

**EAST HAMPTON PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**Date:** March 2, 2022

**Place:** Town Hall, Eaton Smith Council Chambers - Room 107  
And via Zoom Virtual Meeting (Instructions below)

**Time:** 7:00 p.m.

**MOTIONS**

**Present:** Chairman Ray Zatorski, James Sennett, Angelus Tamaro, Rowland Rux, Meg Wright, Roy Gauthier, Ted Hintz, Jr, Alternate, and Michael Kowalczyk, Alternate

**Absent:** Vice Chairman Kevin Kuhr

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

Ted Hintz, Jr. was seated.

**2. Approval of Minutes:**

A. February 2, 2022 Regular Meeting

Mr. Rux made a motion to approve the minutes as presented. Mr. Tamaro seconded the motion.

*Vote: 7-0*

**5. Public Hearings:**

A. **Amendment to Zoning Regulations** - Sections 2.2, 4.1.B, 4.2.B, 4.3.B, 4.4.B and Addition of Section 8.4.O and 8.4.P to allow for Home Occupations and Home Based Businesses

Mr. Rux made a motion to close the Public Hearing. Mr. Sennett seconded the motion. *Vote: 7-0*

Mr. Rux made a motion to approve the Amendments to the Zoning Regulations. Ms. Wright seconded the motion. *Vote: 7-0*

B. **Enact Opt-Out Provision for Accessory Dwelling Units as Provided for in Section 6(f) of Public Act 21-29.**

Mr. Rux made a motion to close the Public Hearing. Mr. Sennett seconded the motion. *Vote: 7-0*

Mr. Rux made a motion to enact the opt-out provision regarding ADUs. Mr. Sennett seconded the motion. *Vote: 6-1 (Hintz)*

**6. New Business:**

A. **PZC-22-001: Josh Pavano, 19 Day Point Road** for Detached ADU pursuant to Section 8.4.M in existing accessory structure, Map 10A/Block 83/ Lot 29

Chairman Zatorski made a motion to schedule a Public Hearing for April 6. Mr. Rux seconded the motion. *Vote: 7-0*

B. **PZC-22-002: Twenty High, LLC** for Site Plan Modification to demolish existing accessory building (former Building Dept. structure) in C Zone. – Map 05A/ Block 62/ Lot 5A

Mr. Rux made a motion to approve the site plan modification. Mr. Tamaro seconded the motion. *Vote: 7-0*

C. **Discussion:** Food Trucks and Trailers

D. **Discussion:** Updated to Articles 1-4 of Zoning Regulations to comply with PA 21-29

**10. Adjournment**

Mr. Rux made a motion to adjourn. Mr Sennett seconded the Motion. *Vote: 7-0*