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# RUGE'S CHEVROLET

SITE PLAN PRESENTATION

OCTOBER 6, 2020

**RUGE'S** |



**Small-Town Feel with Big-Brand Appeal**

- 
- Validation of Use
  - Routine Maintenance
  - Stormwater Management
  - Lighting Plan
  - Landscaping
  - Summary
  - Appendix

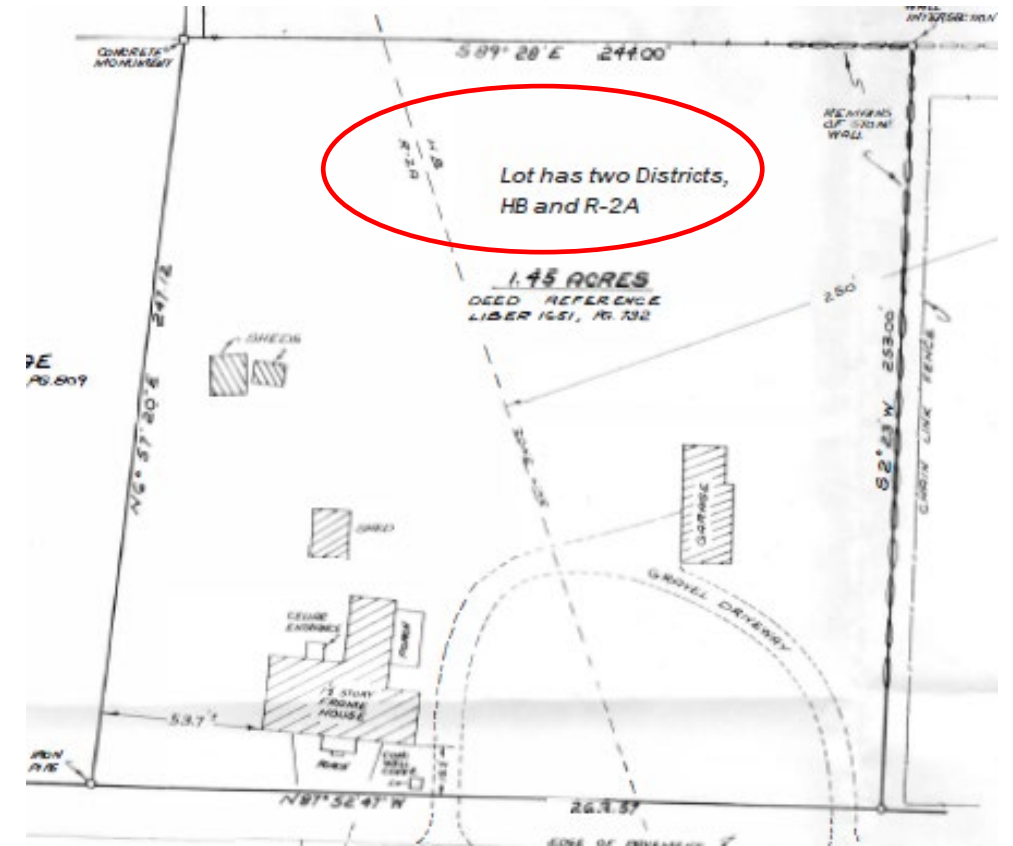
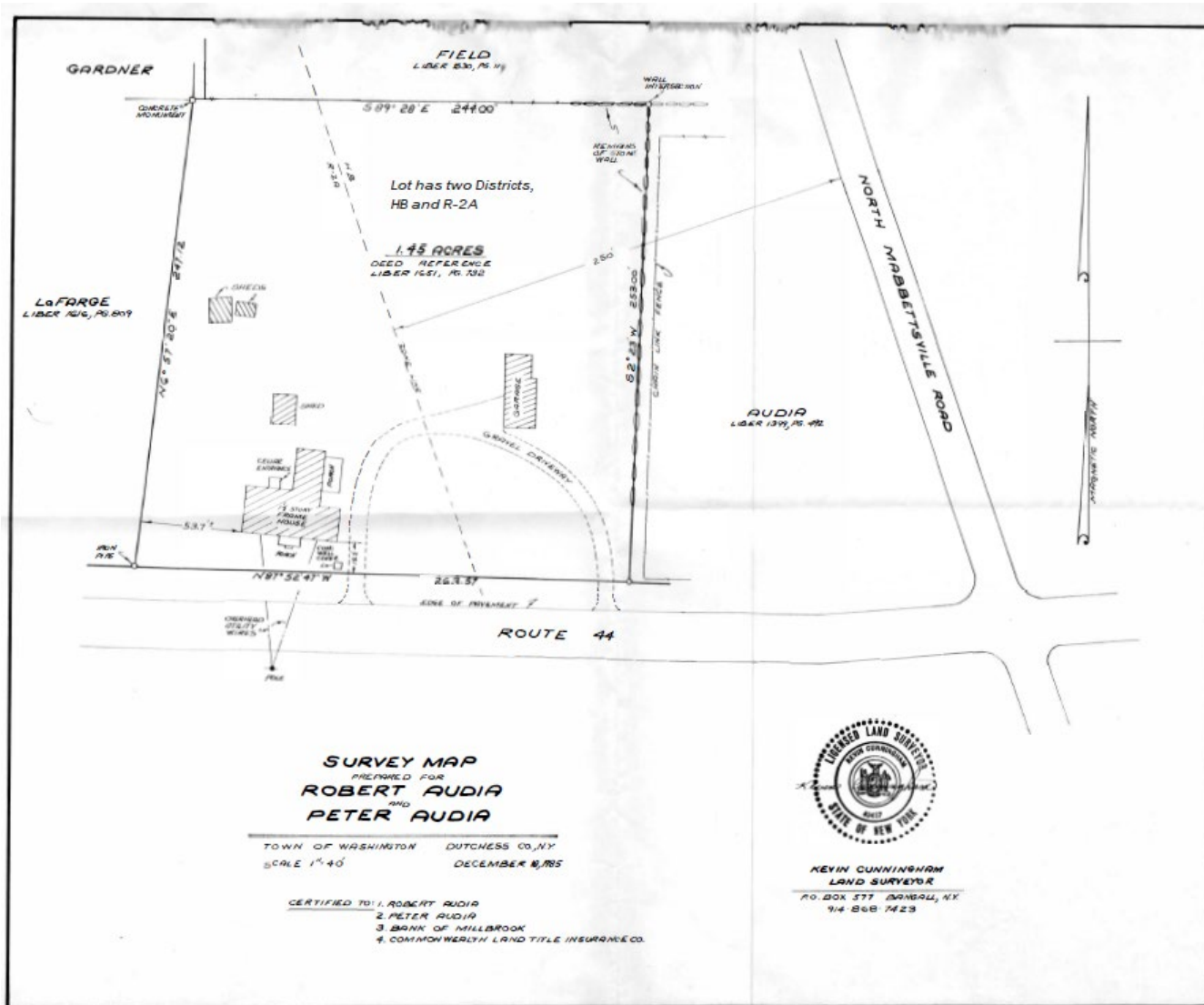
# **RUGE'S CHEVROLET**

## VALIDATION OF USE

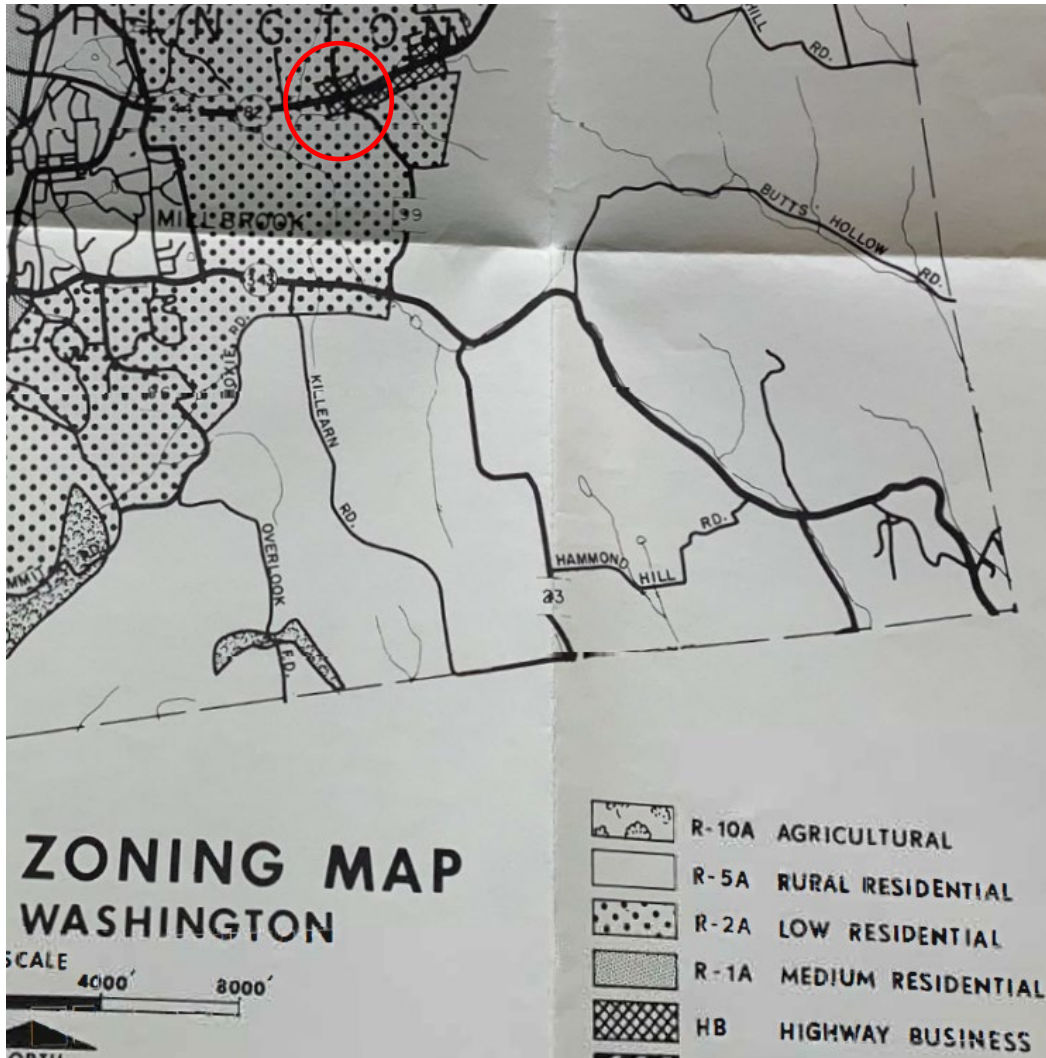
# VALIDATION OF USE

- Robert and Peter Audia purchased the property at tax grid 335381 in 1985.
- Zoning code in place at the time of purchase went into effect June 6, 1971 and remained in effect until 2008.
- The property fell within two zoning districts, R-2A and HB (Highway Business)
- HB zoning allowed Auto Sales as a “Use Permitted by Right”.
- Chapter 230 of the Zoning Code, “Lots in more than one District”, allows for the “use authorized on and the district requirements applying to the less restricted portion of the property shall be construed as extending into the remaining portion of the property beyond boundary lines for a distance not exceeding thirty-five (35) feet”. Therefore the business use line extents 35 feet to the west of the zoning line.
- The property has been used as a display lot from the time of purchase up to and currently, there has been no break or period of non-use since their purchase.
- Under today’s zoning code, HM, the use of the property is a “legal non-conforming use”.

# VALIDATION OF USE – SURVEY AT TIME OF PURCHASE



# VALIDATION OF USE – ZONING CODE – JUNE 6, 1971



Non-Residential District	Principal Uses Permitted By Right But Subject to Site Plan Approval
HB	Antique Shops Auto Sales Boat & Marine Accessory

ed State Geological Survey  
Washington and dated 1960.

**230. LOTS IN MORE THAN ONE DISTRICT**  
Where a district boundary line divides a lot or land in single ownership as existing at the time of the enactment of this Ordinance, the use authorized on and the district requirements applying to the less restricted portion of the property shall be construed as extending into the remaining portion of the property beyond the district boundary lines for a distance not exceeding thirty-five (35) feet.

REGULATIONS



# VALIDATION OF USE – PARCEL ACCESS – HISTORICAL AERIALS



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# **RUGE'S CHEVROLET**

## **ROUTINE MAINTENANCE**

## ROUTINE MAINTENANCE – EXISTING DISPLAY LOT

- Display Lot Area = ~44,000 square feet
  - ~10,400 square feet of blacktop surface
  - ~34,000 square feet of compacted “Bank Run Gravel”
- In July 1996, the Audia’s contracted Murphy Excavating to grade and compact 875 yards of gravel on the existing display lot.
- The compacting of the gravel created an impervious surface that today is partially hidden by years of plowing and sediment from water runoff.
- We plan to perform the following “Routine Maintenance” to the lot,
  - Strip the surface back to the compacted gravel, fill, and grade.
  - Apply a new “oil and stone” finished asphalt surface, this will have a grey appearance.
- Per Natalie Brown (DEC), this is not subject to GP-0-15-002 as it is routine maintenance of an existing parking lot.



# ROUTINE MAINTENANCE – EXISTING DISPLAY LOT (SUPPORT)

Dear Natalie,

Pursuant to our telephone conversation yesterday, I am writing to provide a description of a project for which I have been retained to do the site engineering improvements and routine maintenance, and requesting confirmation that no SWPPP is required for this project as defined by NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION – SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (PERMIT No. GP-0-15-002)

## EXISTING CONDITIONS

Ruge's Automotive, LLC operates an auto dealership on three properties owned by Robert and Peter Audia in the Town of Washington, Dutchess County, New York. Two (2) of the properties are located on the northwest corner of the intersection of US Route 44 and North Mabbettsville Road (Dutchess County Rte. 98). The third parcel is located on the southwest corner of the intersection of US 44 and Little Rest Road (Dutchess County Rte. 99). The latter parcel is not included in this project. The two (2) parcels on the north side of US 44 are identified as Tax Parcels 135889-6865-03-335381 and 135889-6865-03-353381, with addresses of 7 and 3 North Mabbettsville Road, respectively. The former parcel is currently improved with a single family dwelling and a portion of a gravel surface vehicle display parking lot. The latter parcel is improved with the remaining portion of the vehicle display parking lot, of which a part of the surface is gravel and part is paved. The parcel sizes are 1.45 and 0.68 acres, respectively. These two parcels constitute the project site.

Review of the existing drainage conditions shows the parking lot receives off-site stormwater runoff from developed upland areas north of the site and from CR 98 east of the site. These offsite runoff sources contribute to excessive erosion of the existing gravel parking lot on the site. The on-site runoff, combined with the tributary off-site runoff, discharges onto US 44 near the driveway that serves the existing residential dwelling on the site.

## PROPOSED IMPROVEMENTS and MAINTENANCE

Ruge's Automotive, LLC would like perform ***Routine Maintenance*** on the existing parking area in the form of adding gravel sub-base material to the existing gravel vehicle display parking lot, re-grading, and providing an asphalt surface on the vehicle display parking lot. In addition to this routine maintenance, a stormwater collection swale with catch basins and piping are being proposed to intercept the offsite runoff and direct the runoff to a vegetated detention basin with a controlled discharge outlet directing the stormwater to the same location that now exists. It is noted the proposed modeled peak stormwater discharges at US 44 for the 2,5,10,25,50, and 100 storms are less than the existing modeled peak stormwater discharges due to the detention basin and outlet structure.

The area of disturbance associated with the drainage improvements is approximately 0.5 acres.

If you require any additional information, please do not hesitate to contact the undersigned.

Thank you,

Mark

MARK R GRAMINSKI PE LS PC  
CONSULTING ENGINEER and LAND SURVEYOR  
13 ELM STREET  
RED HOOK, NY 12571

From: Browne, Natalie S (DEC) [<mailto:natalie.browne@dec.ny.gov>]

Sent: Thursday, December 19, 2019 8:59 AM

To: [mgraminski@gmail.com](mailto:mgraminski@gmail.com)

Subject: RE: RUGE'S CHEVEROLET - TOWN OF WASHINGTON, DUTCHESS COUNTY - TAX GRID No. 135889-6865-03-335381 and TAX GRID No. 135889-6865-03-353381

Mark,

The routine maintenance of the parking lot is not subject to GP-0-15-002. The drainage improvements would cause soil disturbance but since the total amount of disturbance is under the one acre threshold in the permit, permit coverage is not needed.

-Natalie Browne

## **Highlighted Text**

Ruge's Automotive, LLC would like perform ***Routine Maintenance*** on the existing parking area in the form of adding gravel sub-base material to the existing gravel vehicle display parking lot, re-grading, and providing an asphalt surface on the vehicle display parking lot. In addition to this routine maintenance, a stormwater collection swale with catch basins and piping are being proposed to intercept the offsite runoff and direct the runoff to a vegetated detention basin with a controlled discharge outlet directing the stormwater to the same location that now exists. It is noted the proposed modeled peak stormwater discharges at US 44 for the 2,5,10,25,50, and 100 storms are less than the existing modeled peak stormwater discharges due to the detention basin and outlet structure.

# ROUTINE MAINTENANCE – EXISTING DISPLAY LOT (SUPPORT)





# ROUTINE MAINTENANCE – EXISTING DISPLAY LOT (SUPPORT)



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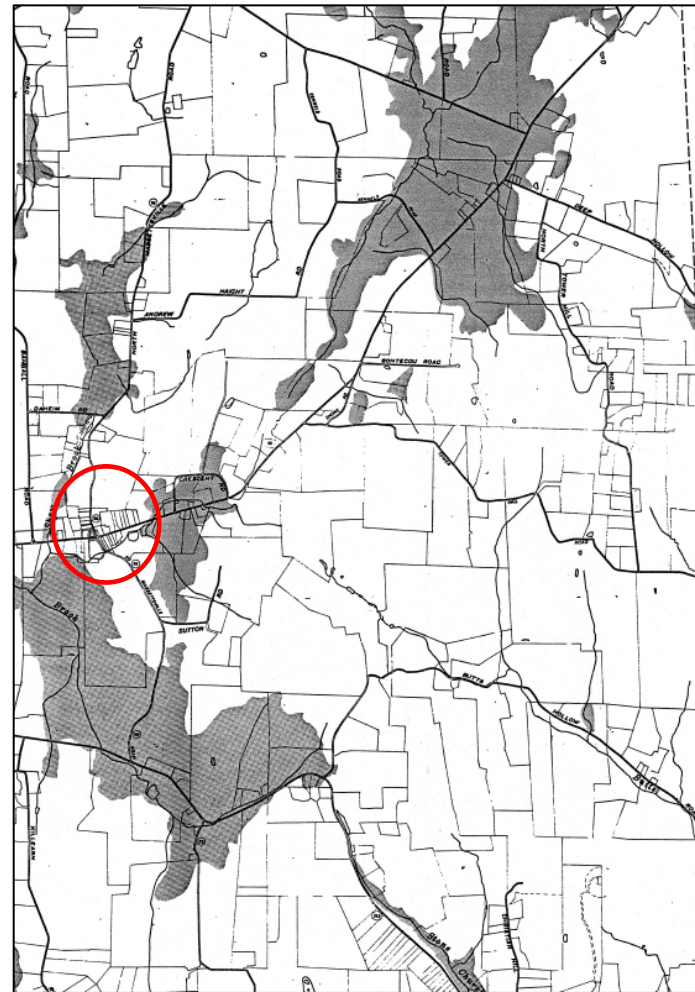
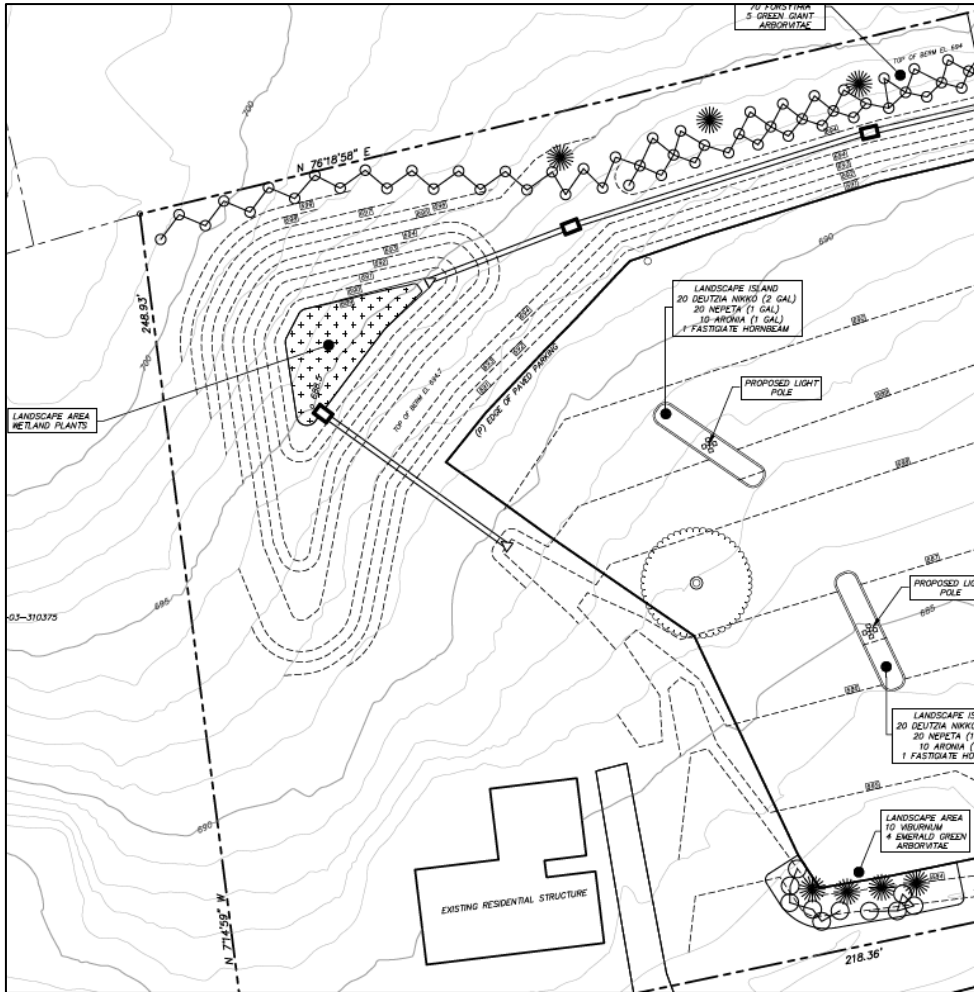
## STORMWATER MANAGEMENT

# STORMWATER MANAGEMENT

- A stormwater collection swale with catch basins and piping are being proposed to intercept the offsite runoff and direct the runoff to a vegetated detention basin with a controlled discharge outlet directing the stormwater to the same location that now exists.
- The swale has been moved to the south of landscaping, thereby creating a natural buffer between the properties.
- It is noted the proposed modeled peak stormwater discharges at US 44 for the 2,5,10,25,50,and 100 storms are less than the existing modeled peak stormwater discharges due to the detention basin and outlet structure.
- Area of disturbance is below .5 acre, so no permit required per GP-0-15-002.
- Sediment Control Plan has been prepared and submitted.
- The area is not in the Aquifer Overlay District for the Town of Washington per map dated December 27, 1989.



# STORMWATER MANAGEMENT – SUPPORTING DOCUMENTATION



**AQUIFER  
OVERLAY DISTRICT (AQ)**

TOWN OF WASHINGTON  
DUTCHESS COUNTY, NEW YORK

SCALE

0 1000 2000 4000 feet

POTENTIAL AQUIFER SOILS

SOURCE: PROPERTY LINE BASE FROM DUTCHESS COUNTY DEPARTMENT OF PLANNING. SOILS FROM DUTCHESS COUNTY SOIL SURVEY, SOIL CONSERVATION SERVICE (SCS), U.S. DEPARTMENT OF AGRICULTURE. SOIL INTERPRETATION BY ROGER CASE, SOIL SCIENTIST, SCS.

NOTE: This map is designed to provide only a preliminary indication of the location of aquifers for the guidance of landowners and town officials, pursuant to Section 314 of the Zoning Law. Regulation of development at a site-specific level may require on-site investigation of actual conditions by qualified technical experts.

PREPARED BY: **WOODLEA ASSOCIATES**  
Salt Point, New York

— December 27, 1989 —

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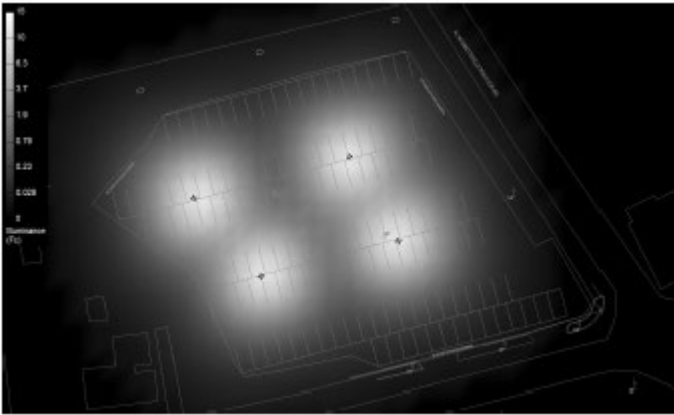
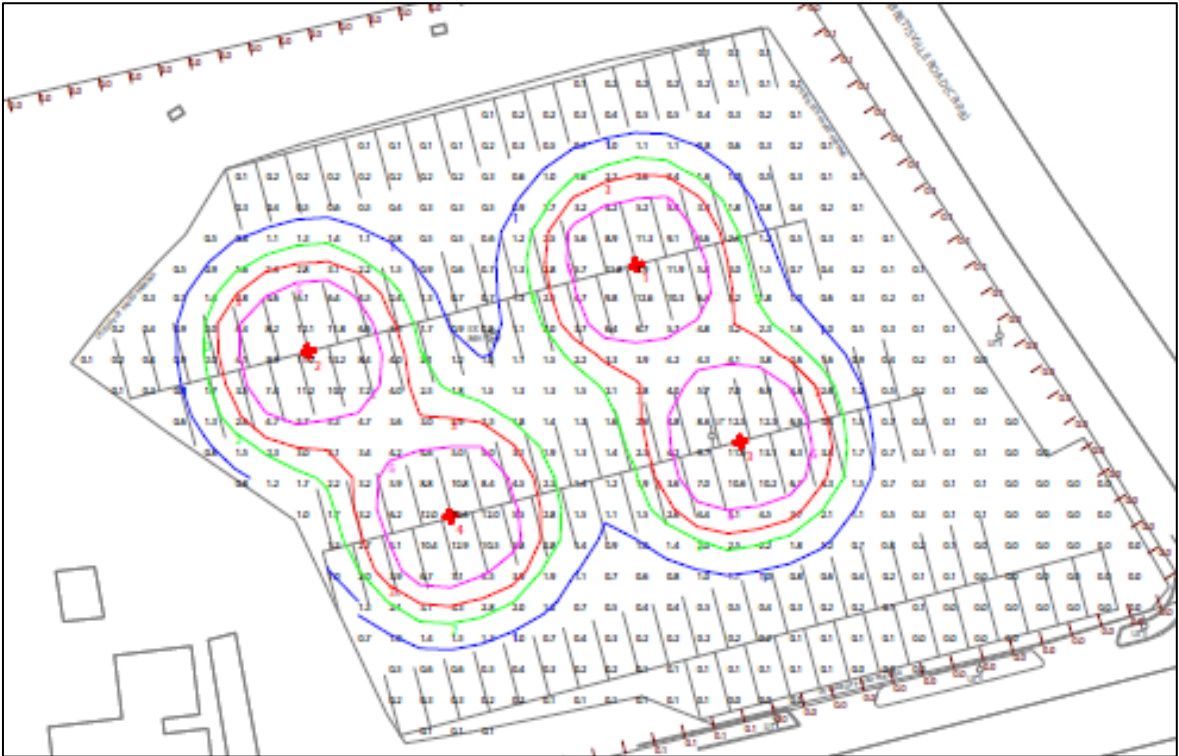
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## LIGHTING

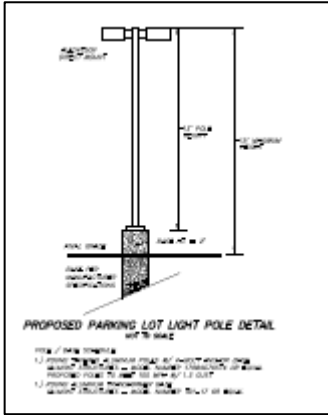
# LIGHTING PLAN

- Four existing leased Central Hudson pole lights will be replaced with four 15-foot fixtures, each having 4, LED luminaries.
- Existing lights operate from photocells with no timers, new lights will operate with photocells and timers; lights will turn off between 11 pm and 6 am daily.
- Photometric plans show that the average light level is 2.19-foot candles, and the lighting will not exceed the property limit threshold.
- Metal shielding is being used to minimize light spillage.
- Recommended light levels for parking lots is 2 to 5-foot candles so we are on the low end of the spectrum.
- It is noted that Shelby Frangk, Dutchess County Planner, has indicted the foot candles directly under the lamp post to be 13.2, our measurement is an average of the area of light provided by each lamp post.
- If we were to reduce the foot candles to 2.5 directly under the light, we would then need 20 lamps vs. the 4 planned to reach the same amount of light.

# LIGHTING PLAN



ALED4T50N



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## LANDSCAPING



# LANDSCAPING

- Our landscaping plan will,
  - Retain the split rail fences with plantings on 3 sides of the property, east, north, and west.
  - Along the north boarder, in addition to the forsythia, we will add 5 Arborvitae to further buffer the display lot from the O'Brien property.
  - Maintain our curb planting along Rt 44,
  - New planting in the southwest corner of the property along Rt 44
  - Curb plantings around the light fixtures within the display lot
- Total planting of 104 plants and 600 plugs in the stormwater management plan

Plant Schedule		
QTY	Plant	Size
10	Viburnum Plicatum	10 Gal
9	Thuja Occidentalis	6'-8'
85	Forsythia Intermedia	3 Gal
	Wetland	
200	Carex Platypylla	Plugs
200	Lobelia Cardinalis	Plugs
200	Iris Versilolor	Plugs

# LANDSCAPING – VIEW LOOKING WEST ON RT 44



# LANDSCAPING – VIEW LOOKING EAST ON RT 44





# LANDSCAPING – AERIAL VIEW



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## SUMMARY



# SUMMARY – RUGE’S SITE PLAN APPLICATION

- Ruge’s will perform maintenance on the existing display lot on the north side of Rt 44 allowing for new surface that our customer will appreciate and that we will be able to maintain.
- Our work will include,
  - Upgraded surface, and application of asphalt with and oil and stone finish
  - A stormwater maintenance plan that will manage the runoff from our northern boarder and filter it back into the water system
  - Modified lighting that is lower, softer, and time managed
  - Increased landscaping on the east, and north boarders and a new planting island at the south west corner
- We believe this is a significant improvement for everyone to the existing lot.

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## APPENDIX



