

VICINITY MAP
SCALE: N.T.S.

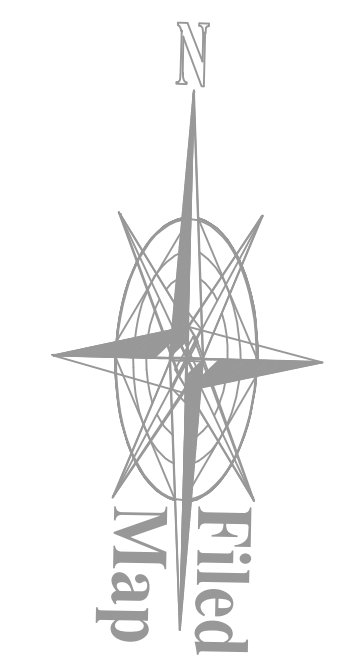
IMPERVIOUS CALCULATION	
ADDING IMPERVIOUS ADDITION	320 S.F.
REMOVING IMPERVIOUS SHED PAVEMENT TOTAL	104 S.F. 252 S.F. 356 S.F.
NET	-36 S.F.

BULK REQUIREMENTS FOR THE TOWN OF ORANGETOWN, RESIDENTIAL DISTRICT CS			
	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	
FUNERAL HOME	8059 SF
RESIDENTIAL	1884 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



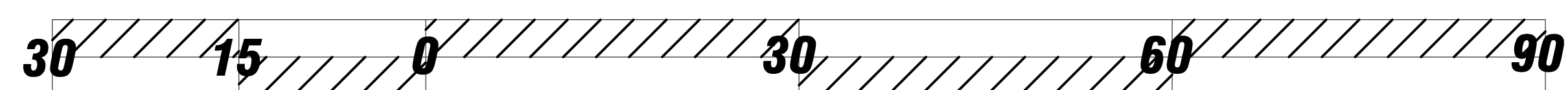
JOHN STREET 60' wide

68.20 - 2 - 69 RIO 33 JOHN STREET LLC

Block '6'

access to John Street

68.20 - 2 - 68 RIO PEARL RIVER CEMETERY



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

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

DATE:	
6 OCTOBER 2021	
15 MAY 2023	
29 MAY 2023	
05 OCT 2023	
22 APR 2024	

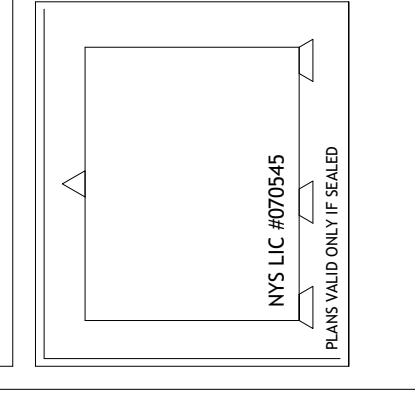
SCALE:	AS NOTED
SHEET:	SP-1

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

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



DO NOT SCALE PRINTS

SITE PLAN