



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

April 26, 2023

Chairperson Steven Kessler and
Members of the Planning Board
Town of Cortland Planning Board
1 Heady Street
Town of Cortlandt, NY 10567

**RE: JMC Project 14088
Hudson Ridge Wellness Center
2016 Quaker Ridge Road
Town of Cortland, NY 10567
Response to Landscape Comments for Site Plan Review**

Dear Chairperson Kessler and Members of the Planning Board:

We are writing to address the following comments received regarding the review of the Landscape Plan for the above-mentioned project from Mr. Kobasa as well as our subsequent conversation with Chris Kehoe. We would also believe it is important to note that the prime focus of the Landscape Plan was to develop substantive screening and buffering for the property, especially to accommodate the concerns of the neighbors to the north.

We do not recommend making changes to the species on the north property line because we met individually with each property owner, and viewed the Hudson Ridge property from their homes, yards and decks and discussed the type of landscaping they were requesting which is represented in this plan. As such, we have tried to accommodate Mr. Kobasa's and Mr. Kehoe's recommendations where they seem most appropriate as discussed below:

Comment:

- a. If they are going to use White Pines as screen trees, they should plant large evergreen shrubs or small ever green trees in front of them or behind them so that when the white pines start shedding their lower branches there will still be screening.***

Response:

Of the (12) Pines specified (8) are along the road area just behind the existing arborviate hedge. In this area as the pines lose their lower branches, visibility into the site will still be screened as there is an existing arborviate hedge closer to the road. We have; however, placed an additional (8) shrubs at the base of the pines to

accommodate lower branch loss. The other (4) pines are interior to the site and do not require additional plantings because the loss of their lower branches does not have an impact on screening as they are interior to the site.

Comment:

- b. Can they swap out the Spruces they are proposing for Native evergreens such as White Spruce, Eastern Red Cedars, American Holly?***

Response:

The proposed Norway spruce and Serbian spruces while not native, are very well-behaved non-natives that do not spread as invasive species do. They were chosen for their quick growth rates, dense habit, and disease resistance. We have switched some of the spruces to white spruces wherever practical but not along the northern property line because the Landscape Plan along the northern property line reflects the desires and concerns of the adjacent neighbors. The American Holly and Cedars are very slow growing, so we did not use them in this area.

In lieu of some of the Arborvitae within the site we switched them out to the Eastern Red Cedar, again where we thought they would work best.

Comment:

- c. Can they propose an alternative to Green Giant Arborvitae. While this is considered more deer resistant to others in a cold winter the deer will eat the bottom half of the plant if there is no other food source.***

Response:

The arborviate has been proposed primarily along the northern property line/fence line. The fence will serve to protect the Arborviate along the fence, and it is our recommendation to our client that they either "burlap" the bottom of the fence or spray the fence with deer repellent prior to the winter season. Again, the arborvitae has been chosen for the fast growth, density, and disease resistance, and requested by several of the neighbors.

Comment:

- d. Could the plan accommodate a few more trees that provide a habitat for birds/butterflies and a little "less boring" overall.***

Response:

The primary goal of the Landscape Plan is to provide privacy and screening for the neighbors and for the property. The Applicant agrees that adding native flowering trees would be mutually beneficial for the property for aesthetic interest as well as

the environmental habitat enhancements. The revised plan includes (21) native flowering trees (Dogwoods, Shadblows and Redbuds).

We believe that the revised plan responds to the comments of Mr. Kobasa and Mr. Kehoe where most practical and that the flowering trees address the comment of “birds and bees”. It is also important to note that the (11) proposed white oak trees provide tremendous habitat value as well as screening.

In closing we would like to note that this is an existing site, with existing buildings and existing roads and parking, and is already fully landscaped. We believe that the previously proposed evergreen screening addresses concerns of the adjacent neighbors for screening and the new additions/modifications (species changes and flowering trees added) reflect the most recent comments from Planning Board members and staff and are more than generous particularly in in light that this site is fully developed and landscaped.

Sincerely,

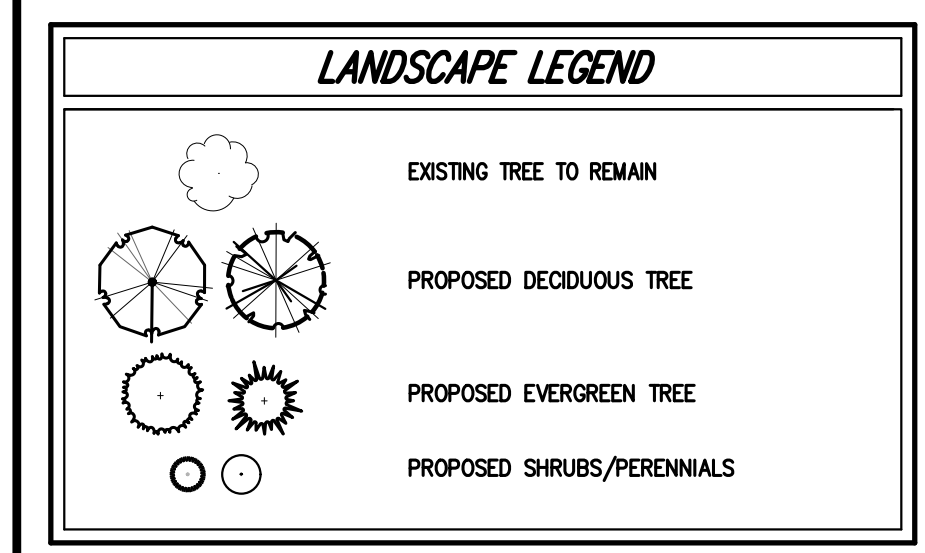
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Lucille V. Munz

Lucille V. Munz, RLA, ASLA
Senior Landscape Architect

CC: Chris Kehoe, AICP Planning Director
Steve Laker, Hudson Wellness
Ralph G. Mastro Monaco, PE PC

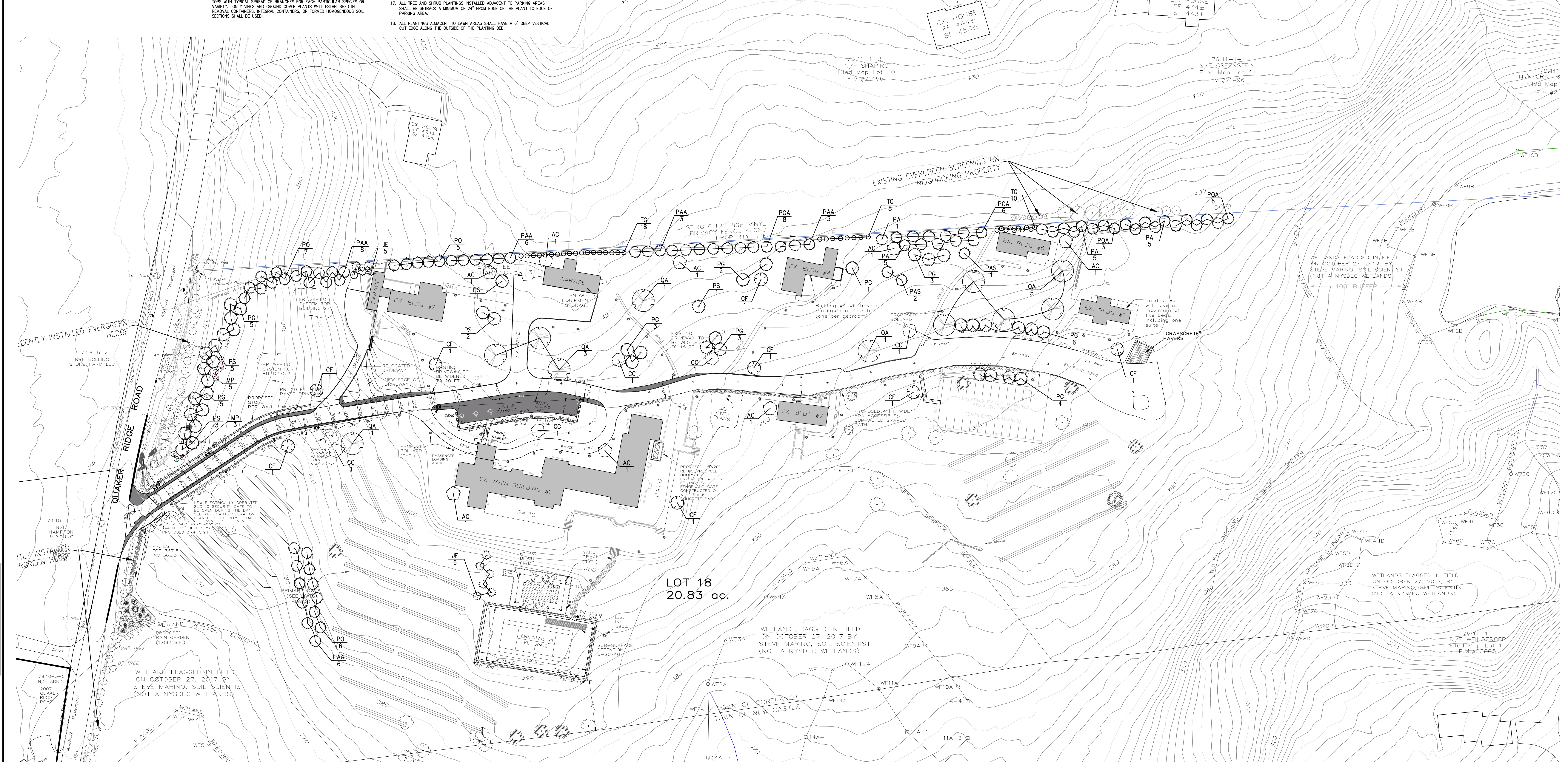
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- LANDSCAPE NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM DRAWING TITLED, "SITE PLAN PREPARED BY RALPH G. MASTRONARCO CONSULTING ENGINEERS DATED 11/14/2022.
 - ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (ANSI Z60.1), LATEST EDITION.
 - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPROVED SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
 - ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TONIC FREE, ORGANIC MATERIAL, CONSISTING OF SHROUDED HARDWOOD, ROOT MULCH SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 - ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT IMMEDIATE FOLLOWING PLANTING SEASON.
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 - ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, MODERATELY HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNOBSTRUCTED ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSCURABLE DISFIGURING DEFECTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TRICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTERNAL CONTAINERS, OR FORMER HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
 - PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
 - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 - ALL LAWN AREAS (SOO OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SOFTENED TOPSOIL PRIOR TO INSTALLATION OF SOO OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 - SOIL WITH ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
 - ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
 - FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
 - CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
 - ALL TREES AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
 - ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

- LANDSCAPE MAINTENANCE NOTES:**
- ALL PLANTINGS SHALL BE MAINTAINED FOR A MINIMUM OF THREE (3) YEARS AS FOLLOWS:
 - WATER BY WATER TRUCK WITH NOT USING ON-SITE WELL WATER.
 - USE OF GATOR BAGS FOR TREES AS NECESSARY AND FOR DRIP IRRIGATION METHODS.
 - WEEDING, MULCHING AND FERTILIZATION AS NECESSARY FOR EACH SEASON.
 - REPLACE OF DEAD AND/OR POOR PLANT MATERIAL IN A TIMELY MANNER, AND NOT LATER THAN THE NEXT DRAINING PLANTING SEASON.

SEE ENGINEER'S DRAWINGS FOR LAYOUT, MATERIALS AND GRADING.



LOT 18
20.83 ac.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.
JE	11	Juniperus virginiana	Eastern Redcedar	8'-10' HT	B & B
PAA	26	Picea Abies	Norway Spruce	10' - 12' HT.	B & B
PAS	3	Picea Abies	Norway Spruce	12' - 14' HT.	B & B
PA	16	Picea Abies	Norway Spruce	8' - 10' HT.	B & B
PG	32	Picea glauca	White Spruce	8' - 10' HT.	B & B
PO	18	Picea Omorika	Serbian Spruce	10' - 12' HT.	B & B
POA	23	Picea Omorika	Serbian Spruce	8' - 10' HT.	B & B
PS	12	Pinus Strobus	White Pine	8' - 10' HT.	B & B
TG	36	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	8'-10' HT	B & B

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.
AC	8	Amelanchier canadensis	Shadblow	7'-8' HT.	B & B
CC	5	Cercis canadensis	Redbud	7'-8' HT.	B & B
CF	8	Cornus florida 'Cherokee Chief'	Cherokee Chief Dogwood	7' - 8' HT.	B & B

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.
QA	11	Quercus alba	White Oak	3" - 3 1/2" CAL.	B & B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.
MP	8	Myrica pensylvanica	Northern Bayberry	8 gal.	Cont.

NOT FOR CONSTRUCTION

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PROPOSED SPECIALTY HOSPITAL
TOWN OF CORTLAND, NEW YORK

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Down: Approved: LW
Scale: 1" = 40'
Date: 11/21/2022
Project No: 14088
Sheet No: LP-1

REVISIONS:

No.	REVISED PER PLANNING BOARD COMMENTS	Date
1		11/21/2022

APPLICANT/TOWN: HUDSON RIDGE WELLNESS CENTER, INC.
72 NORTH STATE STREET #202
BRIARCLIFF MANOR, NEW YORK 10510