

**Sleepy Hollow Local Development Corporation
Regular Board Meeting Minutes
Monday, February 2, 2026**

A meeting of the Sleepy Hollow Local Development Corporation (“Corporation”) was held on Monday, February 2, 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
Jennie Nolon, Pace Land Use Law Center

In Attendance: Members of the Public

At 7:04pm Chair Sirota moved to open the meeting, seconded by Director Connell. Motion carried

APPROVAL OF MINUTES

The meeting minutes of January 5, 2026 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 Schmidt and seconded by Director Connell to approve the expenditures in the amount of \$26,079.49. Motion carried.

DISCUSSION:

Jennie Nolon, Grant Writer, Pace Land Use Law Center, has worked with the LDC since 2018. Grant Awards received to date total over \$14 million. This past year Jennie assisted the LDC in applying for several grants, with one successful award for \$600,000 through the Water Quality Improvement Program for a Salt Shed; and one application pending through the Local Waterfront Revitalization Program for a multipurpose field. One unsuccessful application from the current grant cycle was for an existing DPW area study on River Street (Jennie recommends resubmitting next year). As part of a contract extension with Jennie and Pace Land Use Law Center, the LDCs future grant strategy will be to target funding for the Continental Street Bridge, pedestrian bridge rehabilitation, green infrastructure and other flood plain improvements, recreational trail connections, and strategic planning for the existing DPW area.

CONSULTANT REPORT

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

Grants:

- \$1.58M ESD Grant (for Phase 1 & 2 Projects) project approved by ESD Board. Public Hearing on Feb 13th then Public Authorities Control Board Approval on Feb 18th. Grant Disbursement Agreement to follow in March.
- \$2.4M LWRP Grant (for Street lighting, parking, Promenade, Courts) Reimbursement #1. approx. \$850k passed to Fiscal Dept for processing. Reimbursement anticipated late February/Early March.
- \$600k WQIP Grant (for Salt Shed) awarded. Grant contract paperwork pending form DEC.

East Parcel:

- Minimal work completed before January Snowstorm. Several items cannot be completed due to snow/cold weather. WSP & Shawns Lawns working towards project closeout for completed work and schedule to complete remaining work/punchlist in the spring. Street lighting still pending ConEd scheduling service connection work.
- Opening Strategy for new road discussed with DPW/Police: Full opening of roadway and sidewalks in April/May following completion of phase 2 work and project closeout. Village must formally name new roadway (Clinton Extension) for DPW to install street name signs. Public dedication can potentially be coordinated with firemans parade in May. Roadways and sidewalks to be opened 24-7 but connection between Continental and Devries to be opened Dawn to Dusk only. Additional fencing to close off stockpiled fill to be installed for public safety.

Woodard & Curran preparing concept plan and estimate for additional ProHousing Grant Scope in addition to GMP for Promenade/Skatepark/Courts project. GMP will include Alt-Deducts for potential cost reductions to the overall project.

Sage & Coombe to submit formal proposal for DPW back of House Project including additional design/redesign of features to minimize impacts of slope under senior center. Proposal to include Value engineering of salt shed and covered vehicle storage building.

193 Beekman: Developer has presented to Planning Board and is seeking to get on the Village Boards agenda to initiate the Floating Zone/SEQRA Process.

64-68 Beekman: RFEI advertised on Village Website, NYS Contract Reporter and pushed to local Developers on 1/28. RFIs due Feb 25th.

3 proposals received from SDVOB firms for design/estimate work related to site cleanup. Each form will be asked to clarify fee/task breakdowns and submit BAFO.

100College Bond Issuance: Target closing date pushed to Feb 18th assuming 15 day notice posted on Feb 3rd.

HHV Dredge Project: HHV to submit Permit Plans to LDC for review/Comment within 2 weeks prior to submission to permitting agencies.

East Parcel Tree Plantings: Site visit to be coordinated for late Feb/Early March with Peter Strom/Suzanne Jones to identify locations for tree plantings along recently completed roadway extension. Village has surplus trees that were not planted last spring that can be used.

At approximately 9:01p.m., upon a motion by Director Connell, and seconded by Director Sklar the Board entered into Executive Session to discuss legal issues and contract negotiations. Motion carried.

At approximately 9:36 p.m., upon a motion by Director Connell and seconded by Chair Sirota the Board exited Executive Session. Motion carried. No action was taken during the Executive Session.

At approximately 9:37 p.m., upon a motion by Chair Sirota and seconded by Director Connell the meeting was adjourned. Motion carried.

The next regular meeting will be on February 23, 2026, at 7:00 p.m.

Respectfully submitted,



Joan Bucci

Assistant Secretary