

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, June 6, 2016 at 7:00 p.m. at the Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, N.Y.

**Present:** David Schroedel, Chairman  
Ken Wray  
Teresa Oeste-Villavieja  
Anthony Scarpati

**Also Present:** Joan Bucci, Acting Secretary  
David Rothman, Harris Beach  
David Smith, Planning & Development Advisors

Meeting was called to order at 7:10 p.m. by Chair Schroedel.

**APPROVAL OF MINUTES** – Director Scarpati moved to accept as presented the minutes of the Board of Directors meeting held May 16, 2016. Motion was seconded by Director Wray. Motion carried 3-0 (Director Oeste-Villavieja was not present at this time).

**OLD BUSINESS/NEW BUSINESS** – Chairman Schroedel handed out a proposal from WSP for professional services of the development of plans and specifications regarding the Beekman Avenue Viaduct Demolition. Director Scarpati requested more detail on the proposal. Director Oeste-Villavieja will review and get input on the proposal. Director Scarpati moved that David Rothman, Harris Beach, draft a Resolution Authorizing Execution and Delivery of a Contract for Professional Services with WSP subject to the provision of additional information upon satisfaction Chairman Schroedel execute the agreement. Director Oeste-Villavieja seconded. Motion carried 4-0.

**METRO NORTH UPDATE** – David Smith, Planning and Advisors, reported that on May 19, 2016 the LDC presented to the Sleepy Hollow Planning Board their application for subdivision. A Public Hearing was been scheduled for June 16, 2016 at 8:00 p.m. at Village Hall. Acting Secretary, Joan Bucci mailed out the necessary certified return receipt notifications to all required home owners and the required sign of the meeting was posted at 60 Continental Street.

**EAST PARCEL UPDATE** – Chair Schroedel gave an update regarding the fill from the City of Yonkers. Corporation Counsel Curti offered the fill uncrushed. Director Schroedel indicated that the LDC is only interested in crushed materials. Several other independent contractors have contacted Director Schroedel about fill opportunities one being NY State DEP at Grasslands. They have 750,000 yards of mostly small material. Approximate cost of carting is about \$5/yard.

Chair Schroedel reported that Con Edison has installed power at the East Parcel. The trailer has been delivered to the site. Internet and phone services should be completed in the next 2 weeks.

Director Wray reported that he has in his capacity as Mayor met with the several of the residents from the neighboring streets to hear and discuss their concerns and answer any questions. A stop sign has been installed at Continental to slow down traffic and Howard Street has been changed to a 1 way

street. The Village will continue to give the residents an opportunity to meet so they are included in the process as the East Parcel is developed.

**WORK FORCE HOUSING** – Chair Schroedel and Mayor Wray attended a meeting at Phelps Hospital organized by CEO Plum which included the Mayors of Ossining and Pleasantville. The discussion was for the need for local affordable housing for interns, nurses, etc. who work at the hospital. Phelps Memorial Hospital is looking for a project in one of the Villages. The LDC could be involved as a funding source.

**SET PERSONNEL INTERVIEWS** – Director Scarpati reported that they have 2 resumes they are considering for the position out of the resumes received. Director Dawley stated via email that he would like for CEO Giaccio to reach out and advertise the position hoping to receive more possible candidates.

**EXECUTIVE SESSION** – Director Scarpati moved to go into Executive Session at 8:10 to discuss a personnel matter and potential litigation. Director Wray seconded. Motion was carried 4-0. Executive session was concluded at 8:59. Public Board meeting was adjourned at 9:02 upon a motion of Mr. Wray which was seconded by Mr. Scarpati. Motion was carried 4-0.

Next LDC meeting is Monday, June 20, 2016.

Respectfully submitted,



Joan Bucci  
Acting Secretary