



# ST. PETER & ST. PAUL CHURCH

422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983

## GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501, NEW CITY, NEW YORK 10956

PHONE: (845) 638-9336 FAX: (845) 638-9380

DATE: 2024-02-18

LAST REVISED: 2025-08-12

### DRAWING LIST

- COVER SHEET
- SITE PLAN
- D1 EXISTING FOUNDATION PLAN
- D2 EXISTING CELLAR FLOOR PLAN
- D3 EXISTING FIRST FLOOR PLAN
- A1 FOUNDATION PLAN
- A2 CELLAR FLOOR PLAN
- A3 FIRST FLOOR PLAN
- A4 FRONT ELEVATION
- A5 RIGHT ELEVATION
- A6 REAR ELEVATION
- A7 LEFT ELEVATION

24074, ST. PETER &  
ST. PAUL CHURCH

#### SCOPE OF WORK:

PROPOSED ADDITION AND ALTERATIONS TO EXISTING CHURCH BUILDING

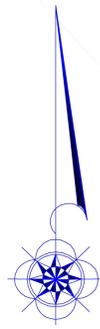
### REVISIONS

|            |                     |     |
|------------|---------------------|-----|
| 2025-02-18 | EXISTING CONDITIONS | SAB |
| 2025-04-24 | PROPOSAL 1          | SAB |
| 2025-04-25 | PROPOSAL 2          | SAB |
| 2025-06-17 | PROPOSAL 3          | SAB |
| 2025-08-12 | PRC                 | SAB |

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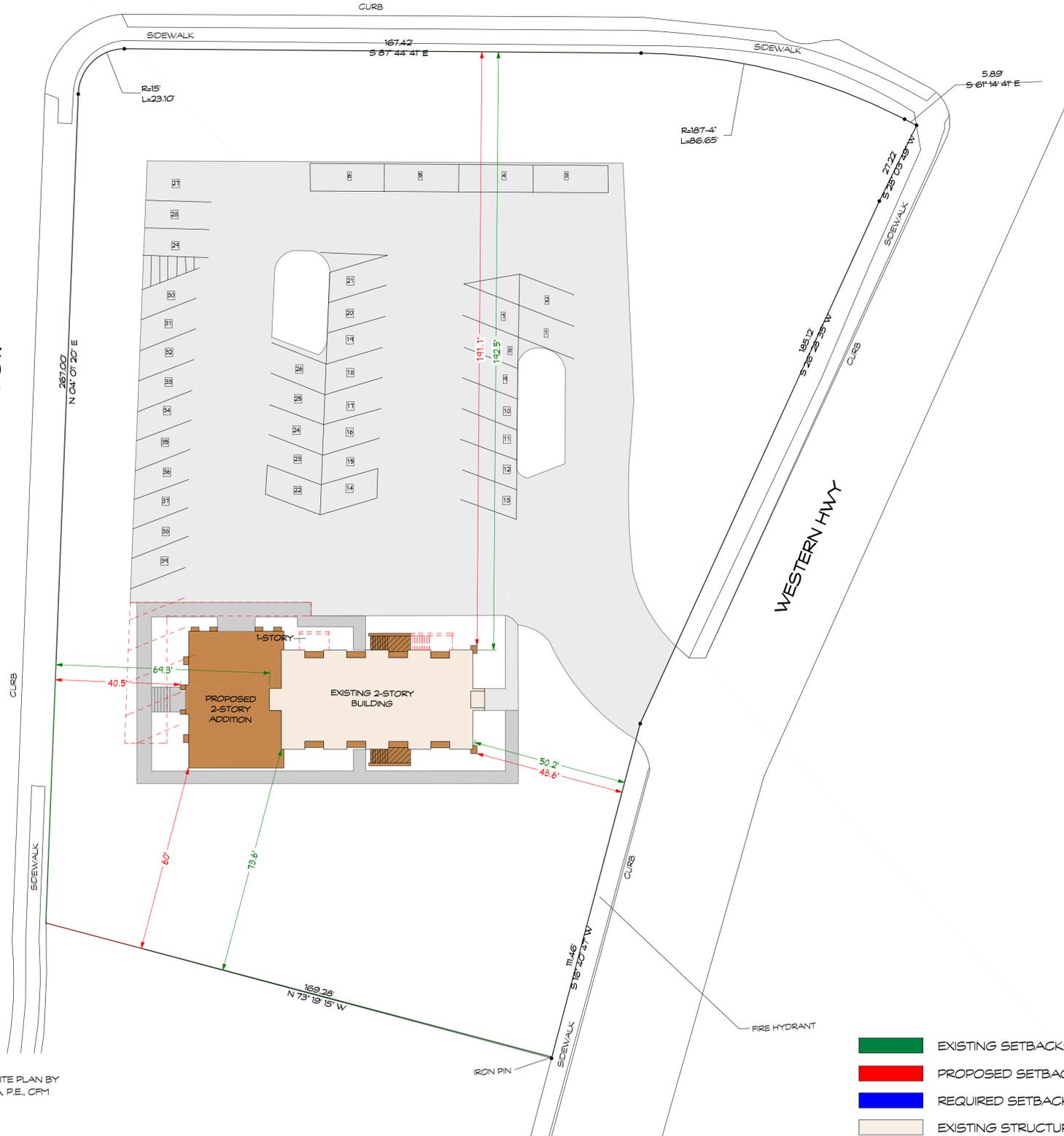
SCALE: 1" = 20'



S. MARY FRANCIS ST.

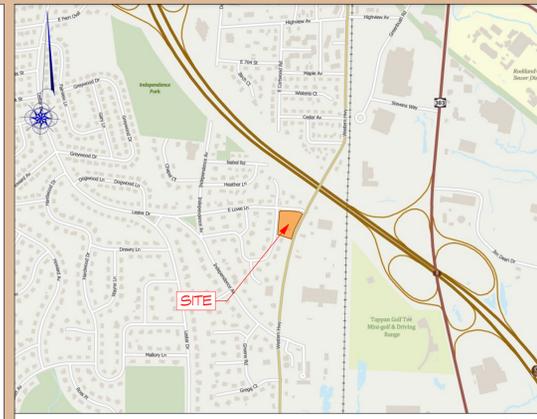
LOWE LANE

WESTERN HWY



- EXISTING SETBACKS
- PROPOSED SETBACKS
- REQUIRED SETBACKS
- EXISTING STRUCTURE TO REMAIN
- PROPOSED ADDITION

PLOT PLAN BASED ON SITE PLAN BY  
SHAJAN S. THOTTAKARA, P.E., CFM  
16 DUANE AVENUE  
NEW CITY, NY 10956  
NYS LIC. NO. 079508-1  
& ARCHITECTS FIELD MEASUREMENTS  
& OBSERVATIONS



VICINITY MAP: 1" = 1000'

DISTRICTS  
SCHOOL: SOUTH ORANGETOWN  
FIRE: TAPPAN FIRE  
SEWER: ORANGETOWN SEWER

TOWN OF ORANGETOWN  
TABLE OF BULK REQUIREMENTS  
ZONE: R-15 SECTION: 78.14 BLOCK: 3 LOT: 27

|   | REQUIRED                        | EXISTING                                  | PROPOSED                                     |
|---|---------------------------------|---|--|
| MINIMUM LOT AREA (SQ. FT.)              | 30,000                          | 65,572                                    | 65,572                                       |
| MINIMUM LOT WIDTH (FEET)                | N/A                             | N/A                                       | N/A  |
| MINIMUM STREET FRONTAGE (FEET)          | 100                             | 323.8                                     | 323.8  |
| FRONT YARD (FEET) (WESTERN HWY.)        | 100                             | 50.2'                                     | 48.6''                                       |
| FRONT YARD (FEET) (LOWE LANE)           | 100                             | 192.5                                     | 191.1  |
| FRONT YARD (FEET) (S. MARY FRANCIS ST.) | 100                             | 69.3'                                     | 40.5''                                       |
| SIDE YARD (FEET)                        | 75                              | 73.6'                                     | 60''   |
| TOTAL SIDE YARD (FEET)                  | 200                             | N/A                                       | N/A  |
| REAR YARD (FEET)                        | 100                             | N/A                                       | N/A  |
| MAXIMUM HEIGHT (FEET)                   | 3 INCHES PER FOOT FROM LOT LINE | 4.06' PER FOOT FROM FRONT LOT LINE * (7') | 7.3' PER FOOT FROM FRONT LOT LINE ** (24.6') |
| MAXIMUM FLOOR AREA RATIO                | 0.20                            | 0.03                                      | 0.05   |

\* EXISTING NON-CONFORMING \*\* VARIANCE REQUIRED

PARKING CALCULATIONS

|   | (144 SEATS/ 5)     | (90 SEATS/ 5)      | (144 SEATS/ 5)     |
|---|--------------------|--------------------|--------------------|
| AT LEAST 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, BUT NOT LESS THAN 1 SPACE FOR EACH 5 SEATS WHERE PROVIDED | 29 SPACES REQUIRED | 18 SPACES REQUIRED | 29 SPACES REQUIRED |
| EXISTING FLOOR AREA: 1,650 SQ.FT.<br>EXISTING # OF SEATS: 90  |                    | 44 SPACES PROVIDED | 39 SPACES PROVIDED |
| PROPOSED FLOOR AREA: 3,108 SQ.FT.<br>PROPOSED # OF SEATS: 144   |                    |                    |                    |
| NUMBER OF HANDICAP PARKING SPACES REQUIRED AS PER 2020 NYS BUILDING CODE: 1 FOR 25 SPACES (39 SPACES)                       | 1 SPACE            | 2 SPACES           | 2 SPACES           |

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PROPOSED ADDITIONS/ ALTERATIONS:

**ST. PETER & ST. PAUL CHURCH**  
422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983

SHEET TITLE:  
SITE PLAN

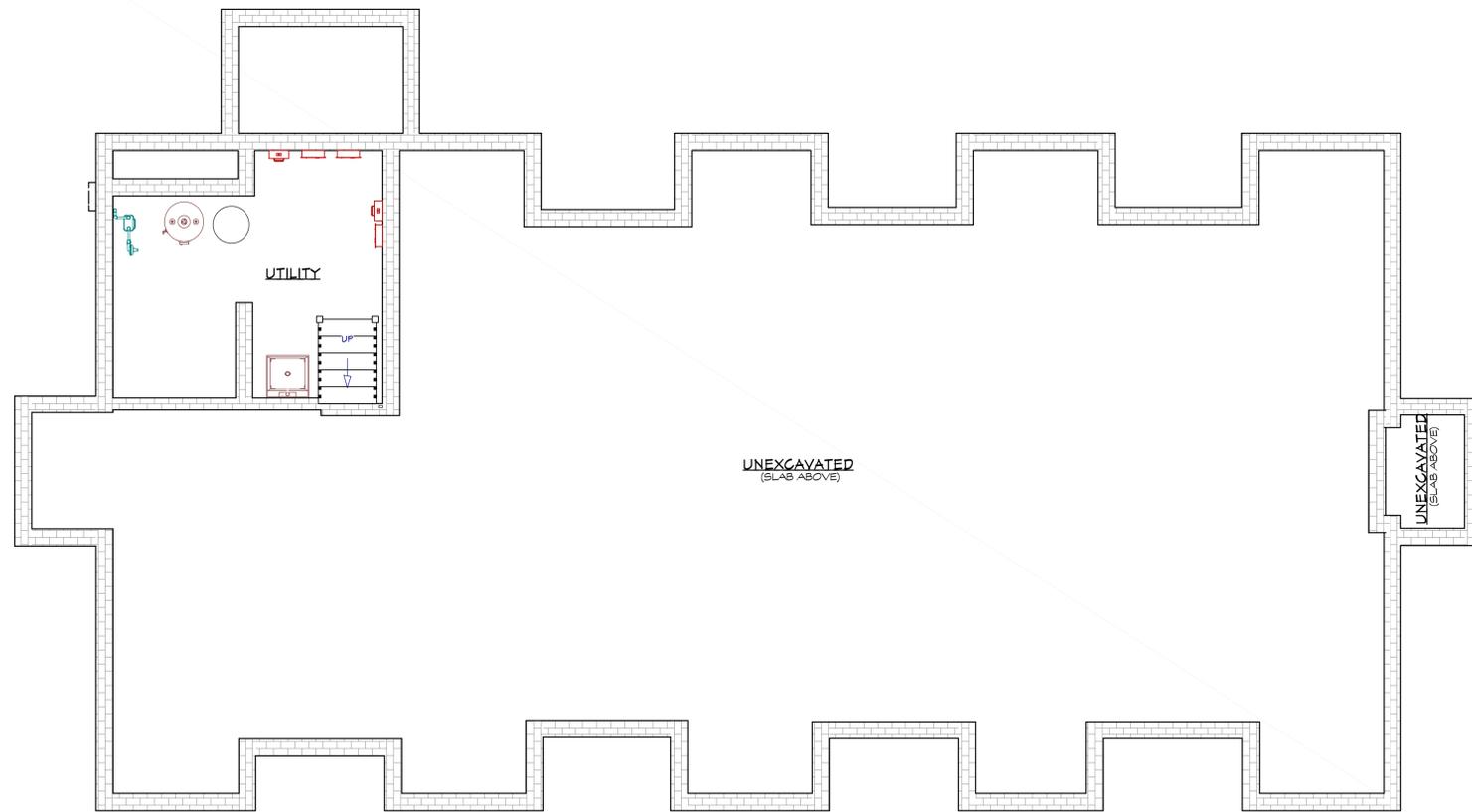
| SCALE:       | DATE:      | JOB #: | DRAWN BY: | CHECKED BY: |
|--------------|------------|--------|-----------|-------------|
| 1/4" = 1'-0" | 2024-02-18 | 24074  | SAB       | JBH         |



**GEORGE HODOSH ASSOCIATES, P.C.**  
ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501,  
NEW CITY, NEW YORK 10956  
PHONE: (845) 638-9336 FAX: (845) 638-9350

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

PROPOSED ADDITIONS / ALTERATIONS:  
**ST. PETER & ST. PAUL CHURCH**  
422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983

SHEET TITLE:  
**EXISTING FOUNDATION PLAN**

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**CONSTRUCTION / DEMOLITION LEGEND**

|  |  |  |                               |  |                             |
|--|--|--|-------------------------------|--|-----------------------------|
|  | EXISTING CONSTRUCTION TO BE REMOVED                            |  | EXISTING WINDOW TO BE REMOVED |  | EXISTING DOOR TO BE REMOVED |
|  | EXISTING CONSTRUCTION TO REMAIN                                |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED NEW CONCRETE BLOCK WALL                               |  | PROPOSED WINDOW               |  | PROPOSED DOOR               |
|  | PROPOSED NEW POURED CONCRETE WALL                              |  |                               |  |                             |
|  | PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION |  |                               |  |                             |
|  | PROPOSED FRAMED CONSTRUCTION                                   |  |                               |  |                             |

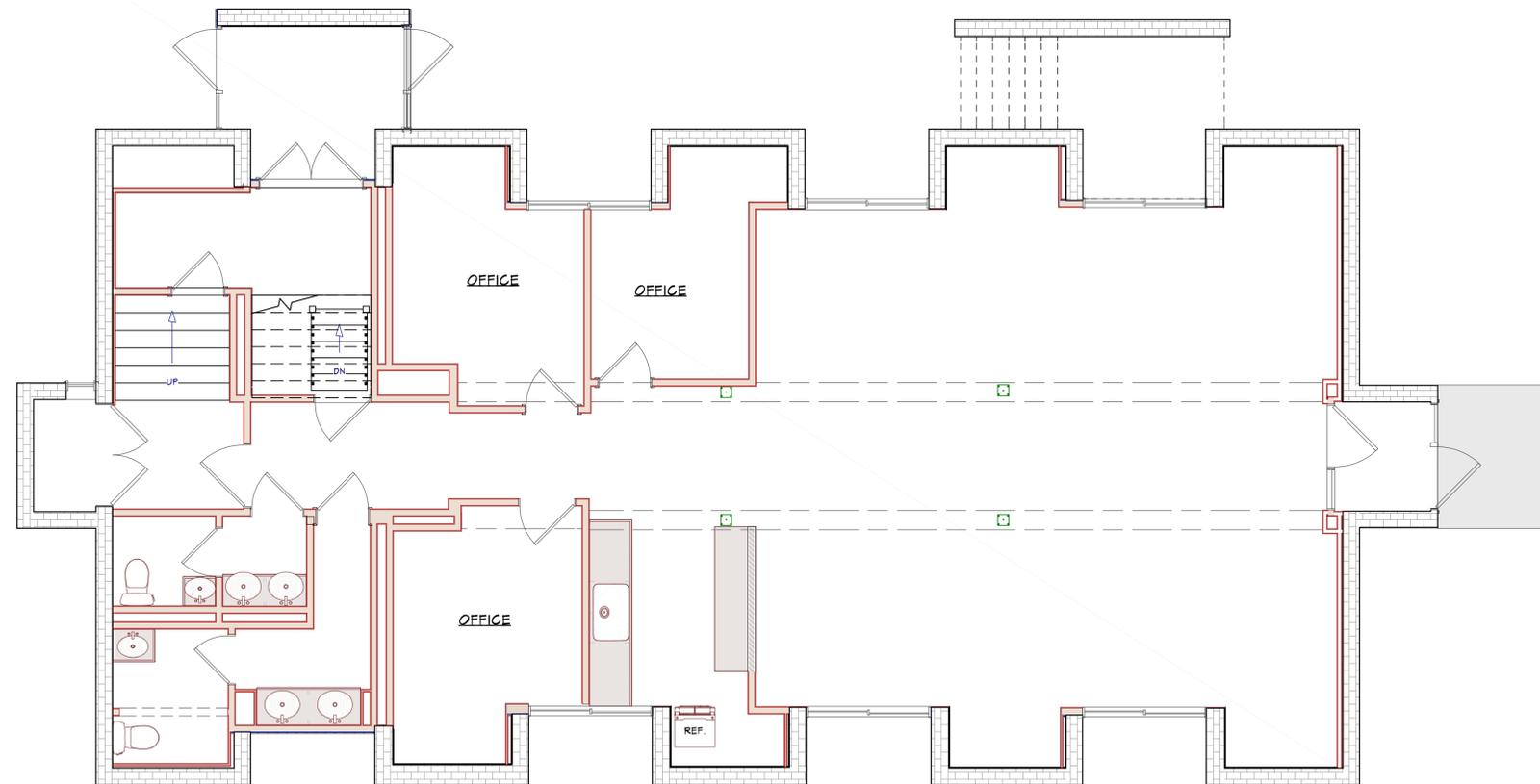
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| 2025-08-12 | PRC                 | SAB |

**D1**



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

PROPOSED ADDITIONS / ALTERATIONS:  
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 422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983  
 SHEET TITLE:  
**EXISTING CELLAR FLOOR PLAN**

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| DRAWN BY:   | SAB          |
| CHECKED BY: | JBH          |



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 NEW CITY, NEW YORK 10956  
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**CONSTRUCTION / DEMOLITION LEGEND**

|  |  |  |                               |  |                             |
|--|--|--|-------------------------------|--|-----------------------------|
|  | EXISTING CONSTRUCTION TO BE REMOVED                            |  | EXISTING WINDOW TO BE REMOVED |  | EXISTING DOOR TO BE REMOVED |
|  | EXISTING CONSTRUCTION TO REMAIN                                |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED NEW CONCRETE BLOCK WALL                               |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED NEW POURED CONCRETE WALL                              |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED FRAMED CONSTRUCTION                                   |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  |  |  | PROPOSED WINDOW               |  | PROPOSED DOOR               |

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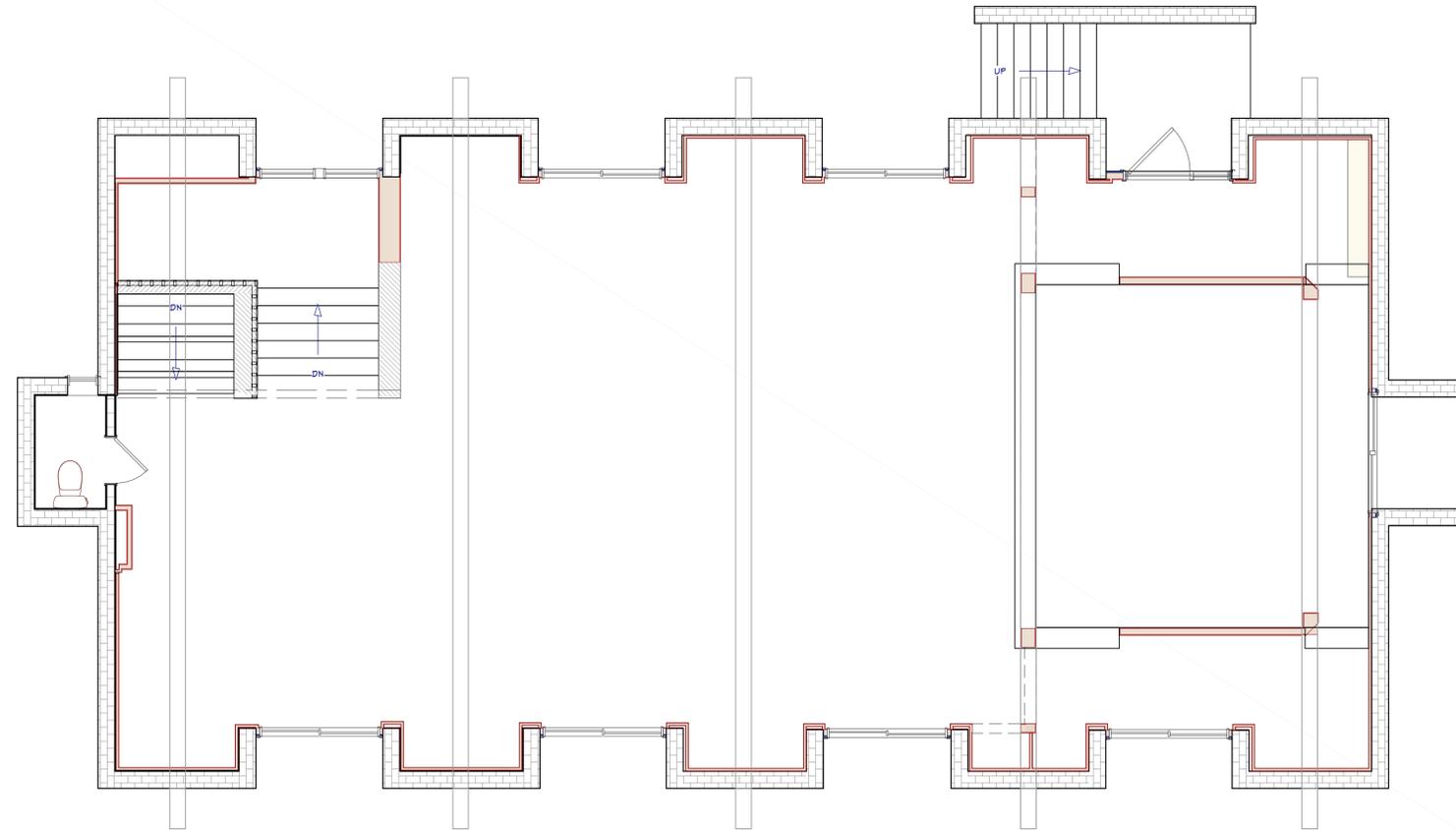
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**D2**

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

PROPOSED ADDITIONS / ALTERATIONS:  
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**EXISTING FIRST FLOOR PLAN**

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**CONSTRUCTION / DEMOLITION LEGEND**

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED NEW CONCRETE BLOCK WALL
- PROPOSED NEW POURED CONCRETE WALL
- PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
- PROPOSED FRAMED CONSTRUCTION

- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- PROPOSED DOOR

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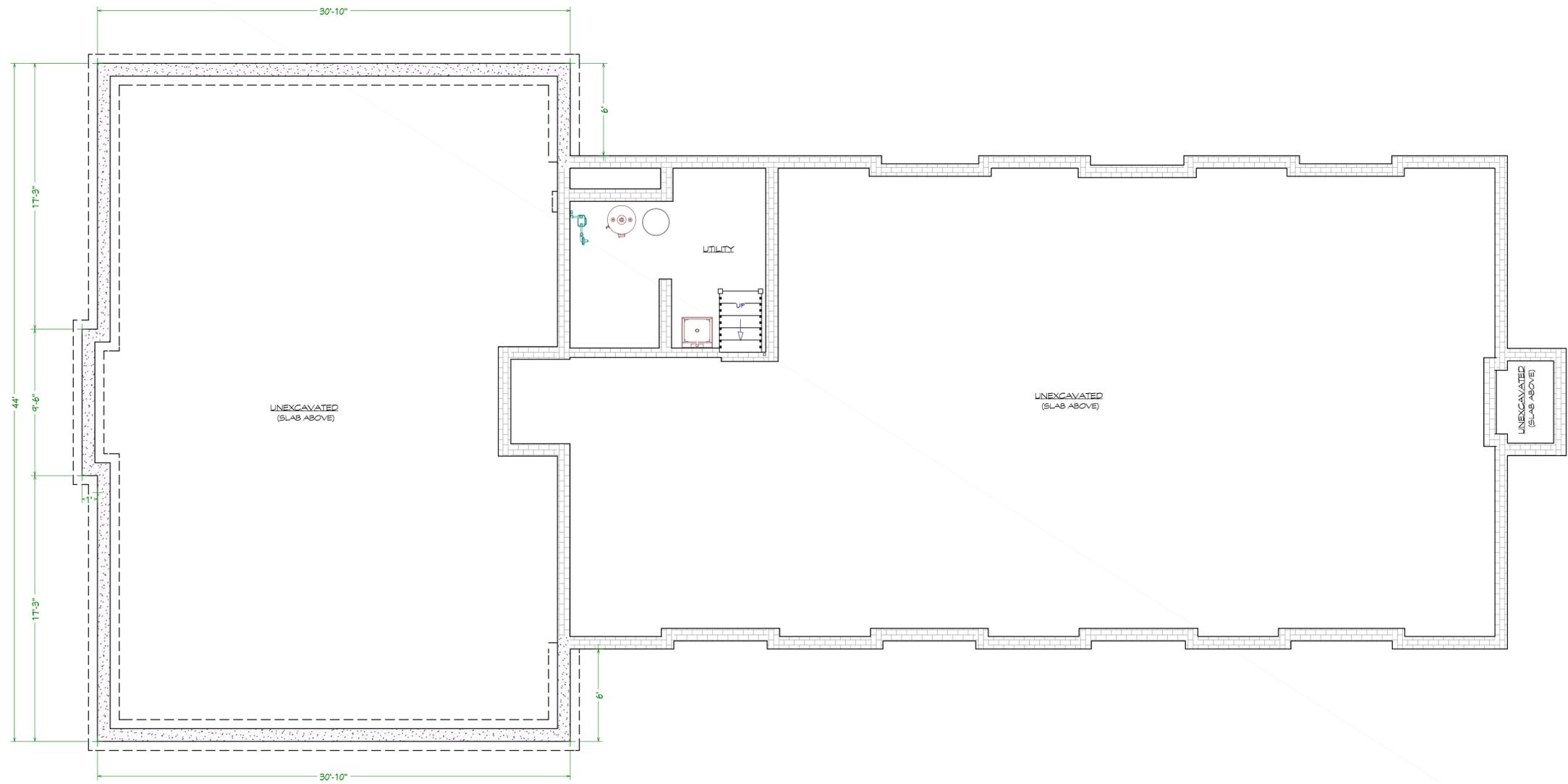
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**D3**

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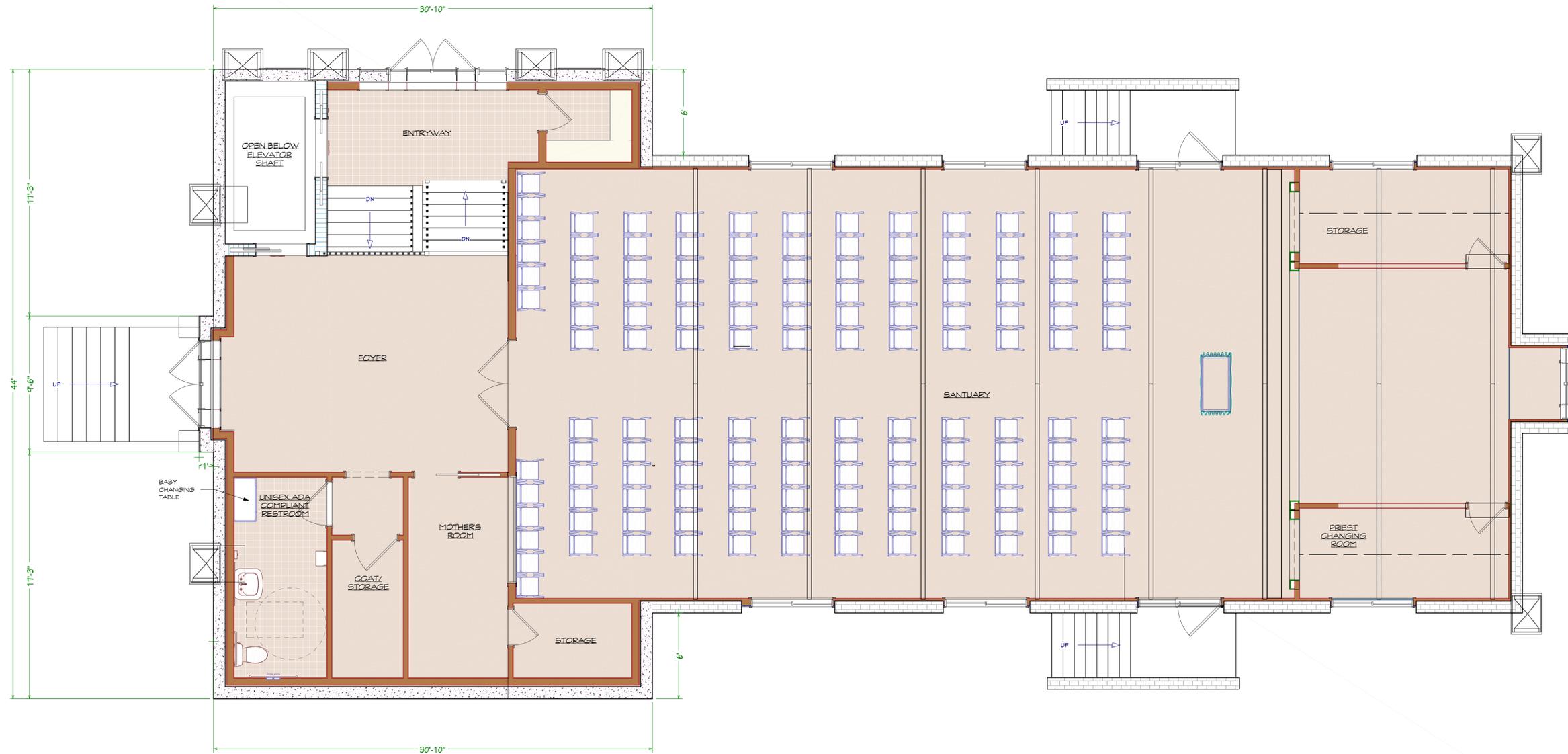
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**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**CONSTRUCTION / DEMOLITION LEGEND**

|  |  |  |                               |  |                             |
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422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983  
**SHEET TITLE:**  
FIRST FLOOR PLAN



**EXISTING FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:  
**ST. PETER & ST. PAUL CHURCH**  
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SHEET TITLE:  
**FRONT ELEVATION**

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**CONSTRUCTION / DEMOLITION LEGEND**

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| DATE       | DESCRIPTION         | BY  |
|------------|---------------------|-----|
| 2025-02-18 | EXISTING CONDITIONS | SAB |
| 2025-04-24 | PROPOSAL 1          | SAB |
| 2025-04-25 | PROPOSAL 2          | SAB |
| 2025-06-17 | PROPOSAL 3          | SAB |
| 2025-08-12 | PRC                 | SAB |





EXISTING RIGHT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:  
**ST. PETER & ST. PAUL CHURCH**  
 422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983

SHEET TITLE:  
**RIGHT ELEVATION**

|             |              |
|-------------|--------------|
| SCALE:      | 1/4" = 1'-0" |
| DATE:       | 2024-02-18   |
| JOB #:      | 24074        |
| DRAWN BY:   | SAB          |
| CHECKED BY: | JBH          |



**GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.**

120 NORTH MAIN STREET - SUITE 501,  
 NEW CITY, NEW YORK 10956  
 PHONE: (845) 638-9336 FAX: (845) 638-9390

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CONSTRUCTION / DEMOLITION LEGEND

|  |  |  |                               |  |                             |
|--|--|--|-------------------------------|--|-----------------------------|
|  | EXISTING CONSTRUCTION TO BE REMOVED                            |  | EXISTING WINDOW TO BE REMOVED |  | EXISTING DOOR TO BE REMOVED |
|  | EXISTING CONSTRUCTION TO REMAIN                                |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED NEW CONCRETE BLOCK WALL                               |  | PROPOSED WINDOW               |  | PROPOSED DOOR               |
|  | PROPOSED NEW POURED CONCRETE WALL                              |  |                               |  |                             |
|  | PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION |  |                               |  |                             |
|  | PROPOSED FRAMED CONSTRUCTION                                   |  |                               |  |                             |

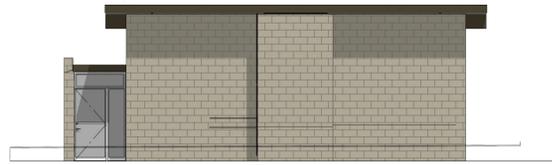
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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

| DATE       | DESCRIPTION         | BY  |
|------------|---------------------|-----|
| 2025-02-18 | EXISTING CONDITIONS | SAB |
| 2025-04-24 | PROPOSAL 1          | SAB |
| 2025-04-25 | PROPOSAL 2          | SAB |
| 2025-06-17 | PROPOSAL 3          | SAB |
| 2025-08-12 | PRC                 | SAB |





**EXISTING REAR ELEVATION**

SCALE 1/8" = 1'-0"



**REAR ELEVATION**

SCALE 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:  
**ST. PETER & ST. PAUL CHURCH**  
 422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983

SHEET TITLE:  
**REAR ELEVATION**

|             |              |
|-------------|--------------|
| SCALE:      | 1/4" = 1'-0" |
| DATE:       | 2024-02-18   |
| JOB #:      | 24074        |
| DRAWN BY:   | SAB          |
| CHECKED BY: | JBH          |



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 120 NORTH MAIN STREET - SUITE 501,  
 NEW CITY, NEW YORK 10956  
 PHONE: (845) 638-9336 FAX: (845) 638-9390

**CONSTRUCTION / DEMOLITION LEGEND**

|  |  |  |                               |  |                             |
|--|--|--|-------------------------------|--|-----------------------------|
|  | EXISTING CONSTRUCTION TO BE REMOVED                            |  | EXISTING WINDOW TO BE REMOVED |  | EXISTING DOOR TO BE REMOVED |
|  | EXISTING CONSTRUCTION TO REMAIN                                |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED NEW CONCRETE BLOCK WALL                               |  | PROPOSED WINDOW               |  | PROPOSED DOOR               |
|  | PROPOSED NEW POURED CONCRETE WALL                              |  |                               |  |                             |
|  | PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION |  |                               |  |                             |
|  | PROPOSED FRAMED CONSTRUCTION                                   |  |                               |  |                             |

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**REVISIONS**

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| 2025-06-17 | PROPOSAL 3          | SAB |
| 2025-08-12 | PRC                 | SAB |



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**EXISTING LEFT ELEVATION**

SCALE 1/8" = 1'-0"



**LEFT ELEVATION**

SCALE 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:  
**ST. PETER & ST. PAUL CHURCH**  
 422 WESTERN HIGHWAY S, TAPPAN, NEW YORK 10983

SHEET TITLE:  
**LEFT ELEVATION**

|             |              |
|-------------|--------------|
| SCALE:      | 1/4" = 1'-0" |
| DATE:       | 2024-02-18   |
| JOB #:      | 24074        |
| DRAWN BY:   | SAB          |
| CHECKED BY: | JBH          |

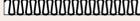


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**CONSTRUCTION / DEMOLITION LEGEND**

|   |  |   |                               |   |                             |
|---|--|---|-------------------------------|---|-----------------------------|
|  | EXISTING CONSTRUCTION TO BE REMOVED                            |  | EXISTING WINDOW TO BE REMOVED |  | EXISTING DOOR TO BE REMOVED |
|  | EXISTING CONSTRUCTION TO REMAIN                                |  | EXISTING WINDOW TO REMAIN     |  | EXISTING DOOR TO REMAIN     |
|  | PROPOSED NEW CONCRETE BLOCK WALL                               |  | PROPOSED WINDOW               |  | PROPOSED DOOR               |
|  | PROPOSED NEW POURED CONCRETE WALL                              |   |                               |   |                             |
|  | PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION |   |                               |   |                             |
|  | PROPOSED FRAMED CONSTRUCTION                                   |   |                               |   |                             |

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**REVISIONS**

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| 2025-04-24 | PROPOSAL 1          | SAB |
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| 2025-06-17 | PROPOSAL 3          | SAB |
| 2025-08-12 | PRC                 | SAB |

**A7**