

VICINITY MAP  
SCALE: N.T.S.

WYMAN FISHER FUNERAL HOME  
100 FRANKLIN AVENUE,  
PEARL RIVER, NY

IMPERVIOUS CALCULATION	
ADDING IMPERVIOUS ADDITION	216 S.F.
REMOVING IMPERVIOUS PAVEMENT	252 S.F.
NET	-36 S.F.

BULK REQUIREMENTS FOR THE TOWN OF ORANGETOWN, RESIDENTIAL DISTRICT C5

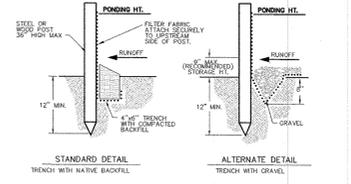
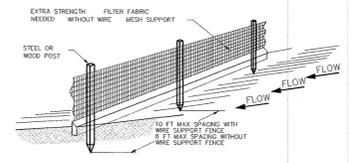
	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	1.00	.353	.403
MINIMUM LOT AREA	2,500 SF	24,675 SF	NO CHANGE
MINIMUM LOT WIDTH	25	150	NO CHANGE
STREET FRONTAGE	25	150	NO CHANGE
REQUIRED FRONT	NONE OR 45	35.1	* NO CHANGE
REQUIRED SIDE YARD	0/12	6.2	* NO CHANGE
TOTAL SIDE YARD	0/25	42.5'	26.5'
REQUIRED REAR	25	.5	* NO CHANGE
MAIN BUILDING HEIGHT	18.8	23.8	26.2

\* EXISTING NON CONFORMANCE

USE	EXISTING	PROPOSED
FUNERAL HOME	6,658 SF	6,658 SF
RESIDENTIAL	2,213 SF	3,496 SF

PARKING CALCULATION

UNDERTAKERS	1 PARKING SPACE FOR EACH 2 EMPLOYEE, PLUS 5 SPACE PER CHAPEL
3 EMPLOYEES	= 2 SPACES
2 CHAPELS	= 10 SPACES
RESIDENCES	1 PARKING SPACE FOR 1/2 DWELLING
1 DWELLING	= 2 SPACES
TOTAL REQUIRED	= 14 SPACES
TOTAL PROVIDED	= 26 SPACES



NOTE:  
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.  
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.  
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTIGUOUS TO MAXIMIZE POLLUTION EFFICIENCY.

DATE: 6 OCTOBER 2021  
SCALE: AS NOTED  
SHEET: SP-1

WYMAN FISHER FUNERAL HOME  
100 FRANKLIN AVENUE  
PEARL RIVER, NEW YORK

BART M. RODI - ENGINEER  
RESIDENTIAL & COMMERCIAL  
234 SOUTH GRANT AVE  
CONGERS, NEW YORK 10920  
(845) 268-6663

MARK VALID ONLY IF SEALED

SITE PLAN  
SCALE: 1"=10'-0"

SITE PLAN DATA FROM SURVEY BY ROBERT RANNEFELD P.L.L.C.,  
N.Y. LIC. NO. 49459, P.O. BOX 881, PEARL RIVER, NY,  
DATED APRIL 10, 2015

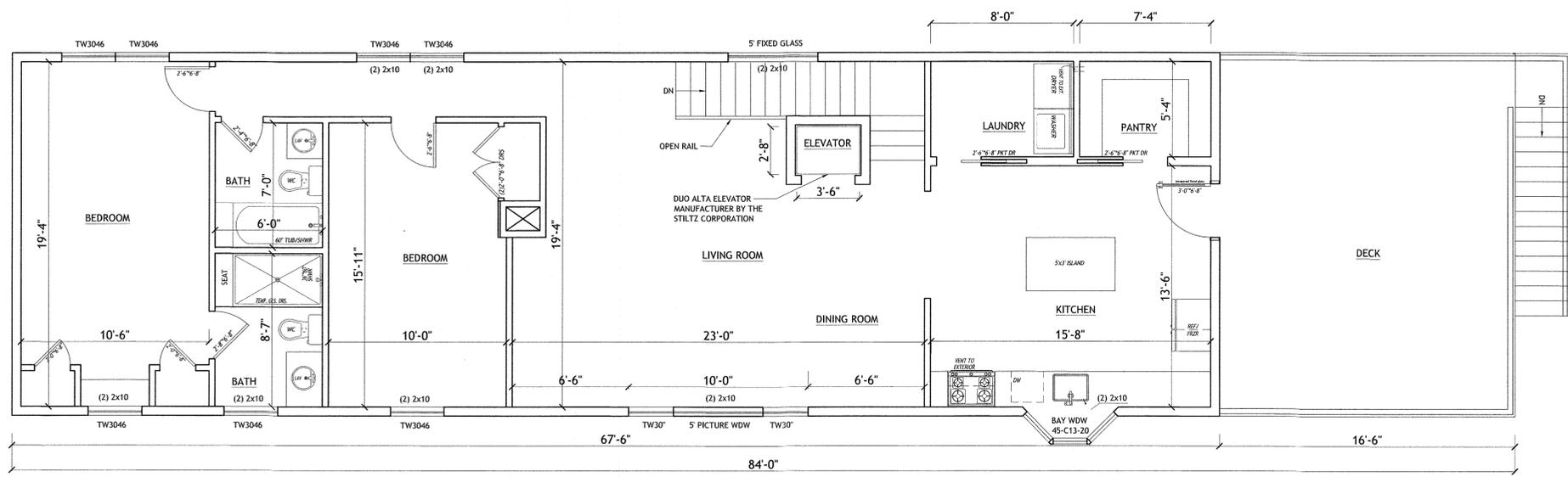
TOTAL AREA OF DISTURBANCE : 912 SF

STABILIZED CONSTRUCTION  
ENTRANCE & WHEEL BLANKET  
SCALE: N.T.S.

SILT FENCE  
SCALE: N.T.S.

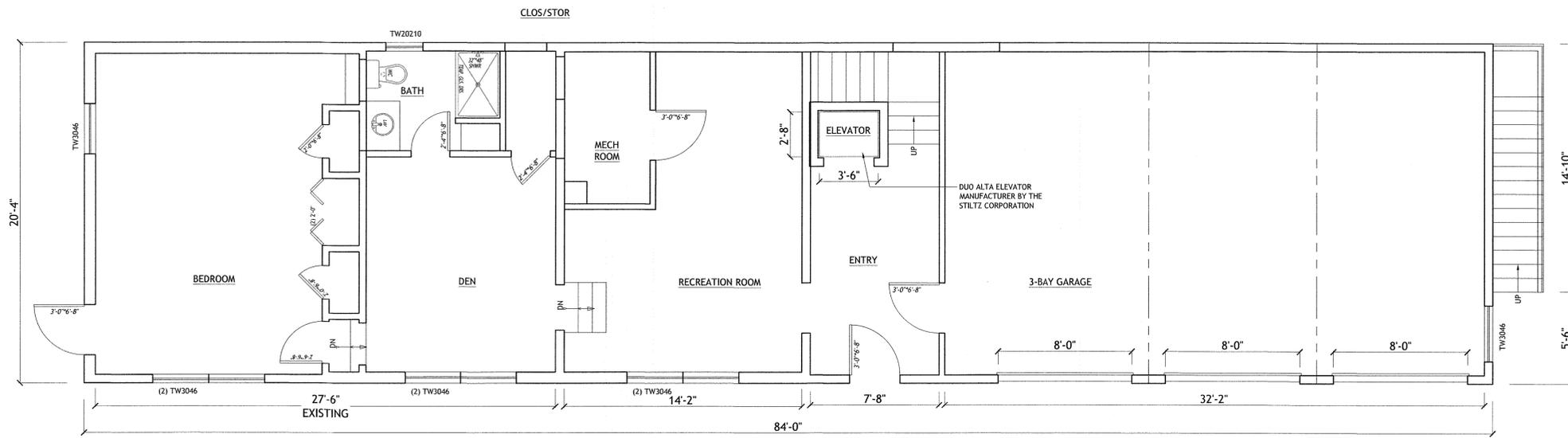
DO NOT SCALE PRINTS

SITE PLAN & DETAILS



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE		
EXISTING	1ST FLOOR	1,423.33 SF
	2ND FLOOR	632.00 SF
TOTAL EXISTING		2,055.33 SF
NEW	1ST FLOOR	1,707.72 SF
	2ND FLOOR	1,372.28 SF
TOTAL NEW		3,080.00 SF
TOTAL ADDED		1,024.67 SF
% INCREASE TO RESIDENCE		49.85%



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

DO NOT SCALE PRINTS

REVISIONS:

22 FEB 2025

REVISIONS:

25 AUG 2023
05 OCT 2023
22 APR 2024
03 OCT 2024
31 JAN 2025
12 FEB 2025

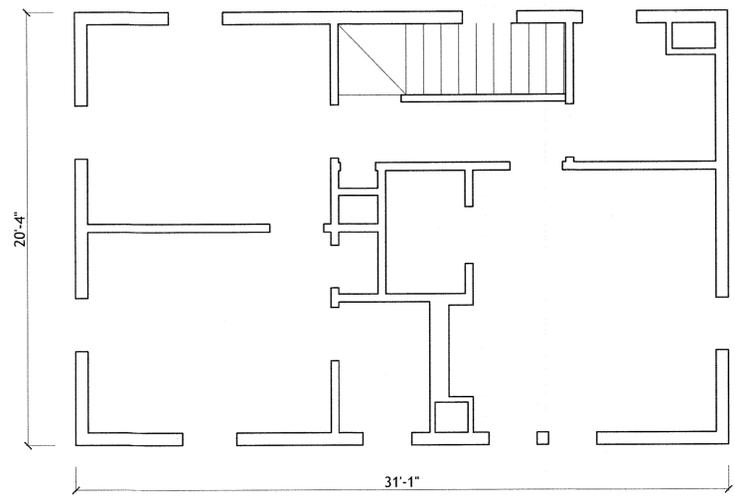
DATE: 5 MAY 2022  
SCALE: AS NOTED  
SHEET: A-2

WYMAN FISHER FUNERAL HOME  
100 FRANKLIN AVENUE  
PEARL RIVER, NEW YORK

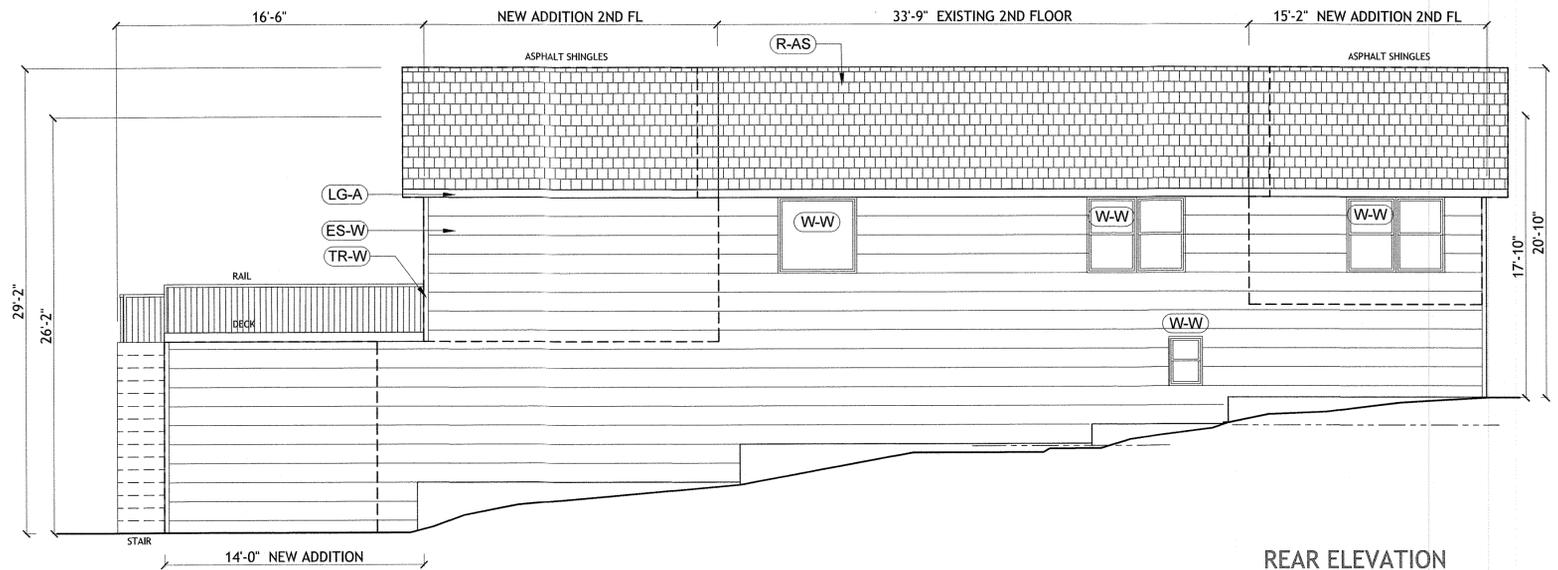
PRELIMINARY FLOOR PLANS

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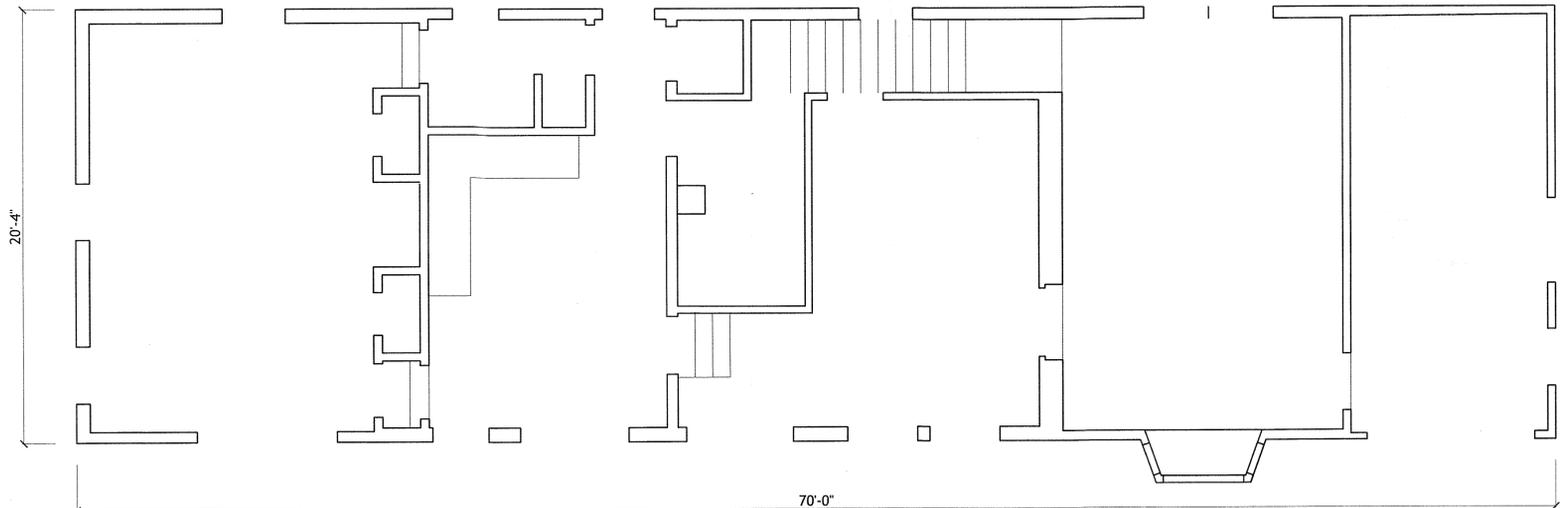
*Bart M. Rodi*  
B.M. RODI  
P.E. LIC. 107645  
PLANS VALID ONLY IF SEALED



**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

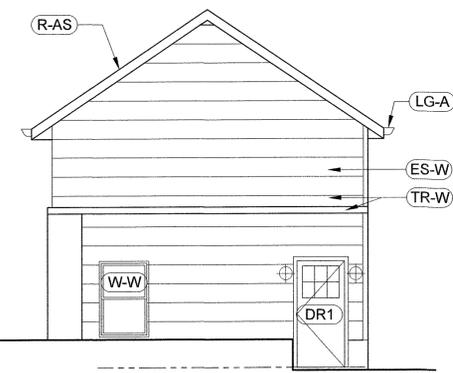


**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

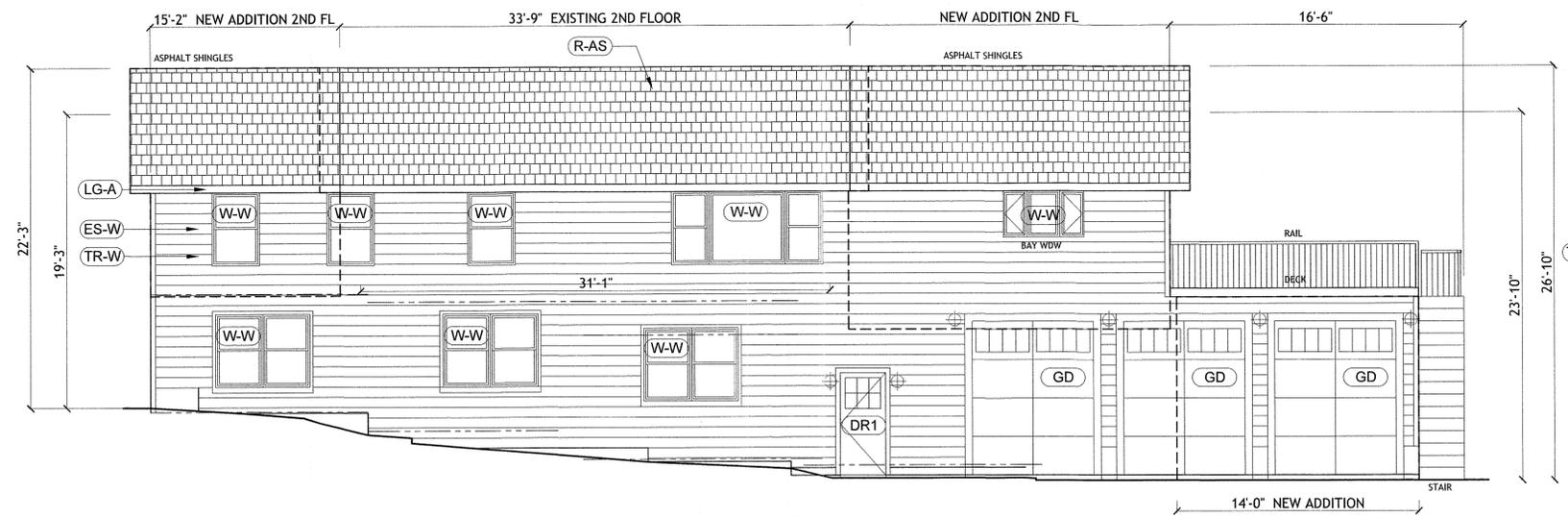
MATERIAL SCHEDULE			
ITEM	MATERIAL	COLOR	MANUFACTURER
(ES-W)	EXTERIOR SIDING	WOOD CLAD BOARD HAWTHORNE YELLOW HC-4	LOUISIANA PACIFIC BENJAMIN MOORE
(TR-W)	TRIM	WOOD WHITE DOVE OC-17	BENJAMIN MOORE
(R-AS)	ROOFING	ASPHALT SHINGLES SHAKEWOOD	GAF
(W-W)	WINDOWS	WOOD TW WHITE	ANDERSEN
(GD)	GARAGE DOORS	STEEL - 13 LAYER INSULATED WHITE	HOLMES-ARTISTRY STEEL-AR11U LONG REC. GRILL
(DR1)	DOORS FRONT & LEFT	WOOD WHITE	SIMPSON-NANTUCKET SABLE HANDBOOK (6) TOP LIGHTS
(DR2)	DECK DOOR	WOOD WHITE	SIMPSON-NANTUCKET SABLE HANDBOOK (6) 3/4 LITE
(LG-A)	LEADERS & GUTTERS	ALUMINUM 6" WHITE	

SIDING TO MATCH FUNERAL HOME HAWTHORNE HC-4 BY BENJAMIN MOORE

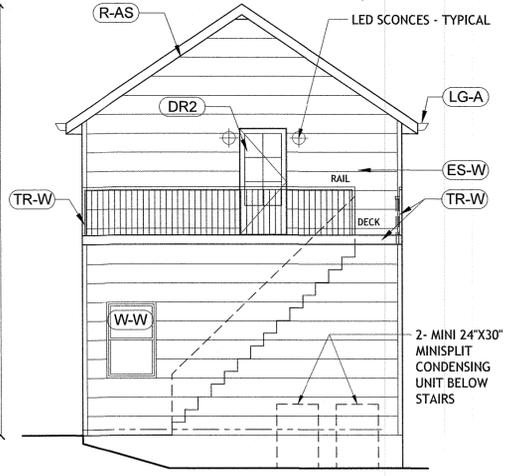
RECESSED LED LIGHTS AT UNDERSIDE OF OVERHANG 8' O.C.



**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

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DATE: 17 FEB 2025  
22 FEB 2025

DATE: 28 APRIL 2022  
15 MAY 2023  
29 MAY 2023  
05 OCT 2023  
22 APR 2024  
12 FEB 2025

SCALE: AS NOTED  
SHEET: A-1

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AS-BUILT PLANS  
PROPOSED ELEVATIONS

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Professional Engineer Seal for Bart M. Rodi, No. 1070245, State of New York.