

**EAST HAMPTON PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**Date:** May 1, 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, Roy Gauthier, Angelus Tammaro, Alternate: Ted Hintz, Jr. and Robert Perrault. Town Staff: Interim Planner John Guszowski, Building Official & Interim ZEO Jim Prue, Office Staff, Cheryl Guiliano*  
**Absent:** *Rowland Rux, Michael Kowalczyk and Mattie Walton*

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

*Ted Hintz and Robert Perrault were seated.*

**2. Approval of Minutes:**

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

*Vice-Chairman Zatorski made a motion to approve the minutes with changes. Chairman Kuhr asked to verify spelling of a property owners name. Mr. Sennett seconded the motion. **Vote: 7-0 in favor***

**3. Communications, Liason Reports, and Public Comments (Use the “Raise Your Hand” feature to speak)**

**A. Town Council request for PZC application moratorium**

*Vice-Chairman Zatorski made a motion to schedule a public hearing for the next regular scheduled meeting of June 5, 2024 for a text amendment to section 3.1 of zoning regulations to add section 3.1.H. Mr. Hintz seconded the motion. **Vote: 7-0 in favor***

*Mr. Hintz left the meeting before discussion of application PZC-24-003*

**5. Public Hearings:**

**A. PZC-24-003 Theodore Hintz Jr., 46 Keighley Pond Rd., Special Permit for Lighting of Outdoor Athletic facility for existing horse ring in R2 Zone. Map 01C/ Block 10/ Lot 11.**

*Vice-Chairman Zatorski made a motion to close the public hearing for PZC-24-003. The motion was seconded by Mr. Sennett. **Vote: 6-0 in favor.** Vice-Chairman Zatorski made a motion to approve the application PZC-24-003 for the following reasons: it meets their regulations; demonstration of lights was conducted April 24 & 25, 2024; lighting plans with lighting plot is within Town regulations. With the following modifications: post installation review by Town Staff and their determination for need for landscaping; reference photos of the lighting shall be submitted to Town Staff for file, and use is for only for residential, no commercial use; lighting be turned off by 9pm; applicant conduct a post-installation photometric analysis to verify that the proposed lighting did not spill onto adjacent properties and submit to Town Staff for review for possible adjustment. Mr. Sennett seconded the motion. **Vote: 6-0 in favor.***

**6. Old Business.**

**A. PZC-24-004: Abdawahid Alsharabe, 42 East High Street, Site Plan Review for Smoke Shop in C Zone. Map 05A/ Block 62A/ Lot 10.** *Chairman Zatorski made a motion to approve application PZC-24-004 for the following reason: the use is a permitted in the structure. The motion was seconded by Mr. Sennett. **Vote: 6-0 in favor.***

*Mr. Hintz was reseated. The Commission took a break at 9:07pm and reconvened 9:20pm*

**7. New Business:**

**A. PZC-24-005: Out Front LLC, 35 West High St., Site Plan for Showroom/Office in C Zone. Map 01A/ Block 47/ Lot 3A.** *Chairman Zatorski made a motion to approve application PZC-24-005 for the following reason: proposed change of use is for an existing building. The*

*motion was seconded by Mr. Hintz. **Vote: 6-0 in favor.***

**B. PZC-24-006: Lakewood Estates LLC, Lakewood Rd., Open Space Subdivision for 12 Lots in R3 Zone. Map 03A/ Block 44/ Lot 23, Map 03A/ Block 44C/ Lot 94.** *Chairman Zatorski made a motion to schedule a public hearing for the regularly scheduled meeting of July 3, 2024 with following consideration of the zoning regulation and special attention to section 3.1 and 9.1 to forward application PZC-24-006 to appropriate Commissions, Agencies, and Committees and third-party review for engineering and lake review. The motion was seconded by Mr. Hintz. **Vote: 7-0 in favor***

#### **10. Adjournment**

*Vice-Chairman Zatorski made a motion to adjourn the meeting at 10:01pm. Chairman Kuhr seconded the motion. **Vote: 7-0 in favor***