

Sleepy Hollow Local Development Corporation  
January 9, 2017

Attendees: David Schroedel  
Mike Dawley  
Anthony Scarpati  
Teresa Oeste-Villavieja  
Ken Wray

Also Present: David Rothman, Harris Beach  
Anthony Giaccio, CEO  
David Smith, Planning & Development Advisors  
Kevin Hyland, Westchester Development Solutions

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

**Approval of Minutes**

Directory Wray moved to accept the December 5, 2016 minutes. Seconded by Director Scarpati. Motion carried 4-0 (Director Dawley abstained).

Director Scarpati moved to accept the December 19, 2017 minutes. Seconded by Director Dawley. Motion carried 3-0 (Director Oeste-Villavieja and Director Wray abstained).

**EAST PARCEL DEIS/FEIS UPDATE**

David Smith, Planning & Development Advisors, distributed a list of all comments and concerns gathered during the DEIS process. Mr. Smith then presented a revised East Parcel Concept Plan sketch from WSP designed to address many of those concerns and issues.

Mr. Smith distributed and discussed a map showing a possible plan for Viaduct/Beekman Avenue connection. Discussion ensued.

Mr. Smith has prepared updates to sections of FEIS including the traffic section which incorporate responses to the comments and concerns of the public. Now that the concept plan is nearly complete, WSP will move ahead on the stormwater management.

Waterfront Advisory Committee comments are pending and should be received shortly.

### **Approval Of Resolution**

Director Dawley moved to approve a Resolution authorizing an increase in the scope of work assigned to WSP to include (i) additional geotechnical evaluations of stock pile material to be brought to the site, and (ii) conceptual geotechnical investigation and review of the East Parcel per WSP's proposal dated January 9, 2017, for an amount not to exceed \$157,200.00. Seconded by Director Wray. Motion carried 5-0.

### **MNR Siding Update**

Mr. Schroedel reported that the closing on the sale to Metro North of a new subdivision incorporating historical rail siding tracks took place during the final week of 2016. Funds were received and deposited.

### **Audit Committee Discussion**

Mr. Scarpati reported that the Audit Committee will identify and recommend a new audit firm for the LDC.

### **PARIS Update**

Kevin Hyland, Westchester Development Solutions, Inc. reported that PARIS updates will be completed by Thursday, January 12.

### **HHV Request**

Waddell Stillman presented a new event that Historic Hudson Valley (HHV) is planning entitled "Sleepy Hollow Chinese Lantern Festival." HHV would like to offer the LDC sponsorship credit on the event flyers for allowing parking at the East Parcel. Daytime and evening parking will be Thursdays through Sundays starting May 4<sup>th</sup> through June 30<sup>th</sup>. It will be a Ticketed event.

HHV would be requesting use of the East Parcel parking lot for day time parking and for parking during event hours.

### **New/Old Business**

CEO Giaccio reminded the Board that the existing fill permit expires this month. CEO Giaccio spoke with the Building Inspector Sean McCarthy and a letter will be drafted and mailed to the Planning Board requesting the fill permit be extended for another year.

The 2017 meeting schedule through June was distributed by Acting Secretary Bucci.

**Executive Session**

A motion was made by Director Scarpati and seconded by Director Oeste-Villavieja to go into executive session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by the LDC, but only when publicity would substantially affect the value thereof. Motion carried 5-0.

Director Wray made a motion to adjourn executive session at 9:40. Seconded by Director Dawley. Motion carried 5-0.

Motion at 9:41 to adjourn the meeting by Director Scarpati. Seconded by Director Oeste-Villavieja. Motion carried 5-0.

Next LDC meeting is January 23, 2017.

Respectfully submitted,



Joan Bucci  
Acting Secretary