

3.8 Aesthetic Resources

3.8.1 Introduction and Methodology

A visual assessment is an analytical technique that determines the viewshed of a particular project, identifies aesthetic resources within the viewshed, determines the potential impact of the project on those aesthetic resources, and identifies strategies to avoid, eliminate or reduce impacts.

“Viewshed” is defined as the geographic area from which a “facility” or project may be seen. An aesthetic resource is a formally designated place visited by the public for the purpose of enjoying its beauty. For the purpose of this assessment, that resource may be designated by a local jurisdiction, a state agency, or a federal agency. Additionally, other scenic resources may be considered significant aesthetic resources for the purposes of the visual assessment based on their unique characteristics.

Variables associated with the actual visual experience occur as the distance from the viewer increases, such as atmospheric perspective (diminishing clarity and contrast of viewed objects due to atmospheric interference), and size perspective (reduction of apparent size of objects as distance increases). It is noted that mere visibility of a development, even startling visibility, does not automatically mean it has a visual impact. An impact occurs when there is a demonstrated detrimental effect on the public enjoyment of an aesthetic resource and when design-oriented strategies, or the mitigating effects of perspective, do not adequately reduce the visibility from an aesthetic resource to an insignificant level.

Identification of Significant Aesthetic Resources

Publicly available map resources including the Town of Clarkstown Comprehensive Plan adopted in 2009, Topographic Quadrangle maps of the USGS, and aerial photography accessible on-line from the New York State Geographic Information Systems Clearinghouse¹ indicate that the existing land use pattern in the site vicinity consists of a variety of use types, including multifamily residential to the immediate north, regional and neighborhood shopping to the east, industrial to the south (including the site), and medium and high density single-family residential to the east. While much of the area is developed, the Comprehensive Plan also identifies existing significant natural areas in the site vicinity: the Celery Farm (Town owned Open Space) immediately adjacent to the west, and Hook Mountain State Park (with the Long Path public hiking trail following the prominent ridgeline) nearby to the east. The Plan also indicates there are scenic views of the natural landscape from portions of Route 303 and 9W, although specific locations of such views are not identified. Due to intervening topography, the site is not visible from the Hudson River (a federally-designated National Heritage Area) located one-half mile to the east. No other state or federally designated aesthetic resources are identified in the affected site vicinity. There are no designated historic sites in the site vicinity according to the Plan.

¹ Topographic maps of the United States Geological Survey (Haverstraw Quad), and on-line digital orthoimagery at the New York State Interactive Mapping Gateway.

Viewshed Study Area

The limits of the study area were determined through inspection of USGS topographic maps with the aid of 3D digital modeling software (Terrain Navigator Pro Maptech). This analysis of the existing topography is done by examining topographic high points surrounding the subject site and identifying the limits of potential "sight lines" to and from the site, thereby revealing whether a viewer at an off-site location might view a physical feature on the subject site based on topography alone (assuming no vegetation or buildings). This analysis identifies the limits of the potential "viewshed" of the project. Based on this review, the potential viewshed from which the site may be visible extends approximately 0.4 miles to the north and east, 0.2 mile to the west, and up to one mile to the south of the project site.

There are elements in the local landscape that may limit or block views of the site, such as intervening topography, vegetation or buildings. Notwithstanding particular visual impediments, the study established the following publicly-accessible roadways from which all or a portion of the site is potentially visible:

- US Route 9W south of its intersection with NYS Route 304 to a point approximately due east of the site, for vehicles traveling south
- NYS Route 303 south of its intersection with Route 9W to a point approximately due east of the site, including along the site's limited road frontage
- Old Haverstraw Road north of State Street and several cul-de-sac streets
- Grant Avenue North and other nearby local streets

3.8.2 Existing Conditions

Existing Visual Character

As shown on Figure 3.8-1, the subject property is located on a west-facing slope with a small length of frontage along NYS Route 303. The property widens towards the west and drops from about elevation 233 at Route 303 to about elevation 174 (SW corner) and elevation 161 (NW corner) at the CSX Railroad tracks (formerly Conrail) at its western boundary. Due to the local topography, the project site is situated on a slope that limits its visual exposure from off-site locations, as the land to the west promptly rises to a ridgeline at Old Haverstraw Road and Grant Avenue, and the land to the east and northeast rises to a ridgeline in Hook Mountain State Park. (The position of the property in the larger context can be seen in Figures 3.8-2 and 3.8-3.) A minor ridgeline also visually separates the project site from developed industrial land to the immediate southeast of the property.

The extent of the potential viewshed of the project site was determined from studying the USGS topographic map of the area, shown in Figure 3.8-1. The viewshed line assumes no vegetation or other features that may exist on the landscape.

Site area reconnaissance (a windshield survey) was undertaken on August 26, 2010 to ascertain the extent of actual visibility of the project site from the identified roadways. At this time trees were in leaf and wintertime exposure of views would be expected to be greater from some vantage points.

Existing Views from Nearby Locations

Views of the site from the nearby roads vary depending on the topography, vegetation and existing development. Descriptions of observed conditions at the investigated vantage points are provided below. The descriptions incorporate observations made in the field as well as existing features evident in a recent aerial photograph of the project area (see Figure 2-3).

- *From US Route 9W*

US Route 9W and NYS Route 303 approach the site area from the north and actually come into the potential viewshed after winding around the northern tip of Hook Mountain. As these roadways rise in elevation and cross over the CSX Rail line, there is a potential view due south toward the project site through the intervening trees and buildings near the roadside. The existing view is a passing glimpse from a moving vehicle toward a wooded hillside that includes the project site -- there are no stationary vantage points along this relatively narrow, winding and pedestrian-unfriendly portion of road. This brief view might be experienced by a passenger in a southbound vehicle looking out the side window during the winter months when no leaves are on the trees. When trees are in leaf the view is effectively obscured by the roadside vegetation. South of this point Route 9W separates from Route 303 at a signaled intersection and follows the bottom slopes of the mountain, however it is visually separated from the site by intervening wooded land. No view of the site was identified from Route 9W south of the Route 303 intersection.

- *From NYS Route 303*

South of its intersection with Route 9W, Route 303 passes wooded land and several developed properties, and the narrow portion of wooded site frontage. Given the drop in the topography from the road, most of the project site is out of view from Route 303 due to the existing tree cover on and off of the site. There was no specific vantage point on Route 303, other than at the frontage, that would provide a view of the site.

A small shopping center exists at the northeast corner of the property, which provides a view of the wooded portion of the site close to Route 303. Due to the orientation of the building and the topography, other portions of the site are not visible from this vantage point.

- *From Old Haverstraw Road and nearby cul-de-sac streets*

Old Haverstraw Road generally follows a north/south ridgeline that parallels the project site, potentially affording views to the site from points north of State Street. Existing single-family residential development and existing vegetation along the road, however, actually shield any view of the site from this road. There are five very short cul-de-sac roads off of the east side of Old Haverstraw Road that are oriented directly toward the site. Each of these services 3 to 6 houses, and there are views of the overgrown Celery Farm property and a portion of the site from each of these, limited by intervening trees to some extent.

- *Celery Farm*

The Celery Farm property is Town-owned open space land which is largely overgrown in shrub and sapling vegetation and is not publicly accessible, nor does it contain any trails or other viewing points. This property was not investigated further.

- *From Grant Avenue North and nearby local streets*

Grant Avenue North also follows a north/south ridgeline that ends south of the project site. Potential views of the project site from the north end of Grant Avenue North and Harrison Avenue North, however, are screened by dense existing vegetation. Although the topographic mapping of the area indicates the potential viewshed may extend to County Route 80 (Congers Road) in Congers, intervening landscape features prevent any view from this location.

- *Hook Mountain State Park*

The ridgeline of the Hudson Palisades in Hook Mountain State Park defines the eastern edge of the potential viewshed of the project site. Given the high elevation of the local peaks in the Park and the existence of the Long Path trail that generally follows the ridge, there could be potential views toward the site were it not for the dense vegetative cover on the mountain that generally obscures views down to nearby locations, while allowing for more distant views out toward the western horizon.

Existing Structures

Two existing single-family residence structures exist on the subject property with driveways off of Meola Road, which will be removed to implement the proposed site plan. In addition, an existing sanitary sewer line that traverses the center of the property and storm drainage lines and headwalls on the north side are proposed to be abandoned or removed. None of these improvements are of aesthetic or visual significance. There are no other known existing structures or improvements on the property.

3.8.3 Potential Impacts

Change in Visual Character

The proposed project will convert currently undeveloped woods to a residential development and thus change the natural character of the site. Clearing of trees, grading for roads and building pads, and the addition of multiple-story buildings will create views of the proposed development from area vantage points. Topographic profiles (or cross sections) have been prepared to illustrate the discussions of site visibility from several of the identified viewpoints. The profiles are drawn to-scale (same horizontal and vertical scale) to show the actual topographic relationship of the site to its surroundings in the landscape and to allow for examination of potential straight lines-of-sight without any vegetation in the landscape and in wintertime conditions when leaves are off the trees. Figure 3.8-1 shows the locations of the profiles.

The Visual Analysis is similar for both the Hemlock Drive Access Plan and the Meola Road Access Alternative, with the exception of construction of an emergency only access across from Hemlock Drive instead of a full size main access.

- *From US Route 9W*

From approximately one-half mile away, development on the site will not be visible during most of the year from Route 9W when leaves are on the trees, and will be barely discernible during the winter months from a very short section of Route 9W between its intersections with Routes 304 and 303. Given the limited exposure of the view (between nearby trees and buildings), the

limited number of potential viewers (passengers looking out their side window from a moving vehicle), and the one season of exposure, the visual impact of the proposed site development will not be significant from this vantage point. Profile BB illustrating the relationship of this portion of Route 9W to the project site is shown in Figure 3.8-2. A potential line-of-sight toward the proposed development from this vantage point is obstructed by the intervening vegetation both on and off the site.

- *From NYS Route 303*

The proposed development will create a visual change to the character of the project site as viewed from the vicinity of the Route 303 frontage. Not unlike other development in the local area, the proposed project will introduce two buildings near the roadway (clubhouse and a commercial pad building) along with associated parking and driveways. A lawn and recreation area is proposed on the Route 303 side of the clubhouse along with landscape buffer plantings so that the buildings will be set back some 110 feet or more from the roadway pavement. In addition the commercial pad site (although not designed at this time) is laid out similarly to the adjacent existing shopping center, with parking in front and truck circulation in the rear. An emergency only access road will be constructed from NYS Route 303 across from Hemlock Drive under the Meola Road Access Alternative.

The closest residential building is proposed to be set back approximately 450 feet from NYS Route 303 and positioned at an elevation such that it will appear as high as a one-story building from the State road (3rd floor about 236 elev. and roof peak about 252 elev. as viewed from Route 303 at about 233 elev.). Other buildings will be further away and stepped down on the site.

The small area of road frontage that limits the visibility of this project to two buildings along NYS Route 303 will limit visibility of the bulk of the project from this vantage point. The size of the existing buildings on adjacent lots in front will block most of the view of the proposed buildings in this development.

The project related impacts of the Meola Road Access Preferred Alternative are generally similar to the Hemlock Drive Access Plan however, there are some differences. The project site will be slightly less visible as a result of the Meola Road Access Preferred Alternative since no view from NYS Route 303 to the internal portion of the project site will exist via a new access road. The orientation of the Orchard Ridge Club House is turned in the Meola Road Access Plan, allowing for increased landscaping opportunities along NYS Route 303 at the rear of the Club House building under the preferred Alternative. There will also be a reduction in the disturbance along the project frontage adjacent to NYS Route 303 as a result of the Meola Road Preferred Alternative.

- *From Old Haverstraw Road and nearby cul-de-sac streets*

Old Haverstraw Road is situated in the landscape such that no direct view of the proposed project is anticipated. From the five cul-de-sac streets along the east side of Old Haverstraw Road that are oriented toward the project site (Hazen Lane, Della Court, Berry Court, Alpine Court and Glen Court), direct views are possible of the proposed project stepping down the opposite slope. From this vantage point the four-story facades of the proposed buildings will be visible, broken up somewhat by the small, one-story garage buildings and street tree landscaping along the roadways. These views will be experienced by a relatively small number of viewers, from their homes and the cul-de-sac streets, with greatest exposure during the

winter months, while being buffered somewhat by intervening vegetation on and around the Celery Farm property during the rest of the year. Profile AA illustrating the topographic relationship of Old Haverstraw Road to the project site is shown in Figure 3.8-3. A potential line-of-sight toward the proposed development from this vantage point is through intervening vegetation on and around the Celery Farm site.

- *From Grant Avenue North and nearby local streets*

Potential views of the project site from Grant Avenue North and Harrison Avenue North are screened by dense existing vegetation and the proposed project is not anticipated to create a visual impact at any time of year.

- *Hook Mountain State Park*

As described above, there could be potential views toward the site from the Long Path trail on Hook Mountain, however the dense vegetative cover on the mountain generally obscures most views down to nearby locations, while allowing for more distant views out toward the horizon. If visible, new development on the project site will appear in a relatively small area of the mid ground of an expansive, panoramic view of the region westward to the horizon, which includes visible development and agricultural field clearings in numerous areas beyond the site itself. Such visibility would not create a significant change to the regional landscape scene, as there is already substantial residential and commercial development in the immediate vicinity of the project site. It is also noted that use of the trail is greatest during the warmer months when leaves are on the trees and the potential for view of the site is most obscured. Profile AA illustrating the topographic relationship of the Palisades ridgeline to the project site is shown in Figure 3.8-3. A potential line-of-sight toward the proposed development from this vantage point is obstructed by intervening vegetation on the ridgeline.

3.8.4 Proposed Mitigation

Site Design & Landscaping

The site design for the proposed development will locate the residential buildings on terraces that step down the slope to follow the natural topography. The project is consolidated in a compact rectangular pattern toward the south end of the property to allow for the preservation of a large portion of the property that encompasses wetland and adjacent upland buffer to the north, which will remain undeveloped and its natural vegetative cover will remain undisturbed. As described above, the small amount of available road frontage limits the visibility of the Orchard Ridge project to two buildings along NYS Route 303, which working with the topography will limit visibility of the bulk of the project from the road. The plan for the portion of road frontage on Route 303 provides a landscaped area that will separate the clubhouse and outdoor recreation facilities from the road and is anticipated to include a decorative privacy wall around these facilities.

Provisions for street trees are included throughout the project and modest buffer plantings are proposed where appropriate around the perimeter of the project between differing uses. Final approval of the Landscape and Lighting Plan, including a determination as to sufficient screening of the project, shall be made by the Planning Board prior to final site plan approval.

Architecture

Architectural treatments are proposed to include limestone and clapboard facades, with architectural details such as painted metal railings on balconies, gable and hip roofs with dormers and some decorative metal roof accents. Roof color is envisioned to be a weathered wood color (warm charcoal gray). Colors and materials would be chosen to integrate the buildings with the natural landscape and the character of the locale.

Figures 3.8-4 and 3.8-5 illustrate the proposed architecture and provide an architectural rendering of the front and side of the proposed buildings. Figures 3.8-6A and 3.8-6B show the proposed Landscape and Lighting Plan for the Orchard Ridge project.

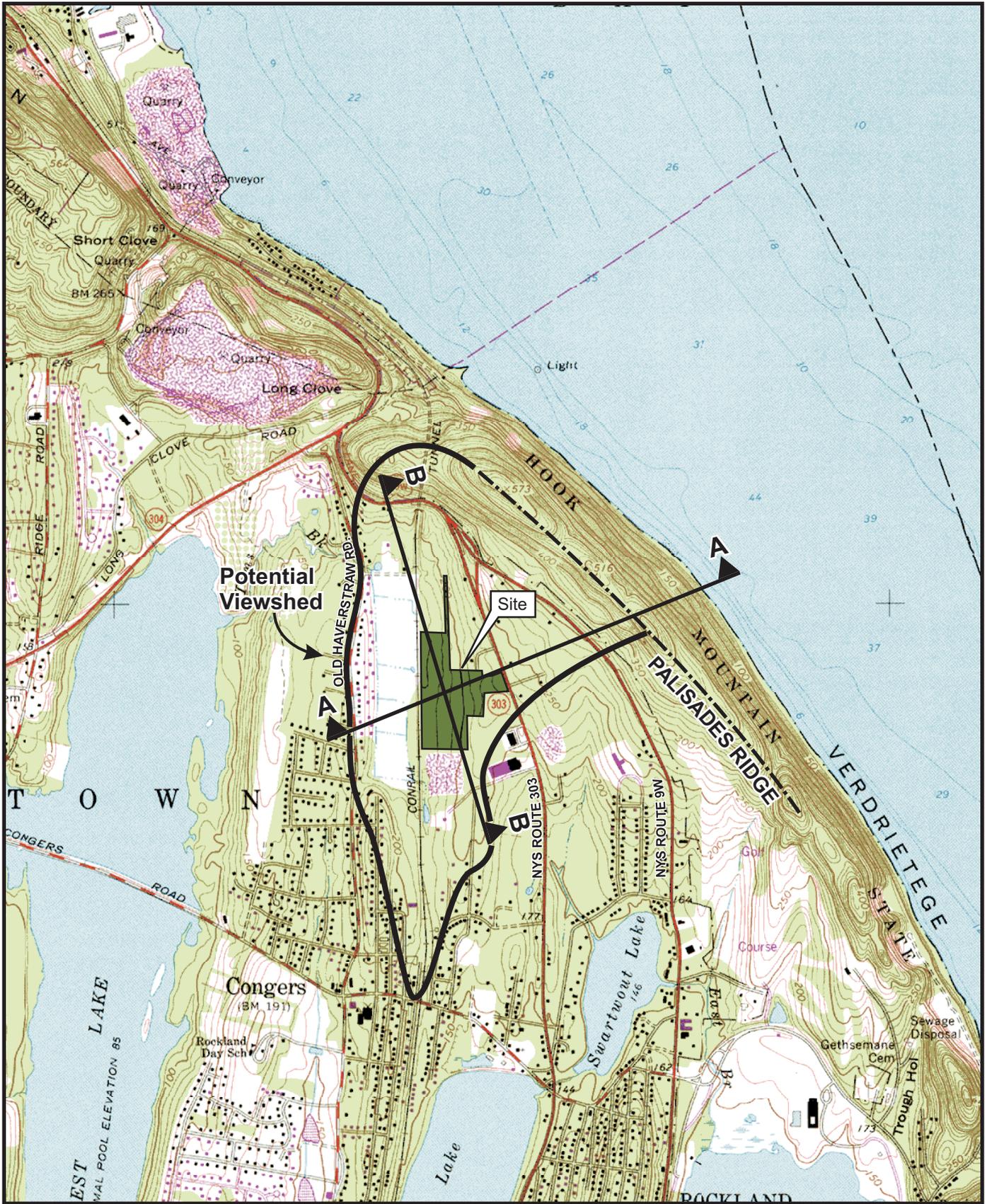


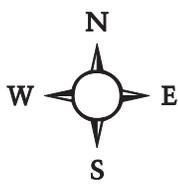
Figure 3.8-1: Visual Study Area

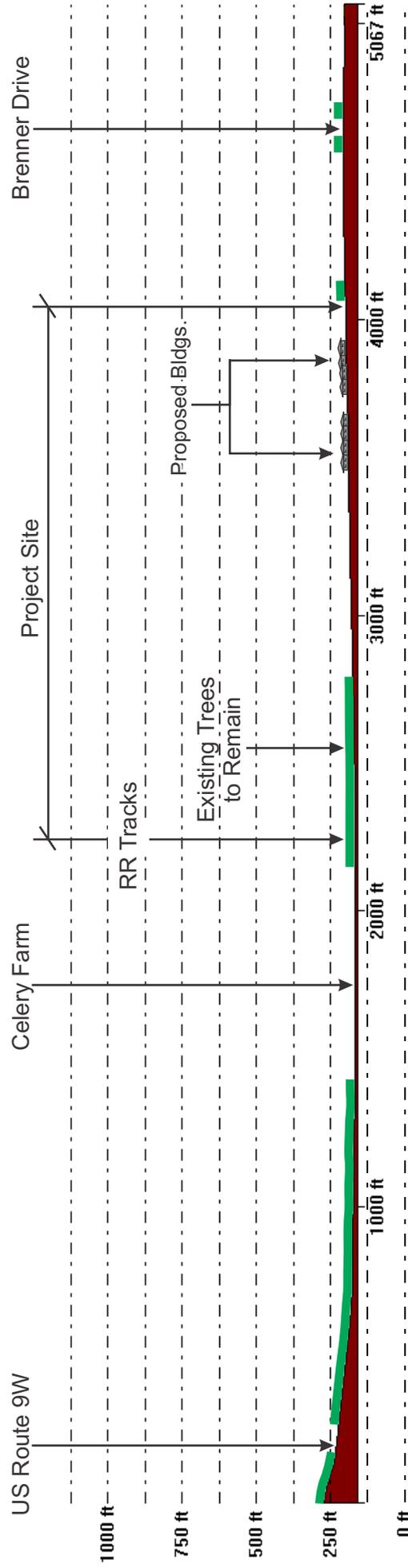
Orchard Ridge

Town of Clarkstown, Rockland County, New York

Base Map: USGS 7.5-minute Topographic Map, Haverstraw Quad

Scale: 1" = 2,000'





Legend

- Ground Surface
- Treeline
- Proposed Buildings

Figure 3.8-2: Profile Looking E (BB)
 Orchard Ridge
 Town of Clarkstown, Rockland County, New York
 Source: USGS National Elevation Dataset (NED)
 Scale: As shown

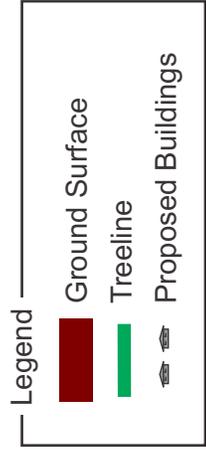
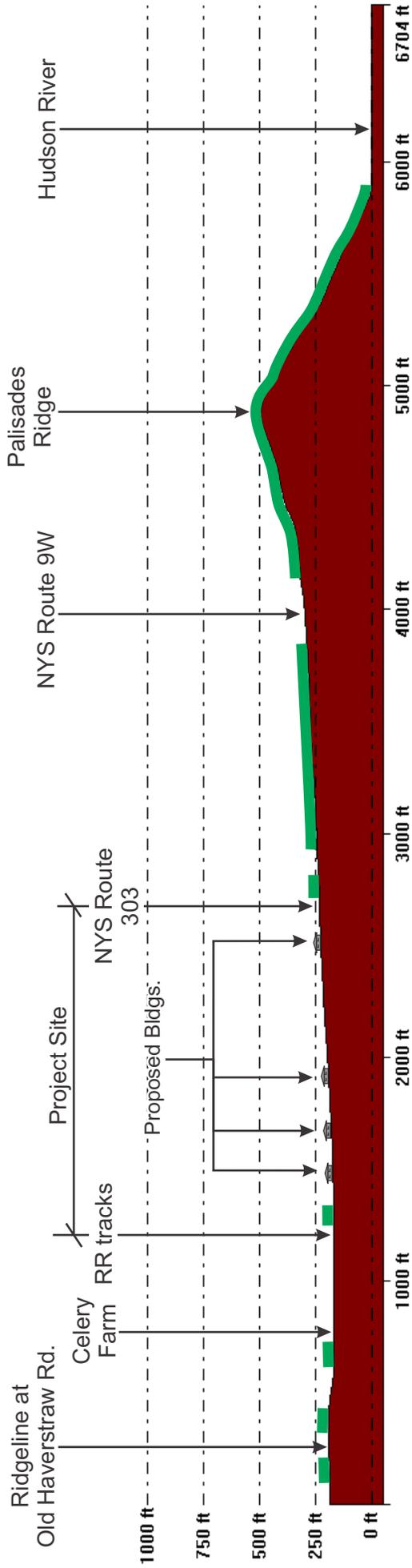


Figure 3.8-3: Profile Looking N (AA)
 Orchard Ridge
 Town of Clarkstown, Rockland County, New York
 Source: USGS National Elevation Dataset (NED)
 Scale: As shown



Figure 3.8-4: Example of Architecture - East Side
Orchard Ridge
Town of Clarkstown, Rockland County, New York
Source: Model by Minno & Wasiko Architects
Scale: 1" = 2,000'



SIDE ELEVATION
nts

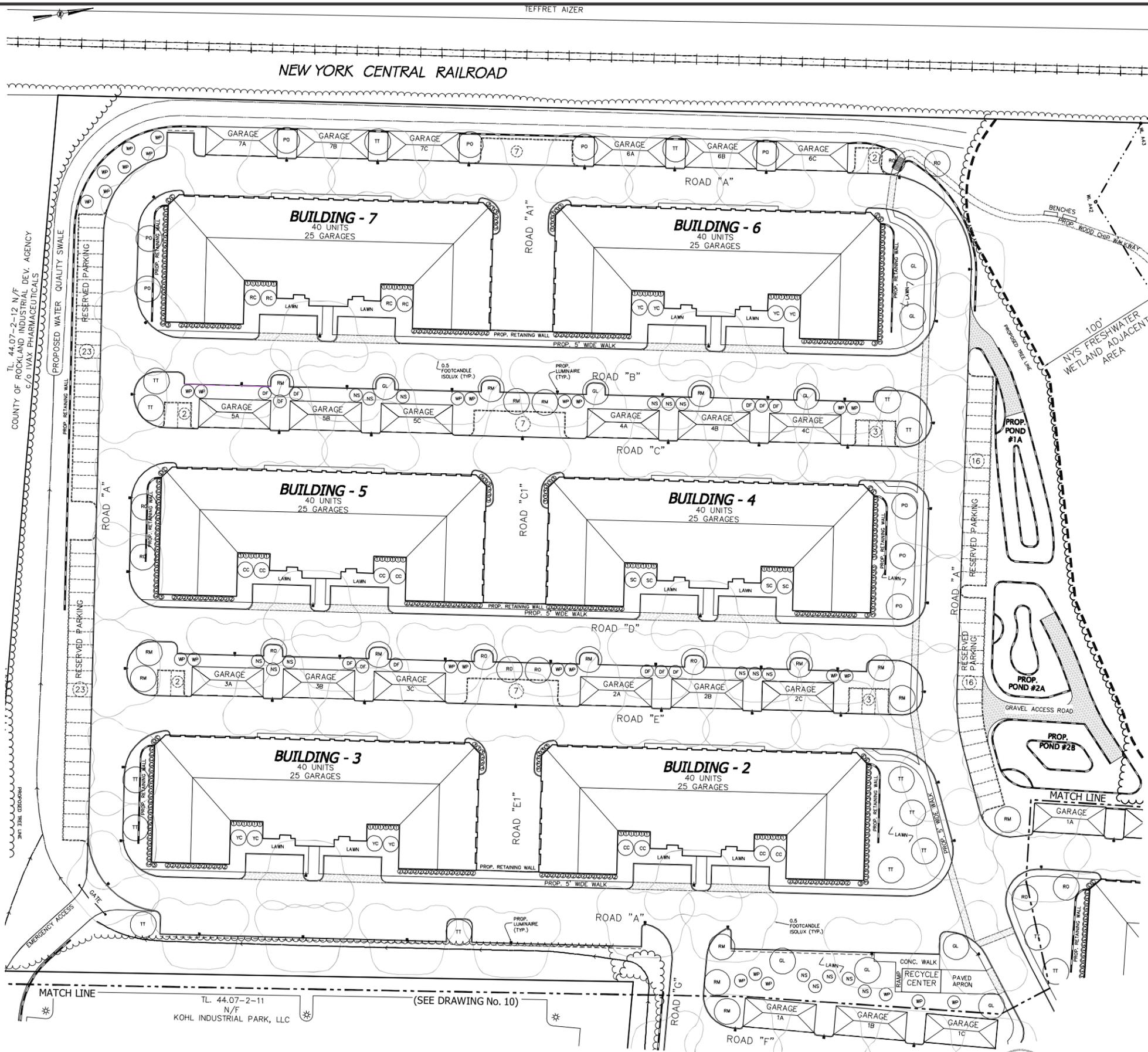
Buildings and Entry Sign Material and Color

	<u>Material</u>	<u>Manufacturer/Color</u>
Roof	Asphalt Roofing	GAF-Timberline –Weathered Wood Blend (warm charcoal gray color) or EQ.
Roof	Metal Roofing	
Fascia /Soffit	Aluminum / Vinyl	
Wall	Siding	Hardi Siding
Stone	Synthetic Stone	Eldorado – Ohio Lime Stone or EQ.
Railing	Aluminum	



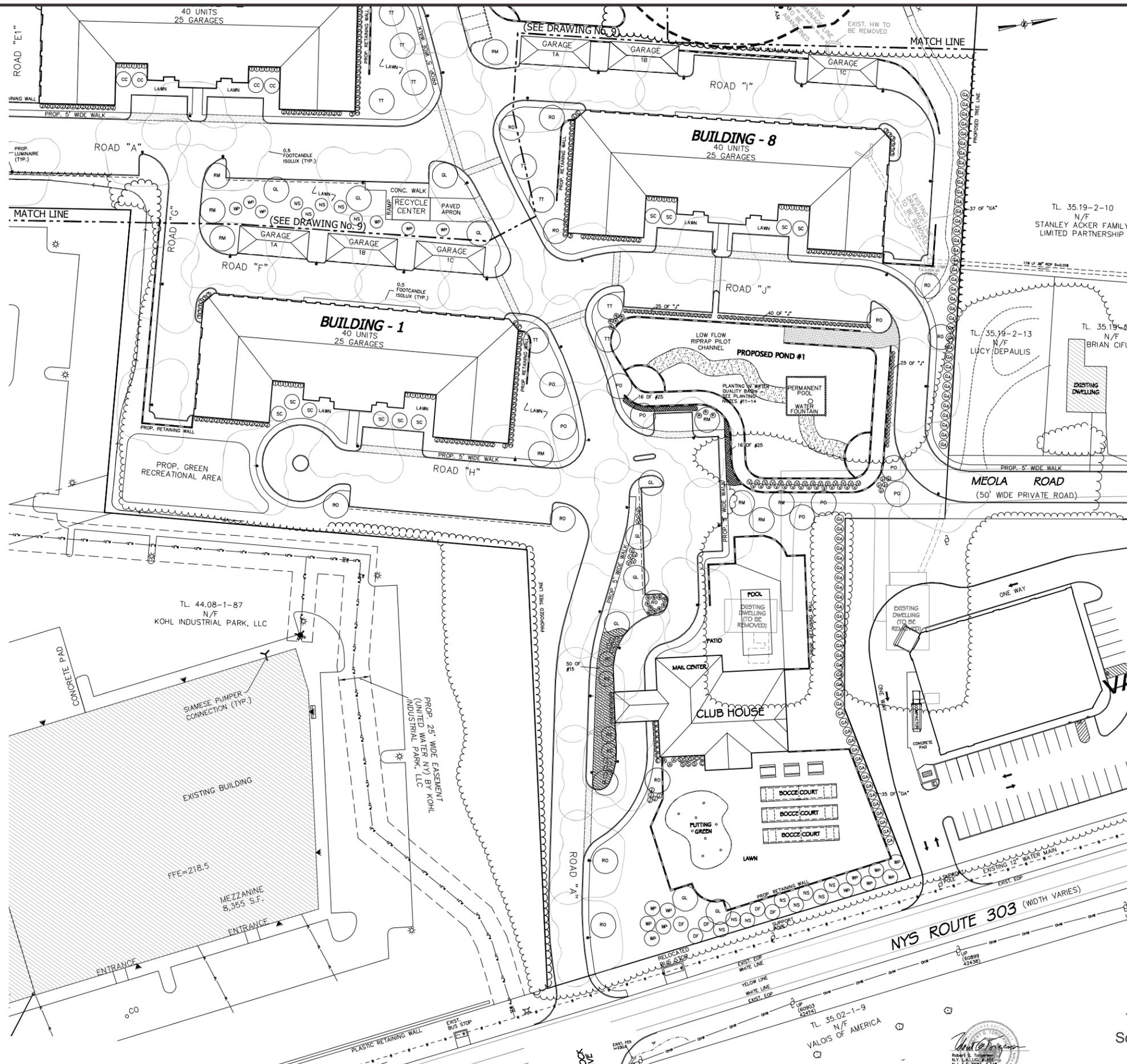
FRONT ELEVATION
nts

Figure 3.8-5: Rendered Elevations
Orchard Ridge
Town of Clarkstown, Rockland County, New York
Source: Minno & Wasko Architects & Planners, 01/11/08
Not to Scale



No.	SYMBOL	BOTANICAL & COMMON NAMES	QUANTITY	SIZE & REMARKS	PLANTING NOTES
1.	RM	ACER RUBRUM RED MAPLE	20	2 1/2" - 3" CAL. BAB	<p>1. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THAT WHICH EXISTED IN THE NEIGHBORHOOD. ALL PLANTS SHALL BE ORIENTED AS THEIR PROPOSED LOCATION TO PRESENT THEIR BEST SIDE. THE INSTALLATION SHALL BE CARRIED OUT UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT. PROVIDE 24 HOURS NOTICE. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE "AMERICAN STANDARDS FOR NURSERY STOCK," ANS-601-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION, LATEST EDITION.</p> <p>2. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).</p> <p>3. PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND ALL AREAS NOT PAVED OR BUILT UPON. PITS SHALL BE 3 TIMES ROOT BALL DIAMETER FOR TREES AND 2 TIMES ROOT BALL DIAMETER FOR SHRUBS AND AS DEEP AS THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT MOSS, ONE PART DEHYDRATED COW MANURE, AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 5 TO 3 O.C. PER FOOT OF SHRUB HEIGHT AND 2 TO 1 LB. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, AND 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE. LOOSEN SOIL AROUND EDGES OF PLANT PIT.</p> <p>4. FERTILIZE AREAS BEFORE TESTING OR SOAKING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.</p> <p>6. MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDED PINE, OAK BARK OR OTHER SHREDED BARK, TREATED FOR FIRE RETARDANCE. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SHOWN AS ORIGINALLY GROWN.</p> <p>7. LAWN AREAS SHALL BE SEED AT 3 LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIXTURE: 50% AMTISON II CHEERING FESCUE, 40% BROWN KENTUCKY BLUEGRASS, AND 10% PALMER 11 PERENNIAL RYE, OR APPROVED EQUIVALENT. MULCH NEARLY SEEDED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.</p> <p>8. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. THE QUANTITIES OF PLANTS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.</p> <p>9. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT HIGH SHIELD FENCE PLACED AT THE SPRING LINE OF THE BRANCHES OF AT A FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIBER SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2" X 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQ. FT. OF AREA DISTURBED.</p> <p>10. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING INSPECTOR, THE REGISTERED LANDSCAPE ARCHITECT WILL OBTAIN THAT THE LANDSCAPING WORK ON THE SITE HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN ON FILE WITH THE TOWN. THE APPLICANT SHALL PROVIDE A WRITTEN ONE-YEAR GUARANTEE TO THE DEPARTMENT OF ENVIRONMENTAL CONTROL/ARCHITECTURE AND LANDSCAPE COMMISSION STATING THAT ALL PLANTS THAT DIE OR ARE LIKELY TO DIE WITHIN THE GUARANTEE PERIOD WILL BE REPLACED. THE CERTIFICATE OF OCCUPANCY MAY BE REVOKED FOR FAILING TO HONOR THE TERMS OF THE GUARANTEE.</p> <p>11. PLACE A MINIMUM OF 6" OF TOPSOIL IN THE WATER QUALITY BASINS IN AREAS ABOVE THE PERMANENT WATER LEVEL USING PREVIOUSLY STRIPPED TOPSOIL FROM PREVIOUSLY UNDISTURBED AREAS OF THE SITE.</p> <p>12. THE SLOPE AREAS IN THE WATER QUALITY BASINS FOR VEGETATIVE STABILIZATION WITH SEASONALLY FLOODED AREA ANNUAL & PERENNIAL MIDDLEY FOOD WEAL APPLICATION RATE - 15 POUNDS PER ACRE - 10 POUNDS PER ACRE.</p> <p>13. PLACE THE FOLLOWING SEED MIX IN THE ENTIRE BOTTOM AREA THAT WILL NOT BE PERMANENTLY INUNDATED WITH BRIST REENTON BASIN FLOOR SEEDING MIX FOR MULCH AND PLANT DIVERSITY. APPLICATION RATE - 10 POUNDS PER ACRE.</p> <p>14. THE FOLLOWING SHRUBS SHALL BE PLANTED IN GROUPS OF 5 ALONG THE EDGES OF THE WATER QUALITY BASINS:</p>
2.	TT	LIRIODENDRON TULIPIFERA	18	2 1/2" - 3" CAL. BAB	
3.	PO	QUERCUS PALUSTRIS PIN OAK	10	2 1/2" - 3" CAL. BAB	
4.	RO	QUERCUS RUBRA NORTHERN RED OAK	21	2 1/2" - 3" CAL. BAB	
5.	GL	TILIA CORDATA GREENSPICE GREENSPICE LINDEN	16	2 1/2" - 3" CAL. BAB	
6.	WP	PRUNUS STRIBILIS WHITE PINE	40	7" - 8" HT. BAB	
7.	NS	NORWAY SPRUCE	25	7" - 8" HT. BAB	
8.	DF	PSUDOTSUGA TAXIFOLIA DOUGLAS FIR	17	7" - 8" HT. BAB	
9.	GA	TILIA STANDISHI X PLUCATA GREEN GIANT ARBORVITAE	72	7" - 8" HT. BAB	
10.	CC	CORNUS MAS CORNELIUM CHERRY	8	2" - 2 1/2" CAL. BAB	
11.	SC	MALUS "SNOWDRIFT" SNOWDRIFT CRABAPPLE	14	2" - 2 1/2" CAL. BAB	
12.	RC	MALUS ROYALTY ROYALTY CRABAPPLE	8	2" - 2 1/2" CAL. BAB	
13.	YC	PRUNUS YOSHINO YOSHINO FLOWERING CHERRY	8	2" - 2 1/2" CAL. BAB	
14.		THE FOLLOWING SHRUBS ARE LISTED AS OPTIONS FOR LOCATIONS NUMBERED 1, 2, OR 3 ON THE RESIDENTIAL BUILDING LAYOUT PLAN:			
14.1.	1	LEX MESSERIE CHINA GRL CHINA GRL HOLLY	96	2" - 2 1/2" HT. BAB	
14.1.2		EUONYMUS PATENS "NANANTIAN" MANHATTAN EUONYMUS	3	3" - 3 1/2" HT. BAB	
14.1.3		PIERIS JAPONICA JAPANESE ANDROMEDA	2	2 1/2" - 3" HT. BAB	
14.2.1	2	BENNETT'S ORNAMENTAL KING ORNAMENTAL KING BARBERRY	216	#2 CONT.	
14.2.2		BUXUS MICROPHYLLA "WINTER GEM" WINTER GEM BOXWOOD	#3 CONT. PLANT 24" O.C.		
14.2.3		JUNIPER CH. PRITZERIANA COMPACTA COMPACT PRITZER'S JUNIPER	2	2 1/2" - 3" HT. BAB	
14.3.1	3	FORSYTHIA INTERMEDIA SPECTABILIS SNOW BLOSSOM FORSYTHIA	296	3" - 4" HT. BAB	
14.3.2		VERBENUM CARLES FRAGRANT VERBENA	3	3" - 4" HT. BAB	
14.3.3		WEDGIA VANDER VANDER RED MISLEA	3	3" - 4" HT. BAB	
15.		COTONEASTER DAMMER ROYAL BEAUTY ROYAL BEAUTY COTONEASTER	50	15"-18" SPR. BAB	
16.	E	EUONYMUS FORTMEYER GREENLAWNE GREENLAWNE EUONYMUS	8	18"-24" HT. BAB	
17.	H	LEX CRENATA HETZ LARGE CORNELL HETZ	10	18"-24" HT. BAB	
18.	C	LEX MESSERIE CHINA GRL CHINA GRL HOLLY	3	2"-2 1/2" HT. BAB	
19.	J	JUNIPERUS CHINENSIS HETZ HETZ JUNIPER	96	2 1/2"-3" HT. BAB	
20.	P	JUNIPER CH. PRITZERIANA COMPACTA COMPACT PRITZER'S JUNIPER	0	2 1/2"-3" HT. BAB	
21.	B	JUNIPERUS SABINA BRACONATOR BRACONATOR JUNIPER	8	15"-18" SPR. BAB	
22.	A	PIERIS JAPONICA JAPANESE ANDROMEDA	3	2 1/2"-3" HT. BAB	
23.	S	SPIRAEA BUNALDA ANTHONY WATERER ANTHONY WATERER SPIRAEA	6	18"-24" HT. #3 CONT.	
24.	V	VERBENUM TRILOBUM COMPACTUM COMPACT AMERICAN ORANBERBERRYSH	8	#6 CONT.	
25.	Y	TAXUS MEDIA HATFIELDI HATFIELD YEW	0	2" - 2 1/2" HT. BAB PLANT 30" O.C.	
26.	R	VERBENUM X ALLEGANY ALLEGANY VERBENUM	8	2 1/2" - 3" HT. BAB	

Figure 3.8-7b: Landscape and Lighting Plan (Meola Road West) Orchard Ridge
Town of Clarkstown, Rockland County, New York
Source: Atzl, Scatassa & Zigler P.C., 01/21/09, rev. 05/01/12
Scale: 1" = 80'



SYMBOL	LIGHT DESCRIPTION
☐	QUALITY LIGHTING, CATALOG No. 50-20-3-MH-175

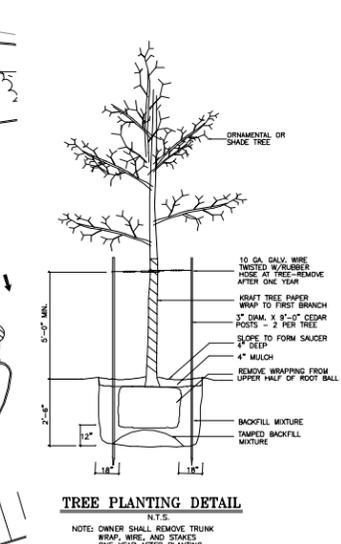
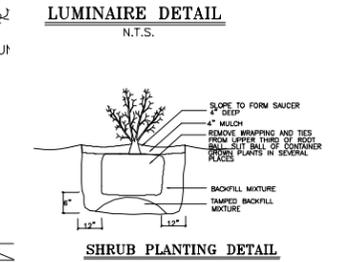
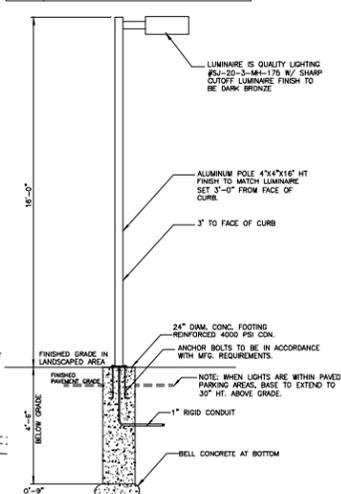
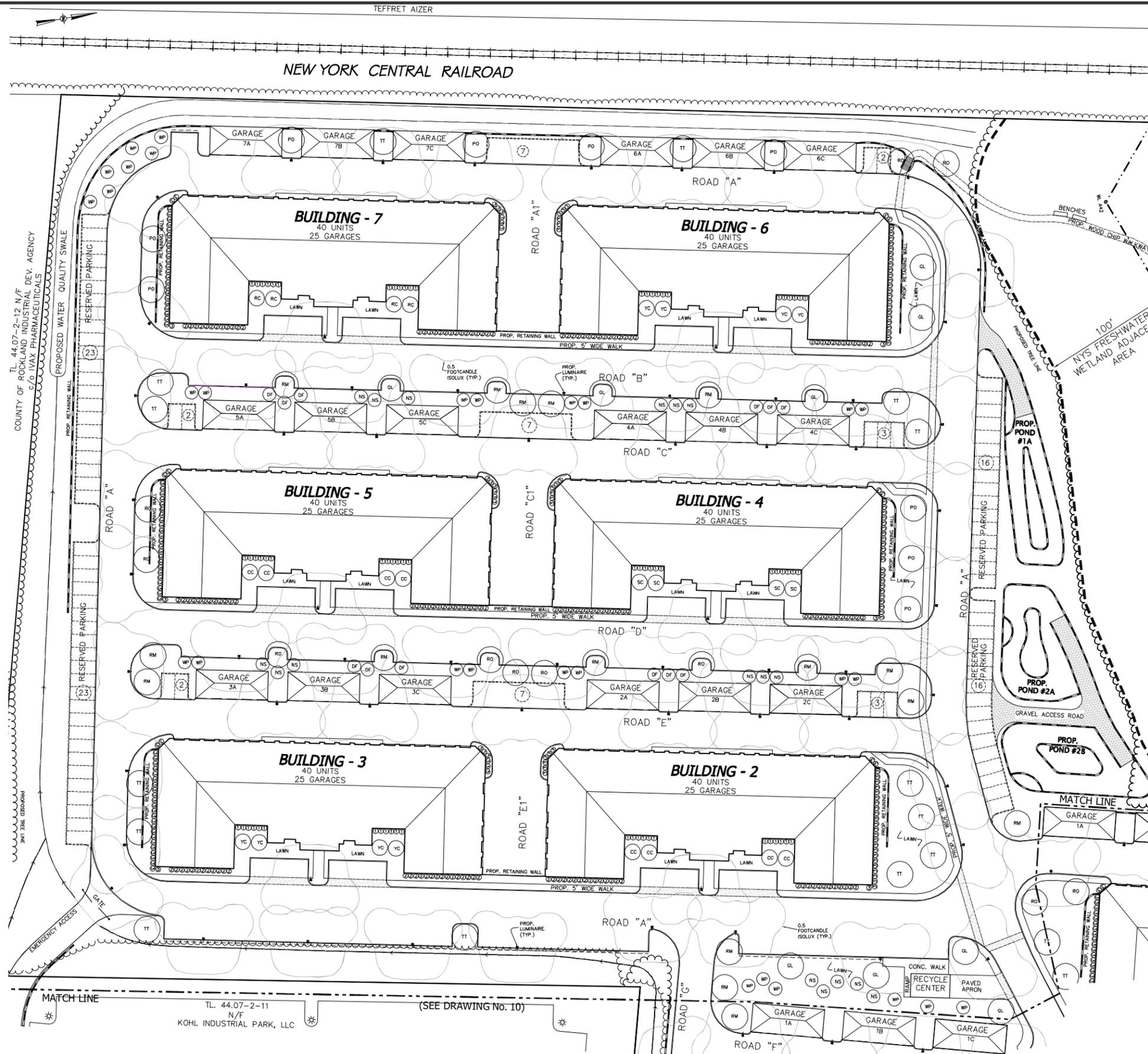


Figure 3.8-6a: Landscape and Lighting Plan (Hemlock Drive East) Orchard Ridge
Town of Clarkstown, Rockland County, New York
Source: Atzl, Scatassa & Zigler P.C., 01/21/09, rev. 05/01/12
Scale: 1" = 135'





PLANT LIST

No.	SYMBOL	BOTANICAL & COMMON NAMES	QUANTITY	SIZE & REMARKS
1.	RM	ACER RUBRUM RED MAPLE	21	2 1/2" - 3" CAL. BAB
2.	TT	LIRIODENDRON FLUFFIFERA TULIP TREE	19	2 1/2" - 3" CAL. BAB
3.	PO	QUERCUS PALLIDUS PIN OAK	16	2 1/2" - 3" CAL. BAB
4.	RD	QUERCUS RUBRA NORTHERN RED OAK	21	2 1/2" - 3" CAL. BAB
5.	GL	TILIA CORDATA GREENSPRING LINDEN	16	2 1/2" - 3" CAL. BAB
6.	WP	PRINUS STROBUS WHITE PINE	40	7' - 8' HT. BAB
7.	NS	PICEA ABIES NORWAY SPRUCE	25	7' - 8' HT. BAB
8.	DF	PSUEDOTSUGA TARFOLIA DOUGLASS FIR	17	7' - 8' HT. BAB
9.	GA	THUJA STANDISHI X PLICATA GREEN GANT ARBORVITAE	72	7' - 8' HT. BAB
10.	CC	CORNUS MAI CORNELIAN CHERRY	8	2" - 2 1/2" CAL. BAB
11.	SC	MALUS 'SNOWDRIFT' SNOWDRIFT CRABAPPLE	14	2" - 2 1/2" CAL. BAB
12.	RC	MALUS ROYALTY ROYALTY CRABAPPLE	8	2" - 2 1/2" CAL. BAB
13.	YC	PRUNUS 'YODONIS' YODON FLOWERING CHERRY	8	2" - 2 1/2" CAL. BAB
14.	THE FOLLOWING SHRUBS ARE LISTED AS OPTIONS FOR LOCATIONS NUMBERED 1, 2, OR 3 ON THE RESIDENTIAL BUILDING LAYOUT PLAN:			
14.1.1	1	ILEX MEXICANA OHIA GRASS HOLLY	96	2" - 2 1/2" HT. BAB
14.1.2		EUONYMUS PATENS 'NANHAITAN' MANHATTAN EUONYMUS		3" - 3 1/2" HT. BAB
14.1.3		PIERIS JAPONICA JAPANESE ANDROMEDA		2 1/2" - 3" HT. BAB
14.2.1	2	BENNETTS CRIMSON KING CRIMSON KING BERRY	216	#2 CONT.
14.2.2		BUXUS MICROPHYLLA 'WINTER GEM' WINTER GEM BOXWOOD		#3 CONT. PLANT 24" O.C.
14.2.3		JUNIPER CH. PETERERANA COMPACTA COMPACT PETERERANA JUNIPER		2 1/2" - 3" HT. BAB
14.3.1	3	CORYTHA INTERMEDIA SPECTABILIS SHOW BORDER CORYTHA	256	3" - 4" HT. BAB
14.3.2		YUCCA CAROLAE FRAGRANT YUCCA		3" - 4" HT. BAB
14.3.3		YUCCA 'VANICHI' VANICHI YUCCA		3" - 4" HT. BAB
15.		DIPTOMASTER DANABER ROYAL BEAUTY ROYAL BEAUTY CONTAINER	50	15" - 18" SPR. BAB
16.	E	EUONYMUS FORUNEI GRENOLAE GRENOLAE EUONYMUS	8	18" - 24" HT. BAB
17.	H	ILEX ORENATA HETZ LAMB CORNELLIAN HOLLY	10	18" - 24" HT. BAB
18.	C	ILEX MEXICANA GR. QRL. OHIA GRASS HOLLY	3	2" - 2 1/2" HT. BAB
19.	J	JUNIPERUS CHENSIS HETZ HETZ JUNIPER	95	2 1/2" - 3" HT. BAB
20.	P	JUNIPER CH. PETERERANA COMPACTA COMPACT PETERERANA JUNIPER	0	2 1/2" - 3" HT. BAB
21.	B	JUNIPERUS SABINA BROADWOOD BROADWOOD JUNIPER	16	15" - 18" SPR. BAB
22.	A	PIERIS JAPONICA JAPANESE ANDROMEDA	3	2 1/2" - 3" HT. BAB
23.	S	SPIRAEA BRIMLEYA ANTHONY WINTERER ANTHONY WINTERER SPIRAEA	6	18" - 24" HT. #3 CONT.
24.	V	VIBURNUM TRILOBUM COMPACTUM COMPACT AMERICAN CRANBERRYBUSH	42	#5 CONT.
25.	T	TAXUS MEDIA HATFIELD HATFIELD YEW	32	2" - 3 1/2" HT. BAB PLANT 30" O.C.
26.	R	VERBENA X ALLEGANY ALLEGANY VERBENA	6	2 1/2" - 3" HT. BAB

- PLANTING NOTES**
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THAT WHICH EXISTED IN THE WETLAND. ALL PLANTS SHALL BE ORIENTED AT THEIR PROPOSED LOCATION TO PRESENT THEIR BEST SIDE. THIS INSTALLATION SHALL BE CARRIED OUT UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT. PROVIDE 24 HOURS NOTICE. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE "AMERICAN STANDARDS FOR NURSERY STOCK", ANSI-Z 601-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION, LATEST EDITION.
 - GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
 - PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND ALL AREAS NOT PAVED OR BUILT UPON.
 - PLANT INTO SHALL BE 3" TREE ROOT BALL DIAMETER FOR TREES AND 2" TREE ROOT BALL DIAMETER FOR SHRUBS AND AS DEEP AS THE ROOT BALL. SET PLANTS AT SAME LEVEL AND SPACED AS SHOWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS ONE PART DECOMPOSED COR MANURE, AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ. PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LB. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, AND 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE. LOOSEN SOIL AROUND EDGES OF PLANT PIT.
 - FERTILIZE AREAS BEFORE SEEDING OR SOODING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
 - MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDED PINE OAK BARK OR OTHER SHREDED BARK, TREATED FOR FIRE RESISTENCY. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE SOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY SHOWN.
 - LAWN AREAS SHALL BE SEEDED AT 5 LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIXTURE: 20% JAMES TOWN 1 CHEROKEE FESCUE, 30% BAYON KENTUCKY BLUEGRASS, AND 20% PALMER 1 PERENNIAL RYE. OR APPROVED EQUIVALENT. MULCH NEWLY SEEDD LAWN AT 50 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
 - THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. THE QUANTITIES OF PLANTING SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.
 - EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4'-FOOT HIGH SHIELD PLACED AT THE TRUNK LINE OF THE BRANCHES TO 18 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY CALIPER SHADE TREE AS ORDERED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEEN REPAIRED, A 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQ.FT. OF AREA DISTURBED.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING DEPARTMENT, THE REGISTERED LANDSCAPE ARCHITECT WILL CERTIFY THAT THE LANDSCAPING WORK ON THE SITE HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN ON FILE WITH THE TOWN. THE APPLICANT SHALL PROVIDE A WRITTEN ONE-YEAR GUARANTEE TO THE DEPARTMENT OF ENVIRONMENTAL CONTROL, ARCHITECTURE AND LANDSCAPE COMMISSION STATING THAT ALL PLANTS THAT DIE OR ARE LIKELY TO DIE WITHIN THE GUARANTEE PERIOD WILL BE REPLACED. THE CERTIFICATE OF OCCUPANCY MAY BE REVOKED FOR FAILURE TO HONOR THE TERMS OF THE GUARANTEE.
 - PLACE A MINIMUM OF 8" OF TOPSOIL IN THE WATER QUALITY BASIN IN AREAS ABOVE THE PERMANENT WATER LEVEL USING PREVIOUSLY STRIPPED TOPSOIL FROM PREVIOUSLY UNDISTURBED AREAS OF THE SITE.
 - SEED THE SIDE SLOPE AREAS IN THE WATER QUALITY BASIN FOR VEGETATIVE STABILIZATION WITH SEASONALLY FLOODED AREA ANNUAL & PERENNIAL MULFEE FOOD MIX APPLICATION RATE - 15 POUNDS PER ACRE. - ERMVA-12
 - PLANT THE FOLLOWING SEED MIX IN THE ENTIRE BOTTOM AREA THAT WILL NOT BE PERMANENTLY FLOODED WITH MOST PREFERRED SEEDING RATE - 15 POUNDS PER ACRE. THE FOLLOWING SHRUBS SHALL BE PLANTED IN GROUPS OF 5 ALONG THE EDGES OF THE WATER QUALITY BASIN: SWEET PEPPERBUSH, CRAY DOODLE, CORNUS SERICEA, VIBURNUM TRILOBUM COMPACTUM, COMPACT AMERICAN CRANBERRYBUSH. PLANT 25 OF EACH AS DIRECTED IN EACH WATER QUALITY BASIN. PLANTS SHALL BE #2 CONTAINER SIZE 24"-30" HT.

Figure 3.8-6b: Landscape and Lighting Plan (Hemlock Drive West)
Orchard Ridge
Town of Clarkstown, Rockland County, New York
Source: Atzl, Scatassa & Zigler P.C., 01/21/09, rev. 05/01/12
Scale: 1" = 80'

