



# 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 1  
Subject: 129-133 Prospect Avenue Date: May 19, 2023

This memo addressed summited changes to landscaping related to the construction of a four-story residential apartment building at 129-133 Prospect Avenue. The comments to follow are related to specific plans as follows:

**Environmental Land Solutions Landscape Plan (and Tree Preservation Plan), LP-1,**  
revision date May 3, 202

1. Separate to create two plans: a Tree Preservation Plan and a Landscape Plan.
2. Plant List:
  - Plants proposed to the east of the structure will not thrive and may not survive in the narrow full shade between two buildings. More thought should be given to planting anything in this area other than plants tolerant of full shade, **most importantly the required replacement trees.**
  - Non-native and invasive plants have been replaced with more eco-friendly plant material.
3. Tree removals drawn on this plan do not match the trees listed in the Individual Tree Legend.
  - It is unclear where T8 12" Elm is located (previously surveyed as 12" Map.).
4. Tree removals drawn on this plan do not match those indicated on Hudson Engineering C-1.
  - Trees marked for removal shall be coordinated across all plans.
  - Five in cluster at northeast corner on LP-1, but only four marked for removal on C-1.
5. The critical root zones of all trees that are to remain, with driplines that overlap the property line, also require protection.
  - For example, on the east side, a 12" Cedar adjacent to the property line needs tree protection.
6. Provide a Landscape Plan for the green roof including plants, soil type, and container specifications.
7. Replace Tree Protection Fence detail with Village of Mamaroneck Tree Protection Standard SD-1 L
  - Detail submitted is inconsistent with VoM Standards.

**Hudson Engineering Existing Conditions/Demolition Plan, C-1,** revision date April 26, 2023

1. Tree removals on this plan do not match removals drawn on LP-1.
  - Off-site trees to the north not are marked for removal, yet they are listed as removals on LP-1.
2. The critical root zones of all trees that are to remain with driplines that overlap the property line also require protection.
  - For example, on the east side, a 12" Cedar adjacent to the property line needs tree protection.