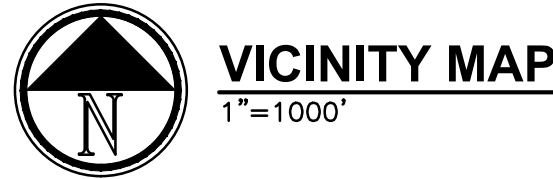


File Name: F:\2023\23-008 Amended Site Plan for 33 Elkay Dr. Chester, NY - FPS Apparel\TS.dwg (Layout: TS)
Date: Wed, Feb 15, 2023 - 3:21 PM (Name: sa)

DRAWINGS LIST:

PAGE	SHEET TITLE
1.	TITLE SHEET
2.	EXISTING CONDITIONS PLAN
3.	SITE PLAN

AMENDED SITE PLAN
FOR FPS APPAREL
33 ELKAY DRIVE
CHESTER, NY



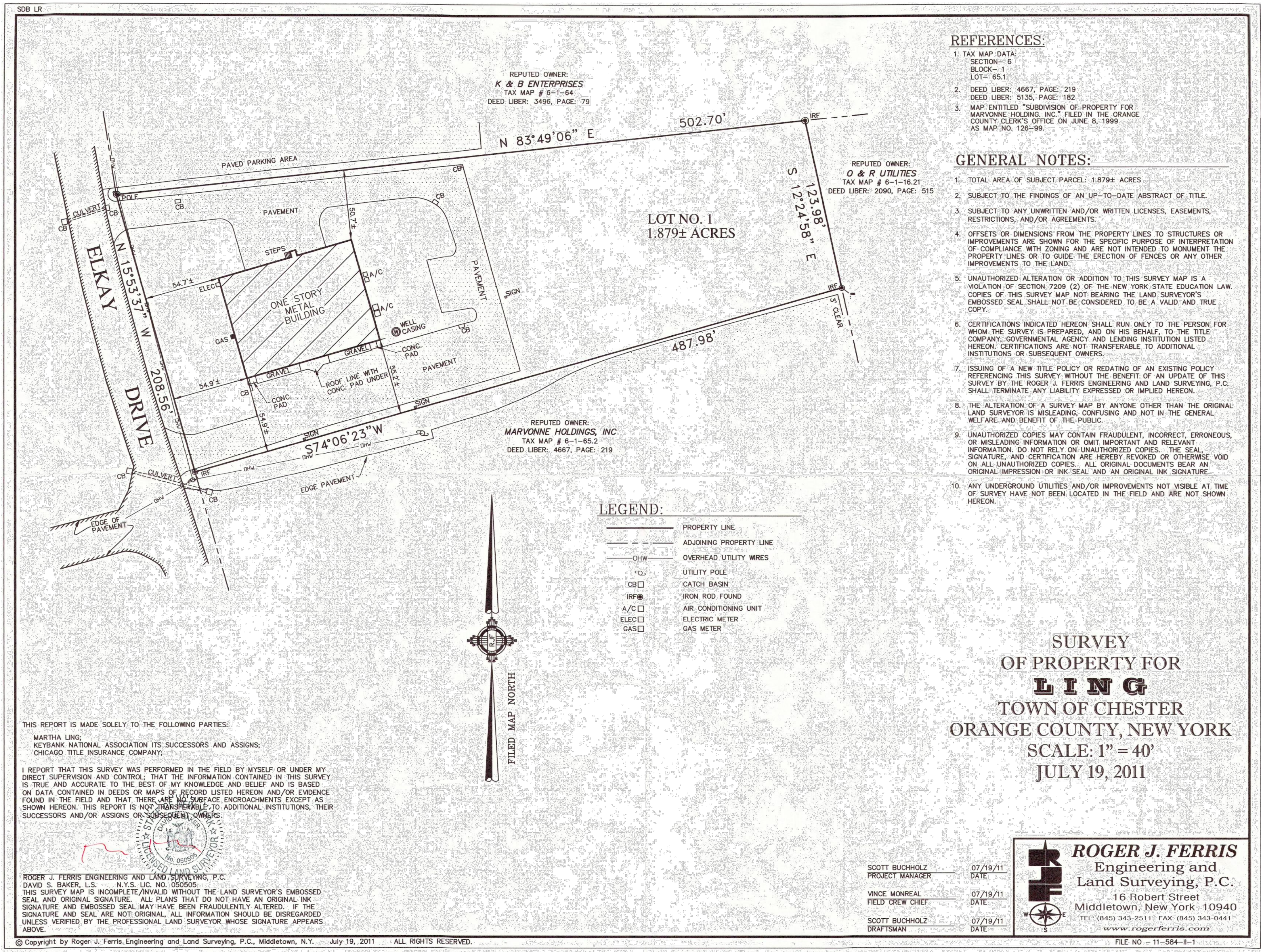
BULK REQUIREMENTS TOWN OF CHESTER ZONE: IP (INDUSTRIAL PARK DISTRICT)			
BULK TABLE REQUIREMENTS			
MINIMUM REQUIRED			
BULK ITEM	REQUIRED	PROVIDED	DELTA
LOT AREA (SF)	87,120	81,849*	5,271
LOT WIDTH (FT)	200	—	—
FRONT SETBACK (FT)	60	54.7*	5.3
REAR SETBACK (FT)	50	235	—
ONE SIDE YARD (FT)	50	50.7	—
BOTH SIDE YARD (FT)	100	105.9	—
LOT DEPTH (FT)	—	487.98	—
*PRE-EXISTING NON-CONFORMING			
MAXIMUM PERMITTED			
BULK ITEM	PERMITTED	PROVIDED	
BUILDING HEIGHT (FT)	45	LESS THAN 45	
LOT BUILDING COVERAGE (%)	40	9.2	
PROPERTY ADDRESS 33 ELKAY DRIVE CHESTER, NY 10918			
TAX MAP TOWN OF WALLKILL, NY SECTION 6, BLOCK 1, LOT 65.1 81,849± SQ.FT. / 1.879± ACRES			
OWNER/DEVELOPER MARTHA LING P.O. BOX 224, 33 ELKAY DRIVE SUGAR LOAF, NY 10981			
APPLICANT JAY FEINBERG, PRESIDENT OF FPS APPAREL 33 ELKAY DRIVE CHESTER, NY 10918			
EXISTING USE LIGHT INDUSTRIAL USE — MANUFACTURING			
PROPOSED USE LIGHT INDUSTRIAL USE — MANUFACTURING			
REFERENCE SURVEY PREPARED FOR LING PREPARED BY ROGER J. FERRIS ENGINEERING & LAND SURVEYING, P.C. AND DATED 7/19/2011 FILE NO. 11-584-II-1			

	</				



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REFERENCES:

1. TAX MAP DATA:
SECTION - 6
BLOCK - 1
LOT - 65.1
2. DEED LIBER: 4667, PAGE: 219
DEED LIBER: 5135, PAGE: 182
3. MAP ENTITLED "SUBDIVISION OF PROPERTY FOR MARVONNE HOLDING, INC." FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 8, 1999 AS MAP NO. 126-99.

GENERAL NOTES:

1. TOTAL AREA OF SUBJECT PARCEL: 1.879± ACRES
2. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.
3. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.
4. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
5. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID AND TRUE COPY.
6. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY THE ROGER J. FERRIS ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
8. THE ALTERATION OF A SURVEY MAP BY ANYONE OTHER THAN THE ORIGINAL LAND SURVEYOR IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC.
9. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION OR INK SEAL AND AN ORIGINAL INK SIGNATURE.
10. ANY UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT VISIBLE AT TIME OF SURVEY HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT SHOWN HEREON.



EXISTING CONDITIONS PLAN

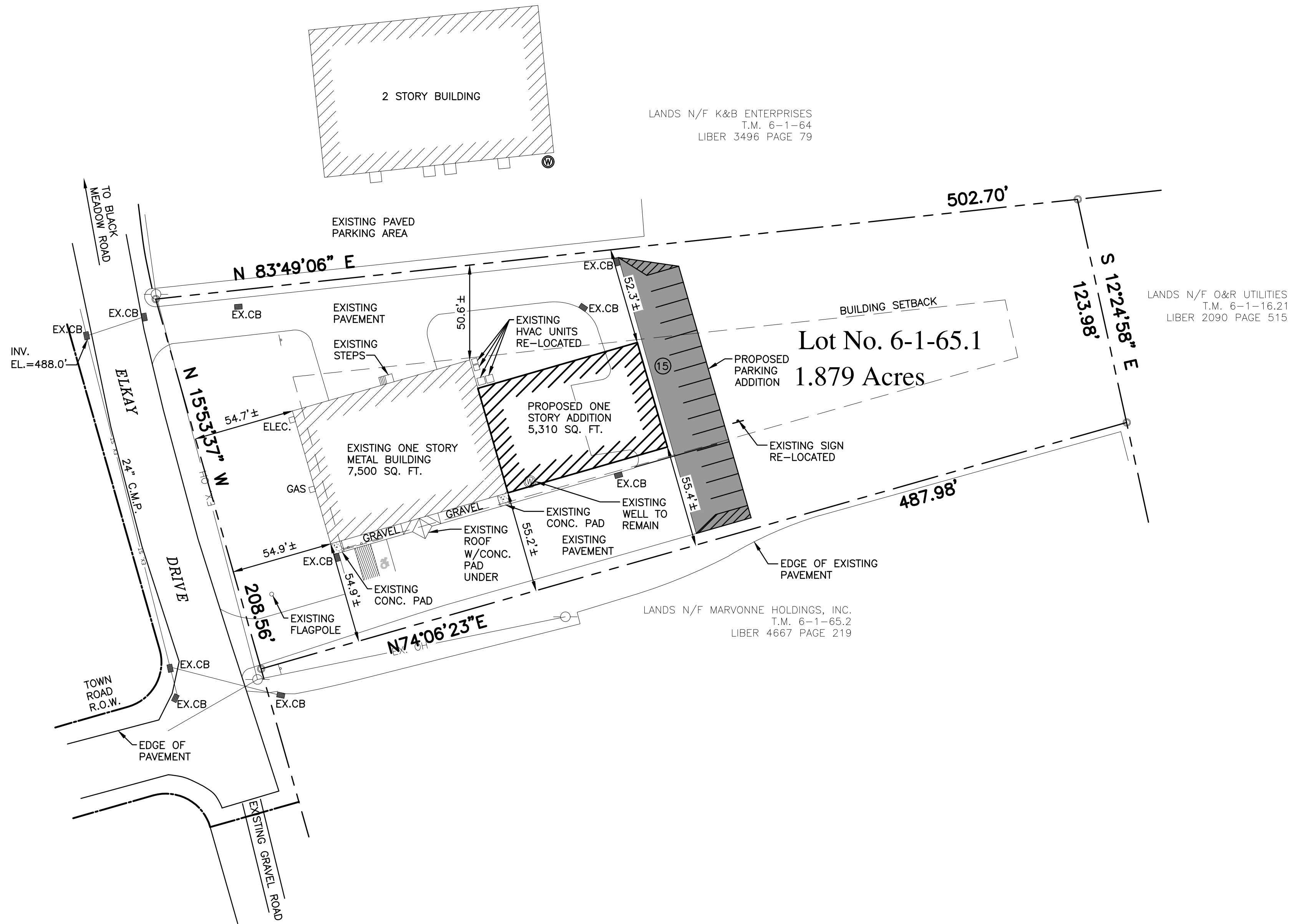
1" = 40'-0"

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
1/8" 1/4" 1/2" 0 1" 2" REFERENCE SCALE					
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.					
FELLENZER ENGINEERING LLP www.fellp.com 22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986 181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-9704 fx 855-320-8735					
STAMP:		PROJECT TITLE: AMENDED SITE PLAN - FPS APPAREL 33 ELKAY DRIVE CHESTER, NY 10918			
DRAWING TITLE: EXISTING CONDITIONS PLAN					
DESIGNED BY: ACL	DRAWN BY: SA	APPROVED BY PM: ACL	APPROVED BY PIC: MDF	DRAWING #: C-101	
DATE: 02/14/2023	SCALE: AS SHOWN	FE PROJECT #: 23-008 PAGE 2 OF 3			

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LEGEND:

---	PROPERTY LINE
EX. OH	EXISTING OVERHEAD ELECTRIC
EX. ST	EXISTING STORM WATER LINE
EX. CB	EXISTING WELL
EX. CB	EXISTING CATCH BASIN
EX. ELEC	EXISTING UTILITY POLE
EX. GAS	IRON ROD FOUND
EX. ELEC	EXISTING SIGN
EX. GAS	EXISTING HVAC UNIT
EX. ELEC	EXISTING ELECTRIC METER
EX. GAS	EXISTING GAS METER
EX. ELEC	CONCRETE HATCH



SITE PLAN

1" = 40'-0"

NOTE:
THE ENTIRE PROJECT IS IN AN INDUSTRIAL PARK (IP) DISTRICT.

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
1/8" 1/4" 1/2" 0 1" 2" REFERENCE SCALE					
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.					
FELLENZER ENGINEERING LLP 22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986 181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-9704 fx 855-320-8735					
STAMP: PROJECT TITLE: AMENDED SITE PLAN - FPS APPAREL					
DRAWING TITLE: 33 ELKAY DRIVE CHESTER, NY 10918					
SITE PLAN					
DESIGNED BY: ACL	DRAWN BY: SA	APPROVED BY PM: ACL	APPROVED BY PIC: MDF	DRAWING #: C-102	
DATE: 02/14/2023	SCALE: AS SHOWN	FE PROJECT #: 23-008		PAGE 3 OF 3	



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