

# 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: Seamus O'Rourke, Chairman From: Terra Bella Land Design  
Company: Village of Mamaroneck Planning Board Contact Name: Susan Oakley  
eMail: sorourke@vomny.net Page #: 1 of 3  
Subject: 850 Rushmore Avenue Date: April 21, 2023

The plans and related documents for the proposed residential renovation of a single-family home, driveway relocation, new walkways, and landscaping at 850 Rushmore Avenue have been reviewed and a site visit made.

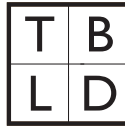
## **Current Site Conditions:**

The residential property at 850 Rushmore Avenue is a corner lot in the 100 year flood zone, situated with Mamaroneck Harbor a few blocks to the northeast and Long Island Sound to the southeast. The property is flat and contains a large number of evergreen and deciduous shrubs, small ornamental trees, and large mature specimen trees.

It is important to note that the Limits of Disturbance and proposed construction activities for this application will invade the critical root zones of some trees slated to remain.

## **Brian Crowley Architecture, Tree Preservation Plan, dated April 5, 2023:**

- I. A Tree Protection Plan (SD-205) has been submitted but is missing information. Please review the Village of Mamaroneck Local Law 5-2021, Chapter 318 for specific requirements. As dictated by this law, this sheet is to be titled Tree Preservation Plan.  
The following information is needed:
  - a. **Tree Replacement Count chart**  
Not provided
  - b. **The species, diameter at breast height, and condition of all trees 8" DBH (diameter at breast height) or greater, identified in their location on Plan.**  
Not provided.
  - c. **All existing trees to be removed and all trees to remain, identified in their location on Plan.**  
Included on plan, but clear labeling not provided.
  - d. **The condition of all trees to remain and those being removed.**  
Not provided.



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## **Brian Crowley Architecture, Tree Preservation Plan, continued:**

- e. Individual tree protection for all trees to remain, and the methods and practices to be used to protect these trees from injury during construction.

Tree protection indicated on drawing. Tree Protection detail included on Details sheet (SD-401)

- f. Contours of entire plot at intervals of not more than two feet

Included on plan.

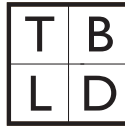
- g. A tree protection detail that follows the same guidelines as the Village of Mamaroneck Tree Protection Standard (SD1L).

Tree Protection detail included on Details sheet (SD-401)

## **Brian Crowley Architecture, Landscape Plan, dated April 5, 2023:**

This plan is incomplete. The following information is needed:

1. A Plant Schedule is missing from the Landscape Plan (SD-204). Necessary information to include is the genus, species, and cultivar of each plant, common name, quantity, the condition at planting (i.e. container, balled & burlaped, etc) the size at planting, and is keyed to the exact planting location on the Landscape Plan.
2. Due to proximity of the site to Critical Environmental Areas, proposed plant material shall be native to the eastern United States.
3. Regarding replacement trees, the applicant should be committed to planting the largest-growing native trees that this location can support.
4. Based on proposed plans, it may be necessary to prune roots inside a tree's critical root zone, so information and guidelines for ANSI A300 Tree Care Industry Standards will be provided upon request.



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## **Brian Crowley Architecture plan set, dated April 5, 2023:**

1. Due to the fact that site and construction plans are utilized prior to construction and to the installation of landscape material, tree protection also needs to be evident and coordinated on the Grading & Utility Plan (SD-202) and Erosion and on Sediment Control Plan (SD-203).
2. Based on proposed plans, it may be necessary to prune roots inside a tree's critical root zone, so information and guidelines for ANSI A300 Tree Care Industry Standards will be provided upon request.
3. A replacement drainage pipe is proposed between the driveway and a street catch basin. This location, at the corner of Bleeker Street and Rushmore Avenues, is within the root systems of an existing Maple tree and Birch tree clump. In their February 15, 2023 letter, Catizone Engineering has determined that the trees roots were disturbed by an previous installation, which could reduce the need for more root pruning.