Minutes of the Sleepy Hollow
Local Development Corporation

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, May 2, 2016 at 7:00 p.m. at the Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, N.Y.

Present: David Schroedel, Chairman
Michael Dawley
Ken Wray
Teresa Oeste-Villavieja
Anthony Scarpati

Also Present: Clinton Smith, Esq.
Anthony Giaccio, CEO
Joan Bucci, Acting Secretary
David Smith, Planning & Development Advisors

Meeting was called to order at 7:05 p.m. by Chair Schroedel.

APPROVAL OF MINUTES – Director Wray moved to accept as presented the minutes of the Board of Directors meeting held April 18, 2016. Motion was seconded by Director Oeste-Villavieja. Motion carried 4-0 (Director Scarpati abstained).

WSP DRAFT EAST PARCEL REDEVELOPMENT CONCEPT PLANS – David Weiss and Chris Rialle from WSP presented and discussed the following items: Project Purpose; Prior Planning Initiatives; Where We Are Now/Project Update; Next Steps. They have 3 concept plans (Concept A, Concept B; Combination of A&B) for the Board to explore (see attachments). The concepts include: utilize the space to its capacity while making it a multi-use area and include a DPW garage and recreational center; 500 parking spaces; fields (baseball, soccer); multi-use path/trail system; access from east-west and north-south; possible bridge; outdoor performance space, etc. In the audience was resident Dan Convissor who asked if there could be a bike lane on the possible bridge. He also asked if there will be a pedestrian path. David Weiss feels the steep grade and minimal shoulder of the bridge would make it hard for bikers, but a handicapped accessible pedestrian path is include in the concept plan bridge. Next will be a presentation to the Board of Trustees at the meeting on Tuesday, May 17.

REPORT ON METRO NORTH MEETING – Director Schroedel, Director Anthony Scarpati, CEO Anthony Giaccio, David Weiss, WSP and David Smith, Planning and Advisors, attended a meeting with Metro North on May 2nd. The goal was to discuss the removing of the Viaduct and what steps would be necessary in exploring a possible bridge from the East Parcel to the West. It was noted that the LDC could realize significant savings by partnering with the Edge on Hudson contractor currently working on the Beekman Avenue Bridge. This would be beneficial to share the flagmen and coordinate the outage periods with Metro North, etc. and still is possible under the current schedule for the Beekman Avenue bridge.

FILL OPERATIONS – Chair Schroedel gave an update on the fill from the Sprain Road Associates site in Yonkers. The City of Yonkers is now handling the removal of the fill, and Mr. Rogan is no longer involved.

His equipment has been removed from the East Parcel. The fill is approximately 60,000 – 100,000 cubic yards. Whether the Corporation can get the fill as negotiated with Mr. Rogan remains to be seen.

CEO Giaccio reported that Sentrale has been using the East Parcel to stock pile material related to the Village Water Tank project. That should end in the next 2 weeks. There may be some fill left, which could be used on the East Parcel if tested. The LDC is not getting the stone from this project. Sentrale still may have fill from the site of the former NYS Police barracks available, but it needs to be tested by the DEC and other details need to be worked out.

NEW BUSINESS – Director Dawley stated that he feels we need to get a project plan including a timeline for the removal of the Viaduct.

David Smith stated he spoke with the local representative of the manufacturer Morton Buildings. They did a prefab of a 16 bay facility on the Kykuit Estate. They may be a cost and time effective option for the DPW garage. It was recommended the Board visit the site at Kykuit to see the building.

Chair Schroedel reported that Metro North is resurveying the land to be subject to sale under the Temporary Rail Siding Agreement with Exclusion Option.

Director Scarpati reported on estimated costs and salvage value for the rail spurs on the East Parcel.

EXECUTIVE SESSION – Director Wray moved to go into Executive Session to discuss a personnel matter. Director Scarpati seconded. Motion was carried 5-0. Chair Schroedel left the meeting. Director Scarpati moved to go out of Executive Session. Director Dawley seconded. Motion was carried 4-0.

Director Wray moved to adjourn the meeting. Director Dawley seconded. Motion carried 4-0.

Respectfully submitted,

Joan Bucci

Joan Bucci
Acting Secretary