

May 2, 2023

Chairperson Seamus O'Rourke and Members of the Planning Board
Village of Mamaroneck
Street Address
Mamaroneck, NY

Re: BBQ/Patio Area Improvements
412 Munro Avenue
Village of Mamaroneck
Tax ID: 9-15-282

Dear Seamus O'Rourke and Members of the Planning Board,

On behalf of our client, Archer Property Management, Catizone Engineering, P.C. is pleased to transmit:

No. Copies	Title	Rev.	Date
1	SD-100 Adjoiner Map	11	05.02.2023
1	SD-201 Overall Layout Plan	11	05.02.2023
1	SD-202 Existing Conditions, Grading & Drainage, Erosion & Sediment Control Plan	11	05.02.2023
1	SD-203 Tree Protection Plan	11	05.02.2023
1	SD-204 Landscape Plan	11	05.02.2023
1	SD-401 Details	11	05.02.2023

The plans have been updated address the comments outlined in a memorandum from Terra Bella Land Design dated April 20th, 2023, May 1st, 2023 and email correspondence dated May 1st, 2023. Responses are shown in ***bold italic***, as follows:

PROPOSED PROJECT:

The proposal involves renovation of a patio area for a four-story multifamily residential, with the installation of a retaining wall, fencing, plants and permeable pavement.

SITE PLAN REVIEW COMMENTS:

TBLD comments dated April 20th, 2023:

1. From 9/9/2022 TBLD memo:

Catizone Engineering's Landscape Plan (SD-2), dated March 28 2023, indicates a tree marked for removal for the proposed patio renovation.... Due to the recent enactment of a Village of Mamaroneck tree law, pertinent information needs to be included on a Tree Preservation Plan.

A Tree Protection Plan has been provided, yet it needs to be separated from the current plan which is titled Erosion and Sediment Control Plan, Tree Protection Plan (SD-203) and retitled Tree Preservation Plan. In addition, the plan should be as large as possible on the sheet so the details can be easily read by contractors in the field.

The following items are missing from the submitted plan:

As listed in the Village Tree Law 5-2021, Chapter 318, 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 is indicated around the perimeter of the proposed patio which invades the critical root zones of most of the surrounding mature trees. It is impossible to protect the root systems of these trees since they have canopies that overhang the area to be disturbed.

In the likely event that it is necessary to prune roots inside of the protected root zone of these trees, ANSI A300 Tree Care Industry Standards shall be followed. If this information is needed as a reference, they will be provided upon request.

The plans have been revised to solely display the Tree Preservation Plan on sheet SD-203. The scale of the Tree Preservation Plan and the Landscape Plan have been revised from 1"=10' to 1"=5'. Although tree protection does follow the perimeter of the proposed patio due to work being done within the critical root zones of several trees, we have included a note on the plans which state that the contractor shall use caution when working within the dripline of the existing trees to remain. Accordingly, we have included ANSI A300 Standards on the Tree Preservation Plan for the contractor to follow in the event that it is necessary to prune any roots within the critical root zones during construction.

2. From 9/14/2022 TBLD memo:

...plant material that thrives in part to full shade should be considered as replacements for the currently proposed plants. Though the plants listed in the revised Plant Schedule will all thrive in shade, not all are native to the eastern United States and the others are unsuitable for a project like this with limited space. It is recommended that the following plants be replaced by native species: Hydrangea anomala petiolaris (Climbing Hydrangea) and Pachysandra terminalis (Japanese Spurge).

The plan also indicates Ilex opaca (American Holly) trees to be planted in a row surrounding the patio approximately 6.5 feet apart, on center. Since these are more trees than shrubs that can reach 15-30 feet tall and 10-20 feet wide at maturity, they are inappropriate for planting in this location. In addition, a Carpinus caroliniana (American Hornbeam) is indicated as a replacement tree for the one being removed. This tree matures at 20-35 feet tall and wide, therefore a smaller statured shade tree would be more appropriate for this space.

Also, the drawing on the Landscape Plan shall be as large as possible on the sheet so that details can be easily read by contractors in the field.

The plans have been revised to display the Landscape Plan at a larger scale (1"=5'). The American Holly tree previously proposed has been replaced with a Serviceberry, Shadbush Tree (Amelanchier Arborea), which is a small tree that can thrive in partial shade. Northern Bush Honeysuckle (Diervilla Lonicera) and Maple-Leaved Viburnum (Viburnum Acerifolium) are now proposed. Both shrubs also thrive in shade. All the plant material proposed have been taken from the New York State Department of Conservation (NYSDEC) Native Shrubs and Native Tree Lists.

TBLD comments dated May 1st, 2023 (email):

1. "As requested, you will find attached an abridged version of the pertinent information from the ANSI Tree Care Industry Standards. These shall be included on your Erosion & Sediment Control Plan since this is the phase of the project where excavation would take place and tree roots could be compromised.

As mentioned by a Catizone Engineering representative at the 41 Munro Avenue appearance at the Village of Mamaroneck Planning Board meeting on April 26, 2023, all tree roots are to be dug by hand. This is stated under 3. in the standards."

The plans have been revised to include the ANSI A300 Tree Care Industry Standards Provided by Terra Bella Land Design on the Erosion and Sediment Control Plan, SD-202. Note 3, Digging Process, on the ANSI A300 Tree Care Industry Standards notes: "Pruning trench should be cleared using only hand tools or an air knife".

TBLD comments dated May 1st, 2023:

1. From 9/9/2022 TBLD memo: Catizone Engineering's Landscape Plan (SD-2), dated March 28 2023, indicates a tree marked for removal for the proposed patio renovation.... Due to the recent enactment of a Village of Mamaroneck tree law, pertinent information needs to be included on a Tree Preservation Plan.

From 4/20/2023 TBLD memo: A Tree Protection Plan has been provided, yet it needs to be separated from the current plan which is titled Erosion and Sediment Control Plan, Tree Protection Plan (SD-203) and retitled Tree Preservation Plan. In addition, the plan should be as large as possible on the sheet so the details can be easily read by contractors in the field.

The following items are missing from the submitted plan:

As listed in the Village Tree Law 5-2021, Chapter 318, 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 is indicated around the perimeter of the proposed patio which invades the critical root zones of most of the surrounding mature trees. It is impossible to protect the root systems of these trees since they have canopies that overhang the area to be disturbed. In the likely event that it is necessary to prune roots inside of the protected root zone of these trees, ANSI A300 Tree Care Industry Standards shall be followed. If this information is needed as a reference, they will be provided upon request.

The submitted Tree Protection Plan (SD-203) shall be correctly renamed Tree Preservation Plan. The scale has been altered to make it larger and therefore more readable in the field. The ANSI Tree Care Industry Standards have been added to the Erosion & Sediment Control Plan (SD-202)

The title on Sheet SD-203 has been revised to "Tree Preservation Plan".

2. From 9/14/2022 TBLD memo: ...plant material that thrives in part to full shade should be considered as replacements for the currently proposed plants.

From 4/20/2023 TBLD memo: Though the plants listed in the revised Plant Schedule will all thrive in shade, not all are native to the eastern United States and the others are unsuitable for a project like this with limited space. It is recommended that the following plants be replaced by native species: Hydrangea anomala petiolaris (Climbing Hydrangea) and Pachysandra terminalis (Japanese Spurge).

The plan also indicates Ilex opaca (American Holly) trees to be planted in a row surrounding the patio approximately 6.5 feet apart, on center. Since these are more trees than shrubs that can reach 15-30 feet tall and 10-20 feet wide at maturity, they are inappropriate for planting in this location. In addition, a Carpinus caroliniana (American Hornbeam) is indicated as a replacement tree for the one being removed. This tree matures at 20-35 feet tall and wide, therefore a smaller statured shade tree would be more appropriate for this space.

Also, the drawing on the Landscape Plan shall be as large as possible on the sheet so that details can be easily read by contractors in the field.

The plant material selection has been revised and now includes native plants that are tolerant of shady conditions and plant material that is appropriately sized for the location. The scale of the Landscape Plan (SD-204) has also been increased so that it is more easily read.

Noted.

Chairperson Seamus O'Rourke and Members of the Planning
Board
May 2, 2023
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412 Munro Ave

We hope these responses are satisfactory and that this application can be heard at your May 10th, 2023 meeting.

Sincerely,

A handwritten signature in black ink that reads "Diana M. Gomez." The signature is written in a cursive style.

Diana M Gomez, E.I.T.
Project Engineer