

From: [Peter Pach](#)
To: [DeCarli, Jeremy](#)
Subject: Letter to Planning and Zoning Commission
Date: Wednesday, March 29, 2023 11:38:36 AM

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March 29, 2023

Jeremy,

I trust I am able to submit a letter to the Planning and Zoning Commission through your office.

Thank You,

Peter

To Members of the East Hampton Planning and Zoning Commission:

I am writing to follow up on a matter that the commission addressed and settled on Feb. 2, 2022, which was the application for a site plan modification by Global 66 LLC at 265 West High St.

As an intervenor in that matter, I would like to point out that the applicant appears to have failed to meet one of the conditions of your approval. The applicant's property falls in a commercial and a residential zone. Under the town's zoning regulations, Section 5.2, E, special provisions, 1. (copied below), there is a required vegetated buffer zone when a commercial lot adjoins any part of a residential lot. Your approval (see excerpt from minutes below) included specific instructions to put the required buffer in place. My interest is in the western side of the commercial zone mentioned in the application though it also adjoins residential property to the south and east.

Without going on the commercial property, it is hard to view the entire boundary between the commercial and residential zones. The part of this boundary visible from Long Hill Road does not have the required 15-foot-wide evergreen strip. Much of the work on the site was done during the spring and summer months when leaves blocked the view. Once the leaves fell, it seemed clear that the required evergreen strip of vegetation was not in place for at least the length of the storage building to Long Hill Road.

I would ask that the commission review its approval of the Global 66 application and make certain that all conditions have been met.

Thank you for your attention.

Yours,

Peter B. Pach
59 Middle Haddam Road
860-267-9701

Planning and Zoning minutes Feb. 2, 2022

Under old business.

"Chairman Zatorski asked for a motion to accept Application PZC -21-021: Global 66, LLC, 265 West High St., Site Plan Modification, Map 6/Block 12/Lot 9 as presented for the following reasons: it meets are regulations and requirements for the Town of East Hampton with the following conditions: the vegetated buffer meets the regulations between the commercial and residential properties and is acceptable by Town Staff, Town Staff be notified of construction including onsite inspection by Town Staff, and storm water attenuation guide is consistent with from tables to narrative. Vice-Chairman Kuhr made a motion to approve Application PZC-21-021: Global 66, LLC, 265 West High St., Site Plan Modification, Map 6/Block 12/Lot 9and Mr. Rux seconded the motion. Vote: 7-Yes; 0-No"

Town Zoning Regulations

Section 5.2. C Zone – Commercial

E.

Special Provisions

1.

In the Commercial Zone, where any lot or parcel or part thereof, adjoins any residential zone, there shall be a landscaped strip, a minimum of fifteen (15') feet wide, consisting of evergreen plantings a minimum five (5') feet tall at time of installation, (revision effective May 15, 2006) forming an effective visual buffer between the commercial and residential uses. Such strip may be in either zone, but the ownership of such strip must be and remain in the same person, persons, firm or corporation as the premise devoted to such commercial use. Failure to maintain this area as an effective buffer shall constitute a violation of these Regulations.

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