

Meeting date: 12/16/2024
Resolution #: 12/19/2024

SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION

A regular meeting of the Sleepy Hollow Local Development Corporation (the “Corporation”) was convened on December 16, 2024 at 7:00 p.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 12-19-2024

RESOLUTION OF THE CORPORATION (i) AUTHORIZING THE ACQUISITION OF 64-68 BEEKMAN AVENUE (THE “PROPERTY”) FOR FUTURE REDEVELOPMENT PURPOSES (THE “PURCHASE”, AS MORE PARTICULARLY DEFINED HEREIN), (ii) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”) IN CONNECTION WITH THE PURCHASE OF THE PROPERTY, AND (iii) AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS IN CONNECTION WITH THE PURCHASE OF THE PROPERTY

WHEREAS, the Corporation is a not-for-profit local development corporation duly established under Section 1411 of the Not-for-Profit Corporation Law of the State of New York (“N-PCL”) and a “local authority” under Section 2 of the Public Authorities Law of the State of New York (the “PAL”), created pursuant to a Certificate of Incorporation filed on September 18, 2014 for the charitable and public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, improving and maintaining job opportunities, lessening the burdens of government and acting in the public interest; and

WHEREAS, the Corporation desires to undertake the purchase of two (2) vacant lots located at 64-68 Beekman Avenue in the Village of Sleepy Hollow (the “Property”) for future redevelopment purposes (herein, the “Purchase”); and

WHEREAS, the Corporation has negotiated a Purchase and Sale Agreement (the “PSA”) with Viewpoint Realty Corporation (the “Seller”, as current owner of the Property), whereby the Corporation will acquire the Property for \$875,000.00 following the satisfaction of certain contingencies, as defined within the PSA, a copy of which has been set before this meeting; and

WHEREAS, the Corporation has identified the Purchase as an “Unlisted Action” pursuant to the State Environmental Quality Review Act, as codified under Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, “SEQRA”), and has prepared a related Environmental Assessment Form (“EAF”), attached hereto as **Exhibit A**; and

WHEREAS, the Corporation desires to authorize: (i) the Purchase of the property from the Seller for the amount of \$875,000; (ii) the execution of the PSA in substantially the form set before this meeting; (iii) upon satisfaction of the terms of the PSA, the acquisition of the Property pursuant to one or more deeds and related documents; and (iv) the adoption of SEQRA findings in connection with the foregoing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPORATION AS FOLLOWS:

Section 1. Based upon a review of the EAF and related documents relating to the Property and proposed Purchase, the Corporation hereby finds that (i) the Purchase will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Purchase will not have a “significant effect on the environment” (as such quoted term is defined under SEQRA); and (iii) no “environmental impact statement” (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes the adoption by the Corporation of a negative declaration (as such quoted terms are defined under SEQRA) for purposes of SEQRA. No further review or action is required pursuant to SEQRA with respect to the Purchase.

Section 2. The Corporation hereby authorizes: (i) the Purchase of the property from the Seller for the amount of \$875,000; (ii) the execution of the PSA in substantially the form set before this meeting; (iii) upon satisfaction of the terms of the PSA, the acquisition of the Property pursuant to one or more deeds and related documents (the “Documents”, including such transfer forms and such affidavits as may be necessary to acquire insurable title from the Seller.

Section 3. The Corporation hereby authorizes the Executive Director and/or Chairman to execute the PSA and the Documents, and the officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Corporation.

Section 4. This Resolution shall take effect immediately.

Dated: December 16, 2024

On motion duly made by Director Connell and seconded by Director Sirota, the forgoing resolution was placed before the Board of Directors of the Corporation and voted:

	Aye	Nay	Abstain	Absent
Michael Dawley	X			
Teresa Oeste-Villavieja	X			
Lauren Connell	X			
Paul Baffico	X			
Benjamin Sirota	X			

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

I, the undersigned Acting Secretary of the Sleepy Hollow Local Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Sleepy Hollow Local Development Corporation (the “Corporation”), including the resolution contained therein, held on December 16, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Corporation present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 10 day of January, 2025.



Acting Secretary

[SEAL]

EXHIBIT A
SEQRA MATERIALS