

**EAST HAMPTON PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**Date:** March 1, 2023

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

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

**MOTIONS**

**Present:** Chairman Kevin Kuhr, Vice-Chairman Ray Zatorski, Roy Gauthier, Rowland Rux, James Sennett, Angelus Tammaro, Meg Wright, Alternate Michael Kowalczyk, Alternate Matthew Walton

**Absent:** Alternate Ted Hintz, Jr.

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

*Chairman Kuhr called the meeting to order at 7:00pm. All members were present, no alternates were seated.*

**2. Approval of Minutes:**

**A. February 1, 2023 Regular Meeting**

*Ray Zatorski made a motion to approve the minutes as presented. Jim Sennett Seconded the motion.*

**Vote: 6-0-1 (Kuhr)**

**5. Public Hearings:**

**A. PZC-23-001: Two Brothers Café LLC**, 20 East High, for a special permit per Sec. 5.2.C.2- Restaurant. Map 05A/ Block 62/ Lot 5A

*Ray Zatorski made a motion to close the Public Hearing. Rowland Rux seconded the motion.*

**Vote: 7-0**

*Ray Zatorski made a motion to approve the Special Permit with conditions. Rowland Rux seconded the motion.*

**Vote: 7-0**

**6. New Business:**

**A. PZC-23-002: Michael Bakaj**, 37 South Main Street, Zone Change from HOD to R-2, Map 20/ Block 51/ Lot 27

*Ray Zatorski made a motion to schedule a Public Hearing for April 5, 2023. Rowland Rux seconded the motion.*

**Vote: 7-0**

**B. PZC-23-003: Michael Bakaj**, 37 South Main Street, Special Permit for a 22 Lot Open Space Subdivision, Map 20/Block 51/ Lot 27

*Ray Zatorski made a motion to continue the application to the April 5, 2023 regular meeting. Rowland Rux seconded the motion.*

**Vote: 7-0**

**C. CGS 8-24 Review:** Acceptance of Donated Land Along Oak Knoll

*Ray Zatorski made a motion to recommend acceptance of the donated land to the Town Council. Rowland Rux seconded the motion.*

**Vote: 7-0**

**10. Adjournment**

*Ray Zatorski made a motion to adjourn the meeting at 8:21pm. Rowland Rux seconded the motion.*

**Vote: 7-0**