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January 26, 2018

VIA E-MAIL

Ms. Eileen M. Travis, RLA
92 College Avenue
Poughkeepsie, NY 12603

Re: Zero Place
NYS Route 32 & Mulberry Street
Village of New Paltz, Ulster County, New York
MC Project No. 15002584B

Dear Mrs. Travis:

Based on our telephone discussion, below please find our responses to comments in your letter dated January 5, 2018 for the above referenced project. The comments have been repeated here for clarity.

Comment 1: The proposed tree caliper is noted in the Plant Schedule on sheet L02. However, it should be noted that the 3 inches in caliper is required to be measured at height of 4 feet or DBH as per the Village of New Paltz Zoning code, G.(15)(c).

Response 1: The plans have been revised to clarify the caliper measurement.

Comment 2. Selection of Eastern Red Cedar as well as Steeplechase Western Arborvitae is questionable. Both of these species are heavily browsed by deer in any location unless they are religiously sprayed or netted. Thus creating much more maintenance during any season. Either select a different species or provide notes on the plans reflecting the spraying and netting requirements.

Response 2: Per our discussion, in my experience the Western Arborvitae is the only Arborvitae species which is not browsed on by deer and the Eastern Red Cedars are seldom impacted as well. I don't feel the extra maintenance should be required for these species and therefor replaced the Arborvitae in questions with a row of Inkberry's and the Eastern Red Cedar with White Spruce.

Comment 3. Hedge Maple trees are a nice selection. Although the perforated pipe connected to the trench drains may need to be reconsidered. The concern is the potential salt, debris and oils which will be collected in the runoff from the large sidewalk areas draining to the trench drains and deposited into the ground at the root system of each tree. Thus potentially harming the trees. Please provide documentation in regards to the success of this type of system and the overall health of trees?



- Response 3: The drainage to be collected by the trench drains adjacent to the Hedge Maples and discharging to the perforated pipe below grade is a small area of sidewalk between the building and western side of the seat wall. It will see some deicing in the winter months however, the Hedge Maple is identified as a proven street tree for even urban settings. The U.S. Forest Service also identifies the Hedge Maple as having moderate soil salt tolerances.
- Comment 4: There seems to be a lot of sidewalk area around the building, especially on the eastern side of the proposed structure. Are large crowds or outdoor cafes' anticipated for these areas?
- Response 4: The sidewalk area on the eastern side of the building is available for potential outdoor seating if needed in the future for the tenants.
- Comment 5: In addition, the 'main entryway into the center of the retail space' (according to the Zero Place website) sidewalk leading up to the building from Mulberry Street is only 6 feet wide, so why are the sidewalks on the north and south sides of the building 8 feet wide? Can these be reduced in size at all?
- Response 5: The northern and southern sidewalks adjacent to the building are 8 feet width because the doors around the building swing out and this allows for walking around an open door. The 6 foot sidewalk on the southern side of the site serves the 2 accessible parking spaces on Mulberry Street, among other pedestrians and provides the capability for two wheelchairs to pass each other.
- Comment 6: The seating walls located on the eastern side of the proposed building may impede direct access from the road sidewalk to the building doors and may likely become a skateboarding paradise.
- Response 6: There is ± 7 feet between the street tree trunk and the end of a seatwall on each side. The ± 14 feet allows for sufficient space for access.
- Comment 7: Outline of the proposed bed areas of mulch under the proposed shrub plantings should be on the plans.
- Response 7: The proposed mulch bed limits have been added to the plans.
- Comment 8: Although the selection of the Red Sunset Red Maple is a good selection it is a fast growing shade tree (12"23" per year) which will ultimately get 50 feet in height. Planted height will be approximately 15 feet. At 50 feet height it will cast shade on the solar panels proposed for the southern side of the proposed building. According to the Building elevations depicting the sun angles for winter and summer, a tree of approximately no more than 28 feet will not interfere with the panels located on the lowest canopy. Please consider a different tree for these two locations along Mulberry Street so that the proposed Red Sunset Red Maple Trees will ultimately not have to be severely pruned thus adding to the maintenance costs.



- Response 8: Per our discussion, this comment was clarified to make the developer aware that there will be some shading from the Maples during the winter months even in leaf off conditions (from the trunk and branching). The summer sun angles presented on sheet A04 of the architectural plans clearly depict that no shading will occur. The developer is aware of this fact and accounted for it in the solar calculations.
- Comment 9. Please provide tree protection fencing for the existing Arborvitae to remain on the property line at Mulberry Street and show on the plans.
- Response 9: Proposed tree protection fencing for the existing Arborvitae has been added to plans.
- Comment 10. It is surprising to see only two trash receptacles on the plan for the entire development. If the Planning Board considers this adequate then move them to a more central location closer to the retail spaces. At a minimum move the one on the northeast corner of the building to the outside corner of pavement, so that people moving around the blind corner will not walk into the receptacle. If the planting area is moved to along the building foundation then the receptacle can remain in this location.
- Response 10: The proposed site amenities have been presented to the Village Planning Board and there was no objection to the quantity of trash receptacles. We have adjusted the locations of these away from the building.
- Comment 11. The plantings along the western wall of the proposed building have very little soil area allocated for their survival. Only 12 inches of soil over the storm infiltrators as well as a large roof overhang make this a difficult area to plant. In addition, the residential window areas begin at a height of approximately 3 feet and the evergreen selections of Rosebay Rhododendron as well as Mountain Laurel will ultimately achieve a height of over 10 to 15 feet, thus blocking the windows. The plants selected Pee Wee Hydrangea and Rosebay Rhododendron will also require netting or regular spraying to avoid being browsed by deer. Perhaps moving the screening plantings to along the property line and selecting more deer resistant varieties would give them a better chance to survive and if lawn is not desired adjacent to the building perhaps planting an evergreen ground cover (Pachysandra or Vinca) in these locations would create low maintenance areas. Any variety of Japanese Forest Grasses or Pieris japonica would also do well in this shaded area along the building foundation wall and not block the windows.
- Response 11: Based on our discussion and the site meetings, we have redesigned the landscaping for this area of the project site. The foundation plantings have pulled away from the building and relocated along the western property line and adjacent to the Rail Trail. The remaining plantings area on this side of the building are groundcovers or lawn areas.



Comment 12. The 3.5 foot wide planting areas between the parking lot curbing and the 8 foot wide sidewalk located on the north side of the building will not be a successful planted areas. Under the best conditions, it is a very hard area to even grow grass. Bar Harbor Juniper typically will spread 6 to 8 feet (outgrowing the 3.5 feet) and are easily broken and will require full sun. During summer months the building will create approximately 30 feet of shade according to Sheet A01. Since these plants are 10 feet from the building they will be in the building shade for the entire year. Cars will overhang approximately 2 feet and will hit the plantings (reducing the possible growing area to 1.5 feet) and people will be walking through the plants to gain access to the sidewalk, and they will likely get snow dumped on them at some point in the winter months. It is not ideal to purposely create impediments to the flow of pedestrians from the parking areas to a building. Since the resident entrance to the building is on the northside, an access aisle to the parking area should be made that would align with this entrance/exit door. Perhaps a more successful solution would be a 6 foot wide sidewalk along the curb line and move the landscape area to the building foundation. This area would need to be irrigated due to a large building overhang, but would be a larger, visually more impactful as well as more successful planting. Species that deer would normally browse could be included in this landscaped area.

Response 12: To clarify, there is not a flat transition to sidewalk from the parking area. There is a grade change from the top of curb to the sidewalk of ± 18 inches within the 3.5 foot planting strip. The grade change and plantings do not make for an easy pass through to the sidewalk and therefore will be forced to utilize the multiple access points from the parking area to the northern sidewalk. This planting strip will remain at this location and an alternative species, *Itea virginica* 'Henry's Garnet', was agreed for this space.

Comment 13. The same comment also applies to the proposed 3 foot wide Arborvitae screening adjacent to the parking area along the northern property line. Since this variety gets approximately 8 feet wide they would need to be continually pruned to keep within the 3 foot area and the car overhang would still hit and damage them in addition to deer browse. This is not consistent with the low maintenance idea of the project.

Response 13: At this location there is a guiderail at the front of the parking stalls to protect plantings from vehicles encroaching into the area. As mentioned above the Arborvitae were replaced with Inkberry's.

Comment 14. Create pedestrian access to the building sidewalk from the parking area at the extreme south east corner of the parking lot.

Response 14: There are three (3) proposed pedestrian access points to the northern sidewalk from the parking area and a sidewalk along Rt. 32 at the southeastern most parking stalls. An additional sidewalk at this location is not necessary.



Comment 15. The eleven parking spaces located on the west property line are an incorrect dimension. They measure 93 feet and should be 99 feet.

Response 15: The northern parking layout has been revised and any discrepancies have been addressed.

Comment 16. The concrete paver detail does not appear to be permeable. Please provide a detail for this item as mentioned on the Landscape Plan.

Response 16: A permeable paver detail has been added to the plans.

Comment 17. The bike rack detail should specifically note that it will be installed in concrete.

Response 17: A note has been added to the plans specifying the bicycle racks will be installed on concrete pads.

Comment 18. Tree Grate Detail: Should there be a permeable fabric between the pea gravel and the planting soil to keep the fines from mixing?

Response 18: A proposed filter fabric has been specified on the tree grate detail.

Comment 19. Temporary Tree Protection Detail should note that no vehicles to be parked under the tree canopy during construction. The fence line shown on the plans is inadequate for the size of this tree. Note #5 specifically states that the fence should be located at the dripline of the tree. Expand the area and include approximately 6 inches of bark mulch within the fenced area, to keep the roots moist and minimize the shock to the tree.

Response 19: The 'No Parking' clause under the tree canopy and requiring a 6 inch layer of mulch within the fenced areas has been added to the detail. The detail also now clarifies that when achievable, the fencing is to be placed at the dripline or as far away from tree trunk as possible based on site conditions.

Comment 20. General Seeding Notes: Note #2 These varieties do not match the seeding on the Soil Erosion & Sediment Control Details (CS07). Note #4 references the NYSDEC regulations on fertilizer. Please edit it to include that no fertilizer shall be applied between December 1 and April 1 in any year, Cannot be applied within 20 feet of a water body, and only fertilizer with less than 0.67% phosphate by weight may be applied.

Response 20: The General Seeding Notes and Soil Erosion & Sediment Control Details prepared by the Civil Engineer have been coordinated. Note #4 has been modified to include specific points from the NYSDEC fertilizer restrictions.

Comment 21. Evergreen Tree Planting Detail is missing information on 2 leaders.



Response 21: The Evergreen Tree Planting Detail has been updated on the plans.

Comment 22. Deciduous, Evergreen and Multistem Planting Details all have stakes and guying to be installed. A note should be added which identifies the date which they should be removed. It is typically 2 years after installation for stakes and guying. These details also identify tree wrap to be installed. Tree Wrap typically is installed during winter months (placed on in fall and removed in spring) to prevent sunscald on the bark of trees with thin bark, such as Maple Trees. Tree wrap can also create a habitable area for burrowing insects to overwinter. I would recommend that a plastic tree guard be utilized instead so that it can be easily placed and removed on the trees ultimately creating less maintenance. A note should be added that the tree wrap/guard should be removed after a minimum 2 winters and a maximum of 5 winters.

Response 22: The plans now clarify that the tree stakes, guy wires and tree wrap are to be removed at end of two (2) year guarantee period. An all-weather plastic, spiral tree guard with holes has also been specified as the preferred tree wrap to be used for the winter season during the guarantee period.

Comment 23. General Planting Notes: Note #5 what is the tree root barrier recommended since all the proposed trees are located within 10 feet of pavement on the plan. Provide detail or notes for this item. Note #8 remove the sentence regarding the tree wrap. Note #10 add or until free draining to note. Note #12 optimal planting dates in accordance with the NYSDOT are the following. Deciduous and Evergreen B&B 3/15 to 5/15 and 8/15 to 10/15 for Evergreen and 9/15 to 11/30 for Deciduous. Deciduous and Evergreen Container 3/15 to 5/15 and 8/15 to 11/30. No exceptions. Planting in the month of December will not be allowed. Note #13 the quantity of water noted for the proposed plants seems excessive. Please provide source for quantities noted. Additionally, please add that the amount should be always be adjusted based on rainfall and watering should not take place in the heat of the day. This will conserve water. Consider installing a temporary drip irrigation system on a timer that will adjust for rainfall in the area.

Response 23: No root barrier is proposed for this project and its reference has been removed from Note #5. Tree wrap sentence from Note #8 has been removed. Note #10 has been modified as requested. Note #12 utilizes the planting times established by the NYSDEC. It was agreed to maintain as proposed with the exception of allowing Deciduous planting up to November 30th, not December 15th. The proposed watering requirements clarify these amounts as a maximum. The note already specifies the watering amounts will be adjusted per rainfall and will also now note not to water during the hottest point of the day.

Comment 24. For your consideration, the parking lot could be rearranged to create more planting areas within as well as around the perimeter of the parking lot. Please refer to the sketch below. It contains 66 parking spaces and has more than 2800 sf of additional planting area or more importantly it has less 2800 sf less pavement area and runoff.



It also creates a landscaped island within the parking area which is lined up to the building entrance and will provide an amenable space for the residents to walk through to access the building. The parking area consolidates the pavement areas, thus will be easier to plow and maintain, as well as creates a dedicated snow storage area. It also locates parking further away from the existing Oak tree to remain and may not require the proposed retaining wall.

Response 24: The Civil Engineer for the project has revised the parking area to a north/south orientation with a proposed center island and sidewalk.

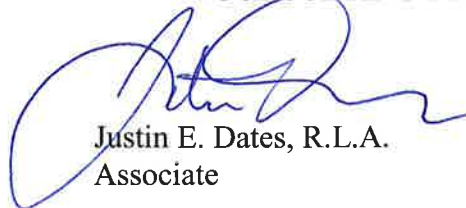
Comment 25. Screening of the building within the rail trail property should be considered as a possible mitigation for the view of the proposed building by the residents located to the west of the project site. A preliminary list of plants depending on sunlight conditions could be European Larch, White Spruce, Carolina Allspice, Henry's Garnet Sweetspire, Mountain Fire Andromeda (Pieris), Shadblow Serviceberry, Mountain Laurel, False Cypress (Chamaecyparis), Summersweet Clethra, Elderberry and Blue Muffin Arrowwood Viburnum.

Response 25: As described in response #11 above, plantings will be placed along the western property line to enhance Rail Trail corridor and buffer the site from its users. The consulting Attorney to the Planning Board is reviewing the Rail Trail easement/ROW language for allowance of proposed plantings. If this proves permissible, we would look to propose planting about five (5) evergreen trees, adjacent to the Rail Trail. This could include such species as American Holly, White Spruce or False Cypress. Per our discussion, the optimum location for these plantings should be determined in the field with leaf-on conditions so the shading of this area is clear and the correct plant species are selected.

If you have any questions regarding the above responses please feel free to call me at 845.564.4495, extension 3804.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Justin E. Dates', is written over the typed name and title.

Justin E. Dates, R.L.A.
Associate

JED/jm

cc: File
Client