

ZONING

120 Attachment 2

Town of West Seneca

Appendix B Landscape Plans

- A. In the application for a restricted use permit, a landscape plan shall be prepared and certified by a New York State licensed architect.
- B. Existing precondition site vegetation consists primarily of white poplar, willow species, arrowwood viburnum, red twig dogwood, gray dogwood, pine, spruce, green ash, red oak, red maple, silver maple, cherry, hawthorn and sumac.
- C. All plant materials installed pursuant to a landscape plan shall meet the following minimum requirements:
 - (1) Major deciduous trees must have a minimum diameter of 2 1/2 inches as measured six inches above the ground.
 - (2) All trees must be a minimum of five feet in height and eight feet (clear to branches) at traffic intersections, as measured from the ground to the average height of the tree.
 - (3) Minor deciduous trees must be a minimum diameter of 1 3/4 inches as measured six inches above the ground.
 - (4) Upright deciduous and evergreen shrubs must be a minimum of 2 1/2 feet in average height.
 - (5) Spreading deciduous and evergreen shrubs shall be a minimum of 18 inches in average spread.
 - (6) Plant material shall be massed in beds rather than planted as independent units in a lawn.
 - (7) Preference shall be given to simple masses of shrubbery with good scale, a predominance of one species for unity and individual plants for accent.
 - (8) Appropriate varieties related to climate, sun, soil, water and existing conditions shall be considered.
 - (9) Each landscape plan shall provide for planting a minimum number of trees in unwooded areas according to the following schedule:
 - (a) Along front setback: one tree per 50 linear feet of frontage.
 - (b) Along buildings: four trees plus one tree per 8,000 square feet of building.

WEST SENECA CODE

- (c) Parking areas: one tree per 20 parking places. All newly planted trees shall be from the list attached.¹

D. Compliance shall be made with the following general design standards:

- (1) General standards follow a design to create identity and continuity with palettes of plants for varied functional areas, such as buffers, parking shade, street scene and intimate building areas. Refer to the drawings in Figures 1 and 2 attached hereto and made a part hereof.²
 - (a) A variety of plant selections are made to fit a design with concern to maintenance, climatic hardiness, adaptability to soils and disease resistance. Most plants have some insect and disease problems either present in the area or threatening to invade the area. Therefore, a variety is planned to carry out the functional and aesthetic concept should one or a few varieties be decimated in the future.
 - (b) Plants are selected to provide sight, sound and dust interception and noise screening, shade, aesthetics, nesting and food for birds, continuity and scale with varied colors, branching, size and textures.
 - (c) Whenever appropriate, existing vegetation shall be selectively thinned, retained in place and integrated into the landscape plan. Selective thinning shall be accomplished to remove dead, diseased, damaged, interfering and undesirable (i.e., poison ivy) plants and to maximize to the greatest extent practicable use of the existing established dominant vegetation in the buffer area.
 - (d) Disturbance of soils for placement of berms, lot grading and for the development of landscaping may create undesirable levels of silt, sediment and erosion. The landscape plans must be used in conjunction and in accordance with the Comprehensive Stormwater Management and Silt, Sediment and Erosion Control Plans for the West Seneca Industrial Park and the New York Guidelines for Urban Erosion and Sediment Control published by the Soil and Water Conservation Society.
 - (e) The visual character of every tree shall be maximized in its placement and use.
 - (f) Stark end walls shall be landscaped.
 - (g) Transformers, gas meters and other utility devices shall be screened where possible.
 - (h) Landscaping shall be used to improve the appearance of off-street parking areas.
 - (i) Natural features, such as marshlands, wetlands, topsoil, trees and shrubs and outstanding vegetational features, shall be preserved and incorporated into the open space areas, as feasible, and in the landscaping of the development.

¹Editor's Note: See Subsection H below.

²Editor's Note: Figure 1, Buffer Area Concept, and Figure 2, Street Scene Concept, are included at the end of this chapter.

ZONING

- (j) Plastic or other types of artificial plantings or vegetation shall not be permitted.
 - (k) The owner, tenant or operator shall topsoil, seed, or sod all areas so designated on his landscape plan. Seed and sod responsibilities shall not be considered complete until a lawn is produced in accordance with standards adopted by the American Association of Nurserymen.
- (2) Buffer areas a minimum of 50 feet wide shall be provided at all property line boundaries abutting residential districts.
- (a) Buffer areas shall be selectively thinned to retain in place existing vegetation to assist in providing sight, sound and noise screening, dust interception and food and nesting for birds and to maximize to the greatest extent practicable use of the existing established dominant vegetation in the buffer area.
 - (b) Buffer areas shall be supplemented and complimented with plantings selected from the buffer palette to provide sight, sound and noise screening, dust interception and food and nesting for birds in an aesthetic manner coordinated with the landscape design for the entire Park.
 - (c) Buffer areas shall consist of trees and shrubs. Trees shall be in the proportion of 50% evergreen, 30% major deciduous and 20% minor deciduous.
 - (d) Refer to Figure 1.³
- (3) Street scene plantings shall be informal to provide coordinated identity and continuity throughout the Park.
- (a) Street scene plantings shall be placed upon gentle earth berms with a maximum slope of 1:6 with a maximum height of two feet six inches. They shall vary in width, height and length to create a continuity throughout the street pattern while adding depth and interest.
 - (b) Street tree plantings shall provide a see-through ability consisting of 85% major deciduous and 15% evergreen trees with groundcover supplements.
 - (c) Refer to Figure 2.⁴
- (4) Parking areas shall be designed with planting islands to provide shade with little or no sap drop from the trees.
- (a) Parking areas shall consist of 100% major deciduous trees.
- (5) Intimate building areas shall be planted at a pedestrian scale to provide a compliment to the building architecture, shade, screening and aesthetics.

³Editor's Note: Figure 1, Buffer Area Concept, is included at the end of this chapter.

⁴Editor's Note: Figure 2, Street Scene Concept, is included at the end of this chapter.

WEST SENECA CODE

- (a) Intimate building areas shall consist of a variety of evergreen, major deciduous and minor deciduous trees supplemented with shrubs in variety.

E. Plant material.

- (1) Quality. Plant and grass materials used in conformance with the provisions of this standard shall conform to the standards of the American Association of Nurserymen. Grass sod shall be clean and free of weeds and noxious pests or diseases.
- (2) Hedges. Hedges, where provided, shall be planted and maintained so as to form a continuous unbroken, solid, visual screen within a maximum of two years after the time of planting.
- (3) Vines. Vines shall be a minimum of 30 inches in length after one growing season and may be used in conjunction with fences, screens or walls to enhance physical buffer requirements so specified.
- (4) Ground covers. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and complete coverage after two complete growing seasons.
- (5) Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in Erie County. Grass may be sodded, hydroseeded or seeded. Steps shall be taken to avoid erosion.
- (6) Evergreen trees. Evergreen trees shall not be placed where they will obstruct the visual line of sight of the public right-of-way.
- (7) In no case shall any tree, shrub or hedge be planted in a way which interferes or is likely to interfere with or cause damage to underground utility lines, public roadways or other public works.

F. Installation and maintenance.

- (1) Installation. Landscaping shall be installed in accordance with standards adopted by the American Association of Nurserymen. Landscaped areas must be protected from vehicular encroachment by such means as, but not limited to, wheel stops or as otherwise prescribed by the Town Building Inspector.
- (2) Maintenance. Landscaping required by this standard shall be maintained in good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris. All unhealthy and dead material shall be removed immediately. All landscaped areas shall be provided with a readily available and acceptable water supply or with at least one outlet located within 300 feet of all plant material to be maintained. A fire hydrant shall not be considered to be an acceptable source.

G. Landscaping applications.

ZONING

- (1) Land adjacent to public rights-of-way. The owner, operator or tenant of a vehicular use area or off-street parking area which is adjacent to a public right-of-way shall install and maintain the following landscaping between such area and such right-of-way, unless the vehicular use area or off-street parking area is entirely visually screened from the right-of-way by a building or structure:
 - (a) A strip of land at least 12 feet in depth located between the abutting right-of-way and the off-street parking area or vehicular use area which is exposed to an abutting right-of-way shall be landscaped. Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking of other vehicular use areas, and such accessways may not be subtracted from the lineal dimension used to determine the minimum number of trees required. Such trees shall be located between the abutting right-of-way and the off-street parking area or vehicular use area. The remainder of the required landscape areas shall be landscaped with grass, ground cover or other landscape treatment excluding paving such as concrete or asphalt.
 - (b) All property, other than the required landscaped strip lying between the right-of-way and off-street parking area or vehicular use area, shall be landscaped with grass or ground cover, as a minimum requirement. Plantings along the front of the building and in side yard areas are encouraged.
- (2) Off-street parking and vehicular use areas. The owner of an off-street parking area or a vehicular use area shall install and maintain the following landscaping:
 - (a) Off-street parking areas containing 10 or more spaces shall have at least 5% of the total paved area landscaped. Where the property contains both parking areas and vehicular areas, the two types of areas shall be separated for the purpose of determining landscape requirements. Each separate landscaped area shall have no less than 100 square feet and shall have a minimum dimension of at least five feet and shall be adequately landscaped. Authorized landscaping material, except trees, shall be maintained so as not to exceed three feet in height. The total number of trees within the parking area shall not be less than 1/2 the number required per the parking requirements. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving. The balance of required trees shall be planted around the parking lot perimeter.

H. Plant material shall be selected for each area from the following:

- (1) Buffer area.
 - (a) Evergreen:
 - [1] White pine.
 - [2] Red pine.
 - [3] Austrian pine.

WEST SENECA CODE

[4] Colorado spruce.

[5] Norway spruce.

[6] Concolor fir.

[7] Douglas fir.

(b) Major deciduous:

[1] Norway maple.

[2] Red maple.

[3] Sugar maple.

[4] English oak.

[5] Imperial poplar.

(c) Minor deciduous:

[1] Japanese flowering crab.

[2] Snowcloud crab.

[3] Harvest Gold crab.

[4] Prairie Fire crab.

[5] Zumi crab.

[6] Washington hawthorn.

(d) Shrubbery:

[1] Doublefile viburnum.

[2] Arrowwood viburnum.

[3] Cranberry bush viburnum.

[4] Witch-hazel.

[5] Nannyberry viburnum.

[6] Honeysuckle.

ZONING

- [7] Forsythia.
- [8] Siberian dogwood.
- [9] Red Oscar dogwood.
- [10] Gray dogwood.

(2) Street scene:

(a) Major deciduous:

- [1] Red maple.
- [2] Sugar maple.
- [3] Red oak.
- [4] Greenspire linden.
- [5] Summit ash.
- [6] Aristocrat pear.
- [7] Red Spire pear.

(b) Evergreen:

- [1] European larch.

(c) Groundcover supplements:

- [1] Royal Beauty cotoneaster.
- [2] Salicifolia repandens cotoneaster.
- [3] Skogsholm cotoneaster.
- [4] Tams juniper.
- [5] Prince of Wales juniper.

(3) Parking areas:

(a) One hundred percent major deciduous:

- [1] Summit ash.

WEST SENECA CODE

- [2] Seedless green ash.
- [3] Skyline locust.
- [4] Green Vase zelkova.
- [5] Common hackberry.

(4) Intimate building areas:

(a) Evergreen:

- [1] Austrian pine.
- [2] Red pine.
- [3] Colorado spruce.
- [4] Concolor fir.
- [5] Douglas fir.

(b) Major deciduous:

- [1] Red maple.
- [2] Sugar maple.
- [3] Summit ash.
- [4] Common hackberry.
- [5] Greenspire linden.
- [6] Red oak.

(c) Minor deciduous:

- [1] Floribunda crab.
- [2] Harvest Gold crab.
- [3] Sargent crab.
- [4] Scheideckeri crab.
- [5] Snowdrift crab.

ZONING

- [6] White Cascade crab.
 - [7] Zumi crab.
 - [8] Cornelian crab.
 - [9] Kousa dogwood.
 - [10] Japanese tree lilac.
 - [11] Shadblow serviceberry.
- (d) Shrubs and groundcover in variety.