

Landscape Design, Rear Parking Lot
512Bistro Bar Restaurant
512 North State Road
Briarcliff Manor, Town of Ossining, NY

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Existing Conditions
512Bistro Bar Restaurant, North State Road, Wide Angle Photo May 26, 2026

Background

Recent modifications were made to the rear of the 512Bistro Bar Restaurant parking lot, the exact date is unclear. They included removal of some vegetation, trimming some remaining vegetation (trees), and realigning the curb. The above photo, taken on a site visit on May 26, 2026, illustrates the existing tree condition. The remaining trees are providing no substantive screening to the second story of the neighboring house. A new eight foot high solid panel fence and three approximately 10-12 foot high White Pines have been installed inside the planting bed. The applicant has been directed by the Town to address the condition with consideration of additional new plantings to screen the neighboring residence and provide aesthetic improvement to the perimeter of the rear parking area.

Existing Conditions & Removal Analysis

The three new White Pines planted one year ago have settled into the site well. They have put out new growth (candles) in this growing season of approximately 6 to 10 inches so far, and can be expected to continue growth to 10 to 12 inches or more. They currently reach between the bottom of the window frame to more than halfway up the window, depending on where the view point is. The photo below was taken on June 17, 2025, approximately 30 feet from the fence.



Recently planted White Pine

Two existing trees are proposed for removal. One tree, identified by the Town Forestry Officer as a declining 24" Locust (a Box Elder according to online id), is in poor condition and could cause a personal injury or damage vehicles in the parking lot if it fell. The Locust is between two recently planted 11' +- White Pine trees. A second tree recommended for removal is an existing White Pine between the two new White Pines on the left. This tree has very sparse foliage at its upper extents and is providing no significant screening benefit. It will not rejuvenate foliage below the upper canopy.

At the left side of the rear parking area is an open view of the neighboring commercial site. This view includes various materials stored along the side of the building, and of the neighboring parking lot.



View of neighboring commercial property

Landscape Plan

Additional screening is proposed for the second story of the adjacent house. This would be achieved by planting 2 infill White Pines between the three recently planted White Pines. The infill White Pines would be the same size as the recently planted White Pines. This would create a line of 5 trees that would take approximately 2-3 years to reach the top of the neighbor's second story house window and beyond (again, depending on the viewpoint), and an additional 2-3 years to fill in and fully cover the window and view of most of the parking lot.

On the right side of the White Pines are proposed two groupings of large shrubs. The Leather Leaf Viburnum is an evergreen shrub that flowers in late spring and can reach heights of 12 - 15 feet or more in height and width. The Bridal Wreath is a deciduous white flowering shrub that flowers in mid spring and can reach 5 – 6 feet or more. To the far right and far left of these new plantings Kousa Dogwood trees are proposed. These deciduous trees flower in late spring into early summer and grow 20 - 25 feet in height.

At the parking lot entrance off Blue Lantern Road two columnar Red Oak are proposed in the island connected to the rear planting area. These would provide an entrance statement without overgrowing the parking area.



View of rear parking lot at 512Bistro with screening

The left side of the parking lot adjacent to the neighboring commercial property would be screened with plantings for the benefit of restaurant patrons with a view of this area. These plants would include 3 Giant Arborvitae flanked on each side by Star Magnolias. These deciduous trees reach 20 – 25 feet high at maturity and flower white in early spring.



View of neighboring commercial property with screening

Summary

Infill plantings around the perimeter of the parking lot in the back of the 512Bistro Bar Restaurant would help screen it from neighboring properties. The plantings would include upright evergreen trees, smaller flowering deciduous trees and deciduous shrubs providing a significantly improved aesthetic appearance.