

*These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on February 23, 2011. The full public record of this Meeting is the audio/video recording made of this meeting and kept in the Planning Board’s records.*

**PRESENT:** Stewart Sterk, AICP, Chairman  
Michael Ianniello  
Lou Mendes  
Ingemar Sjunneemark  
Lee Wexler  
Susan Favate, AICP, BFJ Planning  
John Winter, Building Inspector

### **CALL TO ORDER**

Mr. Sterk called to order the Regular Meeting at 7:00 p.m.

#### **1. MINUTES**

A motion was made by Mr. Sjunneemark, and seconded by Mr. Ianniello to approve the February 9 Minutes.

Vote:

Ayes: Sterk, Ianniello, Mendes, Sjunneemark, Wexler  
Nays: None

#### **2. 1250 Flagler Drive – Dominic Marchese – WETLAND PERMIT**

Daniel Natchez appeared for Dominic Marchese of 1250 Flagler Drive. A Zoning compliant, 2 ½ story single residence is to be built. Mr. Natchez said that the sea wall is in good condition and needs re-pointing. The Edgewater Point Association met. Their recommended changes have been completed. The driveway will be modified. Five linear feet goes into wetlands. Mr. Natchez presented an aerial view handout for discussion. He said that the footprint and roof line remain the same. The interior ceiling on the second floor will be modified. No variance requested. Mr. Sterk suggested moving the house forward five feet. This is a V-14 Zone.

Mr. Winter joined the meeting at 7:15 p.m.

Mr. Natchez said that coming in from the causeway the setbacks are uniform. He said the house is 5,000 square feet, but 1,400 square feet is the garage and the remaining 3,700 square

feet is habitable space. He said that the ground level is the garage and storage. There are flood vents on every elevation of the house. Flood elevation is 14. He said that stone piers support the deck. There are two stairs leading down from the deck. Ms. Favate asked about the width including stairs. The architect said 19.8 feet. He said that this is in keeping with the neighboring houses. Mr. Sterk suggested one stair down rather than two. Mr. Natchez noted that there are two sets of stairs for aesthetics purposes.

Mr. Ianniello inquired if there are plans for a pool. Mr. Natchez said the Applicant has no plans. A wetland permit would be necessary, he added. A pool is allowed in the back only. He noted that the site is secluded and has much foliage.

Ms. Favate inquired if trees will be removed. Mr. Natchez said that a front tree is rotted and will be removed, and possibly a side tree. The landscape plan will include plantings on both sides. He said that there is a mature tree in the front on the right side and attempts will be made to preserve it.

Mr. Sterk asked if there are any questions from the audience. Mr. Kies came forward. He lives across the street at 1261 Flagler Drive. He stated that the property is underneath water every storm. Flooding comes from this property from the sea wall onto Flagler Drive. As a result, Flagler Drive becomes impassable, he added. The property is low, he pointed out. Mr. Kies expressed concerned about the driveway and its impact on reducing absorption. Mr. Natchez said that a gravel driveway is problematic in the winter as gravel finds itself over long stretches of the roadway. Ms. Favate said in the final plan to state what the driveway will consist of, such as asphalt or pavers. She asked about the width. Mr. Greg Wilson, project manager, came forward and said about 20' to 25' wide and there will be about 100 square feet reduction in the driveway length. The driveway has two drains, one on each side, he added.

Mr. Sterk inquired if the elevation of this parcel is low. Mr. Natchez said that the sea wall can be raised but water will come from around the side. There is an eighteen inch pipe that goes out into the water, but when the pipe is underwater it is ineffective. Otherwise excess water goes out through the pipe. It is positioned to drain the property. Mr. Natchez said that a flap valve will be put on and it will slow down the water. He added that a wave study was not done. The Long Island Sound shallows up by the flood drain and where the waves break. He stated that this project is not creating more problems.

Mr. Ianniello stated that there are two issues as follows:

(1. Storm water problem, and, (2. Wave water over the wall.

Mr. Natchez said that at low tide, the water flows out faster than at high tide. Infiltrators are being put in. He said that the Association does not want the property to be raised. Mr. Ianniello asked how often the water comes over the wall. Mr. Kies replied that in four years, about three times. It is episodic.

Mr. Ianniello inquired if water plants will be helpful. Mr. Natchez said that a rain garden is not applicable.

The Board unanimously agreed that Mr. Furey should review and report his findings.

No further action was taken. Mr. Sterk asked that they return in March.

**3. 157 Mamaroneck Avenue – (C-2 District) Frank Marsella – Change of Use – retail to wine lounge**

Mr. Marsella, of *Marsella and Knoetgen Architects* appeared. Mr. Harry Spadaro, the property owner also was present. The architect said that this Application is for Change of Use. The location is at Mamaroneck and Prospect Avenues. Currently this is retail space. He said this was filed with the Zoning Board. There is no Resolution yet, and there were no objections. Application for a special permit was made. A signage permit is required. He added that there will be no exterior work to the building. There is a recyclables and trash area on the lower level. The tree in front will be replaced by the DPW. Mr. Sterk asked if the audience has any questions. There were none.

Mr. Sjunneberg asked if the sign will be illuminated. The architect said this has not yet been finalized. Mr. Wexler suggested down lighting and the architect agreed to this.

Ms. Favate inquired about window treatments. Mr. Colin Goundrey, the proprietor and decorator, said that there will be curtains.

On Motion of Mr. Mendes, and seconded by Mr. Wexler, the Application was approved as submitted with the condition that the exterior lighting be down lighting.

Votes:

Ayes: Sterk, Ianniello, Mendes, Sjunneberg, Wexler

Nays: None

**ADJOURNMENT**

There being no other business, and on Motion of Mr. Wexler, and seconded by Mr. Ianniello, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Anne Hohlweck  
Recording Secretary