



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

To: Kathleen Savolt, Chairman From: Terra Bella Land Design
Company: Village of Mamaroneck Planning Board Contact Name: Susan Oakley
eMail: ksavolt@verizon.net Page #: 1 of 1
Subject: **1025 Rushmore Ave** Date: **December 9, 2020**

The Existing and Proposed Site Plans, Renderings, Landscape Plan Checklist, and related documents have been reviewed for the proposed Terrace Addition and Patio Renovation at 1025 Rushmore Avenue. Existing and Proposed Site Plans are dated September 6, 2019 and Mastragiacomio Engineering Plans revision dates are September 29, 2020.

Though plant icons are evident on Mastragiacomio Engineering Plan Sheets SP-1 and SP-4, no labeling nor plant schedule exists. Yet a note on SP-4 states, "3. Landscaping and plant materials for new planting area to be approved by Oriwenta (stet) Beach Club."

Regarding the applicant's responses on Attachment F, Landscaping Plan Review Technical Checklist, it is stated "Concrete planters to be replaced with planting beds in approximately the same location for the seasonal flowers and plants currently used by Oriwenta Beach Club. No permanent plantings are proposed", "Permanent landscaping is not in scope of project", and "No permanent plantings in project area". The plans and documentation do not contain a Landscape Plan, a written landscaping concept, nor a list of vegetation. Though it is cause for confusion when the applicant response to these items on the Landscaping Plan Review Technical Checklist is "Comply", as opposed to "Not Applicable".

It is recommended that all Plans depicting vegetated areas be labeled with, and have corresponding icons for, the appropriate proposed plant material, whether permanent or seasonal.

It should be noted that the plans and documents refer to the property as 1054 Walton Ave, yet the Planning Department lists the application as 1025 Rushmore Avenue.

cc: Planning Board Members Brian Hildenbrand, Engineering Consultant
 William Long, Village Planner Robert Spolzino, Village Attorney
 Amber Nowak, Village Planner Frank Tavoracci, Building Inspector