

TOWN OF THOMPSON

LANDSCAPING GUIDELINES



A guidebook for applicants on the appropriate placement, selection and use of plants in the landscape

LANDSCAPING GUIDANCE

Purpose

The Town of Thompson has developed landscaping standards and design guidelines as a tool to reduce the environmental impacts of new development while creating areas that are visually appealing and inviting to the public. These standards and guidelines have been incorporated into the Town Zoning Law (§ 250-21.1 added in 2005) and formally adopted as part of the “Grow the Gateways” plan in 2018.

This publication is intended to provide applicants with guidance on:

- Appropriate use of landscaping to promote attractive development;
- Placement and size of landscaped areas within various contexts;
- Selection of Plant Material

Why does the Town care about landscaping?

Landscaping is an important part of our community’s quality of life. Not only does it make the Town more attractive, but it also has other benefits:

- **Trees and plants positively impact our environment;** they produce oxygen, clean our air, lower temperatures, reduce storm water pollutants, screen out noise and provide habitat for wildlife.
- **Landscaping has economic benefits;** studies have shown that people will travel further, shop longer, and spend more money in commercial retail areas with quality landscaping. Homes located in residential developments with attractive landscaping are worth more on resale than those with no landscaping. Think curb appeal!
- In parking lots and along right-of-ways, proper **landscaping helps protect public safety.** Trees and landscaped islands help delineate and define vehicular lanes and pedestrian pathways.
- **Landscaping also positively impacts people’s health and emotional well-being.** Research shows that looking at landscaping, even through a window, can reduce stress and lower blood pressure.



Contacts & Resources Zoning Guidelines, Permits and Compliance Information

Thompson Town Hall
4052 Route 42
Monticello, NY 12701

Tel: 845.794.2500 x321
Fax: 845.794.8600

townofthompson.com

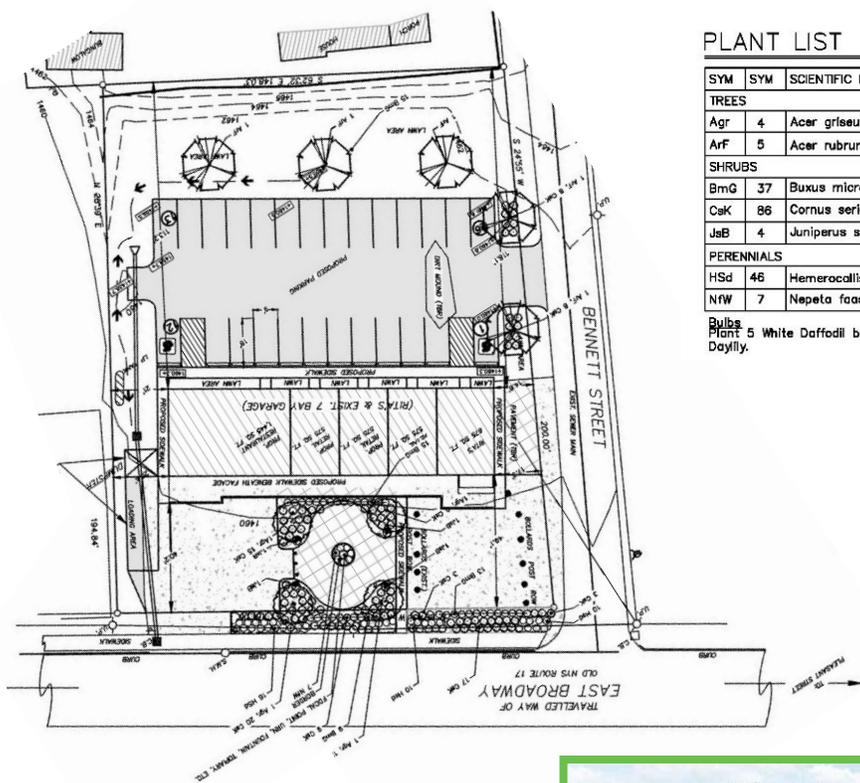
LANDSCAPING GUIDANCE

What triggers preparation of a Landscape Plan?

The Town of Thompson Planning board may require preparation of a formal Landscape Plan in instances where a proposed site plan or special use could have a significant effect on the natural environment, adjoining landowners, or the view from a main road. In addition, landscape plans must be submitted as part of a sign permit, in instances where the proposed sign is thirty two (32) square feet in size or larger.

What is typically included in a Landscape Plan?

Landscape plans should be prepared by a licensed landscape architect or other design professional. At a minimum, the landscape plan should clearly show the quantities, location, size, and specific varieties of plants proposed.



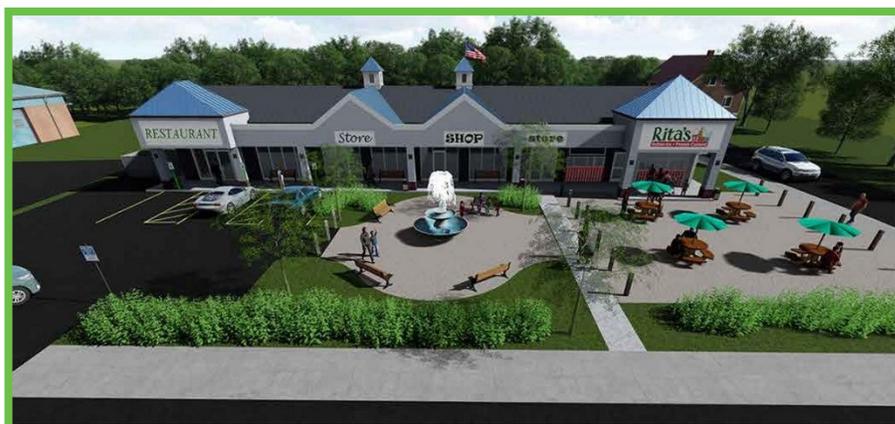
PLANT LIST

SYM	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
Agr	4	<i>Acer griseum</i>	Paperbark Maple	8-10'	clump
ArF	5	<i>Acer rubrum</i> Frank's Red	Frank's Red Maple	2-2.5"	
SHRUBS					
BmG	37	<i>Buxus microphylla</i> Green Velvet	Green Velvet Boxwood	18-21"	
CaK	86	<i>Cornus sericea</i> Kelsey!	Dwarf Redtwig Dogwood	18-21"	
JaB	4	<i>Juniperus squamata</i> Blue Star	Blue Star Juniper	15-18"	
PERENNIALS					
HSd	46	<i>Hemerocallis Stella d'Oro</i>	Stella d'Oro Daylily	#1 can	
NFW	7	<i>Nepeta foassenni</i> Walker's Junior	Junior Walker's Low Catnip	#1 can	

Bulbs Plant 5 White Daffodil bulbs with each Junior Walker's Low Catnip and 5 Yellow Daffodil bulbs with each Daylily.

While not required, a perspective drawing or computer generated rendering that shows the colors, texture, lighting, shading and depth that will be present in the landscape can be very helpful.

Landscape design (above) courtesy of Karen Arent Landscape Architect of Goshen, NY. Rendering (right) prepared by John F. Capobianco, AIA



GENERAL GUIDELINES



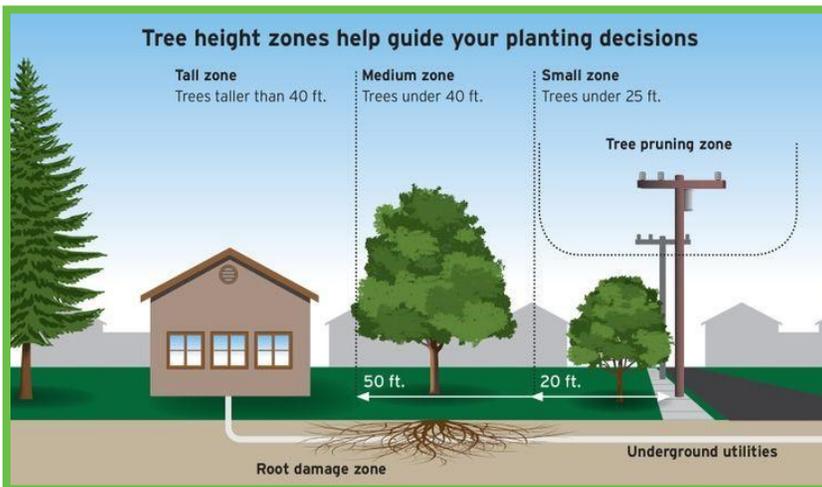
Landscaping should be added to any site where new development is built or existing buildings undergo significant upgrades or renovations.

When McDonald's gave their façade a new contemporary facelift in 2018, they also redesigned their landscaping to match.



Sometimes a simpler design requiring less maintenance is better than an elaborate one. Landscaping that is not regularly maintained can look unkempt and become an eyesore.

This landscaped area in front of Town Hall has a simple design, and requires minimal maintenance. A small planting bed surrounded by grass includes a tree, some evergreen shrubs and masses of daylilies for seasonal color.

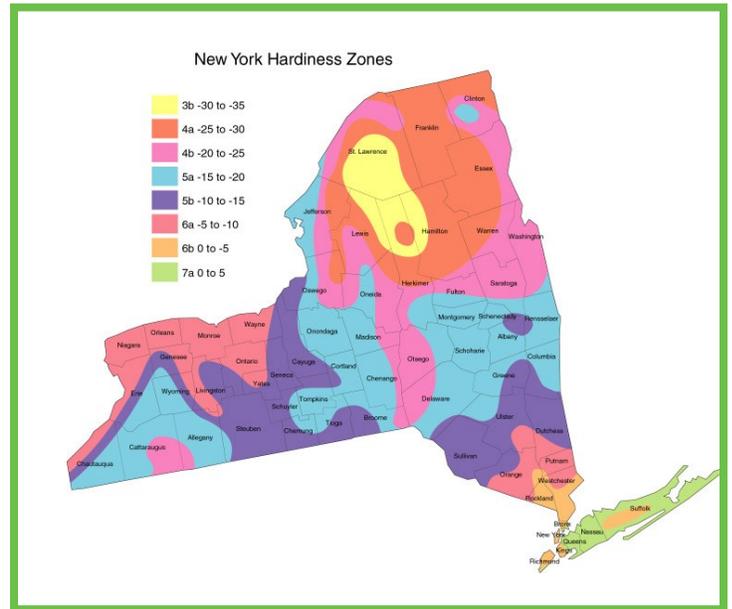


The location of **overhead and underground utilities** should be taken into consideration when choosing and locating plant material. Trees planted under utility lines should have a mature height of less than 25 ft. Medium sized trees (up to 40 ft.) feet can be planted in other areas, but be mindful of the location of underground utilities that could be damaged by the root system.

GENERAL GUIDELINES

Plant material should be compatible with local site conditions and the intended design. Selected plants should be selected for the **Zone 5b plant hardiness zone**, and able to withstand poor and compacted soil conditions.

While trees, shrubs and some perennials can be planted in the early spring after the ground has thawed, annuals should only be installed after the threat of frost has passed. In the Town of Thompson, that is typically late May.



For all types of new development (commercial and residential) measures should be taken to **save and preserve existing trees** to the maximum extent possible. In addition, green areas such as forested areas, fields, parks, etc. should be set aside or provided whenever possible.



Newly planted landscaping requires constant deep watering once a week for the first season until it is established. Make sure you have a water source nearby, and consider incorporating **soaker hoses or an irrigation system** into your design.



LANDSCAPING PLACEMENT

Around Buildings and Signs

Attractive planting beds are recommended for building entrances, around signage and any place that will enhance aesthetics. Applicants are encouraged to incorporate landscaping around their building to soften the architecture, especially along portions of buildings without ground floor display windows, such as side and rear elevations.



This insurance company in Monticello is a good example of landscaping around buildings and signs. The sign is surrounded by an attractive fieldstone planter that contains evergreen shrubs for winter interest, and perennials for summer color. The lawn is neatly trimmed and the landscaping around the building is modest, yet aesthetically pleasing and well-maintained.

This floral display around the base of the sign at the main entrance to the Kartrite waterpark is striking, but requires considerable maintenance. The annuals that make the planting bed colorful and inviting require regular watering and will need to be replanted every spring. Landscaping is an investment that can help boost business. The cost of maintenance should be factored in from the beginning.



SUGGESTED PLANT MATERIAL*

Zone 5B Hardiness, Partial Sun, Drought Tolerant & Deer Resistant

The following list of suggested plant material (developed by Sullivan Renaissance) is merely a guide and not exhaustive.

Latin Name	Common Name	Mature Height	Native
TREES			
<i>Amelanchier arborea</i>	Serviceberry	25'	yes
<i>Betula nigra 'Heritage'</i>	River Birch	45'	yes
<i>Chionanthus virginicus</i>	White Fringetree	30'	yes
<i>Cornus mas</i>	Cornelian Cherry	20'	no
<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	50'	yes
<i>Ilex verticillata (female and male)</i>	Winterberry	6-10'	yes
<i>Malus 'Centurion'</i>	Centurion Crabapple	25'	no
<i>Nyssa sylvatica</i>	Black Gum	50'	yes
<i>Quercus palustris</i>	Pin Oak	50'	yes
SHRUBS			
<i>Buxus sempervirens 'Green Mound', 'Green Velvet'</i>	Boxwood	3-5'	no
<i>Clethra alnifolia 'Hummingbird', 'Ruby Spice'</i>	Summersweet	3-5'	yes
<i>Cornus sanguinea 'Midwinter Fire', 'Bailhalo'</i>	Bloodtwig Dogwood	5-6'	no
<i>Diervilla lonicera</i>	Bush Honeysuckle	2-3'	yes
<i>Fothergilla gardenii</i>	Witchalder	3-5'	yes
<i>Hydrangea quercifolia</i>	Oak Leaf Hydrangea	4-6'	no
<i>Ilex glabra 'Gem Box', 'Shamrock'</i>	Inkberry	5-8'	yes
<i>Itea virginica</i>	Virginia Sweetspire	6-12'	yes
<i>Microbiota decussata 'Celtic Pride'</i>	Siberian Cypress	12-14'	no
<i>Myrica pennsylvanica</i>	Northern Bayberry	5-12'	yes
<i>Physocarpus opulifolius 'Coppertina', 'Diablo'</i>	Ninebark	4-8'	yes
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	3-4'	yes
<i>Rosa 'Knockout', 'Easy Elegance', 'O So Easy'</i>	Rose	3-4'	no
<i>Rhus aromatica 'Gro Low'</i>	Fragrant Sumac	3'4'	no
<i>Sambucus nigra ssp. canadensis</i>	Elderberry	6-12'	yes
<i>Stephanandra incisa 'Crispa'</i>	Lace Shrub	1-2'	yes
<i>Viburnum dentatum</i>	Arrowwood Viburnum	6-10'	yes
<i>Yucca filamentosa</i>	Adam's Needle	1-3'	yes
PERENNIALS/GROUND COVER			
<i>Amsonia hubrichtii</i>	Thread-leaf Bluestar	2-3'	yes
<i>Amsonia tabernaemontana</i>	Eastern Bluestar	2-3'	yes
<i>Arctostaphylos uva-ursi</i>	Bearberry	6-12"	yes
<i>Baptisia australis</i>	False Indigo	4'	yes
<i>Chelone glabra</i>	Turtlehead	3'	yes
<i>Eupatorium purpureum 'Little Joe'</i>	Joe-Pye Weed	4'	yes
<i>Hibiscus moscheutos</i>	Rose Mallow	4-5'	yes
<i>Iberis sempervirens</i>	Candytuft	6-12"	no
<i>Liatris scariosa</i>	Tall Gayfeather	3'	yes
<i>Panicum virgatum 'Cloud Nine', 'Northwind'</i>	Switchgrass	5-8'	yes
<i>Penstemon digitalis</i>	Beardtongue	4'	yes
<i>Phlox subulata</i>	Moss Phlox	6"	yes

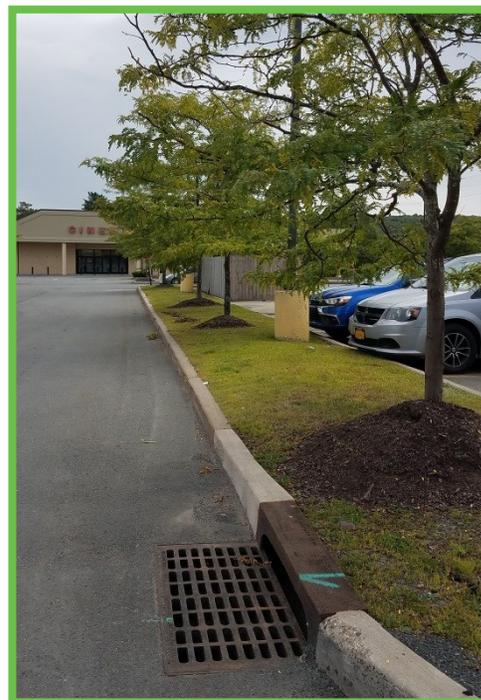
LANDSCAPING PLACEMENT

Within Parking Lots

Including landscaping in parking lots helps to reduce the visual impact of lighting, delineate driving lanes, provide shade, and improve community aesthetics. As such, internal and peripheral landscape plantings should be included in all parking lot designs.

The following guidelines should be followed whenever possible:

- Parking lots should have a total of 10% landscaped area within the interior of the lot.
- Landscaped islands containing plant material that are completely surrounded by pavement should have dimensions no less than nine (9) feet.
- Trees and other plantings in landscaped islands should be able to withstand the stresses of urban conditions such as poor soils and prolonged exposure to the sun.
- Trees should have a mature height of 15' to 20' at a minimum. In areas where space allows, the mature height of trees can be greater than 20'.
- Trees should be pruned so they do not inhibit the sight lines of vehicles entering and exiting the lot. A minimum branch height of eight (8) feet is recommended.
- Trees should have a crown shape that takes into consideration its immediate and adjacent location. Round, oval, pyramidal and columnar tree canopy shapes are preferred.
- To minimize cleanup and maintenance, trees that do not have fruit, and/or large cones that seasonally fall are preferred.
- Parking lots located in side yards should be buffered with landscaping or fencing, or a combination of both. Fences should be constructed of natural materials (wood, brick, stone, etc.) Chain link fences are not allowed.
- Parking lots should incorporate green infrastructure elements such as permeable pavement, rain gardens, and bio-swales wherever possible.



In this example at Thompson Square Mall, the landscaped islands serve to separate the driving lanes from interior parking.

*Trees shown are Thornless Honeylocus (*Gleditsia tricanthos inermis*), a fast growing shade tree often used in extreme urban stress areas such as parking lot islands and sidewalk tree squares.*



OVAL



PYRAMIDAL



ROUND



COLUMNAR

SUGGESTED PLANT MATERIAL

Zone 5B Hardiness, Full Sun, Drought-tolerant & Salt-tolerant

The following list of suggested plant material (developed by Sullivan Renaissance) is merely a guide and not exhaustive.

Latin Name	Common Name	Mature Height	Native
TREES			
<i>Acer campestre</i>	Hedge Maple	25'	no
<i>Amelanchier canadensis</i>	Serviceberry	15'	yes
<i>Crataegus viridis</i> 'Winter King'	Thornless Cockspur Hawthorn	35'	yes
<i>Ginkgo biloba</i> 'Autumn Gold'	Ginkgo (male only)	30'	no
<i>Gleditsia triacanthos</i> var. <i>enermis</i> 'Skyline'	Thornless Honeylocust	35'	no
<i>Syringa reticulata</i>	Japanese Tree Lilac	25'	no
<i>Tilia tomentosa</i> 'Green Mountain'	Silver Linden	30'	no
<i>Zelkova serrata</i> 'Green Vase', 'Halka'	Japanese Zelkova	40'	no
SHRUBS			
<i>Aronia arbutifolia</i>	Red chokeberry	6-10'	yes
<i>Clethra alnifolia</i>	Sweet Pepperbush	4-8'	yes
<i>Hypericum frondosum</i> 'Sunburst'	Golden St. Johnswort	3-4'	yes
<i>Lindera benzoin</i>	Spicebush	6-12'	yes
<i>Myrica pensylvanica</i>	Bayberry	8'	yes
<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	2-3'	yes
<i>Rosa hybrid</i> 'Radtko', 'Oso Easy'	Double Knockout Rose	3-4'	no
<i>Spiraea x bumalda</i> 'Goldflame'	Bumald Spirea	3-4'	no
<i>Viburnum dentatum</i> 'Little Joe', 'Raspberry Tart'	Arrowwood Viburnum	8-10'	yes

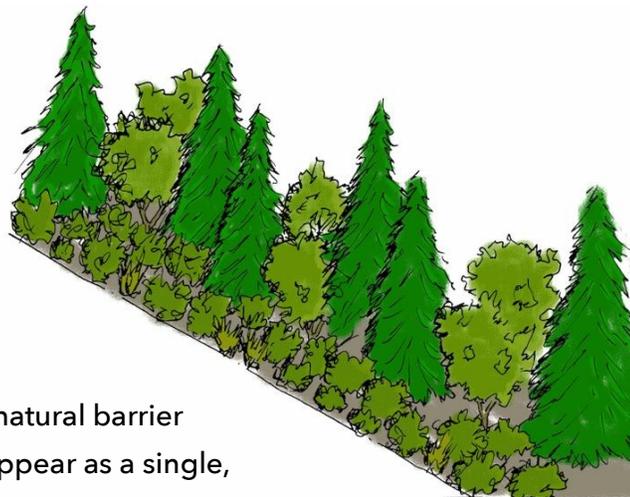
This parking lot at a supermarket in Perinton, NY contains landscaped islands featuring Japanese Tree Lilacs (*Syringa reticulata*). This mid-size flowering tree belongs to the olive family, and lacks the kind of aggressive root system that is destructive to pavement and septic lines.

Photo credit:
Costich Engineering, Rochester, NY



LANDSCAPING PLACEMENT

Buffers and screens are used to reduce the impact of a use of land on adjacent areas, which are of a significantly different character, density, or intensity. Landscaping is often used as a buffer between properties and for screening developments from public roads.



Buffer Between Properties

Landscape buffers are recommended to create an attractive natural barrier between properties. In such cases, the landscaping should appear as a single, cohesive buffer. Whenever possible, each adjoining property should dedicate a buffer of at least 6 feet along the property edge.

Screening from Roads

The Planning Board may request that landscaping be used as screening to reduce the visibility of a proposed development from the road. In such cases, closely spaced evergreen plantings (i.e., no farther than 15 feet apart) can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within three (3) years of planting. Deciduous trees and shrubs may also be added for seasonal variety, provided that a complete visual barrier is maintained throughout the year.

A well-designed landscape buffer will utilize a combination of evergreen and deciduous trees for year round interest, as well as shrubs and ground cover for variety and texture.

Planting trees and shrubs on berms can maximize the potential of landscaping to screen views from the road. Consider incorporating natural elements such as boulders as well.



SUGGESTED PLANT MATERIAL

Zone 5b Hardiness, Full to Partial Sun, Drought-tolerant & Deer-resistant

The following list of suggested plant material (developed by Sullivan Renaissance) is merely a guide and not exhaustive.

Latin Name	Common Name	Mature Height	Native
EVERGREEN TREES			
<i>Abies balsamea</i>	Balsam Fir	50 X 25'	yes
<i>Abies concolor</i>	Concolor Fir	40 X 15'	yes
<i>Chamaecyparis thyoides</i>	Whitecedar Falsecypress	40 X 15'	yes
<i>Cryptomeria japonica</i>	Japanese Cedar	30 X 15'	no
<i>Juniperus virginiana</i> 'Greenspire', 'Emerald Sentinel'	Eastern Redcedar	40 X 10'	yes
<i>Picea glauca</i>	White Spruce	65 X 20'	yes
<i>Thuja plicata</i> 'Green Giant'	Giant Arborvitae	35 X 15'	yes
DECIDUOUS TREES			
<i>Acer campestre</i>	Hedge Maple	25 X 25'	no
<i>Crataegus species</i>	Hawthorn	20 X 20'	Depends
<i>Metasequoia glyptostroboides</i>	Dawn Redwood	70 X 15'	no
<i>Quercus robur</i>	English Oak	40 X 40'	no
SHRUBS			
<i>Acer ginnala</i> 'Flame'	Amur Maple	12 X 15'	no
<i>Aesculus parviflora</i>	Bottlebrush Buckeye	8 X 8'	yes
<i>Caragana arborescens</i>	Siberian Peashrub	15 X 12'	no
<i>Clethra alnifolia</i>	Summersweet	6 X 5'	yes
<i>Fothergilla major</i>	Large Fothergilla	8 X 6'	yes
<i>Forsythia intermedia</i>	Border Forsythia	6 X 6'	no
<i>Hypericum prolificum</i>	Shrubby St. Johnswort	4 X 4'	yes
<i>Ilex crenata</i>	Box-leaved Holly	6 X 6'	no
<i>Myrica pennsylvanica</i>	Northern Bayberry	5-12'	yes
<i>Rhus aromatica</i>	Fragrant Sumac	2-6'	no
<i>Stephanandra incisa</i> 'Crispa'	Lace Shrub	1-2'	yes
PERENNIALS/GROUND COVER			
<i>Amsonia hubrichtii</i>	Thread-leaf Bluestar	2-3'	yes
<i>Eutrochium dubium</i> 'Little Joe'	Dwarf Joe-pye Weed	36-48"	yes
<i>Helenium autumnale</i>	Common Sneezeweed	2-3'	yes
<i>Hemerocallis</i> 'Happy Returns'	Daylily	12"	no
<i>Lamium maculatum</i>	Spotted Deadnettle	6-12"	no
<i>Panicum virgatum</i> 'Northwind', 'Cloud Nine', 'Shenandoah'	Switchgrass	5-8'	yes
<i>Perovoskia atriplicifolia</i>	Russian Sage	4-5'	no
<i>Phlox subulata</i>	Moss Phlox	6-12"	yes
<i>Phlox paniculata</i> 'David'	Garden Phlox	12-18"	no
<i>Salvia sylvestris</i> 'May Night'	Perennial Salvia	12-18"	no
<i>Vernonia noveboracensis</i>	New York Ironweed	24=36"	yes