

**ALTHEA NORTHCROSS**  
REGISTERED LANDSCAPE ARCHITECT  
77 SECOND STREET APT 2  
MEDFORD MA 02155

April 22, 2022

Town of Ossining Planning Board  
Village Hall  
16 Croton Avenue  
Ossining, NY 10562

**MEMORANDUM**

Re: 68 Somerstown Road Landscape Discussion at Public Hearing 4/20/2022

Below you will find a list of the landscape topics that were discussed at the public hearing and/or were addressed as a part of the revision to the first landscape plan. Applicant responses are listed below each item.

**1. Stormwater Concerns with Removal of Red Maple within Current Site Boundary**

The topic of stormwater retention was brought up in relation to the loss of the 10 trees on the site inclusive of the 35" Red Maple along the driveway. In order to better address these concerns, the applicant has made use of an annual stormwater calculator located on the itree website <sup>1</sup>. Using a U.S. Forest Service study projecting average annual tree growth in the Northeast<sup>2</sup>, three years of caliper growth were projected to estimate the short term stormwater mitigation contribution potential of the trees to be planted.

**Summary Table Showing Cumulative Stormwater Avoided and Intercepted By Species**

|                             | Existing Trees<br>to be Removed | New Trees<br>(Planting - 1 Year) | New Trees<br>(1 Year - 2 Year) | New Trees<br>(2 Year - 3 Year) |
|-----------------------------|---------------------------------|----------------------------------|--------------------------------|--------------------------------|
| Total Stormwater<br>Gallons | 11,653                          | 9,242                            | 10,373                         | 11,586                         |
| % Replacement Capacity      |                                 | 79.31%                           | 89.02%                         | 99.43%                         |

Note that the replacement of stormwater capacity is achieved at 99% in year three, within the plant guarantee period. Please note that this calculation includes the planned planting of 40 trees, but does not include the stormwater mitigation contributions of the 98 shrubs, 307 perennials, or the 0.2 acres of meadow planting that will also be included on the site.

Please reference the appendix to this memo to see the details of the species specific itree calculations in their expanded table form.

**2. Planting Screening Concerns**

The revised version of the plan expanded a native species dominant screening strategy on three of the four sides of the home to address neighborhood concerns.

<sup>1</sup> MyTree is a tool for assessing individual trees. <https://mytree.itreetools.org/>

<sup>2</sup> Teck, Richard M, and Donald E Hilt. "Individual Tree Diameter Growth Model for the Northeastern United States." United States Forest Service, Jan. 1991, [https://www.fs.fed.us/ne/newtown\\_square/publications/research\\_papers/pdfs/scanned/OCR/ne\\_rp649.pdf](https://www.fs.fed.us/ne/newtown_square/publications/research_papers/pdfs/scanned/OCR/ne_rp649.pdf).

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**3. Planting For Cultural, Aesthetic and Wildlife Sensitivity**

The applicant is dedicated to landscape diversity across plant types, as well as a planting approach that respects the existing conditions on site and the aesthetics fitting of each site condition present. Outside of the existing site's wooded edges, the majority of the site's current planting strategy consists of open lawn, a notoriously underperforming planting strategy for the support of wildlife. This plan enriches the wildlife supporting abilities of this site with the addition of 40 trees (33 of which are native), 98 shrubs (80 of which are native), 307 perennials (303 of which are native) and 0.2 acres of wildlife supporting regionally proven meadow seed planting.

**4. Concerns over Proper Species Siting**

In response to concerns that some shade trees would not be receiving enough light exposure, a drawing note will be added to final plan to be issued for construction. It will emphasize respecting the edge of lawn and brush area as the intended area for pond's edge tree planting, as indicated on the plan.

**5. Deer Browsing Concerns**

Much care was used in selecting species for this planting strategy that are deer resistant. In the event that some species are browsed by deer, the three year guarantee period on the plants will ensure that the contractor will be tasked with both replacing and protecting re-installed plants that have been identified as a concern for deer browsing.

**6. Request to Relocate Swamp White Oak**

Two ash trees are confirmed to be removed according to the arborist report. The area suggested for relocation of one of the Swamp White Oak trees is in a more shaded location than the currently proposed location. The recommendation is to keep the trees in the location where they are currently planned and add the planting note described in item 4.

**7. Potential Root Zone Conflicts at Existing 48" Sugar Maple in SE Lot Corner**

Rhododendrons planted at base of existing maple final placement to be determined on site with the following note on the final plans issued for construction: "Plants to be placed outside of the dripline of existing tree with careful attention to avoid root zone conflicts. Final placement to be reviewed and approved by Owner's Representative before planting."

**8. Knotweed**

A member of the board drew the attention of the group to the existence of knotweed in the driveway entrance area. The applicant will remove knotweed present on the property to the best of our ability.

# APPENDIX

| Proposed Trees Stormwater Capacity (Time of Planting - 1 Year) |                      |               |                  |                |        |                |              |          |
|--|----------------------|---------------|------------------|----------------|--------|----------------|--------------|----------|
| Common Name  | Latin Name           | Caliper (DBH) | Health Condition | Runoff Avoided | Runoff | Stormwater per | Number to be | Total    |
| Heritage River Birch   | Betula Nigra         | 3.00          | Excellent        | 37             | 242    | 280            | 3            | 838.65   |
| Cercis Canadensis  | Redbud               | 3.50          | Excellent        | 43             | 281    | 324            | 4            | 1,294.88 |
| Fagus Sylvatica"   | Upright European     | 3.50          | Excellent        | 54             | 349    | 403            | 7            | 2,821.35 |
| Juniperus Virginiana   | Emerald Sentinel Red | 3.50          | Excellent        | 17             | 109    | 126            | 12           | 1,507.92 |
| Magnolia Virginiana  | Sweetbay Magnolia    | 3.00          | Excellent        | 34             | 219    | 253            | 2            | 505.44   |
| Pinus Stroba   | Eastern White Pine   | 3.50          | Excellent        | 22             | 140    | 162            | 5            | 809.60   |
| Quercus Bicolor  | Swamp White Oak      | 3.50          | Excellent        | 32             | 208    | 240            | 4            | 960.40   |
| Taxodium   | Bald Cypress         | 3.50          | Excellent        | 22             | 146    | 168            | 3            | 504.06   |
| Total  |                      |               |                  |                |        |                | 40           | 9,242.30 |

| Proposed Trees Stormwater Capacity (1 Year - 2 Year) |                      |               |                  |                |        |                |              |           |
|--|----------------------|---------------|------------------|----------------|--------|----------------|--------------|-----------|
| Common Name  | Latin Name           | Caliper (DBH) | Health Condition | Runoff Avoided | Runoff | Stormwater per | Number to be | Total     |
| Heritage River Birch                                 | Betula Nigra         | 3.24          | Excellent        | 42             | 274    | 316            | 3            | 948.00    |
| Cercis Canadensis                                    | Redbud               | 3.87          | Excellent        | 48             | 312    | 360            | 4            | 1,440.00  |
| Fagus Sylvatica"                                     | Upright European     | 3.87          | Excellent        | 61             | 395    | 455            | 7            | 3,187.52  |
| Juniperus Virginiana                                 | Emerald Sentinel Red | 3.76          | Excellent        | 18             | 119    | 137            | 12           | 1,645.80  |
| Magnolia Virginiana                                  | Sweetbay Magnolia    | 3.32          | Excellent        | 37             | 238    | 274            | 2            | 548.32    |
| Pinus Stroba   | Eastern White Pine   | 4.06          | Excellent        | 26             | 167    | 192            | 5            | 960.95    |
| Quercus Bicolor                                      | Swamp White Oak      | 3.87          | Excellent        | 36             | 231    | 266            | 4            | 1,065.72  |
| Taxodium   | Bald Cypress         | 3.87          | Excellent        | 26             | 167    | 192            | 3            | 577.35    |
| Total  |                      |               |                  |                |        |                | 40           | 10,373.66 |

| Proposed Trees Stormwater Capacity (2 Year - 3 Year) |                      |               |                  |                |        |                |              |           |
|--|----------------------|---------------|------------------|----------------|--------|----------------|--------------|-----------|
| Common Name  | Latin Name           | Caliper (DBH) | Health Condition | Runoff Avoided | Runoff | Stormwater per | Number to be | Total     |
| Heritage River Birch                                 | Betula Nigra         | 3.51          | Excellent        | 45             | 294    | 339            | 3            | 1,017.00  |
| Cercis Canadensis                                    | Redbud               | 4.29          | Excellent        | 53             | 347    | 401            | 4            | 1,603.64  |
| Fagus Sylvatica"                                     | Upright European     | 4.29          | Excellent        | 68             | 439    | 507            | 7            | 3,549.35  |
| Juniperus Virginiana                                 | Emerald Sentinel Red | 4.04          | Excellent        | 20             | 129    | 149            | 12           | 1,788.24  |
| Magnolia Virginiana                                  | Sweetbay Magnolia    | 3.68          | Excellent        | 40             | 262    | 302            | 2            | 603.52    |
| Pinus Stroba   | Eastern White Pine   | 4.70          | Excellent        | 32             | 207    | 239            | 5            | 1,193.10  |
| Quercus Bicolor                                      | Swamp White Oak      | 4.28          | Excellent        | 39             | 255    | 294            | 4            | 1,176.80  |
| Taxodium   | Bald Cypress         | 4.29          | Excellent        | 29             | 189    | 218            | 3            | 654.48    |
| Total  |                      |               |                  |                |        |                | 40           | 11,586.13 |

| Existing Trees to be Removed |             |                 |               |                  |                |                    |        |
|------------------------------|-------------|-----------------|---------------|------------------|----------------|--------------------|--------|
| Number                       | Common Name | Latin Name      | Caliper (DBH) | Health Condition | Runoff Avoided | Runoff Intercepted | Total  |
| 1                            | Arborvitae  | Thuja           | 15"           | Healthy          | 117            | 757                | 874    |
| 2                            | Arborvitae  | Thuja           | 14"           | Healthy          | 105            | 681                | 786    |
| 3                            | Arborvitae  | Thuja           | 14"           | Healthy          | 105            | 681                | 786    |
| 4                            | Arborvitae  | Thuja           | 19"           | Healthy          | 168            | 1,092              | 1,260  |
| 5                            | Arborvitae  | Thuja           | 9"            | Healthy          | 54             | 351                | 405    |
| 6                            | Arborvitae  | Thuja           | 8"            | Healthy          | 46             | 297                | 343    |
| 7                            | White Ash   | Fraxinus        | 15"           | Healthy          | 207            | 1,348              | 1,555  |
| 8                            | White Ash   | Fraxinus        | 14"           | Healthy          | 190            | 1,239              | 1,429  |
| 9                            | Elm         | Ulmus Americana | 20"           | Healthy          | 316            | 2,057              | 2,373  |
| 10                           | Red Maple   | Acer Rubrum     | 35"           | Healthy          | 245            | 1,597              | 1,842  |
| Totals                       |             |                 |               |                  | 1,553          | 10,100             | 11,653 |