

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: **1310 Flagler Drive** Date: **September 24, 2022**

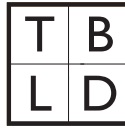
The application for 1310 Flagler Drive proposes to replace an existing residential home with a new single, family residence. The application includes revegetation with native plant material that includes wetland buffer plants, a rain garden for treating stormwater runoff, and the addition of deciduous and evergreen trees.

The proposed Plant List on Louis Fusco's Planting Plan (PL-1) includes a variety of native evergreen and deciduous trees, shrubs, perennials, grasses, and groundcovers which will revegetate and enhance the site. Due to the property's direct proximity to Long Island Sound and Larchmont Harbor, the inclusion of native plant material is commendable. Native plants are especially suited to the conditions of coastal zones and wetland buffers by adding to the migration corridor and providing habitat and food sources for wildlife and pollinators. Plants appropriate for coastal planting also contribute organic matter and a source of food and energy to the aquatic ecosystem.

Since tree removals are indicated, and multiple trees are to remain, a dedicated Tree Preservation Plan is required. Refer to Local Law 5-2021, 318 for detailed information. This plan is defined in Local Law Chapter 318 as:

"A plan of property approved by the Planning Board in conjunction with a site plan and subdivision plat showing contours of the entire plot at intervals of not more than two feet and the location, species, DBH and condition of all trees eight inches DBH or greater, identifying all trees to be removed and all trees to remain and detailing the methods and practices to be used to provide protection from injury during construction for all trees that will remain."

There are six trees, 8"-12" diameter at breast height (DBH), marked for removal on the Planting Plan, yet only four are marked for removal on Hudson Engineering's Existing Conditions/Demolition Plan (C-1). All plans related to the application should communicate the same information. Based on these removals, 14 trees 2-2.5" DBH or greater are required for replanting, and are included on the Planting Plan, meeting the requirement in the Tree Law's Tree Replacement Count chart. Twenty-one evergreen trees are also proposed.



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All trees to remain and their extensive root systems will need to be protected during construction, as per the Village of Mamaroneck's Tree Protection Standard (SD-I I). For convenience, the Tree Protection Standard has been included as part of this memo and should be added to the Tree Preservation Plan, with each tree icon showing protection at the drip line of each canopy, as indicated on SD-I I.

Based on Hudson Engineering's Sediment & Erosion Control Plan (C-2), tree protection is noted but needs updating to match the canopy and dripline of each tree. All trees need to be protected according to the Village's Tree Protection Standard. This standard states that the circle of protection be located at the "furthest extent of tree driplines".

In addition, on the Hudson Engineering Details sheet (C-4), there is a detail titled "Fencing and Armoring". Within this detail there are two items, "Triangular Board Fencing" and "Correct Trunk Armoring". Since these items do not adhere to the Village of Mamaroneck's Tree Protection Standard of protection at the dripline, they should be removed from Details sheet C-4 and from any future plan set moving forward that is submitted to the Village of Mamaroneck.

The proposed, triangular-shaped rain garden is located against the sea wall on the east side of the property. The construction drawings and Plant List for this can be found on Hudson Engineering's Details sheet (C-6). All rain garden plants can be found in the Village of Mamaroneck Coastal Planting Guide, with the exception of *Polygonum* which is listed as invasive in the document (Table B - Invasive Species) and should be removed or replaced from the plant list. The remaining plant material is appropriate for this area which could be inundated with both salt and fresh water.