

Sleepy Hollow Local Development Corporation Minutes
October 24, 2016

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

Absent: Ken Wray

Also Present: David Rothman, Esq., Harris Beach
Anthony Giaccio, CEO
Joan Bucci, Acting Secretary
David Smith, Planning & Development Advisors
Kevin Hyland, Westchester Development Solutions, Inc.

Chair Schroedel called the meeting to order at 7:00.

Approval of Minutes

The minutes for the October 3, 2016 LDC meeting were reviewed. Director Dawley moved to accept the minutes. Director Scarpati seconded. Motion carried 3-0 (Director Oeste-Villavieja abstained).

David Smith, Planning & Development Advisors Report:

- A. Update on SEQRA process: David Smith discussed where we are at with the SEQRA process. All comments have been recorded and separated into categories. The relative sections have been distributed to the appropriate consultants: WSP, VHB and Harris Beach. Mr. Smith met with WSP and they have started to work on the issues that were raised by the public and have presented some ideas on how to meet some of those concerns/suggestions. Board reviewed the WSP sketches which included an expanded Pocantico River buffer area and reduced shared HHV overflow, shared parking spaces. We anticipate additional Village Board of Trustees input/direction regarding revisions to the concept plan. Mr. Smith received 2 proposals from our consultants regarding additional required work: VHB to address the concerns or comments regarding traffic and WSP preparing a scope of work including some changes/improvements. WSP's proposal is \$48,000 and will include plans for the Village Board to review including the renderings. VHB's proposal is \$19,975. They will respond to comments and include an additional traffic study on Continental Street.
- B. SEQRA Resolution – Director Scarpati moved to extend the time to prepare and file the FEIS to December 30, 2016. Seconded by Director Oeste-Villavieja. Motion carried 4-0.

Chair Schroedel discussed a requirement for the Waterfront Advisory Committee (WAC) to complete an LWRP consistency review. The WAC is required to have 7 members and has not had that number for some time. The Mayor has been requested to appoint a fully constituted WAC in order for their DEIS review to be conducted and submitted back to the SHLDC prior to development of the FEIS.

Kevin Hyland, Westchester Development Solutions, Inc. Report:

- A. PARIS Update: He is about 80% done with PARIS. He needs to prepare an Organizational Chart and a Mission Statement. Additional documents required for PARIS reporting will be generated and shared with the Board at subsequent meeting(s). Director Oeste- Villavieja motion to approve the organizational chart and operations and accomplishments. Director Scarpati seconded. Motion carried 4-0.

- B. East Parcel Update: Final installation will be done by Yaboo Fence. Additional cameras are being installed. Security Guards are all working out great. Dibble Contracting has completed processing the fill on site. It seems there is more fill on the site than previously anticipated.

Monthly Financial Summary Report from CFO

Report for September was distributed and reviewed.

Anthony Giaccio, CEO Report, "A TASTE OF SLEEPY HOLLOW"

Mr. Giaccio reported that the rainy weather did dampen the event, but the businesses were very grateful about the attention and publicity for Valley Street. Kevin Kaye, Co-President of the Chamber of Commerce, said that he was very happy about the event and thanked the LDC for their support and sponsorship. The LDC Board has asked for an accounting of how the grant money was spent.

Waiving Worker's Compensation for Non-Compensated Board

Forms were distributed. All were signed and returned.

Old Business/New Business

None.

Executive Session

At 8:50 pm, Director Dawley moved to go to executive session to discuss a potential litigation matter related to the East Parcel environmental review. Director Oeste-Villavieja seconded. Motion carried 4-0.

Director Scarpati moved to go out of Executive Session. Director Oeste-Villavieja seconded. Motion carried 4-0.

Director Dawley moved to adjourn the meeting at 9:40 p.m. Director Scarpati seconded. Motion carried 4-0.

Respectfully submitted,



Joan Bucci

Acting Secretary