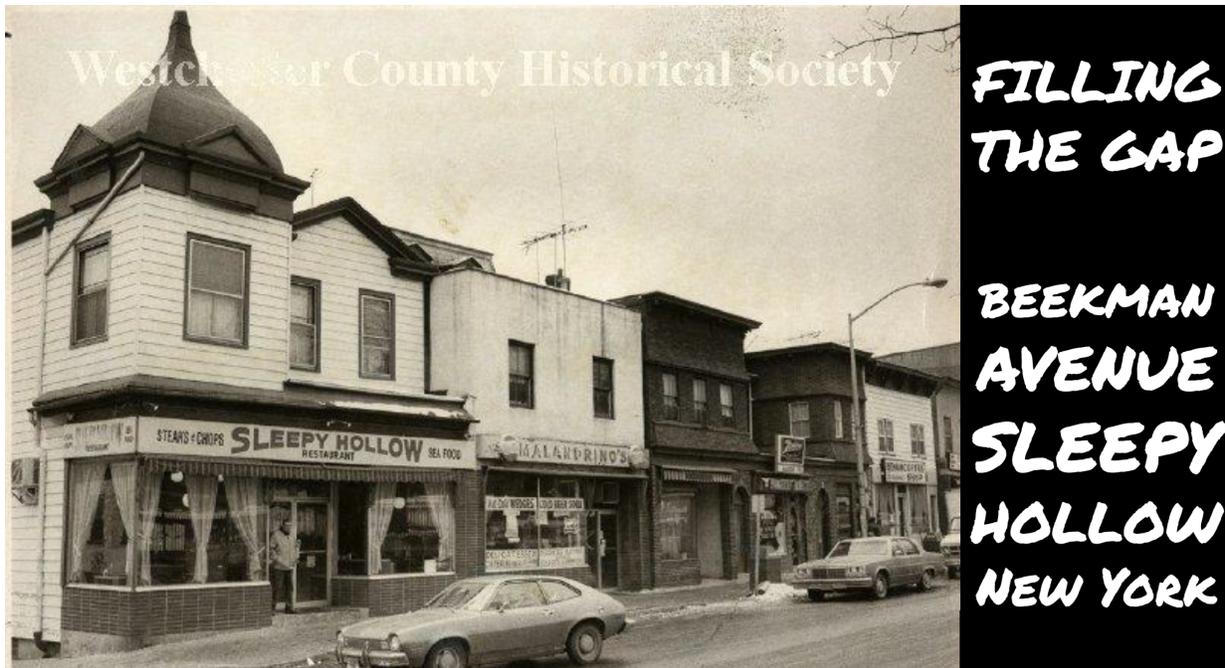




Request for Expression of Interest
64-68 Beekman Avenue
Sleepy Hollow, New York

| | |
|--------------------------|---|
| Date Issued: | January 28, 2026 |
| Issued for: | 64-68 Beekman Avenue Tax Parcel IDs.: 115.11-5-14; 115.11-5-13 |
| By: | Sleepy Hollow Local Development Corporation 28 Beekman Avenue Sleepy Hollow, New York 10591 |
| Technical Questions Due: | February 25, 2026, 5:00 PM |
| Submission Deadline: | March 25, 2026, 12:00 PM |
| Contact: | Anthony Giaccio, CEO |
| Email: | agiaccio@villageofsleepyhollow.org |
| Phone | (914) 366-5105 |



Request for Expressions of Interest (RFEI)

1. Introduction

The Sleepy Hollow Local Development Corporation (“SHLDC”) and the Village of Sleepy Hollow (“Village”) invite expressions of interest from qualified real estate developers (“Developer” or “Respondent”) for the redevelopment of two strategically located vacant lots at the heart of the Village’s downtown.

SHLDC and the Village are seeking an experienced Developer to submit a letter of interest (“LOI” or “Response”) along with company qualifications and a development proposal for the redevelopment of an approximately 0.21 acre assemblage of vacant properties located at 64-68 Beekman Avenue, Sleepy Hollow, New York (the “Development Site”). The development of the Development Site represents a significant opportunity to enhance local business and residential opportunities in the Village. It is SHLDC’s intent and desire to identify a development team through the RFEI process to develop the properties in a manner that achieves SHLDC’s and the Village’s goals and objectives as outlined in the Village’s Comprehensive Plan and Downtown Marketing Study.

2. Site Information

The Development Site is strategically located in the heart of downtown Sleepy Hollow with 75 feet of frontage along the Beekman Avenue commercial corridor and a below street grade level vehicle entrance opportunity from North Washington Street. The Village was recently awarded a RestoreNY grant for the cleanup of the Development Site in preparation for future redevelopment. The Village is in the process of rezoning the Development Site to a Strategic Property Redevelopment Floating Zone (the “SPR Floating Zone”). The purpose of the SPR Floating Zone is to enable the redevelopment of underutilized municipal properties so they can be returned to economically productive uses such as mixed use commercial and multi-family housing. This project site would also be eligible for additional financial assistance through the Mount Pleasant IDA including potential for a short term PILOT. Please also see [Appendix A](#) hereto.

3. General Area Description

The Village of Sleepy Hollow is located 22 miles north of midtown Manhattan on the eastern shore of the Hudson River, in central Westchester County. It is a small densely settled village of approximately 5.2 square miles and has approximately 10,200 residents. The Beekman Avenue corridor currently contains a mix of multi-family housing and mixed use properties, including neighborhood retail and restaurant uses. The Village’s intent is to integrate a mixed-use development in this area to serve as a cornerstone to the Beekman Avenue Downtown Central Business District and add to the unique river town character found in Sleepy Hollow.

The Development Site is situated on Beekman Avenue located approximately 700 feet from the intersection of Broadway (NYS Route 9) and Bedford Road (NYS Route 448) on its eastern end. Beekman Avenue is a two-way, two-lane roadway with parking on both sides of the street. Beekman Avenue, in the immediate vicinity of the Development Site, is primarily commercial in character and built-up with two and three-story retail building with apartments/offices above. Beekman Avenue turns into River Street along the Hudson River and is an industrially oriented area which has been redeveloped over the past few years with multistory apartments and condominiums offering waterfront views. These condominiums are currently selling for approximately \$800,000 to \$1,200,000. The Development Site is just on the opposite side of the railroad tracks from the former GM car manufacturing facility which has been demolished and is undergoing residential redevelopment.

North/South Broadway (U.S. Route 9) is a primary north/south traffic corridor for residents of the west side of Westchester County. This roadway provides access to the Cross

Westchester Expressway (I-287) 1.25 miles to the south, which provides either directly or by connection, access to all points within Westchester County, including the Tappan Zee/Gov. Mario M. Cuomo Bridge, New York State Thruway (Interstate 87) and the Saw Mill River Parkway. Bus service is located on Beekman Avenue, North Broadway and Wildey Street. The Tarrytown Station of the Metro North Commuter Railroad is located a half mile to the south. Commuting time to Grand Central Station in New York City is approximately 50 minutes.



Source: *CensusReporter.org*

4. Background

SHLDC purchased the Development Site in May 2025 for redevelopment for purposes of:

- Enhancing the vibrant character of the Village’s central retail corridor.
- Providing opportunities for mixed-use redevelopment (residential, commercial, community space).
- Better utilizing strategic frontage on Beekman Avenue, adjacent to shops, restaurants, and transit.
- Maintaining the historic streetscape.
- Providing additional parking for residents and visitors.
- Providing additional public benefits, which could include publicly available restrooms, a seasonal visitor center, or other similar public facilities

5. Objectives

SHLDC and Village leadership are seeking proposals that:

- Include multi-story, mixed-use facilities.
- Emphasize architectural compatibility with the surrounding historic context, informed by the images in **Appendix A**.
- Provide public parking below grade via an access driveway from North Washington Street.
- Enhance and improve the Downtown Central Business District, adding to the walkability and unique “Rivertown” character of the Village and surrounding municipalities.
- Incorporate the opportunity to expand redevelopment of adjacent blighted parcels and/or expand the development footprint through strategic acquisition.
- Leverage the grade change from north to south to increase parking availability.

6. Submission Information

SHLDC is seeking expressions of interest for the Development Site from Developers with relevant experience and qualifications and appropriate financial capability.

Responses must be submitted no later than the date and time listed on the cover page.

The response shall express the Developer’s interest in purchasing and developing the Development Site and shall include:

A. Firm Description and Relevant Development Experience

- **Respondent Name:** The name, address, URL and Federal Employer Identification Number of Developer.
- **Contact Information:** Name, title, email, telephone number of the individual who shall act as the Developer’s contact with SHLDC for further information requests and future solicitations, if any. In addition, at any time after the opening of the responses to the RFEI, the SHLDC may request additional information relating to the Developer’s qualifications and will use this individual as the point of contact for their queries.
- **Firm Description:** A brief description of the company, its lines of business, organization, mission, affiliates, location, its years in business under its present business name, and a list of previous business names used, if any. If applicable, provide a description of any specialized skills or expertise that distinguish your team for others in your field.

Provide a list of current or recent projects in which your team is engaged, including those most comparable with the Long Island Hub development.

- **Personnel:** Provide resumes/CV for key project personnel who would be responsible for implementation of the project from a supervisory or management perspective, as well as individuals who would be assigned to the project. Describe their experience in rendering the types of services demanded by the project. Information on the staffing of your proposed team of professionals (planners, architects, engineers, etc.) is encouraged.
- **References:** Provide the names, addresses, and relevant contact information of three professionals within the development industry, other than clients or former principal employees, who are qualified to comment on the quality of your team's operations. Indicate the basis of each reference's knowledge of your team.
- **Financial Capacity and Capability:** Provide a description of the financials of the Respondent (and partner entities) and financial approach to demonstrate adequate financial resources to develop the site in a manner consistent with Respondent's proposal. Provide the most recent audited financial report for each firm on your team.

The financial description shall include the Respondent's experience related to the proposed development. The Respondent shall identify and briefly describe all relevant developments by the Respondent and any affiliates, square footage, time-to-market, and other pertinent information. The Respondent shall include any experience relevant to demonstrate its experience in successfully developing sites related to proposed uses.

B. Project Concept

The Response should provide a written narrative of the respondent's vision for the Development Site, providing a sense of uses, themes and strategies that the respondent plans to employ in site redevelopment. The narrative should describe potential or proposed specific uses, potential development program sizes, and phases, if any, and the relationship of the envisioned development to the community

Development considerations to be discussed should include:

- Intended use(s), density, residential/commercial breakdown.
- Concepts for a larger scale development, including the possibility of incorporating adjacent parcels.
- Estimated scale (stories, units, sf).
- Proposed public uses (e.g. public parking, public restrooms, etc.)

C. Community & Equity Efforts

- Describe community engagement approaches.
- Highlight any proposed affordable housing components and/or workforce/community benefits.

7. Process & Timeline

| Stage | Description | Timeline |
|--------------------|---|-----------------------------|
| RFEI Issued | Village issues Request For Expression of Interest | January 28, 2026 |
| Questions Due | Questions must be submitted in writing by this date. | February 25, 2026 |
| Responses Posted | Village issues formal Response to Developer Questions | March 11, 2026 |
| LOI Due | Deadline for submissions | March 25, 2026 |
| Review & Shortlist | SHLDC & Village review | 4 weeks after due date |
| Interviews | Roundtable discussions with finalists | 4 weeks following shortlist |
| Next Steps | Information to follow, if any | TBD |

8. Development Site Information

- **Address:** 64-68 Beekman Ave
- **Description:** Approximately 0.21 acres of vacant land.
- **Tax Parcel IDs:** 115.11-5-14; 115.11-5-13
- **Additional Information:**
 - Village has been awarded \$211,500 through the RestoreNY program for site cleanup which will be completed by SHLDC.
 - Development Site is connected to municipal sewer, utilities, and has main thoroughfare frontage.

9. Contact Information and Submission Guidelines

Please address all LOIs and/or questions regarding this RFEI by email to:

Anthony Giaccio, CEO
Sleepy Hollow Local Development Corporation
Email: agiaccio@villageofsleepyhollow.org
28 Beekman Avenue
Sleepy Hollow, NY 10591
www.sleepyhollowny.gov/local-development-corporation

And to:

Sean E. McCarthy, RA
Building Inspector, Village Architect, Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591
914-366-5124
smccarthy@sleepyhollowny.gov

10. RFEI Policies, Procedures and Disclaimers

- The information provided in this RFEI is subject to change and is not binding on SHLDC.
- This RFEI is not intended, and shall not be construed, to commit SHLDC to pay any costs incurred in connection with any Response submitted during the RFEI process. The Respondent shall be solely and fully responsible for all costs associated with the development, preparation, transmittal, and submission of any material in response to this RFEI. SHLDC may request selected Respondents to present their material in person to SHLDC's representative at SHLDC offices, and the costs of such presentations shall be solely the responsibility of the Respondent. SHLDC assumes no contractual or other obligations as a result of the issuance of this RFEI, the preparation or submission of materials by a Respondent, the evaluation of materials, the Respondents conducting of presentations, or the selection of any Respondent for further negotiations. There may be no claims whatsoever for reimbursement from SHLDC or any of its consultants or agents for such costs.
- SHLDC reserves the right to amend or withdraw this RFEI at any time in the sole discretion of SHLDC. SHLDC reserves the right to request additional information from any Respondent. While SHLDC is under no obligation to contact Respondents for clarifications, it reserves the right to do so. Depending on the number and quality of the Responses received, SHLDC may elect to interview all or some of the Respondents.

- SHLDC reserves the right to reject or cancel any or all Responses or any part thereof submitted in response to this RFEI.
- SHLDC reserves the right to disqualify any Respondent whose conduct and/or Response fails to conform to the requirements of the RFEI.
- No oral response by any employee, consultant or agent of SHLDC shall be binding on SHLDC, or shall in any way constitute a commitment by SHLDC.

11. Confidentiality

All Responses submitted for SHLDC's consideration will be held in confidence unless disclosure is required by law or judicial order. However, if a fully executed contract(s) with Respondent(s) results from this RFEI, the contract(s) is subject to the New York State Freedom of Information Law (FOIL), codified at Public Officers Law Article 6. Therefore, if a Respondent believes that any information in its submission constitutes a trade secret or is otherwise information which if disclosed would cause substantial injury to the competitive position of the Respondent's enterprise and the Respondent wishes such information to be withheld if requested pursuant to FOIL, the Respondent shall include with its submission a separate letter addressed to the primary contact referenced in this RFEI, specifically identifying the page number(s), line(s) or other appropriate designation(s) containing such information, explaining in detail why such information is a trade secret or is other information which if disclosed would cause substantial injury to the competitive position of the Respondent's enterprise, and formally requesting that such information be kept confidential. Failure by a Respondent to include such a letter with its Response will constitute a waiver by the Respondent of any interest in seeking exemption of this information under Article 6 of the Public Officers' Law relating to protection of trade secrets. The proprietary nature of the information designated confidential by the Respondent may be subject to disclosure if it is requested and SHLDC deems it subject to disclosure or if ordered by a court of competent jurisdiction. A request that an entire submission be kept confidential may not be considered reasonable since a submission cannot reasonably consist of all data subject to FOIL.

Thank you for your interest and best wishes as you prepare your submission.

Village of Sleepy Hollow & Sleepy Hollow Local Development Corporation

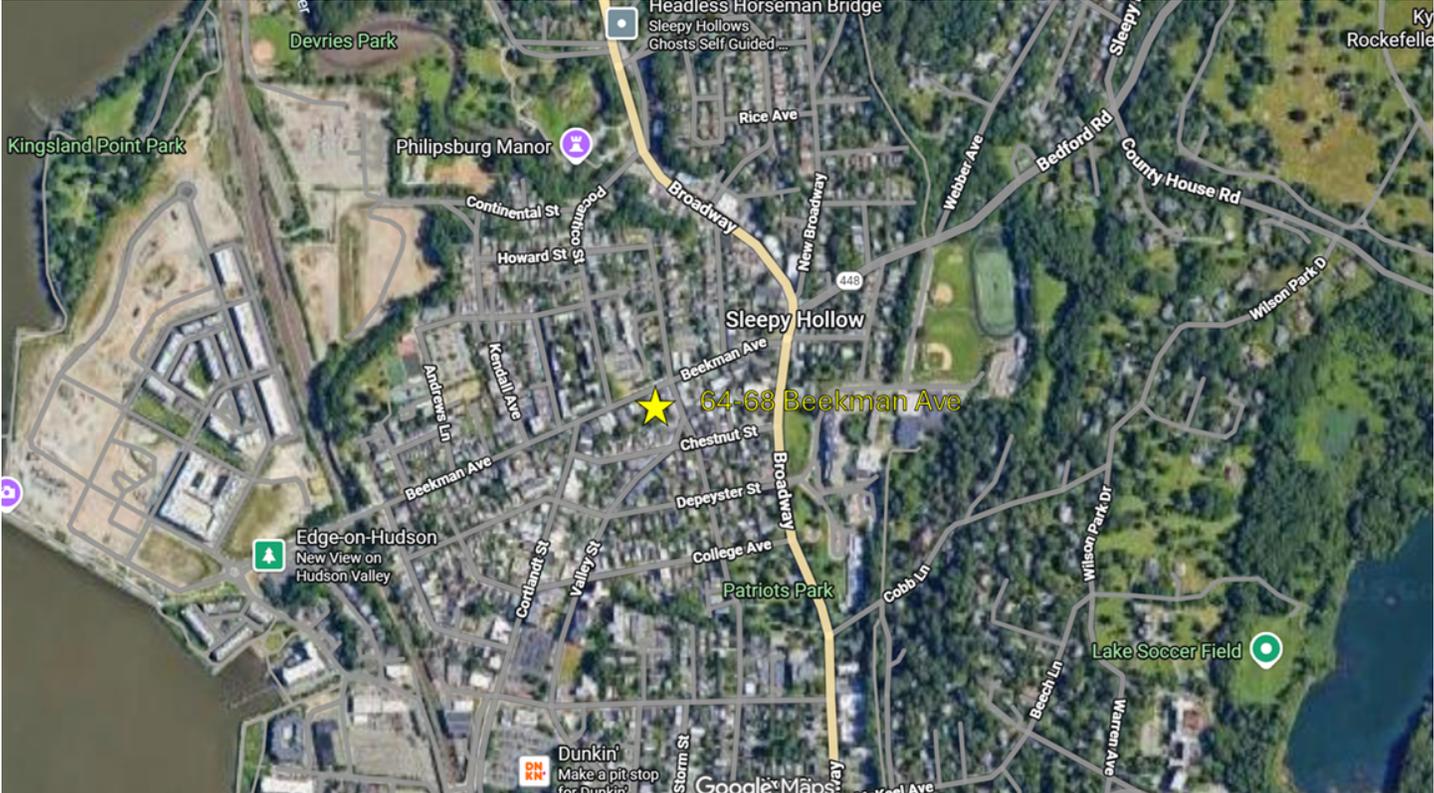
January 28, 2026

APPENDIX A

Existing Conditions:



Location Map:



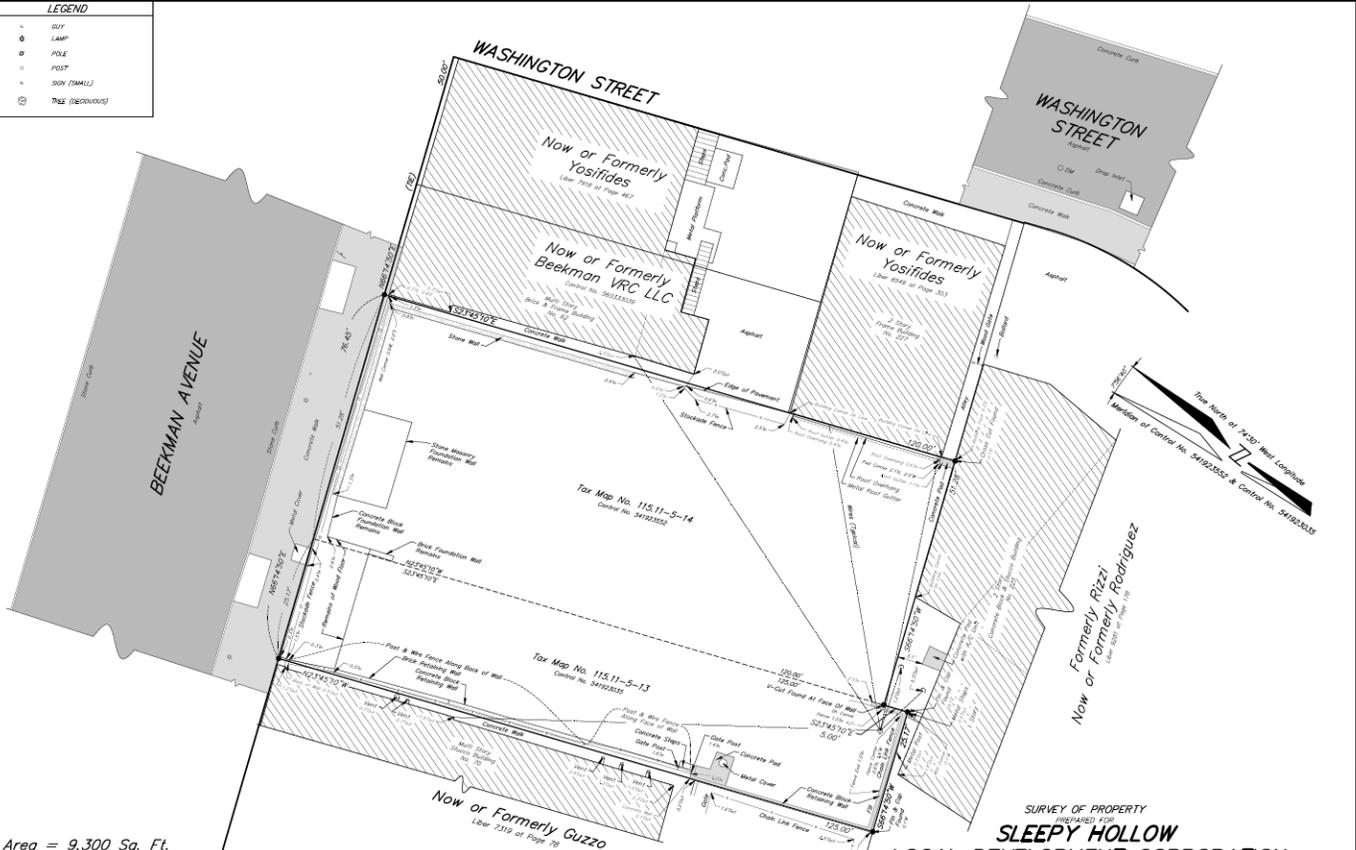
Site Boundary Survey:

GEOGRAPHIC INDEX 41-05-03.6 -73-51-60.7

LEGEND

- GUY
- LAMP
- POLE
- POST
- SIGN (SMALL)
- SIGN (LARGE)

W.G. No. 30277 Checked by DMK Drawn by DMK Spotted by DMK Closed by DMK On 04-19-2025
 LEGEND SURVEY
 W.G. No. 30277 Checked by DMK Drawn by DMK Spotted by DMK Closed by DMK On 04-19-2025
 LEGEND SURVEY



Area = 9,300 Sq. Ft.

- Notes**
- COPYRIGHT "2025" by BADEY & WATSON Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 - Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 - All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 - If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 - This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 - The premises hereon is a portion of Lot 32 and a portion of Lot 33 as shown on that certain map entitled "Map of Beekmantown" which was filed in the Westchester County Clerk's office on April 28, 1885 as Map No. 1316.
 - Revised April 18, 2025 as follows:
 - Revised property line and related data;
 - Revised certifications; and
 - Made minor map revisions.
 - Survey not brought to date.
 - Added improvements on adjoining parcel located May 19, 2025;
 - Corrected stockade fence;
 - Added additional adjoiner along Washington Street.
- Survey not otherwise brought to date.

SURVEY OF PROPERTY
SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION
 VILLAGE OF SLEEPY HOLLOW
 TOWN OF MOUNT PLEASANT
 WESTCHESTER COUNTY
 NEW YORK

SCALE 1 in. = 10 ft. MARCH 25, 2025

We hereby certify that the survey shown hereon was completed by us on March 25, 2025, that this map was prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Revised May 26, 2025. See Note 6.



BADEY & WATSON
 Surveying & Engineering, D.P.C.
 NEW YORK STATE LICENSED LAND SURVEYOR
 LICENSE No. 49789

PRINTED
 May 20, 2025
BADEY & WATSON
 Surveying & Engineering, D.P.C.

FILE No. 25-110

Basic Site Cleanup Plan:



Required Improvements:

- Remove/Repair existing foundation @ Beekman
- Remove/cut back utility stubouts
- Replace Wooden Barrier @ back of sidewalk
- Regrade lot and cover w/gravel
- Add fencing/barrier to S. boundary

Inspirational Architecture:



Inspirational Architecture Continued:

