



Architecture Planning Design

a collaborative network alliance

Central Studio 100 White Plains Road, Tarrytown, New York 10591

March 8, 2023

Attn: Chairman O'Rourke and members of the Board
Village of Mamaroneck Planning Board

RE: 921 Soundview Drive

Dear Chairman O'Rourke and Board Members,

Please find attached the following items:

1. Revised Architectural Package (Site Plan, Elevation Diagrams, Lighting Plan, Tree Removal & Landscape Plan)
2. Revised Civil Drawings
3. Revised Stormwater Maintenance Agreement

Below are our responses to the open items in the memos received by AKRF, TBLD and Kellard Sessions.

AKRE

1. The Applicant should map the 10-foot contour line on the Civil Engineering Plans and note it as the presumed NYSDEC wetland adjacent area boundary.

Response:

The 10' contour has been labeled on the civil drawings.

2. The Zoning Table on Sheet C-101 of the Engineering Plans shows the proposed height as < 25 feet. This figure should be updated to accurately reflect the proposed height, which appears to exceed 25 feet. The Zoning Table on Sheet A-0.2 of the Architectural Plans shows the proposed height as 35 +/- feet. As the maximum allowable height is 35 feet, the Applicant should provide an accurate proposed height that demonstrates compliance with the maximum. In both Zoning Tables, the proposed height should be the same.

Response:

As discussed at previous meetings, the final height of the building will be per the end user. The height as demonstrated in the elevation diagrams depicts massing accommodating a height of 28 +/-'. For the purposes of the coordination and flexibility for the final design the zoning charts have been coordinated to both read 30' +/- (< 35)

3. The applicant shall have the burden of demonstrating that the proposed regulated activity will be in accord with the standards set forth in this section.



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Response:

We are prepared to demonstrate at the March 22nd meeting that we have met all of the requirements for the standards of Chapter 192 Section 192-14D and E.

TBLD

1. 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

Response:

The Tree replacement plan has been broken out into it's own sheet – sheet L1 prepared by Elizabeth Hand-Fry Landscape Architect.

2. 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.

Response:

Nexus Site Plan A0.2 is not intended to be part of the Tree Replacement Plan documentation. Elizabeth Hand-Fry prepared the tree replacement plan with graphic representation on the plan intended to indicate which trees needed protection and included the Tree Protection detail indicating the protection to be installed at the dripline. She has updated the Tree Replacement Plan to include the dripline graphically with the tree protection fence as well.

3. 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.



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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).

Response:

The Tree protection plan has been updated to indicate adjacent property droplines. The Village tree protection detail was previously supplied on sheet L1 and is still on L1. The tree protection detail indicated on ALP Engineering's C-111 plan has been removed.

Tree protection graphic from Tree Protection Plan has been included on the requested civil drawings.

4. 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.

Response:

The Tree Protection Plan was prepared with the consideration of where the bedrock was visible as well as based on test holes on site. The replacement trees were strategically placed in areas with known depth to accommodate the root balls.

Kellard Sessions

1. The maintenance schedule within the agreement should conform with the practices outlined within the SWPPP.

Response:

The maintenance schedule has been coordinated with the SWPPP.

2. A Curb Cut Permit, new curb installation along the property frontage and a Sanitary Sewer Connection Permit are required from the Village DPW Department. Any utility work within the Village right-of-way will also require a Street Opening Permit from the Village DPW Department. DPW Permits should be obtained prior to Building Permit.

Response:

The proper permits will be obtained prior to Building Permit.



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We have provided all of the items included in the consultant memos discussed at the Planning Board at the February 11th meeting with the exception of the DEC jurisdiction letter which we are confident we will obtain prior to the February 8th meeting. We look forward to setting a date for the public hearing.

If you have any questions, please do not hesitate to contact us. Thank you!

Best,



Jaclyn A. Tyler, AIA, LEED AP bd+c
Principal - Nexus Creative

Copy: Inez D'Arcangelo