

**PROJECT NARRATIVE
FOR
ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN
TOWN OF CHESTER
ORANGE COUNTY, NY**

The proposed project is located on the south and end of Elkay Drive in the Town of Chester. The property is located in the IP (Industrial Park District) Zoning District and is contains 2.77 acres. The project is comprised of underbrush and there are no significant trees on site. The property is also clear of wetlands and outside of the 100 year flood plain.

The project consists of the construction of a 30,500 s.f. light industrial building with loading, parking and appurtenances. It will be served by an individual well and septic system. The project will include on on-site stormwater management facility in full compliance with NYSDEC regulations.

There will be site grading required for the project and the initial amounts of material to be excavated from the site is approximately 29,000 cubic yards. A final cut/fill analysis will be conducted upon final design. It is anticipated that no material will be required to be brought on site.