

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)
Date: November 19, 2024

TO: OBAPAE

- | | |
|--|----------------------------------|
| ✓ NYS Dept of Environmental Conservation | ✓ Rockland County Drainage |
| New York State Dept. of Transportation | ✓ Rockland County Health |
| Palisades Interstate Park Commission | ✓ Rockland County Planning |
| NYS Thruway Authority | ✓ Rockland County Highway |
| ✓ ACOE | ✓ Rockland County Sewer Dstrt #1 |
| CSX | ✓ Orange and Rockland Utilities |
| | ✓ Veolia |

This matter is scheduled for: January 15, 2025

Review of Plans: Wyman Fisher Funeral Home/David Fisher, addition to rear residence, 96-100 Franklin Avenue, Pearl River, NY

Section: 68.20 Block: 2 Lot: 70; CS - zone

Chapter 43, CS District, table 3.12, Column 11 (Rear yard: 25', with 2.7' proposed (to new one-story addition), 1.1' proposed (to West side 2nd story addition), & .5' proposed (to East side 2nd story addition)), from Section 9.2 (Expansion of non-conforming bulk), and from Section 9.34 (Non-conforming use shall not to be extended) for an addition to the rear residence of a single-family dwelling. The premises are located at 96-100 Franklin Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 70 in the CS zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: January 15, 2025

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed, and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, January 15, 2025.** Kindly, forward your completed review to this office **PRIOR TO: January 15, 2025.**

Reviewing Agency: _____

Name: _____ Date: _____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
26 Orangeburg Rd.
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: Oct. 31, 2024

Applicant: David Fisher

Address: 96-100 Franklin Avenue, Pearl River, NY 10965

Section: 68.20

Block: 2

Lot: 70

Permit# BLDC-3300-23

Plans Submitted: Survey Map dated 4/10/2015 signed and sealed by Robert R. Rahnefeld, P.L.S.,

Wyman Fisher Funeral Home plans with the most recent revision date 10/16/2024 signed and sealed by

Bart M. Rodi, Engineer (3 pages).

Project Name: Wyman Fisher Funeral Home

Date of Submittal to Land Use Board: October 29, 2024

Date of Board Meeting: TBD

Sincerely,

Katlyn Bettmann

Senior Clerk Typist

Date/Initial of OBZPAE Review Completed: 

11/1/24



RECEIVED
 OCT 29 2024
 TOWN OF ORANGETOWN
 LAND USE BOARD

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 10-21-24

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

PERMIT#: BLDC-3300-23
 ASSIGNED _____
 INSPECTOR: Mike

Referred from Planning Board: YES / NO
 if yes provide date of Planning Board meeting: _____

Project Name: WYNNA FISHER - ADDITION TO REAR RESIDENCE

Street Address: 96-100 FRANKLIN AVE.
PEARL RIVER, N.Y.

Tax Map Designation:
 Section: 68.70 Block: 2 Lot(s): 70
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the SOUTH side of FRANKLIN AVE, approximately
250 feet WEST of the intersection of S. JOHN ST., in the
 Town of ORANGETOWN in the hamlet/village of PEARL RIVER NY.
 Acreage of Parcel .566 Zoning District C5
 School District PEARL RIVER Postal District PEARL RIVER
 Ambulance District PEARL RIVER Fire District PEARL RIVER
 Water District VEDRA Sewer District ORANGETOWN

Project Description: (If additional space required, please attach a narrative summary.)
ADDITION TO REAR RESIDENCE, EXPAND
EXISTING NON-CONFORMING SINGLE
FAMILY DWELLING

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 10-21-24 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision: N/A

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 24675
- 2) Total square footage 24675
- 3) Number of dwelling units 2

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area N/A

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type: _____

Project History:

Has this project ever been reviewed before? ~~NO~~ YES, PB

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

Planning Board 9/25/2024

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE



**OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN**
20 Greenbush Road
Orangetown, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE PLANNING BOARD

Date: 10.23.23 Section: 68.20 Block: 2 Lot: 70

Applicant: Fisher

Address: 96-100 Franklin Ave, Pearl River, NY

RE: Application Made at: same

Referred For: § 21A-4 Site development plan approval required.
[Amended 9-4-2018 by L.L. No. 11-2018]

A. No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board.

B. Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.


(1) A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

(2) A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

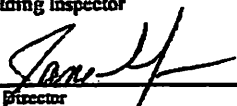
Comments: Addition to rear detached non-conforming use

Dear Fisher,

Please be advised that the Building Permit Application # p23-3300, which you submitted on May 16, 2023, has been referred to the Orangetown Planning Board. Please contact the Board office at 845-359-8410 ext. 4316 and someone will assist you in the preparation necessary to appear before the board or you may email Kaitlyn Bettmann at kbettmann@orangetown.com

Sincerely,

Richard Oliver
Deputy Building Inspector

10/29/23

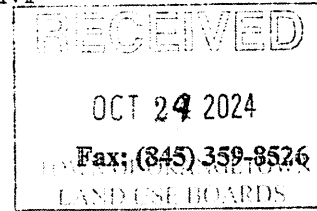

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023/SA

10/23/23

Date
Liz DeCon
Cheryl Coopersmith



OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962



Jane Slavin, RA
Director

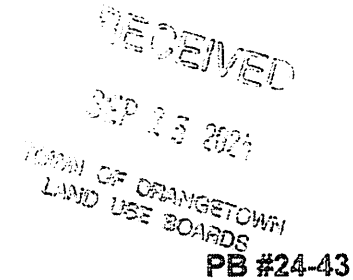
(845) 359-8410

Date: September 24, 2024

To: Planning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

Subject: **Wyman-Fisher Addition Site Plan**
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
96-100 Franklin Avenue, Pearl River
68.20/2/70; CS zoning district



Submission Reviewed:

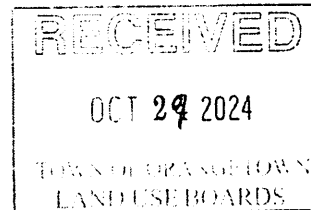
Proposed site plan package as prepared by Bart Rodi, Engineer, last revised 4/22/24.

- 1) Per Chapter 43, Article IX, section 9.2 Degree of nonconforming bulk not to be increased. A new one-story addition is proposed to the west side of the residential structure and new second story addition is proposed over both the existing west side and east side of the structure. Per Chapter 43, table 3.12, column 11, required rear yard is 25 feet with 2.7' proposed to the new one-story addition, 1.1 feet proposed to the west side second story addition and .5 proposed to the east side second story addition.
- 2) Per Chapter 43, Article IX, section 9.34; A nonconforming use shall not be extended except as follows: To the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use.
- 3) Per Chapter 2, section 2-4, ACABOR review is required
- 4) The SEAF appears to be in order.
- 5) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is signed by the Chairman to the Board and the construction plans are reviewed and approved by the inspector.

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-2-4	Pearl River Union Free	135 W Crooked Hill Rd, Pearl River, NY 10965
392489	68.20-2-18	119 Franklin LLC	119 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-19.1	United Methodist Church	130 Franklin Av, Pearl River, NY 10965
392489	68.20-2-19.2	Kevin Dempsey	121 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-20	United Methodist Church	130 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-36	Robert P Gorglione	125 Prospect St, Pearl River, NY 10965
392489	68.20-2-37	Yahismel Soto	117 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-38	Michael & Mary Butler	116 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-39	Rosa Y Rodriguez-Gil	122 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-59	John Nolan	39 S John St, Pearl River, NY 10965
392489	68.20-2-60	Robert H Ruderman	43 S John St, Pearl River, NY 10965
392489	68.20-2-61	Eileen M Fennell	51 S John St, Pearl River, NY 10965
392489	68.20-2-62	Joseph G Di Staso	57 So John St, Pearl River, NY 10965
392489	68.20-2-68	Pearl River Cemetery Corp	P.O. Box 804, Nanuet, NY 10954
392489	68.20-2-69	Andrew J Vergine	33 S John St, Pearl River, NY 10965
392489	68.20-2-70	David V Fisher	96-100 Franklin Av, Pearl River, NY 10965
392489	68.20-2-71	Christopher Vergine	86 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-72	Pearl River Union Free School	80 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-73	54-56 Franklin Ave LLC	20 Buttonwood Pl, Blauvelt, NY 10913

392489 68.20-2-75 Pearl River Union free School District.

135 W. Crooked Hill Rd
 Pearl River, NY
 10965



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Wyman Fisher Funeral Home			
Name of Action or Project: Addition to rear detached residential non-conforming use			
Project Location (describe, and attach a location map): 96-100 Franklin Avenue, Pearl River, New York 10965			
Brief Description of Proposed Action: Addition to the rear residence. expand existing non-conforming single family dwelling			
Name of Applicant or Sponsor: David Fisher		Telephone: 914-906-3668	
		E-Mail: davidfisherv@aol.com	
Address: 96 Franklin Avenue			
City/PO: Pearl River		State: New York	Zip Code: 10965
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Building permit, planning board and zoning board approval		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.566 acres	
b. Total acreage to be physically disturbed?		.019 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.566 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



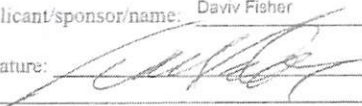
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daviv Fisher Date: 2-24-2024

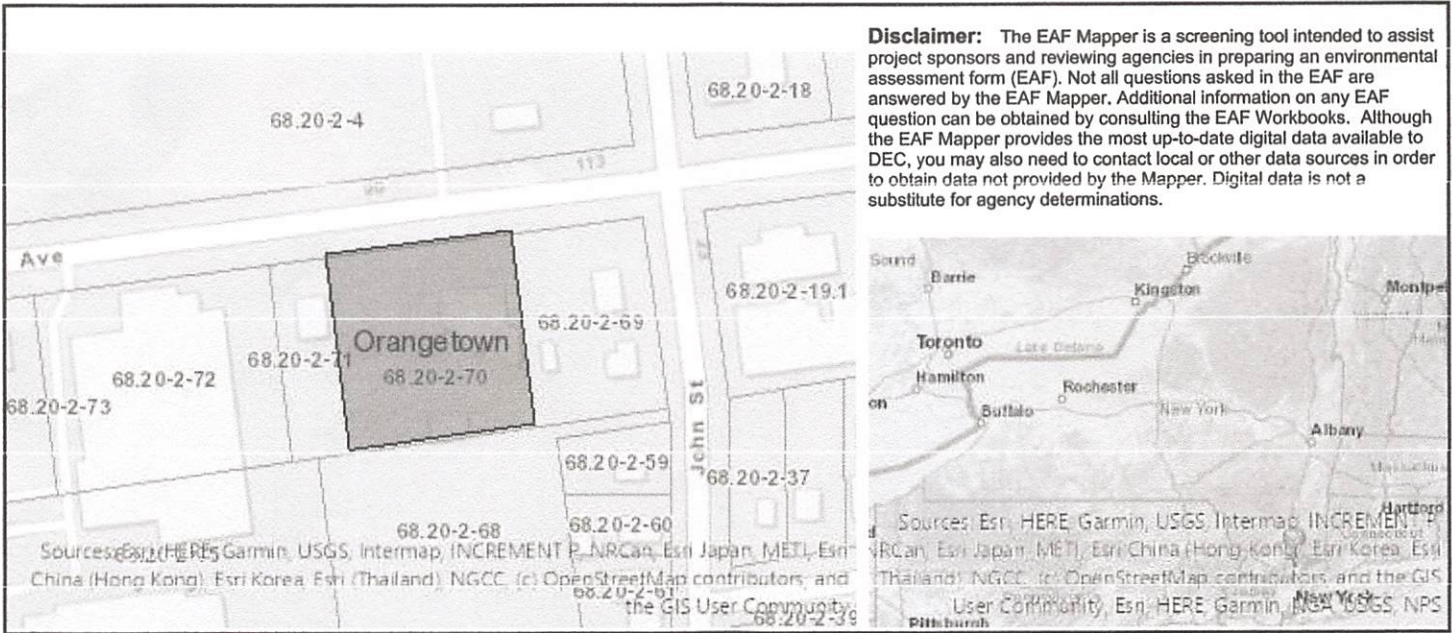
Signature:  Title: Owner

RECEIVED

OCT 30 2024

TOWN OF ORANGETOWN
LAND USE BOARDS

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**PB #24-43: Wyman-Fisher Site plan
Preliminary Site Plan Subject to Conditions
NEG DEC**

BLDC-3300-23

**Town of Orangetown Planning Board Decision
September 25, 2024
Page 1 of 10**

**TO: David Fisher, 96 Franklin Avenue, Pearl River, New York 10965
FROM: Orangetown Planning Board**

RE: PB #24-43 Wyman – Fisher Site Plan: The application of David Fisher, applicant and owner, for Prepreliminary/ Preliminary/ Final Site Plan, at a site known as "Wyman - Fisher", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 96-100 Franklin Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 70 in the CS zoning district.

**Heard by the Planning Board of the Town of Orangetown at meetings held
Wednesday September 25, 2024**

September 25, 2024

Bart Rodi, David Fisher and Chris Verge, appeared and testified. The Board received the following communications:

1. Project Review Committee Report dated September 11, 2024.
2. Interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE), Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated September 24, 2024.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated September 24, 2024.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated September 10, 2024.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, P.E., dated September 24, 2024.
6. Letter from the Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated September 17, 2024.
7. Letter from Rockland County Department of Health, signed by Elizabeth Mello, PE, dated August 2, 2024.
8. Letter from Rockland County Highway Department, signed by Dyan Rajasingham, dated July 25, 2024.
9. Letter from Applicant Bart Rodi, dated September 11, 2024.
10. Project Narrative, dated February 24, 2024.
11. As-Built Plans Proposed Elevations: Wyman Fisher Funeral Home, prepared and signed by Bart Rodi, last revised April 22, 2024
12. Preliminary Floor Plans: Wyman Fisher Funeral Home, prepared and signed by Bart Rodi, last revised April 22, 2024

TOWN CLERK'S OFFICE
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**Town of Orangetown Planning Board Decision
September 25, 2024
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13. Site Plan: Wyman Fisher Funeral Home, prepared and signed by Bart Rodi, last revised April 22, 2024.
14. Letter/ Notice from the Rockland County Department of Planning, signed by Jake Palant, dated July 22, 2024.

The Board reviewed the plan. The meeting was open to the public.

A motion was made to open the Public Hearing by Michael Mandel- Vice Chairman and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel- Vice Chairman, aye; Lisa DeFeciani, absent; Bruce Bond (Alternate Member), aye; Michael McCrory, aye; and Andrew Andrews, aye.

There being no one from the public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel- Vice Chairman and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel- Vice Chairman, aye; Lisa DeFeciani, absent; Bruce Bond (Alternate Member), aye, Michael McCrory, aye; and Andrew Andrews, aye.

SEQRA

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and the applicant's consultant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Planning, Rockland County Department of Highways, Rockland County Department of Health, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant's professional consultants; a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;

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2024 OCT 24 A 9 22
TOWN OF ORANGETOWN

**Town of Orangetown Planning Board Decision
September 25, 2024
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- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Michael Mandel, Vice Chairman, and seconded by Bruce Bond, (Alternate Member), carried as follows: Thomas Warren, Chairman, aye; Michael Mandel, Vice Chairman, aye; Andrew Andrews, aye; Michael McCrory, aye; Bruce Bond, (Alternate Member), aye; Denise Lenihan, aye; and Lisa DeFeciani, aye, the Board declared itself Lead Agency.

On motion by Michael Mandel, Vice Chairman, and seconded by Denise Lenihan, carried as follows: Thomas Warren, Chairman, aye; Michael Mandel, Vice Chairman, aye; Andrew Andrews, aye; Michael McCrory, aye; Bruce Bond, (Alternate Member), aye; Denise Lenihan, aye; and Lisa DeFeciani, aye, the Board declared a Negative Declaration.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Subject to the Following Conditions:**

1. The following note shall be placed on the subdivision plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of

TOWN CLERK'S OFFICE
2024 OCT 24 A 9:22
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CONTINUATION OF CONDITION # 1

Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting."

2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.
5. The Town of Orangetown Department of Building, Zoning, Planning Administration and Enforcement reviewed the Information and has the following comments:
 1. Per Chapter 43, Article IX, section 9.2 Degree of nonconforming bulk not to be increased. A new one-story addition is proposed to the west side of the residential structure and new second story addition is proposed over both the existing west side and east side of the structure. Per Chapter 43, table 3.12, column 11, required rear yard is 25 feet with 2.7' proposed to the new one-story addition, 1.1 feet proposed to the west side second story addition and .5 proposed to the east side second story addition.
 2. Per Chapter 43, Article IX, section 9.34; A nonconforming use shall not be extended except as follows: To the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use.
 3. Per Chapter 2, section 2-4, ACABOR review is required.
 4. The SEAF appears to be in order.

TOWN OF ORANGETOWN
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5. The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is signed by the Chairman to the Board and the construction plans are reviewed and approved by the inspector.
6. The Town of Orangetown Department of Environmental Management and Engineering (DEME) reviewed the information and offered the following comments:
 1. The total area of disturbance shall be added to the site plan.
 2. The tables on the site plan shall be revised to show each individual impervious area that is being removed – with summation/ total, each impervious area being created - with summation/ total, each pervious area being removed - with summation/ total and each pervious area being created (if applicable)-with summation/ total.
 3. All existing and proposed - pervious and impervious areas shall be clearly dimensioned on the site plan.
 4. The final surface/ cover for all impervious areas that are being removed, shall be clearly noted on the site plan.
 5. The existing sanitary building/ house connections shall be shown on the site plan.
 6. Soil erosion and sediment control plans and details shall be submitted with the drawing set for review and approval.
 7. All existing and proposed easements (if applicable) shall be shown on the plan, including page and liber or instrument number, metes and bounds, utility location within easement and ownership.
7. The Town of Orangetown Bureau of Fire Prevention reviewed the information and does not have any comments at this time.

8. Drainage Review – Brooker Engineering

Based on the information provided, there are no potential significant adverse impacts with respect to stormwater runoff that require mitigation. Therefore, we recommend that the Wyman Fisher Funeral Home Site Plan be approved for drainage subject to the following Project Comments.

Project Description

This is the first drainage review report for this modified site plan approval project. The developed property is located on the south side of Franklin Avenue and contains an existing commercial structure with associated parking and detached garage. The detached garage will have a 320 SF building addition on the west side of the existing structure.

PORTIONS OF TOWN CLERK'S RECORD
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Town of Orangetown Planning Board Decision
September 25, 2024
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existing pavement will be removed to compensate for the new building addition; there is a net decrease of 36 SF of impervious areas. There is an overall reduction in impervious area and stormwater runoff from the site and existing drainage patterns are being maintained. No post construction stormwater management facilities are proposed and none are required.

Comments

1. Provide existing and proposed grading for the site; show positive drainage away from the new building addition in all directions.
 2. Show roof leaders for the detached garage and verify there will be no point sources of discharge that will impact the property to the south.
 3. Provide finished floor elevations and building dimensions for the addition.
 4. Provide sediment and erosion control measures during construction.
 5. Show proposed ground cover in areas where pavement is being removed.
 6. Provide overall limit of disturbance of the proposed work on the site plan.
9. The Rockland County Department of Planning reviewed the plans and offered the following comments.
- i. The expansion of a nonconforming use generally requires a use variance. Sheet A-2 of the preliminary floorplans indicates that the proposed additions will increase the area of the nonconforming dwelling by 59%. Chapter 43, Article IX, Section 9.34 provides a specific mechanism with limited circumstances by which a nonconforming use may be expanded, with one of those conditions being that the nonconforming use cannot be expanded by more than 50%. Since the applicant is requesting the enlargement of a non-permitted use and does not meet the criteria to allow that enlargement as per Section 9.34, a use variance rather than an area variance is required. This department is not generally in favor of granting use variances because of the land use precedent that can be set. An applicant must prove that applicable zoning regulations and restrictions have caused unnecessary hardship for a use variance to be granted. To prove such unnecessary hardship the applicant shall demonstrate to the Zoning Board of Appeals (ZBA) that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - ii. The applicant cannot realize a reasonable return, provided the lack of return is substantial as shown by competent financial evidence.
 - iii. The alleged hardship is unique and does not apply to a substantial portion of the district or neighborhood.
 - iv. The requested variance will not alter the essential character of the neighborhood.
 - v. The alleged hardship is not self-created.

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CONTINUATION OF CONDITION # 9.....

The applicant has not attempted to demonstrate that an unnecessary hardship exists. Without the documentation to warrant a use variance, the site plan must be disapproved, and the proposed additions reduced in scale.

The following comments address our additional concerns about the proposal:

- b. The proposed addition is only 2.7-feet away from the rear property line, encroaching into the required rear yard by 89%. Since this addition is creating more space that does not comply with the minimum bulk requirements, a rear yard variance may be required. Any additional variances required to permit the proposed site plan must be forwarded to this department for review, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- c. A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- d. The applicant must comply with the comments provided by the Rockland County Highway Department in their letter of July 25, 2024.
- e. A review must be completed by the County of Rockland Office of Fire and Emergency Services, the Town of Orangetown Fire Inspector, or the Pearl River Fire District to ensure that the site is designed in a safe manner and there is sufficient maneuverability on the site for emergency vehicles.
- f. Prior to the start of demolition, construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.
- g. There shall be no net increase in the peak rate of discharge from the site at all design points.
- h. Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

TOWN OF ORANGETOWN
2024 OCT 24 A 9: 23
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CONTINUATION OF CONDITION # 9.....

i. In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a county permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

10. The Rockland County Department of Health (RCDOH) reviewed the plans and offered the following comments:

i. The Rockland County Department of Health have received a Notification of Intent to Act as Lead Agency, a Short Environmental Assessment Form (EAF), other supporting documentation and plans as prepared by Bart M. Rodi, dated April 22, 2024, for the above referenced project. This office has no objection to the Town of Orangetown Planning Board acting as Lead Agency for this project. Detailed engineering plans are to be provided so that it can be determined if additional approvals from this department are required.

11. The Rockland County Highway Department reviewed the information and offered the following comments:

- i. The RCHD consents that the Town of Orangetown Planning Board serve as Lead Agency for coordinated environmental review of the proposed action.
- ii. The applicant shall make sure the existing/proposed drainage system in the parcel would not increase the peak rate of discharge as it enters the public highway drainage system due to the proposed action.

12. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to preserve and protect existing trees to remain are as follows:

- No construction equipment shall be parked under the tree canopy.
- There will be no excavation or stockpiling of earth underneath the trees.

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CONTINUATION OF CONDITION # 12.....

- Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
- The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
 - i. One (1) foot radius from trunk per inch DBH
 - ii. Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
 - 1. Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - 2. Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

13. All landscaping shown on the site plan shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.
14. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.
15. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

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16. If the applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant shall submit their recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's disagreement with the decision of DEME, or in the event of a significant change resulting to the site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Wetlands - U.S. Army Corps of Engineers).
17. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
18. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications
19. A note shall be included on the filed site plan to the effect that approval is granted for ITE Land Use Code 150 warehousing only, and any future intent for alternate warehousing will require a new application to the Building Department and Planning Board.
20. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing resolution was made and moved by Michael Mandel – Vice Chairman, and second by Bond (alternate member) and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Michael McCrory, aye; Lisa DeFeciani, absent; Bruce Bond (alternate member), aye; and Andrew Andrews, aye.

The Planning Assistant is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: September 25, 2024
Gerard Chesterman, Town of Orangetown Planning Board



TOWN OF ORANGETOWN
2024 OCT 24 A 9 23
TOWN CLERK'S OFFICE

**State Environmental Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #24-43: Wyman-Fisher Site plan
Preliminary Site Plan Subject to Conditions
NEG DEC**

BLDC-3300-23

**Town of Orangetown Planning Board Decision
September 25, 2024**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: Wyman-Fisher Site Plan

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Preliminary Site Plan Review

LOCATION: 96-100 Franklin Avenue, Pearl River, New York 10965

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
26 West Orangeburg Road, Orangeburg, NY 10962
Telephone Number: 845-359-8410

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies



TOWN OF ORANGETOWN
2024 OCT 24 A 9:23
TOWN CLERK'S OFFICE

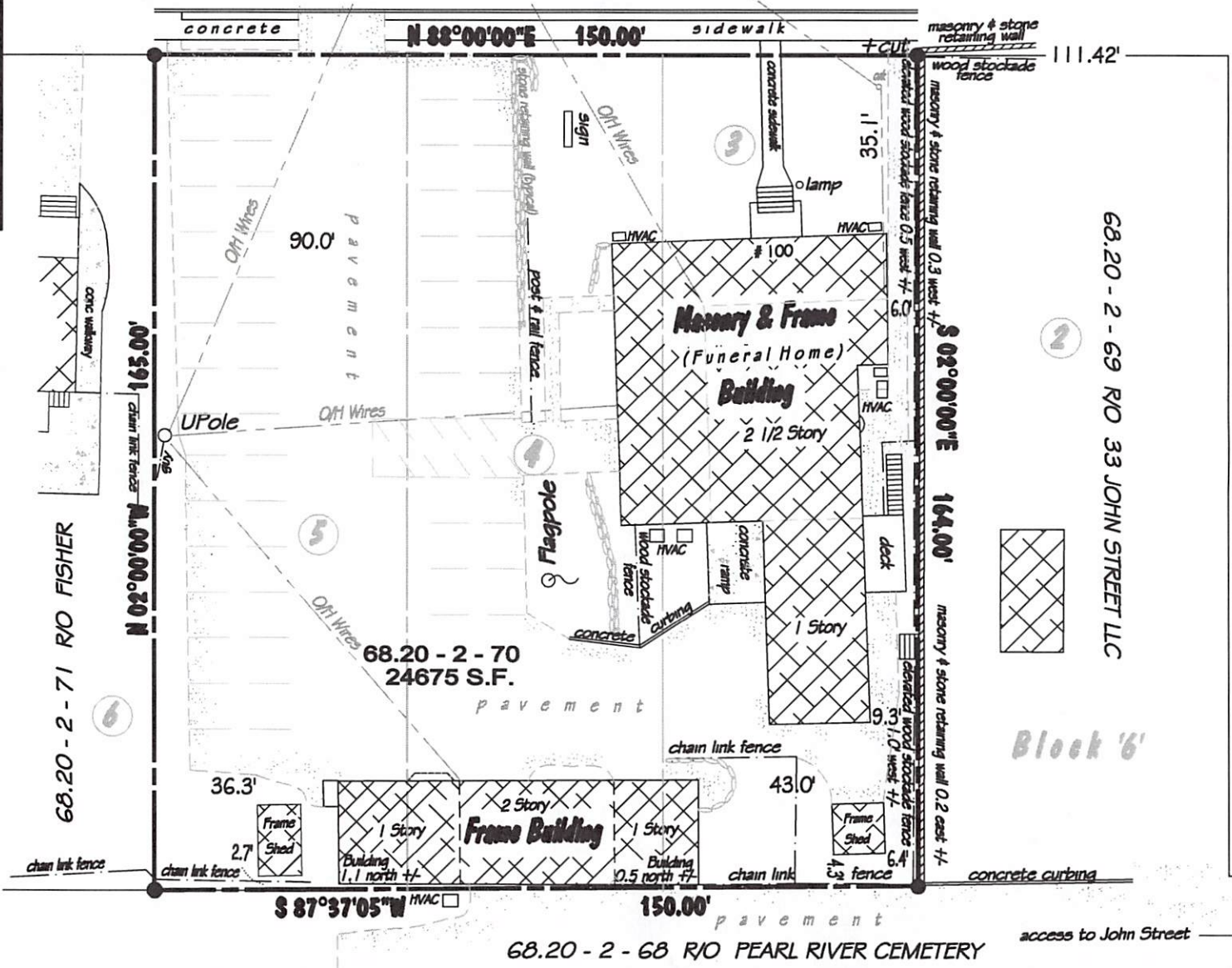
DEUTERONOMY 19:14 * THOU SHALT NOT REMOVE THY NEIGHBOR'S LANDMARK *

DEUTERONOMY 27:17 * CURSED BE HE THAT REMOVETH HIS NEIGHBOR'S LANDMARK *

Town of Orangetown
MEETING OF:

Survey No. 5517

FRANKLIN 60' Wide AVENUE



REFERENCE:

Estate of Julius E. Braunsdorf, Dec. 5 2025
filed in the Rockland County clerk's office March 24, 1894
Map No. 943 Book 34 Page 762
Instrument No. 2005 - 3363
ZONING BOARD OF APPEAL
TAX MAP NO. 68.20 - 2 - 70

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHO'S SIGNATURE & SEAL APPEAR HEREON.

CERTIFIED TO:

OCT 30 2024

DAVID FISHER

TOWN OF ORANGETOWN
LAND SURVEY BOARDS



ROBERT R. RAHNEFELD, P.L.S.
N.Y. Lic No. 49459

NOTE: IT IS A VIOLATION OF THE STATE EDUCATION LAW, SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

SURVEY MAP

for
DAVID FISHER

PEARL RIVER
TOWN OF ORANGETOWN * ROCKLAND COUNTY
NEW YORK

APRIL 10, 2015

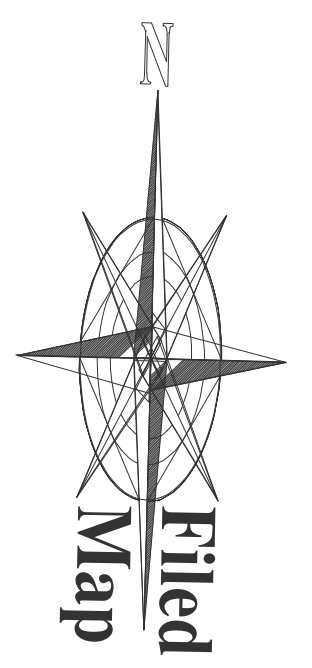
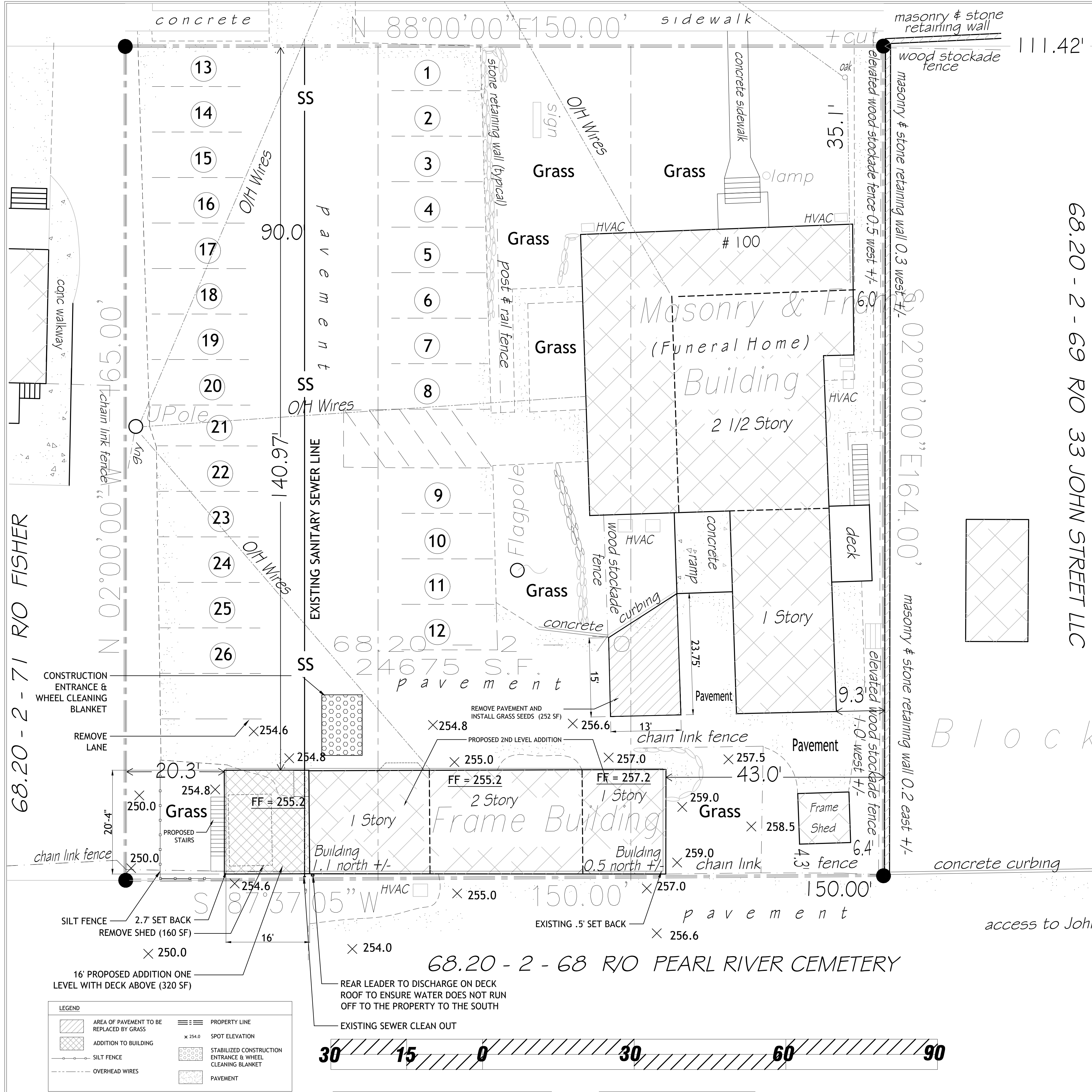
SCALE: 1"=30'

*** Robert R. Rahnefeld ***
*** Land & Boundary Consultant ***
P.O. BOX 881, PEARL RIVER, N.Y., 10965
PHONE: (845) 735-9216 FAX 620-0752
Arizona Land Surveyor Land Planner Global Positioning
Colorado Wetland Delineation Subdivision Design
New Mexico
New Jersey
New York
Map No. 3871

Legend: ● Property Corner Set
○ Property Corner Found
Property Corner Monuments Installed 4-10-15

UNAUTHORIZED COPIES OF THIS MAP APPEAR IN BLACK AND WHITE AND ARE A COPYRIGHT VIOLATION

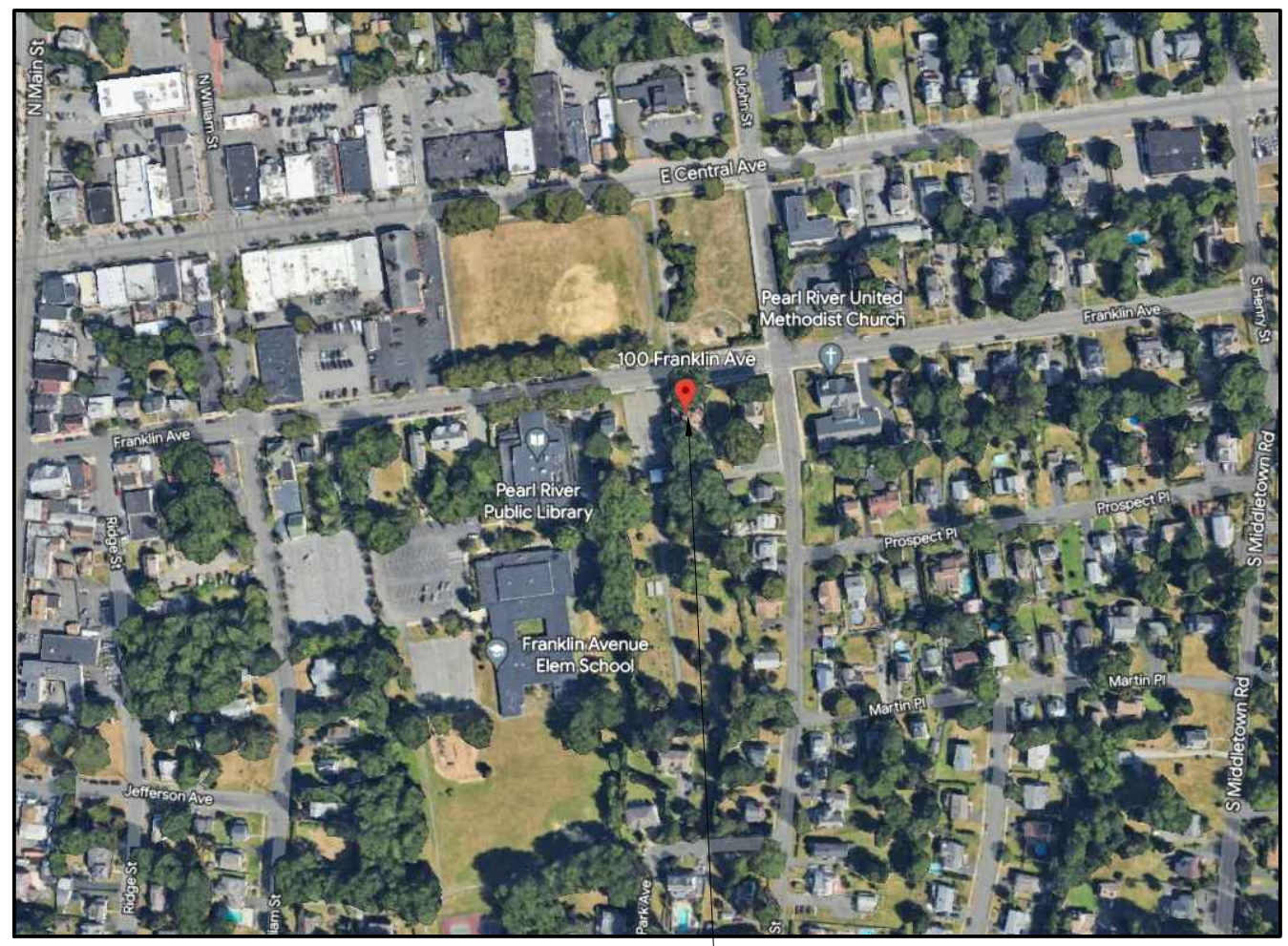
LOCATION DATA SHOWN IS BASED ON LIMITED ACCURACY MEASUREMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES



JOHN STREET 60' Wide

68.20 - 2 - 69 RO 33 JOHN STREET LLC

Block '6'



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.

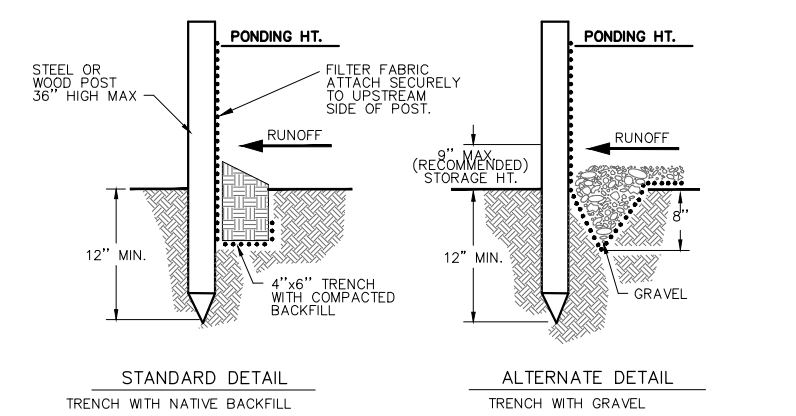
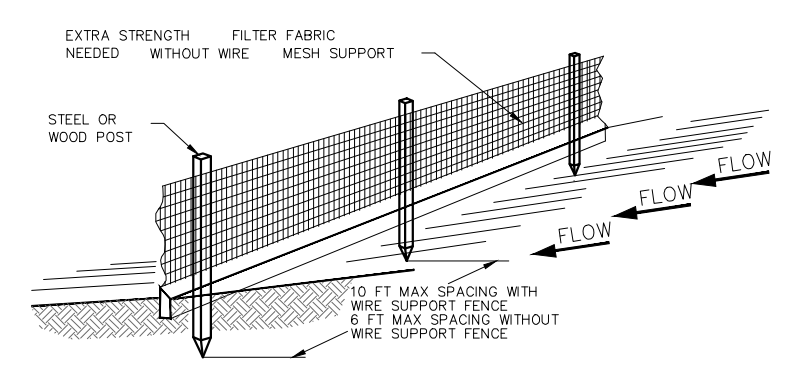
BULK REQUIREMENTS FOR THE TOWN OF ORANGETOWN, RESIDENTIAL DISTRICT CS			
	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	1.00	.353	.403
MINIMUM LOT AREA	2,500 SF	24,675 SF	NO CHANGE
MINIMUM LOT WIDTH	25	150	NO CHANGE
STREET FRONTAGE	25	150	NO CHANGE
REQUIRED FRONT	NONE OR 45	35.1	* NO CHANGE
REQUIRED 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

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

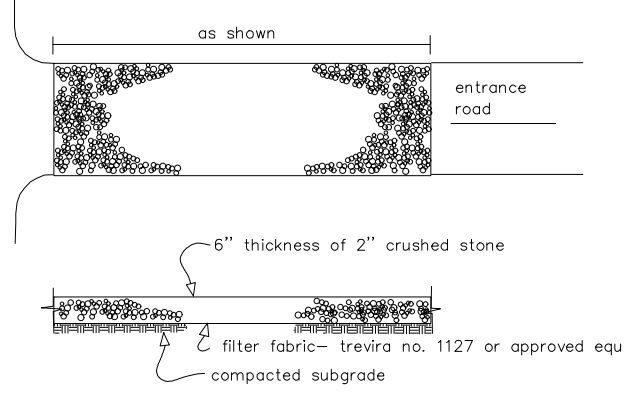
PARKING CALCULATION	
UNDERTAKERS	1 PARKING SPACE FOR EACH 2 EMPLOYEE, PLUS 5 SPACE PER CHAPEL
3 EMPLOYEES	= 2 SPACES
2 CHAPELS	= 10 SPACES
RESIDENCES	1 PARKING SPACE FOR 1/2 DWELLING
1 DWELLING	= 2 SPACES
TOTAL REQUIRED	= 14 SPACES
TOTAL PROVIDED	= 26 SPACES

DO NOT SCALE PRINTS

SITE PLAN & DETAILS



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 CONTAMINATE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTIGUOUS TO MAXIMIZE PONDRING EFFICIENCY.



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

SILT FENCE
SCALE: N.T.S.

LEGEND	
	AREA OF PAVEMENT TO BE REPLACED BY GRASS
	ADDITION TO BUILDING
	STABILIZED CONSTRUCTION ENTRANCE & WHEEL CLEANING BLANKET
	SILT FENCE
	OVERHEAD WIRES
	PROPERTY LINE
	SPOT ELEVATION
	STABILIZED CONSTRUCTION ENTRANCE & WHEEL CLEANING BLANKET
	PAVEMENT

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

TOTAL AREA OF DISTURBANCE : 912 SF

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 09200
(845) 268-6663

NYS LIC #070545
PLANS DRAWN ONLY BY SEAL

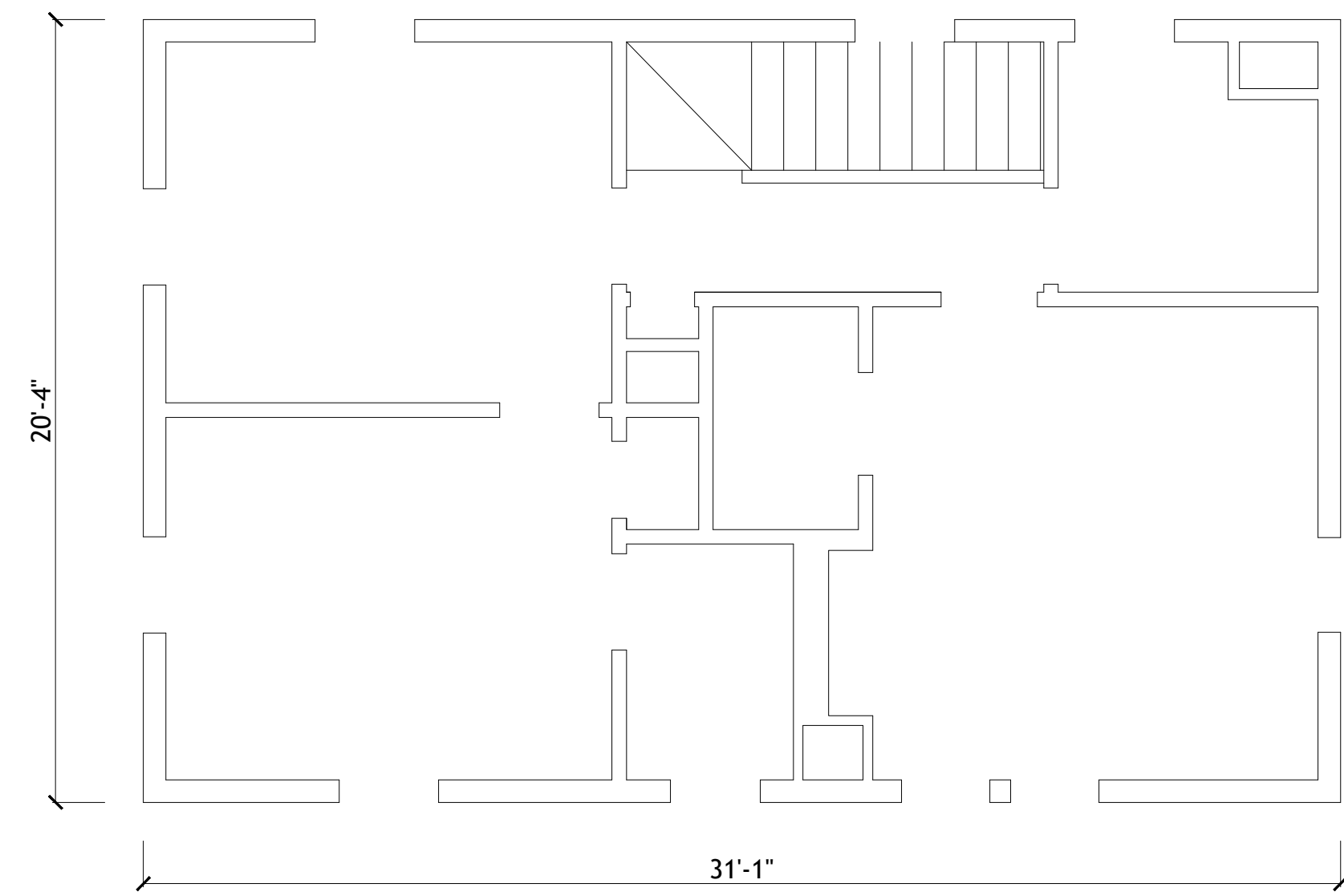
WYMAN FISHER FUNERAL HOME

100 FRANKLIN AVENUE
PEARL RIVER, NEW YORK

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

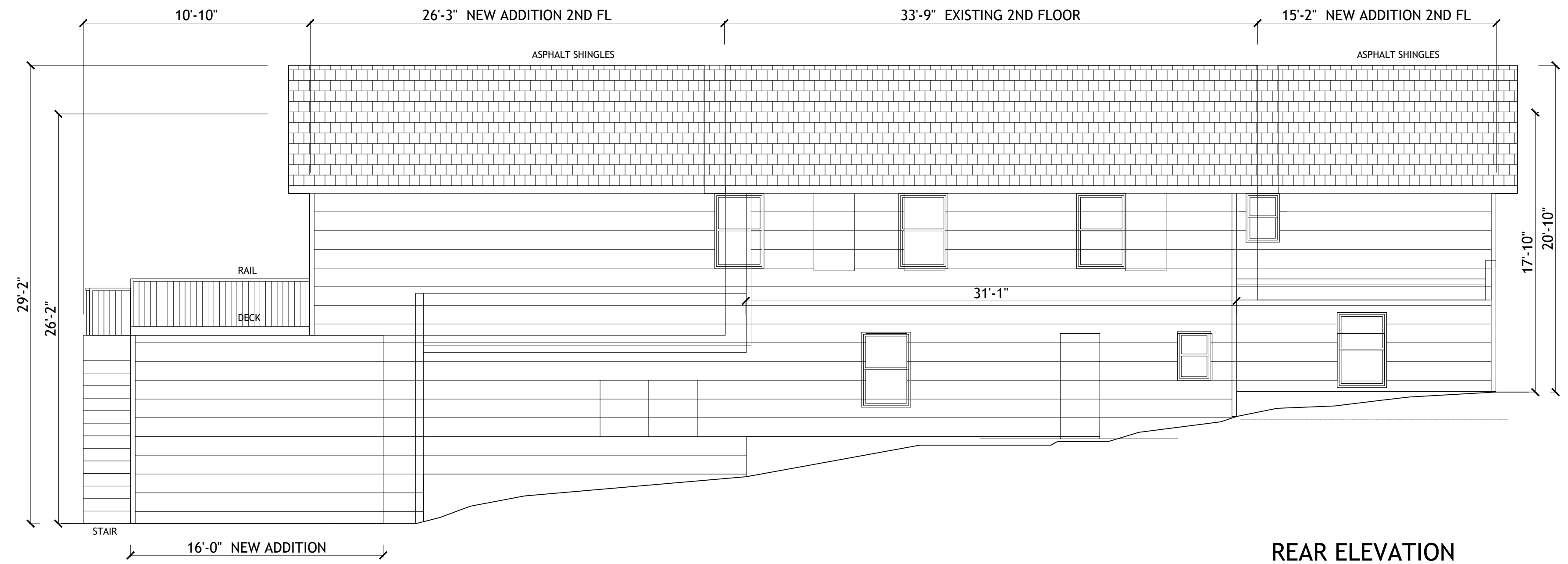
REVISIONS:
16 OCT 2024

REVISIONS:
15 MAY 2023
29 MAY 2023
05 OCT 2023
22 APR 2024
09 SEP 2024
03 OCT 2024



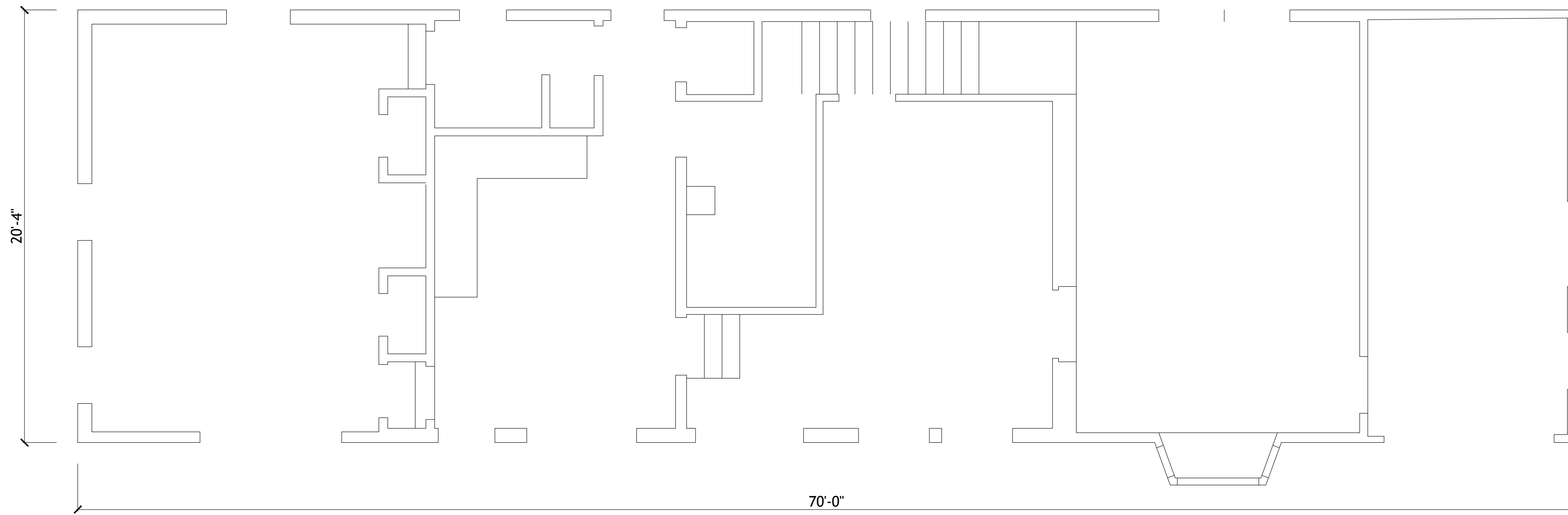
EXISTING SECOND FLOOR PLAN

SCALE: $\frac{1}{8}''=1'-0''$



REAR ELEVATION

SCALE: $\frac{1}{8}''=1'-0''$



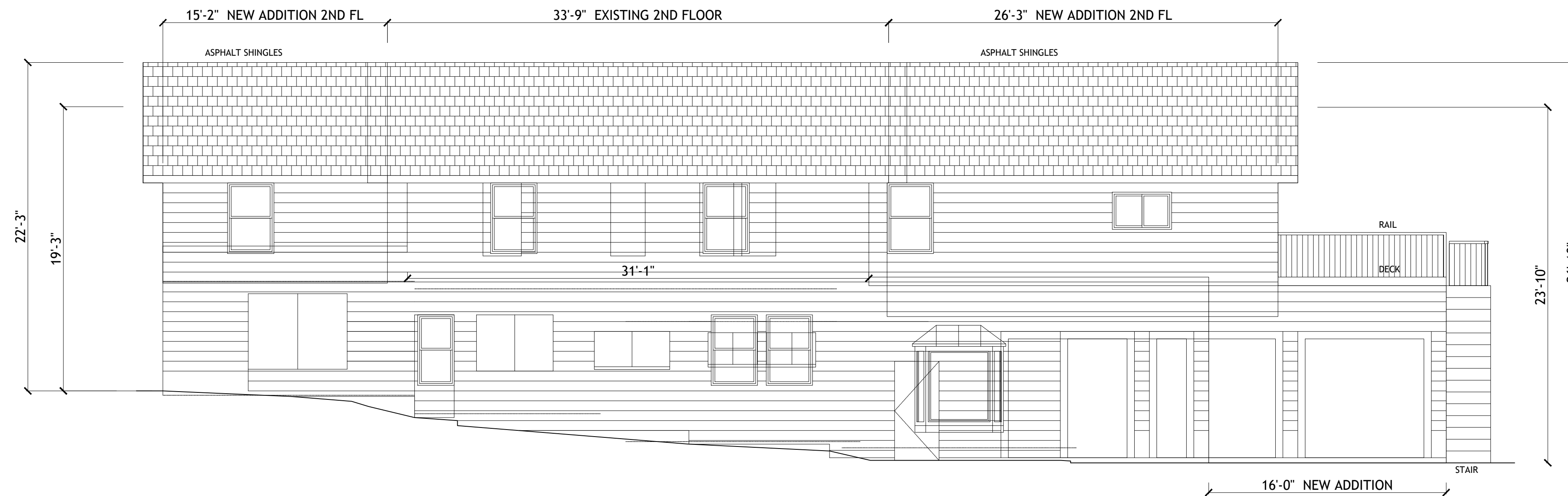
EXISTING FIRST FLOOR PLAN

SCALE: $\frac{1}{8}''=1'-0''$



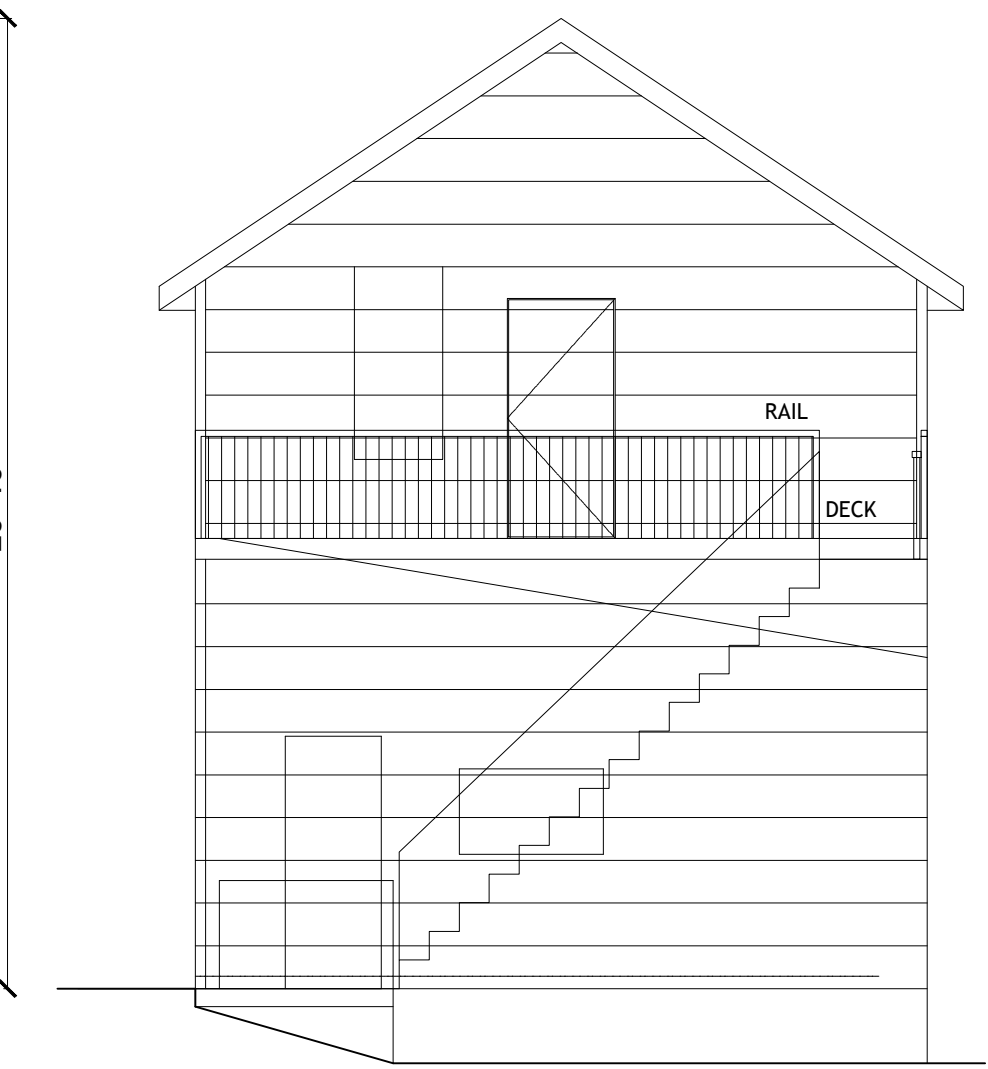
LEFT SIDE ELEVATION

SCALE: $\frac{1}{8}''=1'-0''$



FRONT ELEVATION

SCALE: $\frac{1}{8}''=1'-0''$



RIGHT SIDE ELEVATION

SCALE: $\frac{1}{8}''=1'-0''$

DATE:	
DATE:	

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

SCALE:	AS NOTED
SHEET:	A-1

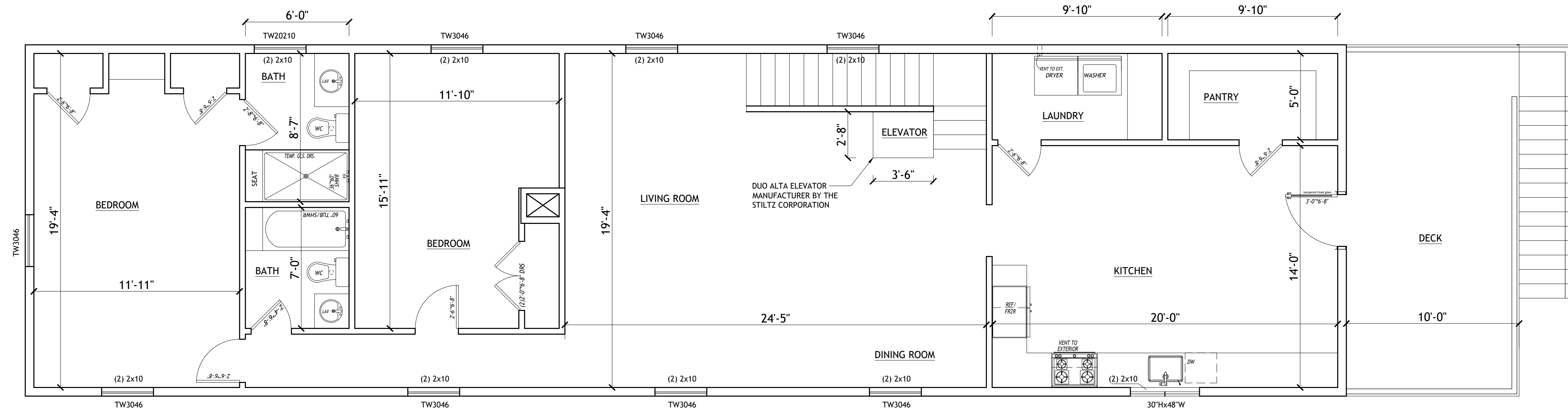
WYMAN FISHER FUNERAL HOME
 100 FRANKLIN AVENUE
 PEARL RIVER, NEW YORK

AS-BUILT PLANS
 PROPOSED ELEVATIONS

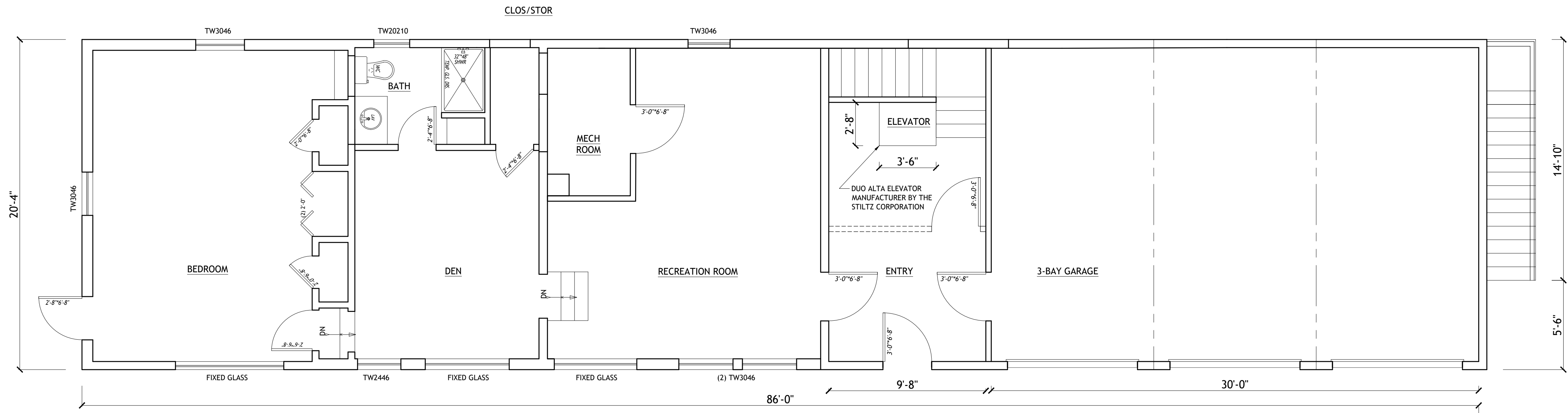
BART M. RODI - ENGINEER
 RESIDENTIAL & COMMERCIAL
 234 SOUTH GRANT AVE
 CONGERS, NEW YORK 10920
 (845) 268-6663

NYS LIC #070545
 PLANS MADE ONLY BY SEAL

DO NOT SCALE PRINTS



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



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

SQUARE FOOTAGE		
EXISTING	1ST FLOOR	1,423 SF
	2ND FLOOR	630 SF
	SHED	160 SF
TOTAL EXISTING		2,213 SF
NEW	1ST FLOOR	1,748 SF
	2ND FLOOR	1,545 SF
	DECK	203 SF
TOTAL NEW		3,496 SF
TOTAL ADDED		1,283 SF

MAIN BUILDING	=	6,658 SF
EXISTING RESIDENCE	=	2,213 SF
EXISTING TOTAL	=	8,871 SF
NEW TOTAL	=	10,154 SF
% INCREASE TO RESIDENCE	=	57% (V)

(V) VARIANCE REQUIRED AS PER CHAPTER 43 SECTION 9.34

REVISIONS:

25 AUG 2023	
05 OCT 2023	
22 APR 2024	
03 OCT 2024	

REVISIONS:

9 MAY 2022	
16 AUGUST 2022	
9 JANUARY 2023	
15 MAY 2023	
29 MAY 2023	
8 AUG 2023	

DATE: 15 MAY 2022
SCALE: AS NOTED
SHEET: A-2

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

PRELIMINARY FLOOR PLANS

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
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(845) 268-6663

NYS LIC #070545
PLANS VALID ONLY IF SEALED

DO NOT SCALE PRINTS