

**Sleepy Hollow Local Development Corporation
Regular Board Meeting Minutes
Monday, January 5, 2026**

A meeting of the Sleepy Hollow Local Development Corporation (“Corporation”) was held on Monday, January 5, 2026 at 7:00 p.m.

Present: Benjamin Sirota, Director
Lauren Connell, Director
Erica Schmidt, Director (via zoom)
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

At 7:06pm Chair Sirota moved to open the meeting, seconded by Director Connell. Motion carried

APPROVAL OF MINUTES

The meeting minutes of December 15, 2025 were presented for review and approval. After a short discussion, on a motion made by Director Salguero and seconded by Director Sklar 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 Salguero to approve the expenditures in the amount of \$13,166.42. Motion carried.

SHFD REQUEST

Chair Sirota discussed the request from the Sleepy Hollow Fire Department to use the East Parcel lot on May 16, 2026 for the 150th Anniversary Parade. LDC requests to insurance coverage is provided. Board approved the request.

CONSULTANT REPORT

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

East Parcel:

- Shawns Lawns completed fencing, raised intersection & crosswalks.
- Several punch list items remain including, signing/stripping, lighting service connection, testing of water main, pavement adjustments, and demobilization.

- Woodard & Curran revising 60-90% plans based on LDC Comments, GMP still pending but approximately \$3m.
- Sage & Coombe to submit formal proposal for DPW back of House Project including additional design for new wall/slope under senior center. Additional quotes to be solicited based on scope developed by S&C.
- 193 Beekman: Site Screening and Geotech Reports Pending from Developer, Developer has engaged architect and plans submission to LDC/Planning board by 1/8.

64-68 Beekman: RFEI under review prior to advertisement.

Appraisals: East Parcel Update Appraisal: Draft received and under review for accuracy.

Grants:

- Jennie Nolon to attend Jan 26th Meeting to begin strategic planning for 2026 Grants.
- \$1.58M ESD Grant (for Phase 1 & 2 Projects) progressing through ESD Board. Jan 15th meeting followed by public hearing.
- \$2.4M LWRP Grant (for Street lighting, parking, Promenade, Courts) Reimbursement #1, approx. \$850k, approved by LWRP Project Manager. Next reimbursement request and processed following receipt of Request #1. Subsequent requests to be submitted in parallel.

Design-Build Project Construction:

- \$2M CSC Grant (for DPW) \$300k reimbursement pending DEC review of project documentation. Subsequent requests to be submitted in parallel DPW Back of House Project Construction.
- \$400k ProHousing Grant (for Park Extension) to be added to Woodard & Curran via Change order or advertised via RFP.

At approximately 8:10 p.m., upon a motion by Director Connell, and seconded by Director Sklar the Board entered into Executive Session to discuss litigation. Motion carried.

At approximately 9:40 p.m., upon a motion by Director Sirota and seconded by Director Sklar the Board exited Executive Session. Motion carried. No action was taken during the Executive Session.

At approximately 9:41 p.m., upon a motion by Director Sirota and seconded by Director Sklar the meeting was adjourned. Motion carried.

The next regular meeting will be on January 26, 2026, at 7:00 p.m.

Respectfully submitted,



Joan Bucci
Assistant Secretary