

**EAST HAMPTON PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**Date:** February 7, 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, Jim Sennett (ZOOM), Rowland Rux. Roy Gauthier, Michael Kowalczyk, Angelus Tammaro, Alternates: Mattie Walton. Interim Planner John Guskowski, Office Staff, Cheryl Guiliano Ted Hintz, Jr. was in attendance as an applicant.*

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

*Matthew Walton was seated for Jim Sennett*

**2. Approval of Minutes:**

**A. January 3, 2024 Regular Meeting**

*Ray Zatorski made a motion to approve the minutes as presented. Rowland Rux seconded the motion. **Vote: 7-0 in favor***

**5. 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 March 6, 2024 at the applicant's request. Rowland Rux seconded the motion.*

***Vote: 7-0 in favor** Ray Zatorski made a motion to continue the application to the next regular scheduled meeting of March 6, 2024 at the applicant's request. Rowland Rux seconded the motion **Vote: 7-0 in favor***

**B. 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 regular scheduled meeting of June 5, 2024. Rowland Rux seconded the motion. **Vote: 7-0 in favor.** Ray Zatorski made a motion to continue the application to the regular scheduled meeting of June 5, 2024. Rowland Rux seconded the motion. **Vote: 7-0 in favor.***

*Jim Sennett arrived to the meeting via ZOOM and was seated in place of Mattie Walton.*

**6. New Business:**

**A. PZC-24-002: West High Enterprises, 195 West High Street, Site Plan Review for Construction of a Commercial Building in C Zone. Map 12/ Block 36/ Lot 3**

*Application was accepted and will be discussed at the next regularly scheduled meeting of March 6, 2024.*

**C. Request an extension of filing Mylars for Hampton Village, 37 South Main St.**

**Subdivision.** *Ray Zatorski made a motion to extend filing of Mylars for Hampton Village, 37 South Main St. Subdivision for 90 days per applicant's request. Rowland Rux seconded the motion. **Vote: 8-0 in favor.***

*Application PZC-24-003 Ted Hintz, 46 Keighly Pond Rd., Special Permit for Lighting for horse rink in R2 Zone. Map 01C/ Block 10/ Lot 11. Commission accepted application. Ray Zatorski made a motion to schedule a public hearing for the next regularly scheduled meeting March 6, 2024. Michael Kowalczyk seconded the motion. **Vote: 8-0 in favor.***

**7. Old Business.**

**B. 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 approve application 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 and liquor permit within 500' of school and church. Rowland Rux seconded the motion.*

***Vote: 8-0 in favor***

*Commission took a recess at 9:27pm and readjoined at 9:38pm  
Roy Gauthier left and Mattie Walton was seated in his place.*

**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. *Application was continued to the next regularly scheduled meeting of March 6, 2024.*

**9. Adjournment**

*Ray Zatorski made a motion to adjourn the meeting at 10:32pm. Rowland Rux seconded the motion. **Vote: 7-0 in favor***