




TOWN OF EAST HAMPTON

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TO: Planning Board

FROM: JoAnne Pahwul, AICP 
Planning Director

RE: Megron Realty Building/Special Permit Application
SCTM# 300-49-3-16

DATE: September 5, 2019

BACKGROUND INFORMATION: On February 15, 2012, the Planning Board granted site plan/special permit approval for the construction of a 2,200 square foot, two story commercial building, comprising a 938.92 sq. ft. retail / office space on the first floor and a 975 sq. ft. apartment on the second floor. The subject 4100 sq. ft. parcel is located on South Euclid Avenue in downtown Montauk and zoned Central Business. On July 7, 2006, the ZBA granted a variance to allow three of seven required parking spaces off-site in the South Euclid Avenue right-of-way.

The last extension of time expired on August 15, 2019 and the applicant is presently requesting an additional extension of time. The applicant cites funding as the reason that construction has not yet commenced and hopes to start construction this fall.

The only apparent change in circumstances since the site approval in 2012 is the requirement for a low nitrogen sanitary system pursuant to Chapter 210 of the Town Code. Section 25 of Resolution 2017-889, adopting Local Law Amending Chapter 210, provided that the new sanitary legislation requiring low nitrogen systems would go into effect on January 1, 2019 and would not apply to any property for which Suffolk County Department of Health Services had issued an approval for the proposed sanitary system before January 1, 2018. However, the Suffolk County Department of Health Services did not grant approval for a conventional septic system for the subject project until August 2, 2018. Therefore, under the Town Code a low nitrogen sanitary system is required for the project and a modification of the approved plans to depict this is required.