

Sleepy Hollow Local Development Corporation Meeting

Monday, March 9, 2026 at 7:00 p.m.

AGENDA

1. Call the Meeting to Order
2. Approval of Meeting Minutes February 24, 2026
3. Approval of Expenditures
4. Approval of Resolutions
5. Consultant Report – Dan Briar, Paragon-On-Hudson LLC
6. Old Business/New Business
7. Executive Session at Call of the Chair

LDC

Date & Time Mar 9, 2026 07:00 PM Eastern Time (US and Canada)

Webinar ID 890 8378 4033

Participant ID 572332

Passcode 790872

Sleepy Hollow Local Development Corporation
Regular Board Meeting Minutes
Monday, February 24, 2026

A meeting of the Sleepy Hollow Local Development Corporation (“Corporation”) was held on Monday, February 24, 2026 at 7:00 p.m.

Present: Benjamin Sirota, Director
Lauren Connell, Director
Erica Schmidt, Director
Rod Salguero, Director

Absent: Director Ben Sklar

Staff/Consultants: Adriana Baranello, Esq., Harris Beach PLLC
Dan Briar, Paragon on Hudson, LLC

At 7:07 pm Chair Sirota moved to open the meeting, seconded by Director Salguero. Motion carried

APPROVAL OF MINUTES

The meeting minutes of February 2, 2026 were presented for review and approval. After a short discussion, on a motion made by Director Schmidt and seconded by Director Connell 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 \$16,278.44 Motion carried.

Discussion to investigate the expense of A1CS relating to Google Drive storage. Was there an increase in monthly costs related to using more storage on Google instead of Drop Box?

APPROVAL OF RESOLUTIONS

R1 - Resolution Authorizing Engagement of TGA Design Consultants, Inc.

- SDVOB consultant relating to the surveying and site engineering services at 64-68 Beekman Ave - \$12,700

R2 - Resolution Authorizing Contract Extension for Pace Law for Strategic Advising and Grant Writing Services

- Grantwriting services \$95,400

R3 - Resolution Authorizing Additional Services from Colmar Fence

- 500 linear feet of fencing (near materials stockpile in East Parcel) - \$16,400
- LDC to coordinate with DPW (Kevin Smith) on when equipment and vehicles will be moved from existing storage on North side of East Parcel to raised platform. Targeting May.

CONSULTANT REPORT

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

- No further construction work since last update.
- Con Ed scheduled to install meter and complete service connection to power street lighting this Thursday Feb. 26th, weather permitting.
- Woodard and Curran design team prepared two concept plans for the Pro-housing Grant project: both options include extension of promenade pathway to new intersection, covered pavilion, landscape and hardscape amenities. Designer is still compiling estimated cost for additional scope to be considered as change order to Promenade, Skatepark and Courts project. Some flexibility to move features around within the project area as long as all grant obligations are met.
- 193 Beekman: developer presented to Planning Board last week with updated architectural rendering of façade for mixed use building, townhome layout & renderings still being developed.
- 64-68 Beekman: RFEI. No submissions as of today (for questions), deadline is tomorrow, February 25th, 2026. Deadline to submit offers is March 25, 2026.
- Appraisal update for East Parcel (final draft) has been received.
 1. As-Is Value: \$22.5 million
 2. Prospective Value upon completion of DPW back of house and current parks projects: \$30M
 3. Prospective value upon completion of Full DPW building and current park projects: \$60.5M
- ESD Grant: Grant disbursement agreement received. Being reviewed by Harris Beach. LDC will be responsible for \$15k fee for public hearing. Then LDC submits grant reimbursement documentation and ESD performs an audit. Progress on track to see lump sum reimbursement of \$1.58 million in summer 2026.
- 100 College closing tomorrow: \$475k bond issuance fee due to LDC.
- Site visit scheduled with Peter Strom and Susan Jones for March 2nd to review tree placement in the East Parcel.

Director Connell stated AKRF is traffic flow consultant that the Village uses. Suggests considering them for new East Parcel pedestrian flow study in the East Parcel.

WEBSITE REVIEW

The Board discussed several revisions to the LDC website including: Add PARIS reporting link on left side of home page; Add menu to left side of landing page with links formerly across the top and include basic description of what the LDC does; Use both East Parcel and Sleepy Hollow Common naming convention; Bring site plan to the forefront of available links; Add link for 193 Beekman to planning board presentation; Revise Description of project on links in lieu of “Phase” nomenclature;

Change “circular” quick links on main page to be: Organization, Mission Statement, Operations & Accomplishment, Reporting.

Changes are done by whoever manages the Village website – Erica to coordinate with this person.

BUDGET REVIEW

New combined operating and capital budget presented for the next four years. LDC board members to review and make decisions on whether to include potential settlement proceeds from legal claims as well as include any other potential revenue sources for use of LDC property or other services.

PROJECT PHASING/WORKFLOW

64-68 Beekman is ready to continue forward.

Dan opined that likely will need to proceed with either DPW Back of House or Promenade/Skatepark/Courts one at a time until more funds are available from grant reimbursements etc.

Amenity payment from Edge on Hudson coming in soon, which may be available for use on DPW project.

Rod Salguero raised several issues with the Promenade design and DPW design, but based on comments around whether Tarrytown will be interested in constructing a joint DPW, the board delayed further design conversations until some direction could be received from the Village Board of Trustees.

At approximately 8:44 p.m., upon a motion by Director Connell and seconded by Director Schmidt the Board entered into Executive Session to discuss lawsuit related to the sewer claim. Motion carried.

At approximately 9:19 p.m., upon a motion by Director Connell and seconded by Director Schmidt the Board exited Executive Session. Motion carried. No action was taken during the Executive Session.

A motion to delegate Director Erica Schmidt to represent the LDC at the upcoming legal proceedings was presented by Director by Connell and seconded by Director Sirota. All present voted in favor, motion carried.

At approximately 9:19 p.m., upon a motion by Director Connell and seconded by Director Sirota the meeting was adjourned. Motion carried.

The next regular meeting will be on March 9, 2026, at 7:00 p.m.

Respectfully submitted,

Roderick Salguero, Secretary

LDC Expenditure Report for 3/9/2026				
Expenditure out of LDC/Mahopac Tompkins Bank Checking:				
Vendor	Description	Invoice #	Amount	
Advanced POS Solutions	January, February, March 2026	APS-1075	\$1,200.00	
Colmar Fence Corporation	Fencing - Deposit	1410	\$8,200.00	
A1CS	Recurring Services Email Hosting	1225105	\$129.90	
Valuation Plus, Inc.	Appraisal Services, East Parcel		\$6,500.00	
Intuit, Inc.	Payroll services		\$82.36	ACH
Harris Beach Murtha	General Corporate and Compliance	12576096	\$1,500.00	
Harris Beach Murtha	64-68 Redevelopment	12576097	\$2,449.40	
		TOTAL	\$20,061.66	