

**EAST HAMPTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**

**Date:** April 5, 2023  
**Place:** Town Hall, Room 117  
And via Zoom Virtual Meeting  
**Time:** 7:00 p.m.

**Present:** Chairman Kevin Kuhr, Vice-Chairman Ray Zatorski, Rowland Rux, James Sennett, Angelus Tammaro, Alternate Michael Kowalczyk (7:12pm), and Alternate Matthew Walton  
**Absent:** Roy Gauthier, Meg Wright, and Ted Hintz, Jr. Alternate.

**MOTIONS**

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

*Chairman Kuhr seated Alternate Matthew Walton.*

**2. Approval of Minutes:**

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

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

**Vote: 6-0**

**6. New Business:**

**A. PZC-23-004: Brittany Hall & Caley Brooks, 6 Oakum Dock Road, Site Plan Review for Agriculture Buildings, 4.2.C, Map 01C/ Block 9/ Lot 5-1**

*Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion.*

**Vote: 6-0**

**Note:** *Alternate Michael Kowalczyk arrived at this time and was seated.*

**B. PZC-23-005: Lynn Robinson, 27 North Main Street, Special Permit for conversion to different non-conforming use, 8.2.D, Map 01A/ Block 39A/ Lot 15**

*Ray Zatorski made a motion to set a Public Hearing for the May 3, 2023 Regular Meeting. Jim Sennett seconded the motion.*

**Vote: 7-0**

**C. PZC-23-006: Jeff Dondero, 363 West High Street, Site Plan Modification for Landscaping Business Display, Map 01C/ Block 10/ Lot 2A**

*Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion.*

**Vote: 7-0**

**D. PZC-23-008: Global Self Storage, LLC, 1 Sinco Place, Site Plan Modification to convert use of existing day care building to laboratory/office, installation of four new parking spaces, and installation of new access drive from Middletown Ave in I Zone. Map 06/ Block 14/ Lot 7**

*Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion.*

**Vote: 7-0**

**E. PZC-23-007: Town of East Hampton, 7 Summit Street, Center School, Site Plan Modification for 12' x 8' greenhouse, Map 05A/ Block 62/ Lot 31**

*Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion.*

**Vote: 7-0**

**F. Discussion:** Regional Housing Committee

*Ray Zatorski made a motion based on the recommendation set forth within the Regional Housing Plan that “a regional housing Commission should be created as a voluntary association of the Region’s municipalities with the representation from each community. The Commission should be hosted by RiverCOG, which would provide staffing and support. It is envisioned that the Commission would grow in scope and responsibility over time but remain focused on supporting local efforts to diversify housing stock,” that the Planning and Zoning Commission recommend to the Town Council that East Hampton join the Regional Housing Commission and appoint a representative to sit on the Commission.*

**Vote: 7-0**

**7. Old Business:**

**A. Discussion:** Non-Conforming Lots in the R-1 Zone

*Ray Zatorski made a motion to set a public hearing for the proposed changes to Section 8.2 of the Zoning Regulations for the May 3, 2023 Regular Meeting. Rowland Rux seconded the motion.*

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

**10. Adjournment**

*Ray Zatorski made a motion to adjourn the meeting at 8:44pm. Rowland Rux seconded the motion.*

**Vote: 7-0**