

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

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

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

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

The meeting was called to order by Chairman Schroedel at 7:10 p.m.

APPROVAL OF MINUTES – Motion was made by Director Dawley, Seconded by Director Wray to approve the LDC minutes for October 5, 2015, November 17, 2015 and November 19, 2015. Motion passed 5-0 (Note - Director Dawley abstained on the Nov. 19, 2015 minutes)

SET MEETING DATES – The directors discussed the meeting schedule for 2016. Chairman Schroedel provided a list of potential meeting dates (attached). The dates have been set, but are subject to change. Mr. Dawley suggested that the dates be e-mailed using Microsoft Outlook to remind the members about upcoming meetings.

ORGANIZATIONAL RESOLUTION REVISED – The Board discussed revisions to the organizational resolution previously adopted on June 26, 2015. Some items in that resolution were never voted on.

Motion was made by Director Wray, seconded by Director Dawley, to approve Teresa Oeste as the vice chair of the LDC. Motion carried 5-0.

Motion was made by Director Wray, seconded by Director Oeste, to appoint Mike Dawley, Anthony Scarpati and Teresa Oeste to the audit and finance committee. Motion carried 5-0.

Motion was made by Director Scarpati, seconded by Director Wray, to appoint Teresa Oeste, Mike Dawley and Anthony Scarpati to the governance committee. Motion carried 5-0.

The directors discussed the remainder of a Resolution on Director's Responsibilities and Committees presented by Clinton Smith.

Motion was made by Director Scarpati, seconded by Director Wray, to approve the Resolution on Director's Responsibilities and Committees in the form attached in its entirety. Motion carried 5-0.

SEQRA PROCESS UPDATE – David Smith updated the Board on the SEQRA process for the redevelopment of the East Parcel. Notifications were sent to Involved and Interested Agencies indicating the LDC's intent to be Lead Agency. There were no objections and so the LDC can now declare itself lead agency. A draft scoping document, which outlines the potential environmental impacts, has been created and will also be sent out. A scoping session will need to be scheduled to allow for public comments. David Smith proposed scheduling the scoping session on December 21, 2015. The directors agreed with this date, but would like to allow the submission of written comments until January 4, 2016.

A motion was made by Director Oeste, seconded by Director Wray to approve the Resolution of the Sleepy Hollow Local Development Corporation Declaring Itself Lead Agency for the purpose of the State Environmental Quality Review Act with Respect to Redevelopment of the "East Parcel" (as Defined Herein) and Schedule a Public Scoping Session in the form attached to declare the LDC Lead Agency and to schedule the scoping session for December 21, 2015, at 7:00pm with written comments to be received no later than January 4, 2016. Motion carried 5-0.

CONSULTANTS – The Board discussed proposals from consultants for work related to the redevelopment of the East Parcel. An RFP was sent out for a traffic engineer and for cultural resource services. Four proposals were received. David Smith will review the proposals and make recommendations.

EXECUTIVE SESSION

A motion was made by Director Scarpati, seconded by Director Wray, to go into executive session to discuss contract negotiations and to receive advice from counsel. Motion carried.

Motion was made by Director Wray, seconded by Director Scarpati, to come out of executive session. Motion carried.

METRO NORTH LICENSE AGREEMENT RESOLUTION –

The directors discussed the renewal of a license agreement with Metro-North for use of train tracks that are on the East Parcel.

Motion was made by Director Wray, seconded by Director Oeste, to adopt a Resolution Authorizing Extension of License, Negotiations, and Action and Legal Proceedings to Recover Real Property in the form attached to approve a license agreement with Metro North concerning use of train tracks on the East Parcel until January 31, 2015. Motion carried 5-0.

FILL PROJECT – Chairman Schroedel gave an update on East Parcel fill project. The LDC has submitted a fill permit application to the Planning Board to bring approximately 100,000 yards of clean fill onto the East Parcel. The Planning Board has scheduled a public hearing on this for December 17, 2015. Also included in the project is a rock crushing and stock piling operation. Chairman Schroedel has tentatively scheduled a rock crushing demonstration on December 14, 2015, to see how loud the work will be.

Clinton Smith informed the director that they will need to ratify submission of the fill permit application.

Motion was made by Director Scarpati, seconded by Director Wray to ratify the submission of the Fill Operations Permit Application to the Planning Board prepared for the LDC by Dolph Rotfeld Engineering, P.C., dated November 2015, and stamped as filed by the Village Building Department December 3, 2015. Motion carried 5-0.

Motion was made by Director Dawley, seconded by Director Scarpati, to adjourn the meeting. Motion carried 5-0.

The next LDC meeting will be on December 21, 2015 at 7:00pm at Sleepy Hollow Village Hall.

Respectfully submitted,

Anthony Giaccio