

Town of East Hampton  
**Planning and Zoning  
Commission**  
Regular Meeting August 2, 2023  
Town Hall and Virtual Meeting

**MINUTES**

**1. Call to Order and Seating of Alternates:**

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

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

Alternate Members: Mike Kowalczyk and Matthew Walton

Zoning Official Jeremy DeCarli

Absent: Roy Gauthier and Ted Hintz, Jr

Chairman Kuhr seated Mr. Kowalczyk and Mr. Walton

**2. Approval of Minutes:**

A. **July 5, 2023 Regular Meeting:** Vice-Chairman Zatorski made a motion to approve the minutes as presented. Ms. Wright seconded the motion. *Vote: 7-Yes; 0-No*

**3. Communications, Liaison Reports and Public Comments:** The following Commission Members did not have anything to report: Mr. Tammaro, Vice-Chairman Zatorski, Ms. Wright, Mr. Walton and Mr. Kowalczyk. Chairman Kuhr asked for public comments at this time. There were no public comments.

**4. Read Legal Notice for August 2, 2023:**

**5. Public Hearings for August 2, 2023:**

A. **PZC-23-012: Michael Bakaj, 37 South Main Street, a 22-lot (33 units) HOD subdivision in existing HOD Zone, Map 20 Block 51/ Lot 27.** Mark Reynolds, Professional Engineer, 63 Norwich Avenue, Colchester, provided updates to plans based on comments received. Mr. Reynolds explained they removed proposed plans for a basketball court. Mr. Reynolds explained plans for a walking trail instead and provided location. Mr. Reynolds noted new proposed location of 10,000-gallon cistern after comments received from the Fire Marshal. Mr. Reynolds explained he is working on the affordability plan and asked to continue the public hearing. Mr. Tammaro asked for clarification regarding street standards. Mr. DeCarli discussed road width requirements required in relation to numbers of parcels and will receive comments from Public Works Director. Mr. Tammaro asked if it would impact open space calculations. Mr. DeCarli explained the right of way is 50ft regardless and does not affect open space. Mr. Reynolds stated the proposed road is low volume, would like to see a narrow road and noted proposed sidewalk. Mr. DeCarli further provided benefits for a narrow road. Mr. Sennett asked for Fire Marshal comments regarding road width. Mr. DeCarli replied the Fire

Marshal did not flag the road or express concern. Mr. DeCarli explained the minimum fire access is a 20ft width road, noted streets located in Town with 20ft width and will ask the Fire Marshal for his comments regarding street width. Commission Members briefly discussed Fire truck access.

*Mr. Rux was seated at the meeting via ZOOM at 7:05pm and Chairman Kuhr seated Mr. Rux and unseated Mr. Kowalczyk.*

Chairman Kuhr asked for public comments at this time. Daniel Miller, 30 Young Street and neighboring parcel at South Main Street explained he is in favor of this application versus previous 127-unit approval and did believe the development is too large for the neighborhood. Mr. Miller expressed concern with residents entering his property and proposed the boundary lines be well defined. Mr. Miller expressed support for neighbors requesting a fence and/or vegetated buffer. Mr. Miller referred Commission Members to a letter he would submit into the record. Chairman Kuhr asked when the property survey pins be installed and Mr. DeCarli replied at the time the survey is completed. Chairman Kuhr asked if there are requirements for barriers and Mr. DeCarli replied the Commission could add conditions. Kathleen Monroe, 31 South Main Street, expressed concern with residents entering her property, would like a barrier other than a fence, and noted vegetated buffer is preferred. Vice-Chairman Zatorski made a motion to continue public hearing for PZC-23-012: Michael Bakaj, 37 South Main Street, a 22-lot (33 units) HOD subdivision in existing HOD Zone, Map 20 Block 51/ Lot 27 to the next regularly scheduled meeting September 6, 2023 at the applicant's request. The motion was seconded by Mr. Rux. *Vote: 7-0*

Vice-Chairman Zatorski made a motion to continue the application PZC-23-012: Michael Bakaj, 37 South Main Street, a 22-lot (33 units) HOD subdivision in existing HOD Zone, Map 20 Block 51/ Lot 27 to the regular meeting of September 6, 2023. The motion was seconded by Mr. Walton. *Vote: 7-0*

- B. Text Amendment Regarding Required Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations.** Mr. DeCarli explained there are no changes to proposed language, provided minutes from ZBA and Lake Conservation Commission that provide favorable or no comments to proposed text amendment changes. Vice-Chairman Zatorski asked Chairman Kuhr if he had received comments regarding changes. Chairman Kuhr stated he spoke to a couple ZBA Members about proposed changes. Mr. DeCarli further explained a ZBA Member emailed him and wanted to add back onto the ZBA agenda proposed text amendment changes. Chairman Kuhr asked for public comments. There were no public comments. Vice-Chairman Zatorski made a motion to continue the Public Hearing Text Amendment Regarding Required Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations to the next regular meeting of September 6, 2023. The motion was seconded by Mr. Sennett. *Vote: 7-0*
- Vice-Chairman Zatorski made a motion to continue the application Text Amendment Regarding Required Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations to the next regular meeting of September 6, 2023. The motion was seconded by Mr. Sennett. *Vote: 7-0*

**6. New Business:**

**A. PZC-23-014: Flanders Road Estates LLC, Flanders Road, Fifteen (15) Lot Subdivision, (Home Acres Estates), Map 26/ Block 87/ Lot 6.** Rob Baltramaitis, Professional Engineer, explained proposed plans for a 15-lot subdivision on a 53 acre parcel off of Flanders Road and provided the subdivision location. Mr. Baltramaitis explained 12-lots would be accessed by a private road from Flanders Road and 3 lots accessed by Pecausett Trail. Mr. Baltramaitis noted there are wetlands on the site and there is a pending application with IWWA. Mr. Baltramaitis explained lots are sized to meet minimum standards and soil testing has been conducted for septic systems with Chatham Health. Mr. Baltramaitis noted the oversized lot in the subdivision plan is for a residential home. Mr. Baltramaitis noted 7.3 acres of open space at southern parcel of property and additional areas in the subdivision for conservation easements. Mr. Baltramaitis explained there are two proposed retention basins for drainage and provided their locations. Mr. Baltramaitis, noted the site line is a challenge off of Flanders Road and proposed to excavate and slope off of Flanders Road. Mr. Baltramaitis noted proposed plans meet zoning regulations, DOT drainage manual and DEEP storm water quality manual. Mr. Baltramaitis explained the proposed road is private and proposed drainage is not traditional catch basin and pipes but a vegetated swale to collect water run off to detention basin areas. Chairman Kuhr asked for clarification of 3 lots near Pecausett Trail. Mr. Baltramaitis replied when Pecausett Trail subdivision was created they had land dedicated for a road to connect to in the future. Mr. Baltramaitis explained the site topography is a challenge to connect the road from Flanders to Pecausett Trail and provided existing elevations and grade changes. Vice-Chairman Zatorski asked Mr. DeCarli if lots 14 and 15 met zoning setback standards and Mr. DeCarli replied he believed they do but will verify. Mr. Walton asked for proposed subdivision location off of Flanders Road. Mr. DeCarli provided GIS map and further explained where proposed subdivision is located. Chairman Kuhr asked if private road for 3 lots is allowed per regulations. Mr. DeCarli replied yes, noted regulations and flagged road width in his report. Mr. Sennett would like to hear from Town Council regarding proposed private road versus public road. Chairman Kuhr asked if subdivision will be an association. Mr. Baltramaitis replied yes, an HOA for maintenance of roadway, open space and detention basins. Chairman Kuhr asked what the proposed road width is and Mr. Baltramaitis replied 22ft., sufficient for two-way traffic and minimize amount of impervious area. Chairman Kuhr asked if there is proposed sidewalks and Mr. Baltramaitis replied no. Mr. Tammaro asked if power lines are overhead or underground and Mr. Baltramaitis replied the utilities will be underground. Mr. Walton asked if Town or State have regulations how long a cul-de-sac can be without a water supply. Mr. DeCarli replied he would need to review regulations but he did ask project engineer to include location for a water supply tank. Mr. DeCarli additionally noted the plans have been sent to the Fire Marshal for review. Vice-Chairman Zatorski made a motion to set a public hearing for the application PZC-23-014: Flanders Road Estates LLC, Flanders Road, Fifteen (15) Lot Subdivision, (Home Acres Estates), Map 26/ Block 87/ Lot 6 for the regular meeting of October 4, 2023. The motion was seconded by Mr. Sennett. *Vote: 7-0*

**7. Old Business:** None.

**8. Planner's Report** – Mr. DeCarli referred Commission Members to his written report.

**9. Set Public Hearing(s) for September 6, 2023:**

**10. Adjournment** – Vice-Chairman Zatorski made a motion to adjourn at 7:45 p.m. The motion was seconded by Ms. Wright. The vote was unanimous in favor.

***Vote: 7-Yes; 0-No***

Respectfully submitted,



Cheryl Guiliano  
Recording Secretary