

PROJECT NARRATIVE

ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN TOWN OF CHESTER – SBL: 6-1-69.3

The proposed project is located on the south side and end of Elkay Drive in the Town of Chester. The property is located in the IP (Industrial Park District) zoning district on 2.67± acres. The project is comprised of underbrush and there are no significant trees on site. The property is also clear of wetlands and is outside of the 100 year flood plain.

This project is a proposed 36,000 s.f. light industrial building with loading, parking and appurtenances. The project will be served by an individual well and septic system. The project will include an on-site stormwater management facility which will be in full compliance with N.Y.S.D.E.C. regulations. Currently, there are ten (10) parking spaces and two (2) loading docks proposed. The maximum number of employees is 15 per shift.

There will be site grading required for the project and the initial amounts of material to be excavated from the site is approximately 35,000 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. m