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July 6, 2020

Re: Ruge Chevrolet

Chazen Project Number: 81949.02

1st Review

(6/26/2020) Received Submission Package to the Town of Washington Planning Board for the purpose of obtaining permission from the Town for the maintenance and improvements of an existing parking lot the continued support of vehicle sales and storage. The improvements include surface grading, paving, limited site lighting, landscaping, and stormwater treatment. All proposed improvements are associated with tax parcels 135889-6865-03-335381 and 135889-6865-03-353381. The following items are included in the submission package;

1. Plans titled "*Parking Lot Grading Erosion and Sediment Control Plan, and Details*", prepared for Ruge's Chevrolet, dated June 16, 2020, prepared by Mark R. Graminski, P.E., L.S.
2. Photometric Plans for proposed site lighting.
3. Application
4. Affidavits
5. Short Form Environmental Assessment Form.
6. Parcel Deeds.
7. Site Aerial Photo

We offer the following comments;

1. Application Section 1e states that total square footage of new construction is 21,345 sq.ft. Add statement that total disturbance is less than 1 acre, confirmed with NYSDEC, Natalie Browne, December 19, 2019.
2. Chazen received emailed copies of documents. Town to confirm signatures on application, affidavits, EAF are complete.

3. EAF Page 2 of 4, Item 17 a. stormwater runoff will discharge to NYSDOT property. Check box should be “yes”. 17b should describe runoff that is being collected, treated, and then discharge to existing roadside ditch, as currently occurs. The proposed stormwater collection and treatment does not appear to adversely affect adjacent properties of public roadways due to proposed treatment and attenuation.
4. EAF Page 3 of 4, Item 18 should be checked “yes” and description should include construction of stormwater attenuation pond and swale.
5. Submission package includes photometric plans prepared by RAB. Plans proposes 4 light locations with 15 ft high fixtures (13 feet poles and 2 feet concrete base). Each pole will have 4 LED luminaires. Photometric plans show that the average light level is 2.19 foot candles and that the proposed lighting does not exceed the property limit threshold. There is minimal light spillage along Route 44 and N. Mabbrettsville Road. Existing NYSDOT cobra-style lights are currently located along roadway. Applicant has included metal shields to minimize lighting beyond property limits.

When designing average lighting levels for parking lots a range of 2.0 to 5.0 foot candles is suggested. The proposed lighting is near 2.0 keeping levels relatively low.

We do suggest that lighting be controlled by photocell or daily timer from 11 pm and 6 am. See Town Code Section 485, subsection 5d.

6. Submission Package includes erosion and sediment control measures to be taken during and after construction. Proposed measures follow the intent of Section 335 of Town Code. Applicant to provide commencement and completion dates for erosion control measures. Because the site disturbance is less than ½ acre, as defined by NYSDEC, the Planning Board does not need to issue or deny a certification, as defined in Section 335, Part 5.
7. The proposed maintenance and repair of the existing parking lot is listed as a SEQR Type II action. Further, the ongoing and existing use of the facility meets the applicable zoning law defined under SEQR 617.5 Type Subsection 18 and further confirms the proposed actions to be Type II.
8. We do not recommend the need for a Traffic Study. There is no proposed increase or change in commercial services that would indicate the potential increase in traffic.

9. Project proposes landscaping that will be used for screening, soil stabilization, as well as improving site aesthetics. Plans call for 98 container plantings as well as 600 plugs. The plugs are intended for use in the stormwater basin.
10. We suggest that the number of parking spaces be defined and included on the plans to satisfy Section 483, Subsection 15.
11. The Applicant proposes a 20 to 40 feet buffer between the parking area and the residential homes located along the northerly and westerly property boundary.
12. Should the Planning Board be satisfied with the Application of this project, a Part 3 EAF should be completed and included in a decision for the project.

George Cronk, P.E.
Engineer Consultant to Town of Washington