

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

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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 2  
Subject: **1043 West Boston Post Road** Date: **July 9, 2021**

The unoccupied site of the former HSBC at 1043 West Boston Post Road is proposed to be converted to a restaurant with drive through pick-up service. A site visit was made to assess the current conditions. For clarity, photos of the property are included in this memo.

## OVERALL LANDSCAPING

The existing landscaping is overgrown and untended, with invasive vines evident on much of the plant material. All existing plant material and plant beds are in need of professional pruning and vine removal (including roots) to encourage plant health and improve aesthetic appeal.

Two Maple trees are situated on the northeast side at the front of the property. It is recommended that they be retained, protected, and noted on all sheets with this information.



## TREE REMOVALS

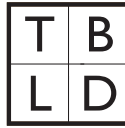
Due to reconfiguration of the parking layout, six existing *Gleditsia triacanthos* (Honey Locust) trees in the center of the rear parking area are slated for removal. It is recommended that new shade trees be added in appropriate locations on the property.



## PROPOSED LANDSCAPING

A hedge of *Thuja occidentalis* 'Little Giant' (Little Giant Arborvitae) is indicated along the property line to the south and also on the northeast side of the dumpster. It should be noted that this cultivar maxes out four feet tall and wide at maturity, so these shrubs will not provide visible screening above waist height. Therefore, another species would be a better solution in providing a visible buffer. In addition, these shrubs prefer full sun and therefore may not thrive under the shade of the existing evergreen and deciduous trees. Most important, any plantings within the root zones of these existing trees may prove to be problematic.





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## PROPOSED LANDSCAPING, continued

Regarding the dumpster enclosure, it is unclear how this is meant to be utilized since the opening is door width with the dumpster itself located outside of the enclosure. If the intent is to hide a dumpster, the unit would need to be reconfigured.

It is recommended that a Landscape Plan be prepared that includes and labels all existing plants to remain, plants that are to be removed, and any new plants. All plants proposed for planting will need to be listed in a Plant Schedule that includes genus, species, cultivar, size, and condition.



## SITE ELEMENTS

At the rear property line, there is a notation for a "6' high stockade fence". This location currently contains a chain link fence. It is not clear from the plan whether the stockade fence is to be added or is mislabeled as existing, so clarification is needed.

Regarding the front street-side plant beds and the proposed permeable patio, the addition of a planting plan that enhances the front areas of the property that are visible from Boston Post Road would be appreciated. Plant screening of the modular block wall of the front raised patio would help improve the view of the property from passersby and make the site more aesthetically pleasing and inviting.



cc: Amber Nowak, Assistant Planner