

EAST HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING

Date: May 3, 2023
Place: Town Hall, Room 107
And via Zoom Virtual Meeting
Time: 7:00 p.m.

MOTIONS

Present: Chairman Kevin Kuhr, Vice Chairman Ray Zatorski, Roy Gauthier, Rowland Rux, Jim Sennett, Angelus Tammaro, Meg Wright, Alternate Ted Hintz, Jr., Alternate Michal Kowalczyk, and Alternate Mattie Walton

1. Call to Order and Seating of Alternates

Chairman Kuhr called the meeting to order at 7:00pm.

Chairman Kuhr added a second Public Comment period as Item 7A and moved Item 7A to 7B.

2. Approval of Minutes:

A. April 5, 2023 Regular Meeting

Ray Zatorski made a motion to approve the minutes with changes recommended by Chairman Kuhr. Rowland Rux seconded the motion.

Vote: 5-0-2 (Gauthier and Wright)

5. Public Hearings:

A. 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

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

Vote: 7-0

Ray Zatorski made a motion to approve the application with the following conditions: Town Staff be notified before the start of construction, Town Staff approve of the parking plan, and any requirements of the Fire Marshal be met. Rowland Rux seconded the motion.

Vote: 7-0

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 meeting on June 7, 2023. Angelus Tammaro seconded the motion.

Vote: 7-0

6. New Business:

A. PZC-23-010: Ismet Dedusaj, Lakeside Bar & Grill, 81 North Main Street, Site plan review to allow outdoor music per Sec. 5.2.B.7, Map 04A/ Block 45A/ Lot 21

The applicant was not present. Ray Zatorski made a motion to continue the application to the regular meeting of June 7, 2023. Rowland Rux seconded the motion.

Vote: 7-0

B. PZC-23-011: Edgewater Hill, 10 Edgewater Circle, Text Amendment regarding water requirement in MUDD zone per Sec. 6.4.D.3.d.3, Map 10A/ Block 85/ Lot 5B

Ray Zatorski made a motion to schedule a Public Hearing for the regular meeting of June 7, 2023. Rowland Rux seconded the motion.

Vote: 7-0

C. PZC-23-012: Michael Bakaj, 37 South Main Street, a 22-lot (33 units) HOD subdivision in existing HOD Zone, Map 20 Block 51/ Lot 27

Ray Zatorski made a motion to schedule a Public Hearing for the regular meeting of July 5, 2023. Rowland Rux seconded the motion.

Vote: 7-0

D. Appointment to Regional Housing Committee

With agreement from the members, Chairman Kuhr appointed Roy Gauthier as the liaison to the Regional Housing Committee and the Planning and Zoning Official as the Alternate.

10. Adjournment

Ray Zatorski made a motion to adjourn the meeting at 9:06pm. Meg Wright seconded the motion.

Vote: 7-0