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 2
Subject:	**921 Soundview Drive**	*Date:*	**January 31, 2023**

The updated plans for the proposed, single family residence at 921 Soundview Drive have been reviewed. This memo addresses comments made in the previous Terra Bella Land Design memo, dated January 6, 2023, and how the applicant has responded in their most recent submissions.

Comment: A Landscape Plan has not been submitted. Due to the property's close proximity to the tidal wetlands of Otter Creek, which discharges into Mamaroneck Harbor, it is important to stress the need for native plant material.

Response: A Tree Replacement/Landscape Plan (L1) from Nexus Architecture Planning Design has been submitted. This sheet needs to be resubmitted as two separate plans. The proposed Plant List contains all native plant material. These Eastern North American natives are a positive addition that will aid in the preservation of plant biodiversity, provide more beneficial habitat for wildlife, and survive potential area flooding.

Comment: ...(T)here are many existing trees on the property, and on adjacent properties, that need preserving. Therefore, a Tree Preservation Plan is required as part of the application.

Response: The Nexus Tree Replacement/Landscape Plan (L1) and Nexus Site Plan (A-0.2) do not include the proper information required on a Tree Preservation Plan. This plan is to be separate from a Landscape Plan. All trees to remain need protection according to the Tree Protection Standard of the Village of Mamaroneck (SD11), a copy of which is attached to this memo.

The size and shape of every tree canopy is different based on the species, cultivar, and growing conditions. The area located directly under the outer circumference of the tree branches, or canopy, is called the drip line. This is also known as a tree's critical root zone and is defined as a circle on the ground corresponding to the drip line of the tree.

The drip line of every tree varies in width, and tree protection needs to be placed accordingly. In order to properly protect the critical root zones of all trees in close proximity to the Limits of Disturbance, the drip line measurement of these trees must be taken in the field and reflected to scale on the plans. Only then can tree protection be properly placed on the drawings. It should be noted that the Limits of Disturbance for this application runs along both the north and south property lines.
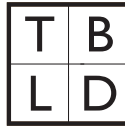
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Comment (continued): ...(T)here are many existing trees on the property, and on adjacent properties, that need preserving. Therefore, a Tree Preservation Plan is required as part of the application.
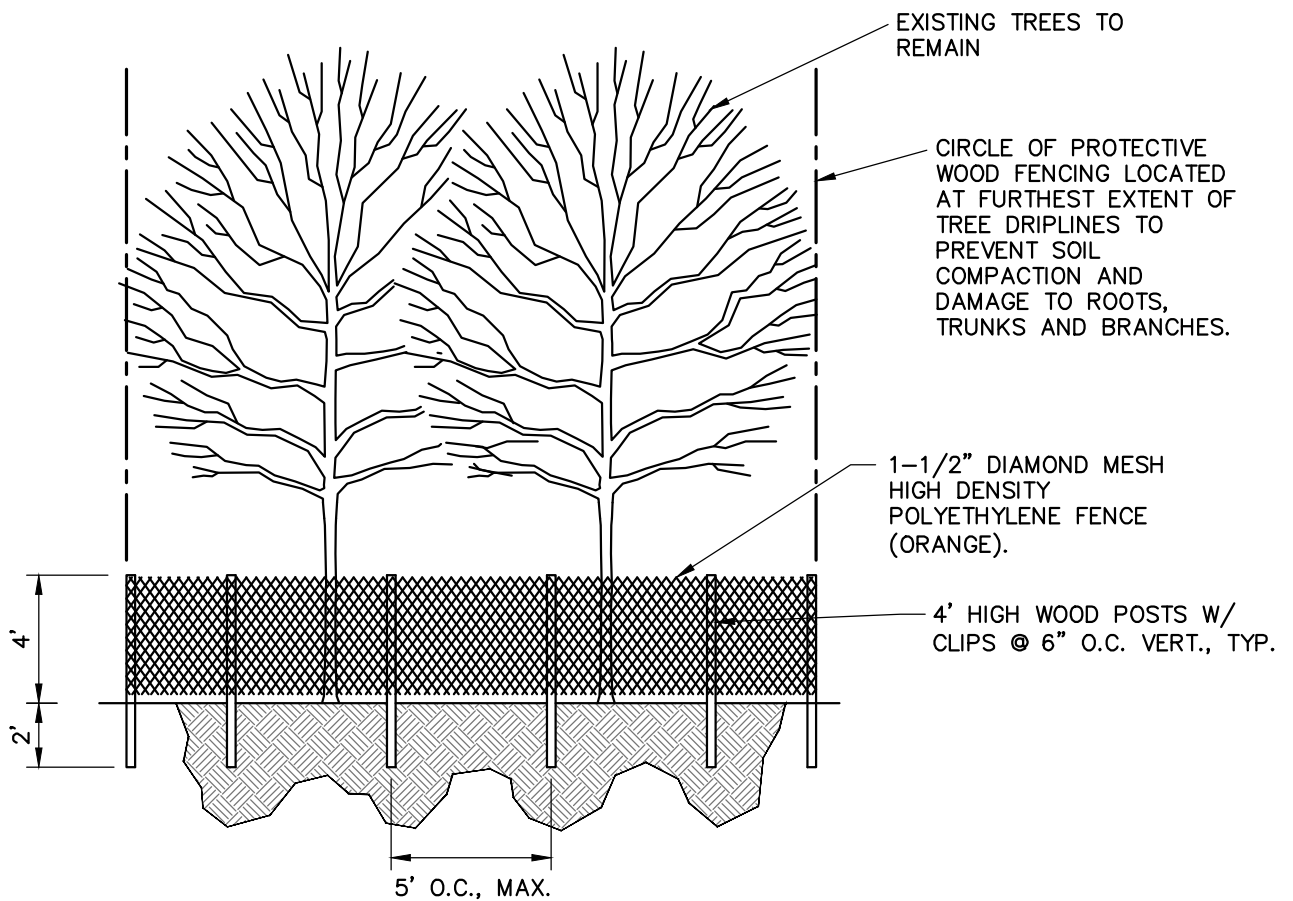
Therefore, all trees on adjoining lots that have roots and/or canopies that fall under and/or over these property lines also need protection and to be shown on the plans listed below. A tree protection detail is provided on ALP Engineering's Construction Details (C-111), but does not contain all the information on the Village's Tree Protection Standard.

Since tree protection is most effective when installed before any construction begins, it also needs to be present on the following drawings: ALP Engineering's Site Layout Plan (C-101), Grading and Utilities Plan (C-102), and their Erosion and Sediment Control Plan (C-103). Tree protection is not necessary on Nexus Lighting Plan (E1).

Comment: Seven trees, ranging in Diameter at Breast Height (DBH) from 6'' to 30'', are slated for removal.

Response: The tree removal count has increased, as drawn on ALP (C-101) and in the tree replacement count chart found on Nexus (L1). Based on the size of the removals and required replacement of them, twelve trees between 8'' and 30'' DBH are being removed and fifteen 2-2.5'' DBH trees are proposed for planting.

It should be noted that on Evans Associates' Wetland Delineation Report, revised January 25, 2023, there are multiple rock outcrops and visible bedrock around the property, indicating areas of shallow soil. Replacement trees requiring a DBH of 2-2.5'' can have substantially sized root balls. In order to provide ideal circumstances for the replacement trees to thrive and survive, and insure that the trees are not planted on top of rock ledges, the optimum size of planting holes for new trees in this location would be at least twice the size of the root balls. Providing ample room for the roots systems to grow will help to stabilize the soil and prevent erosion on a sloped property such as this.

EXISTING TREES TO REMAIN

CIRCLE OF PROTECTIVE WOOD FENCING LOCATED AT FURTHEST EXTENT OF TREE DRIPLINES TO PREVENT SOIL COMPACTION AND DAMAGE TO ROOTS, TRUNKS AND BRANCHES.

1-1/2" DIAMOND MESH HIGH DENSITY POLYETHYLENE FENCE (ORANGE).

4' HIGH WOOD POSTS W/ CLIPS @ 6" O.C. VERT., TYP.

4'

2'

5' O.C., MAX.

NOTES:

1. LOCATE TREE PROTECTION FENCING AS SHOWN ON PLANS APPROVED BY THE VILLAGE OF MAMARONECK BUILDING DEPARTMENT AND VILLAGE ENGINEER.

2. NO MATERIAL OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE AREA SURROUNDED BY TREE PROTECTION FENCING.

3. FENCE MUST REMAIN AND BE MAINTAINED THROUGHOUT ENTIRE BUILDING PHASES DURING WHICH CONSTRUCTION MAY AFFECT TREES.

4. ADDITIONAL PROTECTIVE MEASURES SHALL BE INSTALLED, AS ORDERED BY THE VILLAGE ENGINEER AND/OR BUILDING DEPARTMENT, PRIOR TO AND/OR DURING CONSTRUCTION.