

**East Hampton Planning and Zoning Commission
Regular Meeting
January 8, 2014
Town Hall Meeting Room**

Unapproved Minutes

1. **Call to Order and Seating of Alternates:** Chairman Zatorski called the meeting to order at 7:04 p.m.

Present: Chairman Ray Zatorski, Members Peter Aarrestad, Rowland Rux, James Sennett, Meg Wright, Alternate Members Gary Hall, Paul Hoffman, Scott Sanicki (7:04), and Planning, Zoning & Building Administrator James Carey were present.

Absent: Vice-Chairman Roy Gauthier and Member Kevin Kuhr were not present.

The Chairman seated Messrs. Hall and Hoffman at this time.

2. **Approval of Minutes:**

A. **December 4, 2013 Regular Meeting:**

Mr. Rux moved to approve the Minutes of the December 4, 2013 meeting as written.

Mr. Sennett seconded the motion. The motion carried unanimously.

3. **Communications, Liaison Reports, and Public Comments:**

Communications: Mr. Carey congratulated Mr. Rux for being on the Commission for 13 years. The Commission was asked to review the contact information for each of them and respond to Staff with any changes.

Liaison Reports:

Mr. Zatorski reported that there was nothing to report regarding IWWA. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Rux reported that the Water Development Task Force had not met recently; however, the Town Council is holding a workshop to discuss the history, current, and future water needs of the community at the High School Library at 7 p.m. on Thursday, January 9, 2014.

Ms. Wright reported that she attended the December 12, 2013 meeting of the Conservation-Lake Commission. The Commission discussed Dr. George Knoecklien's recommendation for a new testing facility to be utilized when testing resumes in the spring. The Commission will be seeking additional volunteers to collect the test samples. They also discussed the STEAP grant requirements and deadlines for the application. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Sennett reported that the ZBA held a meeting on the 16th of December. They heard a request for variances to allow for more than one dwelling unit and to reduce the rear yard setback from 50' to 44'. The variances were denied. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Public Comments: As no one was present in the audience for Public Comments, the Chairman moved ahead on the Agenda.

4. **Set Public Hearing for February 5, 2014:** None (Note: At the December 4, 2013 meeting of the PZC, Public Hearings for the Proposed Comprehensive Reorganization of the East Hampton Zoning Regulations and the Revised Zoning Map were previously scheduled for the February 5, 2014 PZC Meeting).

5. **Read Legal Notice:** None.

6. **Public Hearings for January 8, 2014:** None.

7. **New Business:**

A. **Election of Officers:** Chairman Zatorski opened the nominations for the seat of Chairman for 2014. Mr. Rux nominated Mr. Zatorski to continue as Chairman. Mr. Aarrestad seconded the nomination.

There being no further nominations, *Mr. Rux moved, and Mr. Sennett seconded, to close the nominations. The vote was unanimous.*

The Chairman called for the vote for the election of the 2014 Chairman. *The vote to elect Mr. Zatorski as Chairman for the 2014 year was unanimous.*

The Chairman called for nominations for the seat of Vice-Chairman for 2014. Mr. Zatorski nominated, and Ms. Wright seconded, Mr. Rux to the position of Vice-Chairman.

There being no further nominations, *the Chairman moved, and Mr. Hall seconded, to close the nominations. The vote was unanimous.*

The Chairman called for the vote for the election of the 2014 Vice-Chairman. *The vote to elect Mr. Rux as Vice-Chairman for the 2014 year was unanimous.*

8. **Old Business:**

A. **Discuss Possible Zone Change - Main Street from Route 66 to the Village Center from Lakeside and Village Residential, R-1, to Professional Offices/Residential, PO/R:**

Mr. Carey explained that maps included in tonight's package are in response to questions asked at the last meeting. The existing PO/R-Zone on Route 66 is represented, as is the C-Zone, and the existing Main Street R-1 Zone. He discussed the current utilization of the PO/R-Zone and explained that properties that have been utilized as a professional office with a residential element experienced a 20% to 30% increase in value.

Mr. Aarrestad discussed traffic concerns on Main Street in the area of the Route 66 traffic light. He is also concerned by traffic backing out into a busy street.

Mr. Carey discussed the design layout and topography of various lots on Main Street and explained that not all of those lots would experience an effortless transition. The most common concern he has encountered in regard to a change in zone is that the architectural integrity of the area be preserved.

The Commission discussed the intricacies and the intent of each zone in the area. They arrived at the decision, by consensus, that the initiative be returned to the EDC with a request that more information be collected prior to returning it to the PZC for consideration of a zone change in this area. The Commission would like information including data on

the existing PO/R Zone, a survey of the population on Main Street, a study of assessment records for properties in the PO/R, the effect a zone change in the area would have on the revitalization efforts for the Village Center, a traffic report, and a committed recommendation from the EDC.

9. **Adjournment:** *Mr. Rux moved to adjourn the meeting. Mr. Hoffman seconded the motion. The motion carried unanimously.*

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary