

Sleepy Hollow Local Development Corporation Meeting
Monday, January 5, 2026 at 7:00 p.m.

AGENDA

1. Call the Meeting to Order
2. Approval of Meeting Minutes December 15, 2025
3. Approval of Expenditures
4. Approval of Resolutions
5. Discussion: Request by SH Fire Department for use of East Parcel on May 16, 2026
6. Discussion: Review the LDC East Parcel Activity Report
7. Consultant Report – Dan Briar, Paragon-On-Hudson LLC
8. Old Business/New Business
9. Executive Session at Call of the Chair

LDC

Date & Time	Jan 5, 2026 07:00 PM Eastern Time (US and Canada)
Webinar ID	818 3827 6434
Participant ID	252080
Passcode	343729

**Sleepy Hollow Local Development Corporation
Regular Board Meeting Minutes
Monday, December 15, 2025**

A meeting of the Sleepy Hollow Local Development Corporation ("Corporation") was held on Monday, December 15, 2025 at 7:00 p.m.

Present: Benjamin Sirota, Director
Lauren Connell, Director
Erica Schmidt, Director
Ben Sklar, Director
Rod Salguero, Director

Staff/Consultants: Joan Bucci, Assistant Secretary/Bookkeeper/FOIL Officer
Dan Briar, Paragon on Hudson, LLC
Adriana Baranello, Esq., Harris Beach PLLC

In Attendance: Members of the Public

The meeting was called to order by Director Sirota at approximately 7:02 p.m.

Michael Dawley's resignation was acknowledged. The Board thanked him for his many years of dedication service to the LDC Board.

Appointed interim Board positions until Annual meeting in March:

Chair: Benjamin Sirota
Vice Chair: Erica Schmidt
Treasurer: Ben Sklar
Secretary: Rod Salguero

APPROVAL OF MINUTES

The meeting minutes of November 17, 2025 were presented for review and approval. After a short discussion, on a motion made by Director Connell and seconded by Director Schmidt the minutes were approved. Motion carried.

APPROVAL OF EXPENDITURES

A presentation on expenditures was provided to the board. After discussion, a motion was made by Director Connell and seconded by Director Sklar to approve the expenditures in the amount of \$693,581.44. Motion carried.

CONSULTANT REPORT

Mr. Briar, of Paragon-On-Hudson, discussed the following matters during his report:

East Parcel:

- Shawns Lawns working towards completion of perimeter fencing raised intersection & crosswalks, signing/stripping over next 2 weeks.
- Demobilization and project closeout to continue into January.
- Con Ed to complete service connection for street lighting upon payment of \$3,192.17 invoice for materials and labor.
- Colmar completed installation of all Fencing & Gates throughout East Parcel.
- Sage & Coombe to submit formal proposal for DPW back of House Project including additional design for slope under senior center.
- Woodard & Curran submitted Advanced Detail plans for review. LDC returned comments for incorporation into the final plans/estimate.

Q2 LDC Operating Costs Report:

- 50% complete Fiscal Year -> +/- 31% LDC Operating Budget spent (\$150k of \$470k)
- \$321k Operating Costs Budget Remaining -> currently projected to come in \$61k under budget at end of FY

Grants:

- LWPR Project sign purchased and installed at East Parcel. No notifications received yet on 2025 grant application awards. Grant Writer to attend January meeting to begin strategic planning for next application cycle.

Other:

- 193 Beekman update appraisal completed, East Parcel Update Appraisal in progress.
- Lanc&Tully completed fieldwork of update survey for the east parcel, PDF/CAD expected within next few weeks.
- Board discussion on LDC electronic file storage. Dropbox currently costs \$200 annually for 1 user, price would increase to between 600 and 1100 annually for 3 to 6 users. Board to look into file storage options on google drive.

At approximately 8:13 p.m., upon a motion by Director Sklar, and seconded by Director Schmidt the Board entered into Executive Session to discuss legal issues and contract negotiations. Motion carried.

The Board exited Executive Session. No action was taken.

The next regular meeting will be on January 5, 2025, at 7:00 p.m.

Respectfully submitted,

Joan Bucci
Assistant Secretary

LDC Expenditure Report for 1/5/2026				
Expenditure out of LDC/Mahopac Tompkins Bank Checking:				
Vendor	Description	Invoice #	Amount	
Harris Beach Murtha	General Corporate and Compliance	12560944	\$1,500.00	
Harris Beach Murtha	East Parcel Redevelopment Matters	12560946	\$1,032.50	
Harris Beach Murtha	East Parcel Sewer Repair Project	12560947	\$2,301.00	
Harris Beach Murtha	Barnhardt Claim	12560945	\$3,891.00	
EFPR Group, CPAs, PLLC	Audit Balance due	382864	\$2,750.00	
Advanced POS Solutions	Service Contract: Oct/Nov/Dec	APS-1065	\$1,200.00	
Optimum	12/16/2025-1/15/2026		\$245.96	ACH
Optimum	11/16/2025-12/15/2025		\$245.96	ACH
	TOTAL		\$13,166.42	

To: Anthony Giaccio, Village Administrator

From: Richard N. Gross, Parade Chairman

Date: 12/15/2025

Re: Confirmation Use of East Parcel

Anthony- Just a follow up of our conversation on Friday December 12 regarding the May 16, 2026 150th anniversary parade of the fire department. The parade will terminate in the East Parcel lot. The lot will have a tent with tables and chairs.

Fire Trucks from participating departments will park on a section which we can determine at a later date.

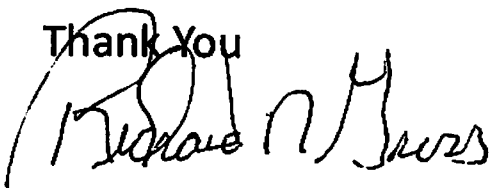
Refreshments will be served in a secured location/

The committee will provide at their cost porta-Potties.

We request assistance with DPW sanitation cleanup.

Also we spoke of assistance in contacting Rooney Toons for announcer and DJ with his equipment.

Thank You

A handwritten signature in black ink, appearing to read "Richard N. Gross", written over the "Thank You" text.