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TO: Daniel Roemer, Assistant Building Inspector
Valerie Monastra, Consulting Planner
Sarah Collins, Secretary to the Planning Board

FROM: Suzanne Nolan, ASLA
Nolan Landscape Architects, PLLC

DATE: April 26, 2023

**RE: 34 Clinton Avenue drawings dated 3/23/23
Planting Plan and Tree Preservation Review**

The proposal is for a 3-story addition with basement and parking in the Mixed-Density Residential Historic District. This review is based on the drawings for Scheme C dated 3/23/23, and on a 4/20/23 site visit.

Comments:

1. A total of (6) trees are currently proposed for removal as they are in the footprint of the proposed building addition or parking area. Removals include:
36" dbh Mulberry tree incorrectly identified as a maple
24" dbh White Pine
10" dbh Japanese Maple Tree
60+" dbh European Beech tree identified as 42"
18" Spruce
Multi trunk Japanese Maple (10", 8", 8") identified as 10" tree.
2. Of note due to its spectacular size and age is the 60+" dbh European Beech, with (6) trunks originating from a giant base. The tree is in obvious decline: 2 of the trunks show severe crown death, and 2 other trunks are merely stubs as a result of crown death or past damage. To determine the extent of any internal decay would require an intensive investigation by an arborist.
3. Critical root zones of trees to be retained are not identified on the grading, site, and planting plans. This is required to determine the level of disturbance and extent of proposed grade change within tree protection zones.
4. Drip lines of all trees overhanging the site are not shown on the grading plan. This is necessary to determine protective measures for those trees.
5. The digital rendering of the north elevation on sheet A-7 is misleading as it shows densely planted tall evergreens softening the mass of the proposed addition, however, the planting plan shows the area sparsely planted with large evergreens.
6. The north elevation on sheet A-7 shows mature canopy trees ghosted against the proposed buildings. While these trees do not appear to represent the proposed planting plan, they may represent existing trees on the neighboring property. Clarification is required.
7. Large evergreen screening is concentrated at the parking area at the driveway entrance, rather than along the north side of the building where it would mitigate the mass and visual impact of the proposed addition.

8. Proposed plantings are shown extremely close to the property lines.
9. The plant list contains predominantly native, deer-resistant species. With the exception of *Viburnum plicatum tomentosum*, the plants listed are not known to be invasive in the Lower Hudson region.
10. The Tree valuation summary on the Planting and Lighting Plan contains inaccuracies. The total diameter of trees removed is listed as 140", with replacement trees identified as 180" in caliper. The summary above (Comment 3) brings the total diameter of removals to 174", and my tabulation of replacements based on caliper sizes stated or extrapolated from the 2014 edition of American Nurseryman's Standards based on height, brings the proposed replacements 165.5". The **minimum replacement required** is 50% of 174" or **87"** Currently, the proposed replacement is **165.5"** or over **100% more** than required.
11. The rain garden and dry streambed grading are unresolved and appear to be schematic. The location directly adjacent to the property line is problematic for the neighboring property.
12. No plant list or description of treatment of the rain garden is included.

Recommendations/Requirements:

1. Critical root zones of on-site trees should be identified on the grading, site, and planting plans.
2. Drip lines of trees overhanging the property should be identified on the grading plan.
3. Tree protection should be added as an early task in the list of items requiring Village inspection on note 6 on the Stormwater Management Plan and should occur before any excavation for undergrounds stormwater systems.
4. Tree protection details should be strengthened with notes specifying that soil/root compaction, storage of materials, traversal, or construction circulation are not permitted within tree protection zones. Procedures for encountering tree roots in excavation should also be addressed, including that excavation within the drip lines of tree to remain, for curbs, trenching or other construction items should be done by least damaging method, generally by hand, or by air-spade. Root pruning should be done cleanly, with sharp tools, before any mechanical removal of roots. Live roots should never be pulled. For trenching, roots greater than 2" should be bridged, if possible.
5. The planting plan should be modified to provide large evergreen screening along the north side of the proposed building to mitigate its mass and visual impact from the north.
6. Proposed canopy and evergreen trees should be shown no closer than 6' to property lines.
7. Alignment of the digital rendering and section on sheet A-7 with the proposed planting plan is required.
8. The current planting plan currently exceeds the Village requirement for replacement trees based on valuation. Any modifications to the planting plan should be confirmed regarding tree valuation.
9. A replacement for *Viburnum plicatum tomentosum* should be identified as this plant is listed as an emerging invasive by the Lower Hudson Partnership for Regional Invasive Species Management (PRISM.)
10. The rain garden is schematic and requires refinement and a planting plan.

END