

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, April 18, 2016 at 7:00 p.m. at the Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, N.Y.

Present: David Schroedel, Chairman
Michael Dawley
Ken Wray
Teresa Oeste-Villavieja

Absent: Anthony Scarpati

Also Present: Clinton Smith, Esq.
Anthony Giaccio, CEO
Joan Bucci, Acting Secretary
David Smith, Planning & Development Advisors

Meeting was called to order at 7:02 p.m. by Chair Schroedel.

APPROVAL OF MINUTES – Director Wray moved to accept as presented the minutes of the Board of Directors meeting held April 4, 2016. Motion was seconded by Director Dawley. Motion carried 4-0.

REVIEW OF MNR SURVEY /SUB-DIVISION – Chair Schroedel presented a land survey of the East Parcel, which was received from the Metro North Railroad. The survey is intended to show the location of a proposed sub-division. Chair Schroedel found some inconsistencies on the survey as it relates to the license agreement. The proposed survey suggests that Metro North will receive 63,000sq ft of area, while the license agreement only describes 50,000 sq ft. of area. Chair Schroedel contacted Metro North to make the correction and is waiting for their response.

WSP CONCEPT PLANS – Chair Schroedel presented the 2 concept plans drafted by WSP Engineering for the East Parcel. The Board felt that the plans demonstrated some creative all-inclusive ideas including art space, amphitheater, flexible event space, community recreation center and easy accessibility. Some concerns were the lack of parking and size of the Department of Public Works garage. Historic Hudson Valley representatives were in the audience and gave some of their thoughts and ideas to the plans. Also present was Kevin Kaye who said that there is a need for a well thought out plan to determine the best use of the property for the Village.

Director Wray stated that the Village Board has created a committee of Trustees that will be working on gathering information and assessing the needs of the Village and will pass that on to the LDC and WSP to incorporate in their plans.

Chair Schroedel said that he spoke with representatives for the Public Schools of the Tarrytowns regarding the financing of their garage. The School stated that they have a \$55,000/year budget.

FILL OPERATIONS – David Smith informed the Board that on April 7, 2016 the Sleepy Hollow Planning Board approved the LDC's amended filling permit for the East Parcel. In addition, the LDC has been made aware of several fill opportunities.

- Yonkers Fill - Chair Schroedel was contacted by the City of Yonkers stating they are handling the

removal of the fill. They will honor the terms of the agreement made previously with Jim Rogan.
- Sentrale – Chair Schroedel was contacted by Sentrale about fill they have from various projects. They also need a staging area to stock pile approximately 5,000 materials on a temporary basis for approximately 6 months. Sentrale would pay for the cost of transporting, stockpiling, testing (if necessary) and flagmen (or provide their own). Sentrale also approached the LDC for the permanent placement of an additional 5,000 cubic yards of soil from the reservoir site and approximately 20-30,000 cubic yards of material from the former NYS Police barracks. Sentrale would accept all the responsibilities as stated above and in addition pay approximately \$2.00 per cubic yard of material bought to the East Parcel.

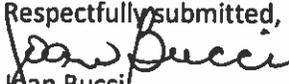
Director Wray moved to accept the resolution Authorizing Negotiation of Fill License with the changes discussed. Director Oeste-Villavieja seconded. Motion was carried 4-0.

PERSONNEL NEEDS – Chair Schroedel discussed the need for a part time security guard and for traffic control positions. Director Oeste-Villavieja approved a resolution authorizing the hiring of a part-time security guard and traffic controllers as amended. Director Dawley seconded. Motion carried 4-0.

NEW BUSINESS – Anthony Giaccio informed the Board about an upcoming Land Use Training Program on May 5th from 6:00-10:00 p.m. The training will take place at the Sleepy Hollow Firehouse. Mr. Giaccio encouraged all to attend.

EXECUTIVE SESSION – Director Wray moved to go into Executive Session to discuss a Personnel matter. Director Dawley seconded. Motion was carried 4-0. Director Dawley moved to go out of Executive Session. Director Wray seconded. Motion was carried 4-0.

Director Dawley moved to adjourn the meeting. Director Oeste-Villavieja seconded. Motion carried 4-0.

Respectfully submitted,

Joan Bucci
Acting Secretary