

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, July 11, 2016 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, New York.

Present: Anthony Scarpati
David Schroedel
Teresa Oeste-Villavieja
Ken Wray
Michael Dawley

Also Present: Joan Bucci, Acting Secretary
Justin Miller, Harris Beach
Anthony Giaccio, CEO
David Smith, Planning & Development Advisors
Trustees of the Village Board: Trustee Gebler, Trustee Levy, Trustee Scaglione, Trustee Gonzalez, Deputy-Mayor Rosenbloom

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

APPROVAL OF MINUTES – Director Oeste-Villavieja recommended a minor change to the draft minutes of the June 20, 2016 meeting. Director Scarpati moved to accept the June 20, 2016 minutes as amended. Motion was seconded by Director Wray. Motion carried 5-0.

DEIS – Chair Schroedel distributed to the LDC Board and Village Board of Trustees a copy of the preliminary DEIS. He asked that it be reviewed for typos, redundancy and grammatical errors. He indicated that at this point it is not public and should be treated as a confidential document since it will be corrected and voted on at the next meeting. David Smith, of Planning & Development Advisors, gave an overview of the documents that were presented. He also discussed the timeline: review of the preliminary DEIS; LDC Board votes to accept DEIS documents; DEIS becomes a public document that is distributed; public hearing meetings with the Board of Trustees are posted; comments are accepted; final DEIS along with all comments and responses becomes FEIS; LDC requests a special permit from the Board of Trustees.

Proposed Public Hearing dates are: August 23rd (Village meeting), September 12th (LDC meeting), September 20th (Village meeting).

EAST PARCEL STATUS UPDATE – Chair Schroedel reported that Grasslands has 750,000 yards of cleaned crushed of fill that the LDC has been offered. The LDC would be responsible for the expense of trucking the materials. The East Parcel needs approximately 100,000 yards for the entire site.

Counsel Justin Miller, Harris Beach, will assist in soliciting truckers establishing scope of work and getting bids. Director Dawley moved to recommend that the Village Board approve receiving fill subject to

discussion with the Village Board of Trustees on cost and approval for us to proceed. The SHLDC will do the fill trucking soliciting and paying, billing the Village under the existing license. Director Oeste-Villavieja seconded. Motion carried 5-0.

Chair Schroedel gave a demonstration of the security camera system that has been recently installed at the East Parcel. The cameras can be monitored remotely from a laptop or even smartphone. Chair Schroedel discussed the need to move ahead soon with the security guard position.

Chair Schroedel reported that the Metro-North Subdivision should be approved at the Village's Planning Board next meeting on July 21st.

EXECUTIVE SESSION – Director Wray moved to go into Executive Session to discuss a personnel matter and contract negotiations. Director Scarpati seconded. Motion was carried 5-0.

Motion was made by Director Scarpati, seconded by Director Wray to go out of Executive Session.

Motion was made by Director Wray, seconded by Director Scarpati to authorize Chairman Schroedel to negotiate a license agreement with JudLau Contracting for use of the East Parcel for up to 6 months at a minimum cost of \$8,000 per month. Motion carried 4-0-1 (Director Oeste-Villavieja abstained)

Motion was made by Director Wray, seconded by Director Scarpati to adjourn the meeting at 10:15 p.m.

The next LDC meeting will be on July 25th at 7:00 pm at Sleepy Hollow Village Hall.

Respectfully submitted,


Joan Bucci
Acting Secretary