

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

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, September 12, 2016 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, New York.

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

Also Present:        David Rothman, Esq  
                          Anthony Giaccio, CEO  
                          Joan Bucci, Acting Secretary  
                          David Smith, Planning & Development Advisors  
                          Kevin Hyland, Executive Director

The meeting was called to order by Chair Schroedel at 7:00 p.m.

**EAST PARCEL DEIS PUBLIC HEARING** – The Local Development Corporation held a public hearing on the East Parcel DEIS. The hearing was held concurrently with a Village Board’s public hearing on a special permit for the East Parcel. Ms. Bucci read the public hearing notice. Motion was made by Director Dawley, seconded by Director Oeste-Villavieja, to open the public hearing. Motion passed 5-0. A stenographer recorded the hearing and the official transcripts will be made part of the record. Motion was made by Director Dawley, seconded by Director Oeste-Villavieja, to adjourn the public hearing until September 20, 2016. Motion passed 5-0.

**APPROVAL OF MINUTES** – Motion was made by Director Oeste-Villavieja, seconded by director Dawley to approve the minutes of the August 23, 2016 meeting. Motion passed 5-0.

**LDC WEBSITE** – Chair Schroedel started the discussion about the website. The LDC will have its own website landing page linked to the Village’s website. The Village’s website is currently being redesigned and the new design will be launched in a week or two. Thank you to Village Trustee Sandra Spiro for assisting with this project.

**AUDIT PRESENTATION** – Chris Kopf of O’Conner Davies Auditing firm addressed the directors. Mr. Kopf provided the members with the 2015/2016 annual audit. There was little financial activity in the previous year. The directors had several questions regarding certain budget lines and how they were recorded. Discussion ensued. Chair Schroedel thanked Mr. Kopf for his work.

**VIADUCT APPRAISEL PROPOSALS** – Mr. Giaccio said that he received three quotes to appraise the viaduct and that Valuation Plus was the lowest proposal at a cost of \$2,500. Valuation Plus was

recommended by the Village Assessor and they have significant experience with this type of work. Motion was made by Director Wray, seconded by Director Oeste-Villavieja to approve a proposal from Valuation Plus to appraise the viaduct property at a cost of \$2,500. Motion passed 5-0.

DEIS PUBLIC COMMENTS – The directors discussed the DEIS public hearing process. Mr. Smith explained the next steps. The directors discussed a series of comments that they would like to see addressed as part of the FEIS, including traffic circulation, parking and connections to Beekman Avenue and Barnhart Park. The next hearing will be held on September 20 at 7:00pm at Village Hall. Written comments will be accepted until September 30, 2016.

Motion was made by Director Wray seconded by Director Dawley to go into executive session to discuss legal matters. Motion carried 5-0.

Motion was made by Director Wray seconded by Director Dawley to go out of executive session. Motion carried 5-0.

The next LDC meeting will be on September 20, 2016 at 7:00pm at Sleepy Hollow Village Hall.

Respectfully submitted,

  
Joan Bucci  
Acting Secretary