

TO: Town of Washington Planning Board
RE: Audia/Gonsalves Use Permit – Site Plan

Attached please find a revised plan showing parking, silt fence and plantings as requested at the 4/2/24 workshop meeting.

There are a total of 12 spaces for parking proposed, this is a slight increase in what is available on site now. The existing parking consists of a large asphalt area at the front of the building having approximately 2600 sq. ft. and an existing driveway with parking for 2 cars at the rear of the building having approximately 1600 sq. ft.

We would like to create 8 more spaces of parking at the rear of the building where we already have 2 spaces. We would reduce the amount of parking at the front of the building to 2 spaces and eliminate any cars from backing out onto Rt. 44.

In addition to adding the 8 spaces of parking, we will create a new driveway on the West side of the building. This will provide an exit to Rt. 44 from the parking area. The entrance to the rear parking area will be on the East side of the building utilizing the existing driveway. This should provide better traffic flow.

The new parking lot and driveway material will be a 12" thick base of Item #4 gravel which will also serve as the surface material. The existing driveway and parking areas will be refreshed with new item #4 gravel to match the new areas.

The site is very flat. The new surfaces will not vary much in elevation from existing elevations. There will be no large cuts and fills. Drainage should not be affected.

Approximately 4900 sq. ft. of new area will be disturbed by construction. This will be protected by a silt fence, which is shown in red on the plan. As we indicated, the area is very flat and there should not be any erosion problems.

Plantings are shown on the plan in green and are marked "if needed." In discussions, with an abutting neighbor, it was indicated that he was not concerned about screening. What we are proposing to be used if needed are "Green Giant" arborvitae, deer resistant, 4' to 5' in height. They will grow to a height of approximately 15+ feet.

Start of the project will be after approvals and closing of the real estate sale. Hopefully, this will be early summer with exterior completion in the Fall before Winter.

Respectfully Submitted

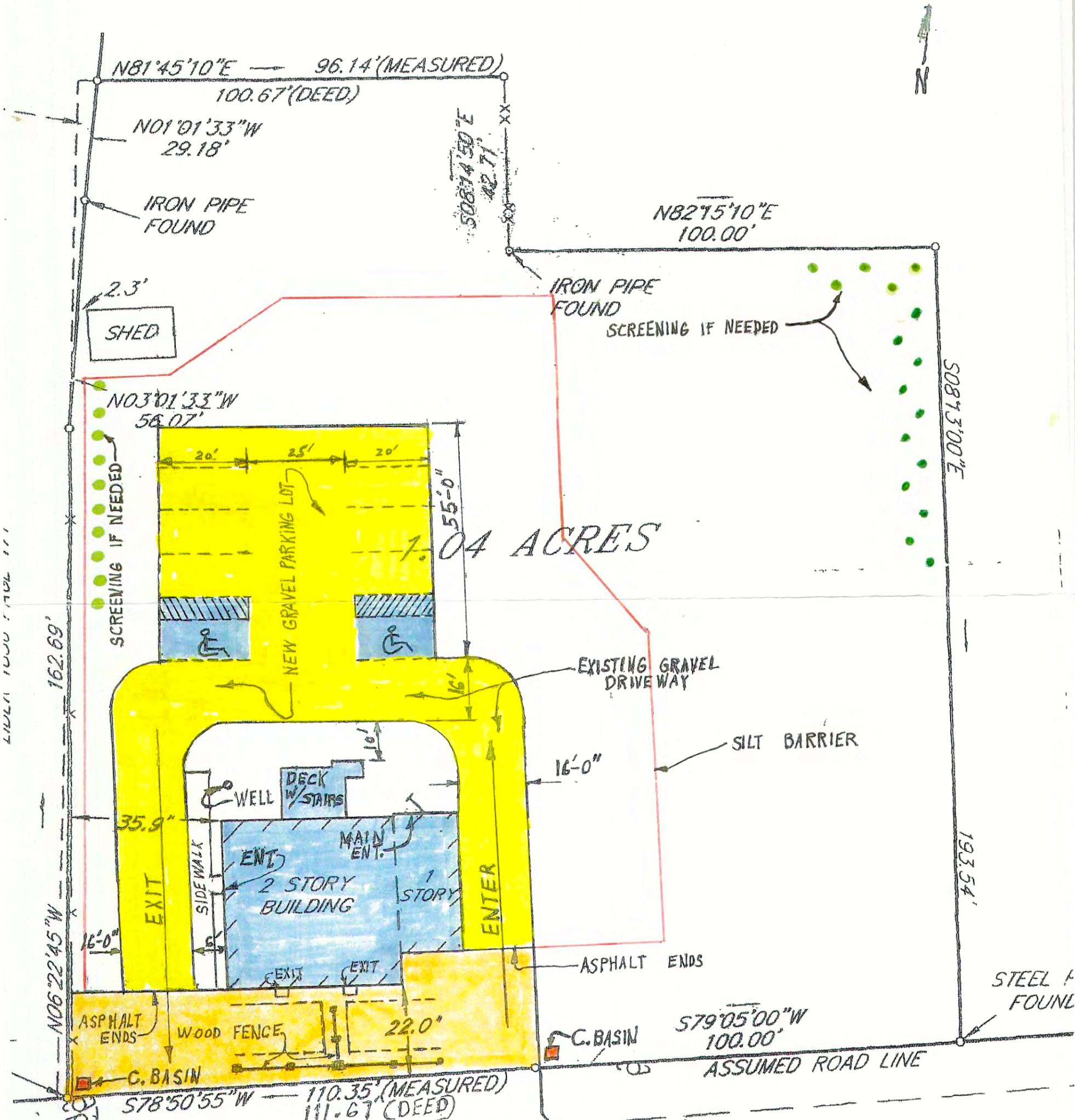
A handwritten signature in black ink that reads "Ray Gonzales". The signature is written in a cursive style with a large, stylized 'R' and 'G'.

PROPOSED PARKING FOR CUSTOM TRAINING

ROUTE 44 — MABBETTSVILLE, N.Y.

4/7/24

10 - STANDARD PARKING SPACES
 2 - HANDICAPPED PARKING SPACES
 12 - TOTAL



NEW YORK STATE ROUTE 44 SCALE: 7/8" = 20'

SURVEY MAP

PREPARED FOR

AUDIA REALTY LLC

TOWN OF WASHINGTON
 SCALE: 7/8" = 20'

DUTCHESS COUNTY, NEW YORK
 AUGUST 26, 2004