

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, May 16, 2016 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, New York.

Present: Anthony Scarpati
David Schroedel
Michael Dawley
Ken Wray

Also Present: Clinton Smith, Esq.
Joan Bucci, Acting Secretary
David Smith, Planning & Development Advisors
Justin Miller, Harris Beach
David Rothman, Harris Beach

Absent: Teresa Oeste-Villavieja
Anthony Giaccio, CEO

The meeting was called to order by Chair Schroedel at 7:05 p.m.

APPROVAL OF MINUTES – Director Wray moved to accept as presented the minutes of the Board of Directors meeting held May 2, 2016. Motion was seconded by Director Dawley. Motion carried 4-0.

REMOVAL OF EAST PARCEL VIADUCT – Chair Schroedel gave an update on the removal of the Viaduct and reported that David Weiss of WSP is working on a formal deconstruction proposal. Chair Schroedel noted that the last estimate for removal of Viaduct was approximately \$500,000; about half of what was expected. When the Corporation receives the deconstruction plan it will be submitted to Metro-North along with an application; then a meeting will be arranged with Edge-on-Hudson and its contractors working on the Beekman Avenue bridge to try to coordinate work.

METRO-NORTH SUB-DIVISION UPDATE – David Smith reported that Metro-North submitted a corrected survey to the Corporation, and the Corporation has filed a subdivision application with the Village and is on the agenda of the Planning Board on Thursday, May 19, 2016 to present the application. The next step will be a public hearing at a later Planning Board meeting consistent with notification requirements. Ordinarily the subdivision would be treated like a lot line adjustment rather than creation of new lot, but Metro-North only leases the adjacent active track and does not have adjacent property with which the subdivided parcel can be merged, so a separate parcel will have to be created. Metro-North is exempt from Village zoning, though, under NYS Public Authorities Law Section 1266(8).

EAST PARCEL UPDATE -The Village and Sentrale Construction Corporation, the Village's contractor on its water tank project, are stockpiling topsoil and gravel for the water tank project. Delivery of the material to the East Parcel down Continental Street has been uneventful after some initial communication errors. The City of Yonkers has taken over the Sprain Road Associates site in Yonkers and has said that it wants to supply the Corporation with fill from the site as the Corporation negotiated with James Rogan, but the matter still is open.

MEETING ANNOUNCEMENTS – The Board is invited to attend the following meeting/events:

Tuesday, May 17th at 7 p.m. - The Board of Trustees Meeting: WSP will present the East Parcel concept plan to the Board.

Wednesday, May 18th at 11:00 a.m. – Groundbreaking Ceremony at Edge on Hudson

Thursday, May 19th at 7 p.m. – Planning Board: The Corporation is on the agenda to present the Metro-North subdivision application.

OLD BUSINESS/NEW BUSINESS – Clinton Smith, Esq. reported on Historic Hudson Valley's proposed revision to the draft Multi-Event License Agreement. The Directors discussed the proposed revisions, and C. Smith will continue working on the agreement with HHV.

David Smith reported that the Morton Buildings, Inc. seems to have some hesitation getting involved with the DPW garage/municipal project. They want to know the bidding process and competition, etc. David will continue to look into prices per square foot.

EXECUTIVE SESSION – Director Wray moved to go into Executive Session to discuss a contractual agreements and 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 Wray moved to adjourn the meeting. Director Dawley seconded. Motion was carried 4-0.

The next LDC meeting will be on June 6th at 7:00pm at Sleepy Hollow Village Hall.

Respectfully submitted,


Joan Bucci
Acting Secretary