, to approve the minutes of the July 27, 2015 meeting. Motion carried 4-0.

**KARL DIBBLE** – There was a discussion about entering into an agreement with Karl Dibble of River Rock Landscaping to dispose of organic material that is stock piled at the east parcel. Mr. Dibble made a proposal to the LDC to remove the organic material at no charge. It was determined that there was not enough information to make a decision and that a more detailed proposal needs to be provided.

Motion was made by Mr Wray, seconded by Ms. Oeste, to adjourn the meeting at 9:00. Motion carried.

The next LDC meeting will be on October 5, 2015 at 7:00, Sleepy Hollow Village Hall.

Respectfully submitted,

Anthony Giaccio