

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

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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 4  
Subject: 921 Soundview Drive      Date: March 17, 2023

This memo addresses comments made in our previous memo, dated January 31, 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. ...*

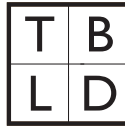
**3/17/23: The original dual plan has been divided into two separate plans: one titled Tree Replacement Plan (L1) and the other titled Landscape Plan (L2) from Elizabeth Hand-Fry, LA. The Tree Replacement Plan should be retitled Tree Preservation Plan. The tree protection delineations on the Landscape 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.**

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....*

**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).**



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## 2. Continued...

*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 Engineerings 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.***

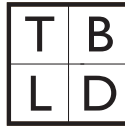
## 3. Seven trees, ranging in Diameter at Breast Height (DBH) from 6" to 30", are slated for removal.

*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.***

*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."***



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## **ANSI A300 Tree Care Industry Standards:**

To follow are details regarding tree root pruning in preparation for the proposed new single family residence, pool, driveway, and decks at 921 Soundview Drive.

Severing roots can have a significant impact on tree health and survival, as well as tree stability in areas prone to coastal conditions such as this. The intention is to preserve, as much as possible, the health and integrity of the existing, mature trees on the property that are within the line of disturbance.

If it is deemed necessary to prune roots inside the tree's protected root zone, within the drip line, please adhere to the following information, based on ANSI A300 Tree Care Industry Standards for tree care practices.

### **1. Advance Planning:**

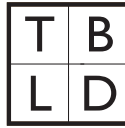
- Root pruning shall take place prior to any other disturbance on the site.

### **2. Preparation:**

- Contact an ISA Certified Arborist and arrange a site visit to discuss logistics and to confirm exact location of root pruning.
- Decide where root pruning trench will be located and mark it on the ground between the disturbance and tree, typically 6" closer to the tree than edge of disturbance.

### **3. Digging Process:**

- Pruning trench should be cleared using only hand tools or an air knife.  
This action will expose the roots while leaving them intact.
- DO NOT use an excavator to clear, since this will shred the roots and can damage the tree trunk.
- Root pruning should be as shallow as possible to ensure that cuts are made only on roots affected by the disturbance.



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#### 4. Pruning Process:

- The Certified Arborist must perform or supervise all root cuts and remain on site during all pruning.
- Once roots are exposed, use a sharpened tool to cleanly cut only the necessary roots. Proper tools include a handsaw, root pruner, or any other sharp tool that leaves a clean cut.
- DO NOT use a chainsaw or excavator to sever roots.
- All roots shall be left with a clean, perpendicular cut with smooth ends and no ragged edges.

#### 5. Post Pruning:

- Tree root cuts must be kept moist. If roots ends will be left exposed for more than 8 hours, cover the cut root ends and the dug hole with moist burlap.
- Fill hole with quality top soil and mulch area with triple shredded hardwood to depth of 3".
- Water well until entire area around tree is thoroughly soaked.