



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

To: Kathleen Savolt, Chairman From: Terra Bella Land Design
Company: Village of Mamaroneck Planning Board Contact Name: Susan Oakley
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Subject: **129-133 Prospect Avenue** Date: **December 8, 2022**

The plans for the removal of two structures and replacement with a 13-unit, 4-story residential apartment building at 129-133 Prospect Avenue have been revised. The project review included plans from Sarrazin Architecture, revisions 15 and 18, Environmental Land Solution's Landscape Plan set, revision date of November 21, 2022, in addition to related memos and documents.

Based on proposed tree removals, the required Tree Preservation Plan has now been included. The number of replacement trees was based on the calculation chart found in Local Law 5-2021, 318.

In order to provide more area for plant material at the front facade of the building, the Landscape Plan (L.P.I) shows that the building has been moved back three feet from Prospect Avenue. Though this increased area is an improvement and provides a small space for evergreen shrubs, deciduous shrubs, perennial grasses, and climbing vines, the narrow plant beds do not allow enough area for trees. Nine of the 11 new trees are to be located at the rear and side of the structure and cannot be seen from the street. One *Betula nigra* (Heritage Birch) tree is proposed at the right front corner and another, *Quercus imbricaria* (Shingle Oak), is proposed for planting at the left of the entrance to the Chase Bank parking lot along Prospect Avenue.

It is important to note that two of the 11 required new trees are proposed to be located on the adjoining bank property. The two trees proposed for planting off-site are *Quercus imbricaria* (Shingle Oak). On the Landscape Plan, there are notations on these trees stating, "Note: Obtain approval of adjacent property owner(s) prior to performing any work offsite" This proposal raises the possibility that the property owner where the two off-site trees are proposed to be planted would have the right to remove them. It may also set a precedent for future applicants to deflect the responsibility of the required on-site tree replacement.

As suggested, the requested non-native plants, *Ilex crenata* and *Liriope muscari* and the aggressive grower *Lysimachia clethroides*, have been replaced on the Plant Schedule. Based on this alteration, all plant material proposed for the site is native.

In the previous submission, the landscaping that was drawn on the Sarrazin Architecture drawings did not match the proposed plant material on the Landscape Plan. To correct, the architectural plans now contain notations stating "Landscaping Note: Design intent only. See landscape architect drawing for actual plating (sic) and trees".