

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: 2 Shore Road Date: September 22, 2023

A review has been made of the 2 Shore Road plans and related documents for the renovation and elevation of a single family residence, construction of terraces, new driveway, stormwater management system, and septic system.

Current Site Conditions:

The residential property at 2 Shore Road is adjacent to Long Island Sound, Mamaroneck Harbor, and Van Amringe Millpond, which are Critical Environmental Areas that require protection. The site, located in the flood plain, also contains Bald Eagles which are listed by the DEC in New York State as threatened.

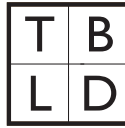
There appear to be sporadic trees and shrubs around the site, including on adjacent lots close to the property line. It is important to note that the area of disturbance for this application may invade the critical root zones of many of the trees slated to remain on both this and the adjoining properties.

Tree Preservation Plan:

There do not appear to be any trees slated for removal, but confirmation is needed on this. If no trees are proposed to be removed, a Tree Preservation Plan is not required. Yet, in order to protect all existing trees prior to any demolition, grading, or excavation, tree protection measures shall be evident on all plans related to site preparation and construction.

Multiple mature trees are situated on or near the site that require protection at the outer dripline of every tree. A notation stating, "Trees to remain/protect" appears in one location on the Redniss & Mead's Sediment & Erosion Control Stormwater Pollution Prevention Plan (SE-3), dated 9/6/23. However, the outline indicating protection does not appear to be at the actual dripline of the tree.

The Village of Mamaroneck Tree Protection Standard (SD-1L) shall be added to plans and is attached to this memo for convenience. This standard states that the circle of protection be located at the "furthest extent of tree driplines" and that this information be included on all proposed plans and construction documents. Proper tree protection is required for any tree that has a canopy or limbs within or overhanging the line of disturbance. Therefore, the trees on adjoining properties with canopies that overhang this site also need protection.



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Tree Preservation Plan, continued:

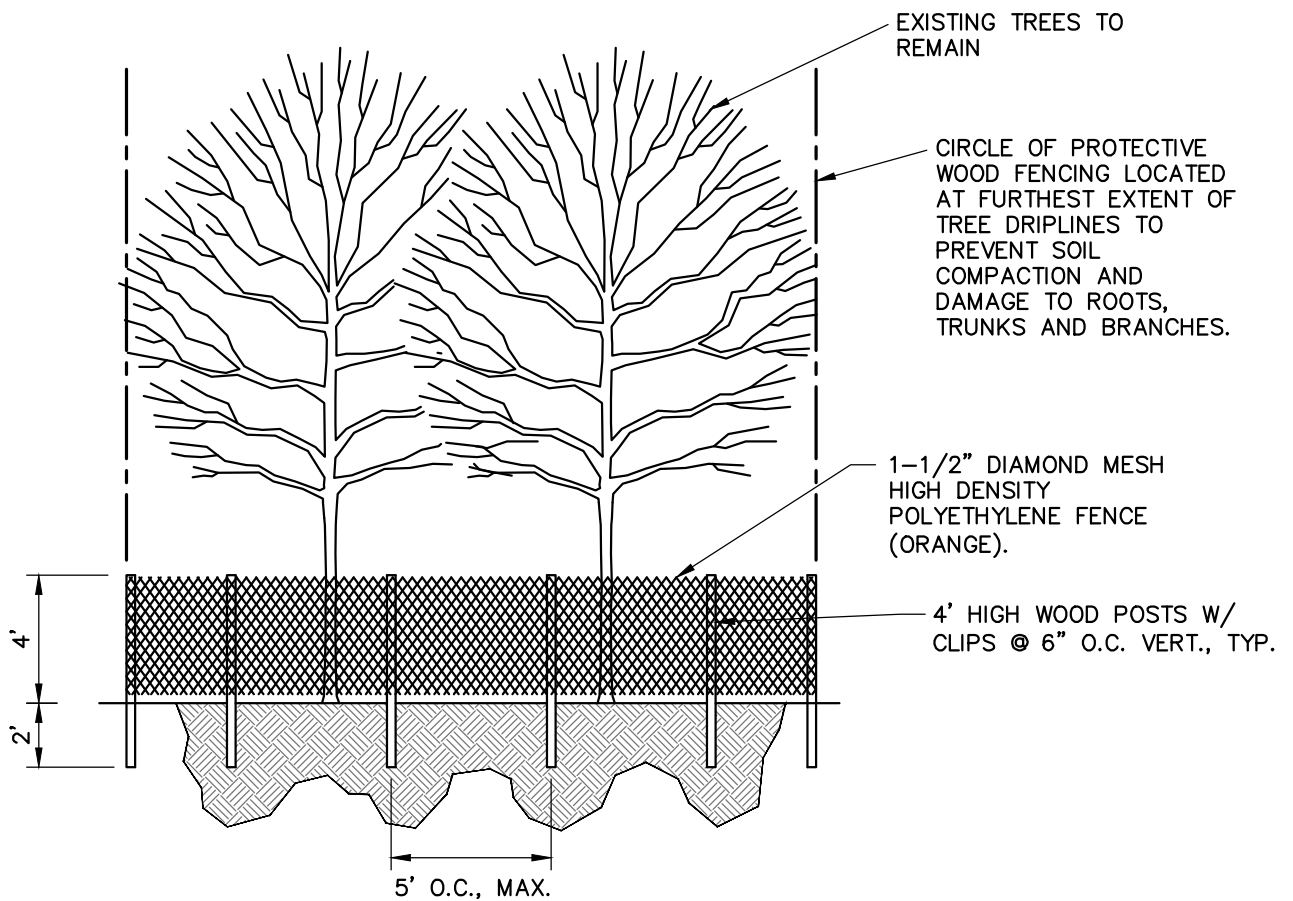
If it is deemed necessary to prune any roots inside of a tree's protected root zone, information and guidelines for ANSI A300 Tree Care Industry Standards will be provided.

Landscape Plan:

A Landscape Plan has not been submitted at this time. Existing plants that are to remain shall be included on this plan. Due to the property's close proximity to multiple Critical Environmental Areas, 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.


Rain Garden:

A rain garden is proposed on the Shore Road side of the property. Plant material for this shall be submitted and the selected plant material shall be appropriate to an area such as this that is prone to both flooding and drought conditions. Construction details for the rain garden are provided on Redniss & Mead's Details sheet (SE-6).



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	TREE PROTECTION		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
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Tree Protection.dwg			SD-11