

T E R R A B E L L A L A N D D E S I G N

To:	<u>John Verni, Chairman</u>	From:	<u>Terra Bella Land Design</u>
Company:	<u>Village of Mamaroneck Planning Board</u>	Contact Name:	<u>Susan Oakley</u>
eMail:	<u>javerni@aol.com</u>	Page #:	<u>1 of 2</u>
Subject:	<u>416 Waverly Avenue</u>	Date:	<u>May 21, 2018</u>

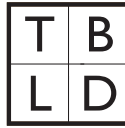
The 416 Waverly Avenue Landscape Plan (SY-102), revision date February 8, 2018, and related documents have been reviewed. A site visit was made and the following comments are provided.

The site is located at the southeast corner of Fenimore Road and Waverly Avenue. The majority of the landscaping proposed is located on the inside of the sidewalks of both streets, with a short row of perennials along the building facade between the sidewalk and the entrance to the previously approved building. The street trees that are proposed for both Fenimore Road and Waverly Avenue appear on the Village of Mamaroneck Tree Committee's Approved Street Tree List.

The Landscape Plan includes evergreen shrubs, Mugo Pine (*Pinus* "Mugo"), Rhododendron 'Blaauws Pink', Rhododendron 'Herbert', and flowering perennials, Daylily (*Hemerocallis* 'Prairie Blue Eyes') and Lily Turf (*Liriope muscari* 'Big Blue'). Street trees include six Kwanzan Cherries (*Prunus serrulata* 'Kwanzan') and four Black Gum trees (*Nyssa sylvatica*).

Many of the plants included in this Landscape Plan are already in existence on the property, based on the 2013 approval of the site's initial redevelopment application. Though the configuration of the parking and traffic islands will be slightly altered and one curb cut removed, the existing plant scheme is proposed to be continued in the newly created plant beds.

It should be noted that the installed plant material is far smaller than the sizes at planting that were previously approved. These same sizes are also listed in the Plant Schedule of this application. For example, the Mugo Pine's proposed size at planting is 3-4 feet and the Rhododendron 'Blaauws Pink' is listed to be 2-4 feet. As can be seen from the photos included, plants are roughly 18 inches wide, and approximately 12 inches high. The small sizes of the existing plants are dwarfed in the space. Replanting the sizes that were approved would vastly improve the streetscape in this area.



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Regarding the foundation beds of the existing building, I recommend that the applicant find more appropriate evergreen plant material for the plant beds located along the length of the front of the building facade on Waverly Avenue and to the right of the entrance. The replacement plants should be species that are large enough to screen the exposed blue and white PVC piping and building foundation year round.



cc:	Planning Board Members	Hugh Greechan, Engineering Consultant
	Greg Cutler, Village Planner	Les Steinman, Village Attorney
	Dan Gray, Building Inspector	