



More than a Legend

Village of Sleepy Hollow
Department of Architecture, Land Use Development,
Buildings & Building Compliance
28 Beekman Avenue, Sleepy Hollow, NY 10591
Telephone (914) 366-5124 • www.sleepyhollowny.gov

PLANNING BOARD AGENDA

Thursday, January 22, 2026

6:30 PM Work Session

7:00 PM Regular Meeting

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| <p>1. Joshua Eagan and Jennifer Schwartz
120 Gorey Brook Road
Proposed detached garage with home office
Site Plan Approval Extension</p> | <p>Resolution</p> |
| <p>2. Russel Rodriguez, Main/Broadway, LLC
467 1/2 Munroe Avenue
Proposed single-family residence
Site Plan & Architectural Review Approval</p> | <p>Continued public hearing</p> |
| <p>3. Lighthouse Landing Communities, LLC
Edge-on-Hudson Riverfront Development
Phase III- Waterfront Open Space
Site Plan & Wetlands Watercourse Permit Approval</p> | <p>Continued public hearing</p> |
| <p>4. 72 Beekman Avenue Enterprises, LLC
72 Beekman Avenue
Proposed mixed-use building
Amended Site Plan & Architectural Review Approval</p> | <p>Continued public hearing</p> |
| <p>5. Phelps Hospital/ Northwell Health
1 Phelps Lane- Nurses Residence Building
Proposed change of use
Site Plan Approval</p> | <p>Discussion
<i>Requested adjournment</i></p> |
| <p>6. Francesco Alesci, FBS Contracting
135 Beekman Avenue
Proposed (6) unit apartment building
Site Plan & Architectural Review Approval</p> | <p>Presentation
<i>Requested adjournment</i></p> |
| <p>7. Beekman Bowtie
193 Beekman Avenue
Proposed mixed-use building
SUP, subdivision, site plan, & ARB approval</p> | <p>Presentation</p> |

Cont.



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8. **Lighthouse Landing Communities, LLC** Preliminary Presentation
Edge-on-Hudson Riverfront Development
Block M, Proposed mixed-use building
Site Plan & Architectural Review Approval

9. **One Kingsland Owner, LLC** Preliminary Presentation
Edge-on-Hudson Riverfront Development
Proposed awnings
349-355 Hollows Pass
357-363 Hollows Pass
320-330 Legend Drive
308-318 Legend Drive
340-350 Legend Drive
332-338 Legend Drive
Amended Architectural Review Approval

10. **Lighthouse Landing Communities, LLC** Discussion
Edge-on-Hudson Riverfront Development
Phase II- Waterfront Open Space (North Buffer)
Amended Site Plan & Wetlands Watercourse Permit Approval

11. **Approval of minutes** December 18, 2025

Revised 1-22-26

Agenda subject to change without notice