

# Nolan Landscape Architects, PLLC

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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:** September 6, 2023

**RE:** 87 Lefurgy Ave.  
Landscape Plan, Tree ID Plan dated 7-05-23 for  
9-7-23 Planning Board Meeting Submission

The proposal is for the construction of a single-family home on an undeveloped lot.

## Previously provided Recommendations:

1. **From 7/5/23 review:** As previously stated, it is unclear whether a steep slopes analysis has been done to determine the extent of regulated trees on the site. Trees with a dbh of 3" or greater on slopes of 25% or greater meet the criteria for regulation. ***It is unclear whether this has been addressed.*** *The applicant's response indicated this was addressed, however, it has not resulted in trees having been added to the inventory.*
2. **From 7/5/23 review:** As previously stated, plans should show a limit of disturbance. Currently, the engineering drawings show tree removals only related to the construction of the house and driveway while the Landscape Plan included in the PowerPoint presentation made to the Planning Board shows tree clearing throughout the property, dramatically increasing the area of disturbance. No justification for removal of trees beyond the disturbance for construction has been provided. ***Partially addressed.*** *The limit of disturbance is shown on the Landscape Plan. It does not appear to have been updated on the Engineering drawings. It is now clear that tree removals on the south side of the proposed residence are to facilitate solar panel function.*
3. **From 7/5/23 review:** Tree and shrub choices should be deer resistant. The Emerald green arborvitae that figures so heavily in the planting plan and toward tree valuation will likely attract deer. ***Addressed.*** *Applicant indicates 6' ht. fencing will be installed that will discourage deer.*
4. **From 7/5/23 review:** Root protection zones for trees to be preserved should be shown on an appropriate plan. Grading should not occur within root protection zones. ***Partially addressed.*** *Tree protection is only shown on the Tree ID Plan. Ideally, it would also be shown on the Grading and Drainage Plan, as well as on the Landscaping Plan.*
5. **From 7/5/23 review:** The tree protection detail provided on sheet T-100 should be corrected as it shows a maximum size of the protection area that should be labelled as the minimum area. ***Addressed.***

### Comments:

1. The number of trees proposed has been increased to 74 from 62, reducing the tree replacement deficit while diversifying the tree canopy. The trees proposed in the updated Landscaping Plan are:  
(3) Acer x freemanii' Maples  
(3) Sweet gum  
(3) Red Oak  
(8) Amelanchier canadensis  
(1) Star magnolia  
(5) American Holly  
(51) Arborvitae for hedging/screening: (40) "Emerald Green" and (11) "Green giant"
2. Due to the limited site frontage and steepness of the slope at the Lefurgy site entrance, construction of the driveway will require removal of public protected trees in the Village right of way. The valuation of these trees is treated separately in the summary below as they are not on the applicant's property. Their removal, however, is the responsibility of the applicant and must be coordinated with the Building Department and will be subject to mitigation for tree loss.
3. My revised tree valuation is based on the 7/5/23 updated Tree ID Plan:  
**On-site Removals:** 31 trees, 10" to 36" dbh, total: **540 inches removal**  
**50% Replacement:**  $540 \times .5 =$  **270 inches replacement**  
  
**Removals of Public Protected trees:**  
4 trees, ranging from 8" to 30," the most significant of which is a 30" native Sugar maple.  
50% Replacement:  $30 \times .5 =$  **15 inches replacement**
4. The revised 7/5/23 Landscaping plan proposes a replacement planting of 74 trees, with each tree assumed to be 3" caliper.  
**Proposed replacements:**  $74 \times 3" =$  **222 inches proposed.**  
**Deficit:** 270 required – 222 proposed = **48 inch deficit**

The proposal includes 47 native shrubs to address the **48" deficit** of tree replacement.

### Recommendations

1. To fill the 48" on-site tree deficit, either 16 more trees should be added, or 49 native shrubs added to bring that total to 96, providing 2 native shrubs for every inch of the current deficit.
2. The proposed trees shown in the 7/5/2023 Plant Schedule on the Landscape Plan are mitigation for on-site removals, and should therefore all be shown on-site, not in the Village right of way. The Landscape Plan will need to be updated accordingly. Additionally, any "decorative boulders reused from site" shown on the Landscape plan should also be relocated out of the Village right of way.
3. Due to the narrowness of the street frontage, the location of overhead utilities, and the need to maintain sight distance from the driveway, it will be impractical to plant the 15" of mitigation plantings for the loss of the Village's 30" Sugar Maple within the Village right of way. The applicant should therefore make a payment to the tree fund equal to 15 inches of dbh or plant (5) additional hardwood canopy trees on the applicant's property at 3" caliper size.

**END**