

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 6, 2023

The plans for a single, family residence for the undeveloped lot at 921 Soundview Drive have been reviewed. The project review included plans from ALP Engineering & Landscape Architecture (revision date December 14, 2022), Nexus Architectural Planning Design (revision date October 26, 2022), in addition to letters from Evans Associates.

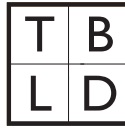
A Landscape Plan has not been submitted. Due to the property's close proximity to the tidal wetlands of Otter Creek, which discharges into Mamaroneck Harbor, it is important to stress the need for native plant material. Native plants provide habitat and food sources for wildlife, pollinators, and aid the migration corridor. Plants appropriate for planting near the coast also contribute organic matter and a source of food and energy for the aquatic ecosystem. Regarding replacement trees, the applicant should be committed to planting the largest-growing native trees that this coastal location can support.

Seven trees, ranging in Diameter at Breast Height (DBH) from 6" to 30", are slated for removal. In addition, there 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. The number of replacement trees is based on the following calculation chart found in Local Law 5-2021, 318.

Village of Mamaroneck - Tree Replacement Count (based on Local Law 5-2021, 318-8 G a)

	For lots 14,500 sf and above
DBH	
Under 8 inches	No replanting necessary
8-12 inches	One 2-2.5 inch DBH tree
13-25 inches	Two 2-2.5 inch DBH trees
26 inches or greater	Three 2-2.5 inch DBH trees

Due to the fact that construction drawings are used previous to the installation of landscape material, tree protection needs to be evident and coordinated on all plans related to the project.

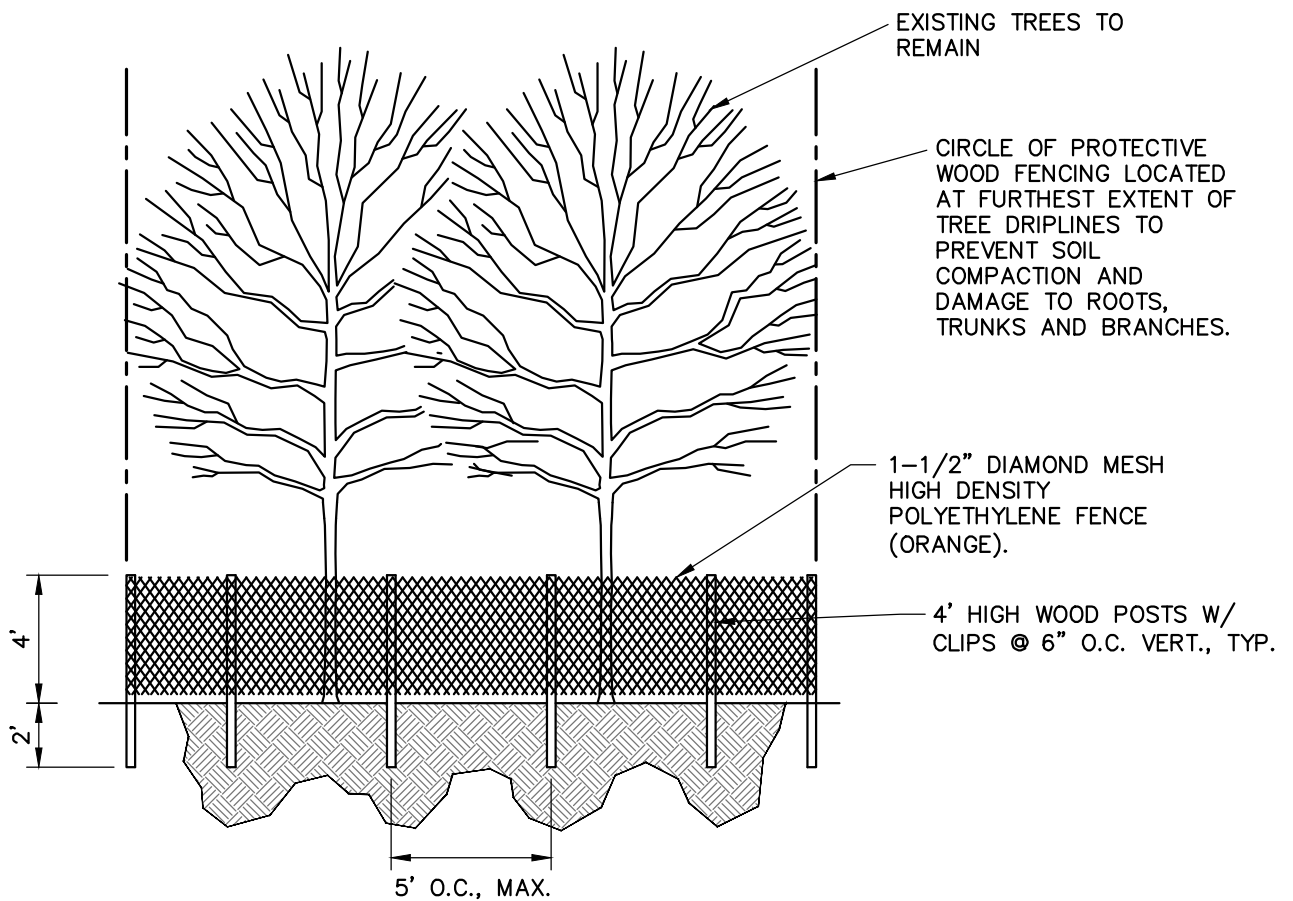


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The information necessary on a Tree Preservation Plan is to be conveyed visually, not just in written form, and is to include the following:

1. Chart calculating the Tree Replacement Count
2. Contours of entire plot at intervals of not more than two feet
3. The location, species, diameter at breast height, and condition of all trees 8" DBH or greater.
4. All existing trees proposed to be removed, identified in their location on plan.
5. Indicate individual tree protection for all trees that are to remain, and the methods and practices to be used to protect these trees from injury during construction.
6. The Village of Mamaroneck Tree Protection Standard (SD 1 L), attached to this memo for convenience. This standard states that the circle of protection should be located at the "furthest extent of tree driplines".



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.

VILLAGE OF MAMARONECK
STANDARD CONSTRUCTION DETAILS

PREPARED IN THE
OFFICE OF THE
VILLAGE ENGINEER

TREE PROTECTION

DESIGNED BY: ARC, PE CHECKED BY: ARC, PE
DRAWN BY: ARC, PE VOM Tree Protection.dwg



VILLAGE OF MAMARONECK
VILLAGE MUNICIPAL BUILDING
169 MT. PLEASANT AVENUE (3RD FLOOR)
WESTCHESTER COUNTY
VILLAGE OF MAMARONECK, NY 10543
PHONE: (914) 777-7731
FAX: (914) 777-7792

PROJECT: DETAILS
SCALE: NOT TO SCALE
DATE: 03/13/2014

SD-11