

EAST HAMPTON PLANNING & ZONING COMMISSION

REGULAR MEETING

Date: November 1, 2023

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, Jim Sennett, Meg Wright, Rowland Rux, Roy Gauthier, Angelus Tamaro, Alternates: Mattie Walton, Michael Kowalczyk,*
Absent: *Ted Hintz, Jr.,*

1. Call to Order and Seating of Alternates

2. Approval of Minutes:

A. October 4, 2023 Regular Meeting

Rowland Rux made a motion to approve the minutes as presented. Ray Zatorski seconded the motion.

Vote: 6-0-1 (Tamaro)

5. Public Hearings:

A. PZC-23-014: Flanders Road Estates LLC, Flanders Road, Fifteen (15) Lot subdivision, (Home Acres Estates), Map 26/ Block 87/ Lot 6

Ray Zatorski made a motion to continue the Public Hearing to the next regular meeting of December 6, 2023. Rowland Rux seconded the motion.

Vote: 7-0

Ray Zatorski made a motion to continue the application to the next regular meeting of December 6, 2023. Rowland Rux seconded the motion.

Vote: 7-0

6. New Business:

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

Ray Zatorski made a motion to set a public hearing for the application for the regular meeting of December 6, 2023. Rowland Rux seconded the motion.

Vote: 7-0

7. Old Business:

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.

Ray Zatorski made a motion to approve the application with the following modification, which are made with reference to site plan with revision date 9.29.2023: 1. Town Staff be notified prior to the start of construction; 2. Sheets 5 (Topographic Map) and 6 (Topographic Map) of the Plan Set shall be modified to add detail of the maintenance path including pedestrian access as well as providing for a minimum 4' width of a pedestrian path surrounding the detention basin; 3. Proposed Lots 2, 6, 13, 16, and 18 will be designated on the Site Plan and Affordability Plan as duplex lots that will be set aside as the required affordable units. Other lots may be also used as duplex properties per applicable zoning regulations in the future. Subject to review by the Town Planner or designee prior to the final plan set filing; 4. Final Affordability Plan shall be modified to be consistent with Plan Set changes and shall be subject to review by the Town Planner or designee prior to final plan acceptance and filing; 5. Final Site Plans shall be modified to provide for a location of a community postal delivery box as well as sufficient pull-off area for safe access. Shall be subject to review by the Town Planner or designator prior to final plan acceptance and filing; 6. Public improvements will not be accepted by the Town until completely installed and inspected by Town Staff; 7. Town road name be reviewed to address Fire Marshal concerns; 8. Boundary signage be placed along the north boundary and open space. Shall be subject to review by the Town Planner or designator. Rowland Rux seconded the motion.

Vote: 7-0

10. Adjournment

Vice-Chairman Zatorski made a motion to adjourn the meeting at 10:08pm. Ms. Wright seconded the motion.

Vote: 7-0