



To: Village of Montebello Planning Board
From: Martin K. Spence, PE Village Engineer
Date: March 10, 2025
Re: **9 Emerald Lane Tax Map Section 48.08-1-36
Proposed Tree Removals**

Martin K. Spence

We have received and reviewed the following:

- Application Review Form
- Plot Plan, Proposed Trees and Removal
- Narrative (no date) received in the Village February 14, 2025

The application consists of removal of 35 trees (33 white pines, 1 ash and 1 black cherry 1 dead maple tree along the Emerald Lane frontage) is also proposed to be removed. The subject property is located at the intersection of Emerald Lane and Diamond Court. Emerald Lane terminates in alignment with the South property line of the subject property. The property is 50,000 SF or 1.15 acres. The Code, "Tree Preservation and Landscape Maintenance" Chapter 176 allows the property owner to remove 1 tree per 10,000 square feet of land area, for a total of 5 trees. If the applicant proposes to remove a greater amount of trees in excess of the Code, the applicant needs to appear before the Planning Board for review including any mitigation.



The applicant is proposing to plant 65 green giant arborvitae 4' to 5' and plant them at 5' spacing. One Maple is proposed to be planted along the frontage to replace the dead Maple.

White pines become large and overgrown over time if not trimmed / maintained. The lower part of the tree provides minimal screening due to the loss of branches and needles. This has occurred to the existing trees.

There is an existing residence to the North. The existing East property line has trees to remain on the subject property and existing plantings on the adjacent property.

Arborvitae grow approximately 12" in height a year and are used as hedge when planted in close spacing. Green Giants (GG) require sun to thrive.

We offer the following comments:

- S-1. Narrative states the approximate 52 GG arborvitae are to be planted, where the plan counts 65. The applicant should revise the narrative to be consistent with the plan. There are existing arborvitae near the "frame shed"
- S-2. The arborvitae Green Giant tends to be deer resistant in most situations.
- S-3. At the proposed height and spacing, there will be gaps between the plantings. For more of an immediate screen, 5' to 6' height (or taller) and center spacing of 4' is recommended. This screening is important along the North and East property lines, in the vicinity of the pool.
- S-4. There is an opportunity of adding Blue Sprue or other variety of Spruces where the pines are being removed, North side of metal fence to provide additional screening and plant variety from the Diamond Court frontage.
- S-5. Sugar Maple should be specified by caliper (diameter). A street tree is typically 2-1/2" to 3" caliper at time of planting and nursery stock.
- S-6. Any scheduled tree removals shall include time frame of new plantings, including need for LOC or other security as deemed necessary.

End of Report