

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

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: 412 Munro Avenue Date: May 3, 2023

This memo addresses comments made in our previous memos, dated September 9 & 14, 2022 and April 20, 2023, and how the applicant has responded in their most recent submissions. New comments are in **bold**.

COMMENTS regarding CATIZONE ENGINEERING plan set:

I. 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:

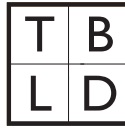
A Tree Protection Plan has been provided, yet it needs to be separated from the current plan which is titled Erosion and Sediment Control Plan, Tree Protection Plan (SD-203) and retitled Tree Preservation Plan. In addition, the plan should be as large as possible on the sheet so the details can be easily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



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From 5/1/2023b TBLD memo:

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)

Comments addressed.

2. From 9/14/2022 TBLD memo:

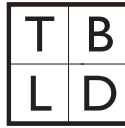
...plant material that thrives in part to full shade should be considered as replacements for the currently proposed plants.

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.



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From 5/1/2023b TBLD memo:

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.

Comments addressed.