

EAST HAMPTON PLANNING & ZONING COMMISSION

REGULAR MEETING

Date: January 3, 2024
Place: Town Hall, Room 107
And via Zoom Virtual Meeting (Instructions below)
Time: 7:00 p.m.

Record of Motions

Present: Chairman Kevin Kuhr, Vice-Chairman Ray Zatorski, Angelus Tammaro, Jim Sennett, Rowland Rux. Roy Gauthier. Alternates: Michael Kowalczyk, and Mattie Walton.
Interim Planner John Guskowski Office Staff, Cheryl Guiliano
Absent: Ted Hintz, Jr.

1. Call to Order and Seating of Alternates

Michael Kowalczyk was seated for Ted Hintz, Jr.

2. Election of Officers

*Ray Zatorski made a motion to nominate Kevin Kuhr as Chairman. Rowland Rux seconded the motion. There were no other nominations for Chairman. Roy Gauthier made a motion to close nominations and Ray Zatorski seconded the motion. **Vote: 8-0 in favor***

*Rowland Rux made a motion to nominate Ray Zatorski as Vice-Chairman. Roy Gauthier Seconded the motion. There were no other nominations for Vice-Chairman. Roy Gauthier made a motion to close nominations. **Vote: 8-0 in favor***

3. Approval of Minutes:

A. December 6, 2023 Regular Meeting

*Ray Zatorski made a motion to approve the minutes as presented. Jim Sennett seconded the motion. **Vote: 8-0 in favor***

6. Public Hearings:

A. PZC-23-015: Text Amendment regarding Accessory Uses to Agriculture per Sec. 8.4.C

*Ray Zatorski made a motion to continue the public hearing to the next regular scheduled meeting of February 7, 2024. Rowland Rux seconded the motion. **Vote: 8-0 in favor** Ray Zatorski made a motion to continue the application to the next regular scheduled meeting of February 7, 2024. Rowland Rux seconded the motion. **Vote: 8-0 in favor***

B. PZC-23-017: Salt Pond Apartments, LLC, Edgewater Circle, Re-subdivision approval for the creation of 2 lots. Map 10A/Block 85/Lot 5C.

*Ray Zatorski made a motion to close the public hearing for the application. Rowland Rux seconded the motion. **Vote: 8-0 in favor.** Ray Zatorski made a motion to approve the application with the following modifications: Town Staff review and approve documents prior to filing of the re-subdivision; all conditions of IWWA permit are met prior to filing of documents for re-subdivision. Rowland Rux seconded the motion. **Vote: 8-0 in favor.***

C. Text Amendment Regarding Required Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations

*Ray Zatorski made a motion to continue the public hearing to the next regular scheduled meeting of February 7, 2024. Rowland Rux seconded the motion. **Vote: 8-0 in favor.** Ray Zatorski made a motion to continue the application to the next regular scheduled meeting of February 7, 2024. Rowland Rux seconded the motion. **Vote: 8-0 in favor.***

7. New Business:

A. PZC-24-001: Jessicas Designed Landscapes, LLC, 87 Main Street, Site Plan Modification in VC Zone – Section 5.1.B, Retail to Restaurant. Map 06A/ Block 61/ Lot 7.

*Ray Zatorski made a motion to continue the application to the next regular scheduled meeting of February 7, 2024. Rowland Rux seconded the motion. **Vote: 8-0 in favor.***

8. Old Business:

A. PZC-23-016: David & Melissa Baribault, 33 High Point, Gravel Path, Shed and Stairs in

Conservation Easement. Map 02C/Block 9/Lot 12/8.

The application was continued to the next regular scheduled meeting of February 7, 2024.

B. Follow up discussion regarding vegetated buffer at 265 West High. Commission Members discussed and no motions were made.

11. Adjournment

Vice-Chairman Zatorski made a motion to adjourn the meeting at 9:40pm. Rowland Rux seconded the motion.

Vote: 8-0 in favor.