

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: 921 Soundview Drive Date: April 21, 2023

This memo addresses comments made in our previous memo, dated March 17, 2023, and how the applicant has responded in their most recent submissions. New comments are in **bold**.

COMMENTS:

1. 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.

1/31/23: 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. ...

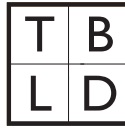
*3/17/23: The original dual plan has been divided into two separate plans: one titled Tree Replacement Plan (L1) and the other titled Landscape Plan (L2) from Elizabeth Hand-Fry, LA. The Tree Replacement Plan should be retitled Tree Preservation Plan. The tree protection delineations on the Landscape Plan should be labeled as such. Also, the line labeled "Tree Protection/Construction Fencing" must be around the actual drip lines to protect the root zones of the remaining trees. Pool equipment is proposed to be screened by a row of evergreen *Picea glauca* (White Pine) along the south property line. Three native *Acer rubrum* (Red Maple) are specified as street trees.*

The Tree Preservation Plan, once renamed, includes the required information.

4/21/23: The Tree Replacement Plan has been correctly renamed Tree Preservation Plan (L1). Regarding tree protection fencing, there are still multiple contradictory labels on this Plan. The red dotted line labeled "TREE PROTECTION/CONSTRUCTION FENCING" is not located around the drip line of multiple mature trees, a surveyor's tree icon (not a drip line) is labeled "NOTE: ALL TREES ON PROPERTY LOCATED WITHIN 25' OF WORK AREA TO RECEIVE INDIVIDUAL TREE PROTECTION AS PER DETAIL ON SHEET L1". (This label is on sheet L1), and a label on a different tree states "TREE PROTECTION TO MIN. BE INSTALLED TO PROP. LINE" (stet).

2. (T)here are many existing trees on the property, and on adjacent properties, that need preserving.

1/31/23: ... 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. ... 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....



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2. Continued...

3/17/23: Proper tree protection at the actual drip lines of trees has been indicated on Nexus Landscape Plans L1, L2, and L3 and on ALP Engineering plans C-101, C-102, and C-103. It should be noted that construction is planned within the drip line of an Oak tree located on the adjoining property to the south. Since half of the root zone of this tree is located within the Limits of Disturbance, ANSI guidelines for the pruning of tree roots must be followed and can be found on pages 3 and 4 of this memo. No construction equipment or materials shall be stored, even temporarily, within the protected dripline of trees, such as the soil stockpile indicated on ALP Engineering Erosion and Sediment Control Plan (C-103).

4/21/23: The ANSI Tree Care Industry Standards have been added to L1, which is undated. Soil stockpiles have been relocated and are no longer within the drip lines of trees, as shown on C-103 revision date of March 8, 2023

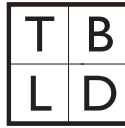
1/31/23: Since tree protection is most effective when installed before any construction begins, it also needs to be present on the following drawings: ALP Engineering's Site Layout Plan (C-101), Grading and Utilities Plan (C-102), and their Erosion and Sediment Control Plan (C-103). Tree protection is not necessary on Nexus Lighting Plan (E1).

3/17/23: Tree Protection now indicated on ALP Engineering's plans C-101, C-102, and C-103.

1/31/23: ...All trees to remain need protection according to the Tree Protection Standard of the Village of Mamaroneck (SD-1L)....

3/17/23: The Tree Protection Standard of the Village of Mamaroneck (SD-1L) has been added to Nexus Landscape Plan (L1), which is to be retitled Tree Preservation Plan. Since tree protection is now indicated on the ALP Engineering plans, as requested, the Village's Tree Protection Standard shall be added to their Construction Details C-111, C-112, or C-113.

4/21/23: The Tree Protection Standard has been added to Construction Details sheet C-111, revision date of March 19, 2023.



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

1/31/23: 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.

3/17/23: In the newly submitted Nexus plan (L1), 13 trees eight inch DBH or larger are to be removed and 15 trees, 2-2.5" DBH, are to replace them.

4/21/23: It is worth noting that no trees are being removed from designated wetlands. Yet, in the Village of Mamaroneck Local Law 5, Chapter 192 states that the following trees are protected:

(B) A tree with a DBH of three inches or more located in a wetland or wetland adjacent area

Though wetland is defined in §192-2 of the Law, there is no definition for wetland adjacent.

1/31/23: 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 ledge....

3/17/23: In the Nexus memo, dated March 8, 2023, it is stated that "(t)he replacement trees were strategically placed in areas with known depth to accommodate the root balls."