

Meeting date: 06/30/2025

Resolution #: 06/08/2025

RESOLUTION OF THE CORPORATION (i) AUTHORIZING THE PROVISION OF A PARKING EASEMENT TO THE VILLAGE OF SLEEPY HOLLOW (THE “VILLAGE”) FOR CORPORATION-OWNED PROPERTY AT OF 64-68 BEEKMAN AVENUE (THE “PROPERTY”) IN CONNECTION WITH A CERTAIN PROJECT (THE “PROJECT”), AS MORE PARTICULARLY DESCRIBED HEREIN (ii) RATIFYING THE VILLAGE’S FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”) WITH RESPECT TO THE PROJECT, AND (iii) AUTHORIZING THE PURSUIT OF CERTAIN ACCESS EASEMENT RIGHTS RELATING TO THE PROPERTY, ALONG WITH UNDERTAKING CERTAIN PLANNING, DESIGN AND PRELIMINARY DEVELOPMENT ACTIVITIES WITH RESPECT TO THE PROJECT.

A regular meeting of the Sleepy Hollow Local Development Corporation (the “Corporation”) was convened on June 30, 2025 at 7:00 p.m.

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

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 previously undertook the purchase of two (2) vacant lots located at 64-68 Beekman Avenue in the Village of Sleepy Hollow (the “Property”, being more particularly described as 64-68 Beekman Avenue and TMID Nos. 115.11-5-14 – 0.138 acre, and 115.11-5-13 – 0.07 acre) for future redevelopment purposes (herein, the “Acquisition”); and

WHEREAS, the Acquisition was undertaken by the Corporation pursuant to a Purchase and Sale Agreement (the “PSA”) with Viewpoint Realty Corporation (the “Seller”), whereby the Corporation acquired fee title to the Property for \$875,000.00, which was paid for by the Corporation with fund balance, and in part certain reimbursed costs for expenditures associated with the Corporation’s East Parcel Development Project (the “Reimbursements”, totaling \$430,047.06); and

WHEREAS, Village of Sleepy Hollow Village Board (the “Village Board”) previously identified the Property as underutilized and a blighting influence for this portion of Beekman Avenue requiring redevelopment, and prior to the Corporation facilitating the comprehensive redevelopment of the Property into a potential mixed use commercial and housing development

consistent with the Village's Comprehensive Plan, the Village previously applied for and has been awarded grant funding from New York State through the State's Restore NY grant program (the "Grant") to assist in the stabilization and cleanup of the Property, which shall include cleaning, grading, and the installation of temporary parking improvements, sidewalks, ramps, railings and signage (herein, the "Project"); and

WHEREAS, in furtherance of the Project, it is contemplated that Corporation will grant to the Village a permanent easement for access and parking rights (the "Parking Easement"), and pursuant to such Parking Easement, and with funding support provided through the Grant, the Village will undertake the Project and assume operating and maintenance obligations relative to the Property; and

WHEREAS, in furtherance of the Project, the Village and SHLDC also further contemplate acquiring vehicular access rights to the Property, which may include a surface easement from North Washington Street across two adjacent properties known as 60 and 62 Beekman Avenue (herein, the "Access Easement"); and

WHEREAS, the Village and SHLDC contemplate either jointly or individually acquiring the Access Easement in furtherance of the Project; and

WHEREAS, by resolution adopted June 24, 2025, the Village reviewed the proposed Project as lead agency 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 upon review of an Environmental Assessment Form ("EAF"), adopted a Negative Declaration relating to the Project, including (i) the Corporation's transfer of the Parking Easement to the Village, (ii) the Village's construction and operation of the proposed Project, and (iii) the acquisition of the Access Easement; and

WHEREAS, the Corporation desires to authorize: (i) the provision of the Parking Easement to the Village, in substantially the form set before this meeting; (ii) the pursuit of the Access Easement; (iii) undertaking certain preliminary planning, design and related development activities with respect to the Project; and (iv) the ratification of the Village's 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 Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project 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 ratification by the Corporation of the Village's adoption 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 Project.

Section 2. The Corporation hereby authorizes the provision of the Parking Easement to the Village in substantially the form set before this meeting, such Parking Easement being provided by the Corporation to the Village in consideration of the Reimbursements and such other consideration to be provided by the Corporation to the Village in connection with the Project, including the acquisition of the Access Easement and the provision of other preliminary planning, design, and other development undertakings to be undertaken by the Corporation in furtherance of the Project.

Section 3. The Corporation hereby authorizes the Executive Director and/or Chairman to execute the Parking Easement, 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. The Corporation further authorizes the direct and/or joint offer to acquire the Access Easement, with such final terms of acquisition to be approved by the Corporation if and once confirmed.

Section 5. This Resolution shall take effect immediately.

On motion duly made by Director Oeste-Villavieja and seconded by Director Sklar, 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
Erica Schmidt				X
Benjamin Sklar	X			
Benjamin Sirota	X			

Motion carried 4-0.

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 June 30, 2025, 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 1st day of July, 2025.


Acting Secretary

[SEAL]

EXHIBIT A
SEQRA MATERIALS

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

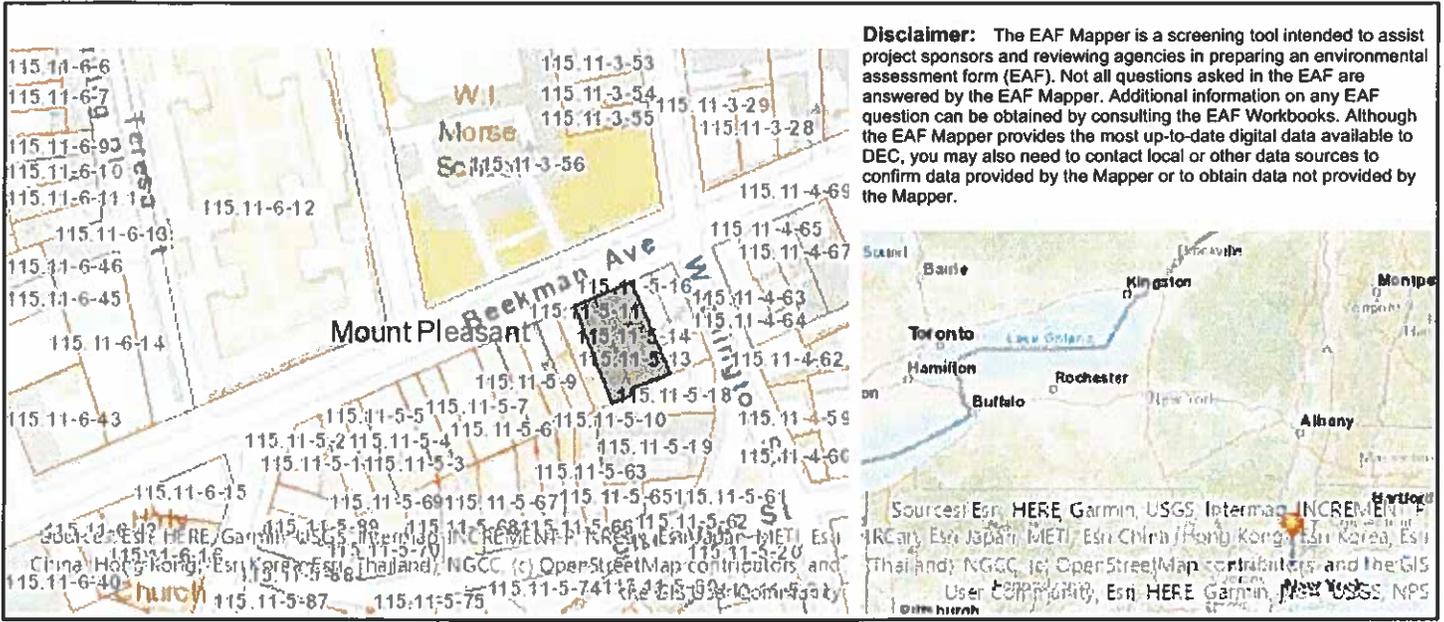
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Development of 64-68 Beekman Avenue for municipal parking purposes			
Project Location (describe, and attach a location map): 64-68 Beekman Avenue, Sleepy Hollow, NY 10591			
Brief Description of Proposed Action: General clean up of the Project Site including removal of debris, leveling of the site and placement of approximately six inches of grave. Contractor work will include: Cutting/Capping existing utilities behind sidewalk on Beekman Avenue, installation of guardrails/bollards, replace fencing/barrier at sidewalk, concrete repairs at existing foundation, installation of parking stops/parking signs/traffic signage, creation of ADA access to Beekman Avenue (wooden stair/ramp) and provision of site lighting. Acquisition of easement to North Washington Street.			
Name of Applicant or Sponsor: Village of Sleepy Hollow c/o Anthony Giaccio, Village Administrator		Telephone: 914-366-5100 E-Mail: agiaccio@sleepyhollowny.gov	
Address: 28 Beekman Avenue			
City/PO: Sleepy Hollow		State: NY	Zip Code: 10591
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Restore NY Grant Funding			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.208+/- acres b. Total acreage to be physically disturbed? _____ 0.208+/- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.208+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?*	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	

* Project site is not within a historic district. Nearby eligible buildings include 28 Beekman Avenue, Morse School and the Van Tassel Building. Archaeologically sensitive sites located Philipsburg Manor. See attached.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No contamination on site. Nearby Brownfield Cleanup program at Former GM N. Tarrytown West and East Parcels (NYSDEC Site# C360070) Andrews Lane (#E36002) Duracell (#360011) (NYS Environmental Remediation Database)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Village of Sleepy Hollow</u> _____ Date: 6-5-25		
Signature: _____  Title: <u>Planning Consultant to the Village</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Westchester County | Run Protected Area... | Town of Newburgh... | Tarrytown NY | Women's Ice Hockey... | Sleepy Hollow NY | Home Page - Town... | Basketball Sports | Village of Dobbs Fe... | Parent Portal | (14) More to go >

CRIS
[HOME](#) [SUBMIT](#) [SEARCH](#) [COMMUNICATE](#)

Criteria: Spatial | **Results**

Projects (3)

Zoom	Project Number	Project Name	Status
	16PR02636	Beekman Avenue Street L...	Closed
	22PR08769	2022 Capital Project Ligh...	Closed
	24PR01908	Morse Addition and Ren...	Closed

Download Results

USM Building Points (View)

- Eligible
- Listed
- Not Eligible
- Not Eligible - Demolished
- Undetermined

Survey Building Areas (View)

USM Building Points (View)

Map labels: Washington St, Chestnut St, Green Ave, St. Thomas's R.C. Church, Holy Cross Church, 16 LaSalle, 12 LaSalle, 10 LaSalle, 8 LaSalle, 6 LaSalle, 4 LaSalle, 2 LaSalle, 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St.

Supplement to EAF Question
 #12 Historic/Archeological