

**Minutes of the CAC Meeting  
December 7, 2015  
Town Hall Conference Room**

Present: Jan Andersen, Betsy Barnett, Bob Karpel, Bob Sullivan, and Joe Tansey. Dan Welsh also attended as the Town Board liaison.  
Absent: Phil DeNoia

Jan called the meeting to order at 6:05 pm.

General Items:

- No update on the septic pumpout plans
- The committee reviewed and approved the annual report. Jan will send it to the Town and Planning Boards.
- The Pound Ridge Conservation Board asked for a letter of support for a DEC grant which will support a Hudsonia habitat study. The committee agreed that we should write a letter and asked Dan to get the OK from the Town Board members meeting that night.

Planning Board Items:

- Hayes- Stein subdivision – no additional CAC comments
- Arias/Lesix resolution update – no additional CAC comments
- Wilder Balter Parters - multifamily housing – A revised plan had been submitted with a different turnaround and fewer units. Most of the CAC discussion revolved around the desire to provide connectivity to the Goldens Bridge Shopping Center to the north, not only by a bike lane but perhaps with a trail through the DEP lands. We also spoke about trails connecting to the Bedford Audubon trails to the east. Joe reported on the site walk and the perception that the proposal was carefully fitted to the site. No comment letter at this time.
- Elegant Banquets – we want to see more information about how the drainage will be handled from the new building and the parking lots, but feel that this is preliminary. No comment letter at this time.
- Todd Farm – no information provided, no CAC comment.
- Sandler demolition - no CAC comment.
- Cingular / Verizon extension of time - no CAC comment.

Other topics:

- ZBA report – Large accessory building discussion. Also discussion of town code for accessory building with no primary building on lot, but with an owner and house on an adjacent or parcel across the street. Question on power, septic, and water. Question on whether there is a way to tie them for future sales.
- OSPAC Report – Joe was asked to take the Wilder Balder trail discussion to OSAPC.
- We reviewed the tentative 2016 meeting dates, pending the release of the planning board dates.

After the exchange of warm holiday wishes, the meeting adjourned at 7:25 pm. Our next meeting is Monday, January 4, 2016.

CAC meeting dates for 2016, pending Planning Board calendar: are planned for the first Monday of the month except as noted:

Jan 4, Feb 1, Mar 7, April 4, May 2, June 6, July 11 (second Monday), August 1, Sept 12 (second Monday), Oct 3?, Nov 7, Dec 5