

Town of East Hampton
**Planning and Zoning
Commission**
Regular Meeting June 1, 2022
Town Hall, Eaton Smith Council
Chambers Room #107 and Virtual
Meeting

MINUTES

1. Call to Order and Seating of Alternates:

Chairman Zatorski called the meeting to order at 7:00 p.m.

Present: Chairman Zatorski, Regular Members: Vice-Chairman Kuhr, Meg Wright, Jim Sennett, Rowland Rux, Angelus Tammaro, and Roy Gauthier

Alternate Members: Mike Kowalczyk

Zoning Official Jeremy DeCarli.

Absent: Ted Hintz, Jr.

Chairman Zatorski seated Mike Kowalczyk

2. Approval of Minutes:

A. May 4, 2022 Regular Meeting: Vice-Chairman Kuhr made a motion to accept the minutes as written. Mr. Rux seconded the motion. *Vote: 6-Yes; 0-No; 1 Abstention (Mr. Gauthier)*

3. Communications, Liaison Reports and Public Comments: Mr. Sennett attended the ZBA meeting May 9, 2022 and reported a public hearing is to be held on Application ZBA-22-002: Atlantis Marketing, 1 Colchester Ave., 5 Colchester Ave., and 157 Main St., for a variance to increase lot coverage from 30.4% to 36.9% and reconstruction and expansion of legal non-conforming uses in the R-2 zone has been continued to June 1, 2022. The following Commission Members did not have anything to report: Vice-Chairman Kuhr, Chairman Zatorski, Ms. Wright, Mr. Tammaro, Mr. Kowalczyk, Mr. Rux and Mr. Gauthier.

4. Read Legal Notice for May 4, 2022: Mrs. Guiliano read the legal notice.

5. Public Hearings for June 1, 2022:

A. PZC-22-006: James Marino, 27 Salmon Run for 2 lot Subdivision Map 35/ Block 95/ Lot 7/ 51. Adam Dawidowicz, Project Manager, KOR Enterprises, LLC, 56 Tartia Rd. presented proposed plans to subdivide 2 lots and build two houses. Chairman Zatorski asked if there were favorable comments from Chatham Health Department and Mr. DeCarli replied yes. Mr. Sennett expressed concern with the number of lots. Mr. DeCarli explained the yield plan was previously accepted and anticipates Deer Meadow to be accepted by the Town later this year or early next year. Mr. DeCarli explained the original subdivision was approved in 2007 and an extension was issued back in 2016. Chairman Zatorski asked for public comments at this time. Gary Beck, 28 Salmon Run asked why the lot is able to be subdivided again. Chairman Zatorski replied the original subdivision allowed for 62 lots and several lots were oversized with the intention of

having the ability to subdivide at a later date and this subdivision will bring the parcel count to 58 lots. Mr. Beck asked how long does the permit exist for the construction debris pile. Mr. DeCarli replied the developers are aware of the pile and the permit expires later this summer. Mr. DeCarli explained Salmon Run has already been accepted and they can re-subdivided on an already accepted public street. Mr. Beck expressed concern with the stockpile of soil on the lot. Mr. DeCarli explained he has discussed the issue with the developer and he is in the process of removing the material and cannot develop the lot with it there. Chairman Zatorski asked where the pile was located and who owns it. Mr. DeCarli explained it is stock pile from when Deer Meadow was constructed and noted the developer is aware that drainage needs to be cleaned along Salmon Run. Chairman Zatorski asked for the time schedule for leveling the lot and removing debris from the lot. Mr. Dawidowicz explained the developer has started removing the soil, is currently finishing two lots and these are the next two lots he will start excavating. Mr. Beck asked what the size of the structure will be as he is concerned with lowering property values. Mr. Dawidowicz replied he believes the house size is similar to others in neighborhood about 2600-300SF. Chairman Zatorski asked if there were any proposed building plans for the homes. Mr. DeCarli replied he believes the subdivision may have a minimum house size associated with deed restrictions. Mr. Sennett asked how many lots currently were approved as the yield was 62. Chairman Zatorski replied 57 and this re-subdivision would bring overall parcel count to 58. Mr. Sennett expressed concern with two entrances into subdivision and believed the entrance was to be stopped 100ft in. Mr. DeCarli replied the subdivision was previously approved. Mr. Rux asked if it was a conservation subdivision. Mr. DeCarli replied it is an open space subdivision. Vice-Chairman made a motion to close the public hearing for Application PZC-22-006: James Marino, 27 Salmon Run for 2 lot Subdivision Map 35/ Block 95/ Lot 7/ 51. The motion was seconded by Mr. Rux. Chairman Zatorski looked for a motion to approve Application PZC-22-006: James Marino, 27 Salmon Run for 2 lot Subdivision Map 35/ Block 95/ Lot 7/ 51 for the following reasons: it meets our regulations and meets the plan for Salmon Run Estates. With the following conditions: Town Staff be contacted prior to the start of construction, all erosion and sedimentation controls are put into place, construction debris and stored soils are removed from lot by the end of September 2022, Town Staff be contacted by the close of construction and the Town Staff reviews erosion and sedimentation controls for the soil if it remains on subdivision. Vice-Chairman Kuhr made a motion to recognize map dated April 17, 2022 project 22-006 and approve the application. Mr. Rux seconded the motion. 6-Yes; 1-No (*Mr. Sennett*)

- B. PZC-22-007: Carrie Sue Clausi, 124 Tartia Road, for 2 Subdivision Map 27/ Block 54/ Lot 7.** Frank Magnotta, Engineer representing Ms. Clausi presented proposed plans to subdivide 2 lots on a 19-acre parcel on Town Farm Road and Tartia Road creating 2.2 acre and 17-acre lot. Mr. Magnotta stated they have Chatham Health District approval. Mr. Magnotta explained there are no wetlands associated with the 2.2-acre lot and there is a small detention basin to address storm water runoff. Mr. Magnotta briefly explained proposed site plans. Mr. Magnotta stated the property has wetlands that are flagged on the site plan and no activity will be in 100ft regulated area. Vice-Chairman Kuhr asked if the wetlands regulated area was 200ft. and Mr. DeCarli replied 100ft. Vice-Chairman

Kuhr asked for the leaching field location and Mr. Magnotta explained it is outside the 100ft regulated area in an open field. Vice-Chairman Kuhr asked for clarification on wetland locations and Mr. Magnotta showed him location on sitemap. Chairman Zatorski asked for public comments at this time. Joan Norwood, 30 Town Farm Road asked how many houses are planned and asked for clarification on which road. Mr. Magnotta replied two homes and replied it is on the corner of Tartia Road and Town Farm Road. Mr. Rux asked if there were any open space originally with subdivision and Mr. Magnotta replied it was not a requirement. Vice-Chairman Kuhr made a motion to close the public hearing for Application PZC-22-007: Carrie Sue Clausi, 124 Tartia Road, for 2 Subdivision Map 27/ Block 54/ Lot 7. The motion was seconded by Mr. Tammaro. Chairman Zatorski looked for a motion to approve Application PZC-22-007: Carrie Sue Clausi, 124 Tartia Road, for 2 Subdivision Map 27/ Block 54/ Lot 7 for the following reasons: Chatham Health Department has approved and it meets our regulations. With the following conditions: Town Staff be notified prior to the start of construction, all erosion and sedimentation controls be in place prior to the start of construction, and at the end of construction Town Staff be notified. Vice-Chairman Kuhr made a motion to recognize the record subdivision map dated May 13, 2022 and approve application. Ms. Wright seconded the motion. **7-Yes; 0-No**

6. New Business: None

7. Old Business: Updates to Zoning Regulations to comply with PA 21-29: Chairman Zatorski explained Mr. DeCarli provided updates to articles 1-6 of the zoning regulations and will provide updated articles 7-9 at the next meeting. Chairman Zatorski discussed information in packet provided by Mr. DeCarli including defining the term character, information on fair housing act and handicap accessibility.

8. Planner's Report – Chairman Zatorski explained the Town Council will hold a public hearing on June 14, 2022 to discuss cannabis use and The RiverCOG along with their consultants will present the draft Regional Housing Plan. Chairman Zatorski briefly explained the affordable housing plan and encouraged Commission Members to attend. Chairman Zatorski discussed ZBA will continue a public hearing on June 13 and Lakeside Bar and Grill has begun work on outdoor seating and if their intention is to provide music they were informed to provide an application to the Commission.

9. Set Public Hearing(s) for July 6, 2022 – None

10. Adjournment – Ms. Wright made a motion to adjourn at 7:43 p.m., seconded by Mr. Tammaro. The vote was unanimous in favor. **Vote: 7-Yes; 0-No**

Respectfully submitted,



Cheryl Guiliano
Recording Secretary