

**PUBLIC NOTICE**  
**VILLAGE OF SLEEPY HOLLOW**

**PLEASE TAKE NOTICE**, that the Zoning Board of Appeals of the Village of Sleepy Hollow will hold a Public Hearing on Wednesday, March 18, 2026, at 7:00 p.m. in the Municipal Building at 28 Beekman Avenue, Sleepy Hollow, New York, to receive comments from the public on the request submitted by SDC Lighthouse Landing Realty LLC to extend approval for area variances granted on February 19, 2025. The project includes the construction of a 42,674 square foot, three (3) story medical office building with an attached five (5) story parking structure at Block A of the Edge-on-Hudson Riverfront Development, where the following variances from Chapter 450 of the Code of the Village of Sleepy Hollow are required:

- |                              |  |          |
|------------------------------|--|----------|
| 1. Article IV, 450-20.B (5): | Riverfront Development District<br>Height and setback restrictions |          |
|                              | Maximum permitted building height                                  | 42.0 ft. |
|                              | Proposed building height   | 52.0 ft. |
| 2. Article VII, 450-41.E:    | Supplementary Regulations<br>Off-street parking and loading space. |          |
|                              | Required parking spaces  | 513      |
|                              | Proposed parking spaces  | 425      |

The properties involved in the application are located at 1 Legend Drive- DeCicco & Sons Supermarket, 3 Legend Drive- DeCicco & Sons Market Retail Building, and 5 Legend Drive- proposed Medical Office Building, are situated in the RF zoning district, and are shown on Town tax assessment maps as Section 115.10, Block 1, Lots 1.6/1, 1.6/2, and 1.6/3

A copy of the application and accompanying documents are available for review at the Department of Architecture, Land Use Development, Buildings, and Building Compliance during normal business hours or may be reviewed and downloaded from the Village's website <https://www.sleepyhollowny.gov/294/Zoning-Board-of-Appeals>

Written comments may also be sent in a manner ensuring receipt by 4:00 PM on the day of the Public Hearing by mail to the Zoning Board of Appeal, C/O Village of Sleepy Hollow, Department of Architecture, Land Use Development, Buildings and Building Compliance, 28 Beekman Avenue, Sleepy Hollow, New York 10591, or by email to [smccarthy@sleepyhollowny.gov](mailto:smccarthy@sleepyhollowny.gov).

All people are entitled to attend and be heard at this Public Hearing.

By Order of the Zoning Board of Appeals  
Village of Sleepy Hollow