

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@vomny.net Page #: 1 of 2
Subject: **129-133 Prospect Avenue** Date: **September 23, 2022**

An application is proposed to replace two residential homes with a 13 unit, four story apartment building at 129-133 Prospect Avenue. The proposed project has been reviewed with Hudson Engineering plans, dated August 15, 2022, Sarrazin Architecture plans, dated June 22, 2022, and Environmental Land Solution's Landscape Plan, dated June 22, 2022.

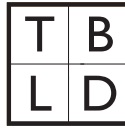
The Landscape Plan (LPI) indicates that landscaping is proposed only for the right side of the structure which closely abuts an existing apartment building. Based on the Landscape Plan, no plant material is proposed in front of the building. By moving the building facade farther back from Prospect Avenue, perhaps to where the existing porches are located, it would allow space for much needed trees in the area. Due to the location of the proposed project being opposite the Mamaroneck Library, with the Emelin Theater in close proximity, the entire community would benefit from additional greenery in this downtown location. A good example of successful streetside landscaping is the relatively new construction around the corner from this site at 147 Library Lane.

A site visit revealed multiple, mature trees currently on and adjacent to the property, as seen on the Damato Survey, dated January 5, 2022. Therefore a Tree Preservation Plan is required as part of this application. It should be noted that permits will be necessary for all tree removals with the number of required replacements trees based on the following chart:

Village of Mamaroneck - Tree Replacement Count (based on Local Law 5-2021, 318-8 G a)

	For lots 14,500 sf and above
DBH	
Under 8 inches	No replanting necessary
8-12 inches	One 2-2.5 inch DBH tree
13-25 inches	Two 2-2.5 inch DBH trees
26 inches or greater	Three 2-2.5 inch DBH trees

Please see Local Law 5-2021, 318 for more information about what needs to be included on a Tree Preservation Plan.



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The majority of plant material proposed is native, with the exception of two non-native plants: *Ilex crenata* and *Liriope muscari*. *Lysimachia clethroides* is an aggressive grower that can take over other perennials and is therefore discouraged. Given the proximity to Long Island Sound, native, non-invasive alternates are recommended as replacements for these plants.

It should be noted that the plant material indicated on the Landscape Plan does not match the landscape indicated on the Sarrazin Architecture drawings. The Sarrazin drawing (A204), among others, indicates plant material on the roof and terraces. The current Landscape Plan does not reflect this.