

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, Nov. 24, 2014 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: Karin Wompa (Chair)
Jennifer Lobato-Church
Kenneth G, Wray
Glenn Rosenbloom
Evelyn Stupel
Dorothy Handelman

Bruce Campbell (Absent)

Also Present: Justin Miller, Esq
Janet Gandolfo, Esq
Joel Sachs, Esq
Anthony Giaccio

Ms. Wompa called the meeting to order at 7:00 p.m.

MINUTES – The members discussed the minutes of the October 8, 2014 meeting. Non-substantive changes were made. Motion was made by Mr. Wray seconded by Ms. Handelman, to approve the LDC minutes for October 8, 2014 as amended. Motion passed 6-0

LOCAL DEVELOPMENT CORPORATION BINDERS – Justin Miller provided the LDC members with binders that contain various LDC documents including the certificate of incorporation, by-laws and resolutions.

REQUEST FROM METRO NORTH – There was a discussion regarding a proposal from Metro North to rent a portion of the east parcel for a construction project staging area. Ms. Handelman is concerned that the request may hinder or delay future uses of the property. Mr. Wray asked if the request conflicts with the deed restrictions. Mr. Sachs recommended a short term agreement. Ms. Gandolfo said that the request should be discussed with the developer to make sure it won't conflict with construction on the west parcel. Ms. Wompa said that a timeline for developing the east parcel needs to be established. It was agreed that Metro North would be invited to a future LDC meeting to make a more formal request.

ENVIRONMENTAL EXPERT – There was a discussion about retaining an environmental expert to assess the environmental risks on the east parcel and to submit annual reports to the Department of Environmental Conservation. Mr. Giaccio recommended hiring Craig Werle of Roux Associates. Mr. Werle was the Village's environmental consultant for Lighthouse Landing. Ms. Wompa asked if an RFP was required. An RFP is not required because Mr. Werle would be a professional consultant. Mr. Sachs recommended Mr. Werle because he is very familiar with site. There was a discussion about how the LDC would be able pay for a consultant. The LDC requested that Mr. Werle submit a formal proposal for review.

INSURANCE – There was a discussion about the LDC retaining liability and property insurance. There was a concern that legal matters would be discussed.

EXECUTIVE SESSION

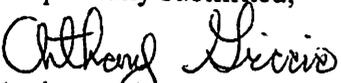
Motion was made by Ms. Lobato-Church seconded by Mr. Wray, to go into executive session to discuss legal matters. Motion passed 6-0

Motion was made by Mr. Wray seconded by Ms. Lobato-Church, to go out of executive session. Motion passed 6-0

Motion was made by Mr. Rosenbloom seconded by Ms. Handelman, to adjourn the meeting. Motion passed 6-0

Meeting was adjourned at 8:30.

Respectfully submitted,


Anthony Giaccio