



PROPOSED SITE PLAN



HAWKES AVENUE LOOKING NORTH - EAST



HAWKES AVENUE LOOKING SOUTH



ROSA LANE LOOKING NORTH - WEST



HAWKES AVENUE LOOKING SOUTH

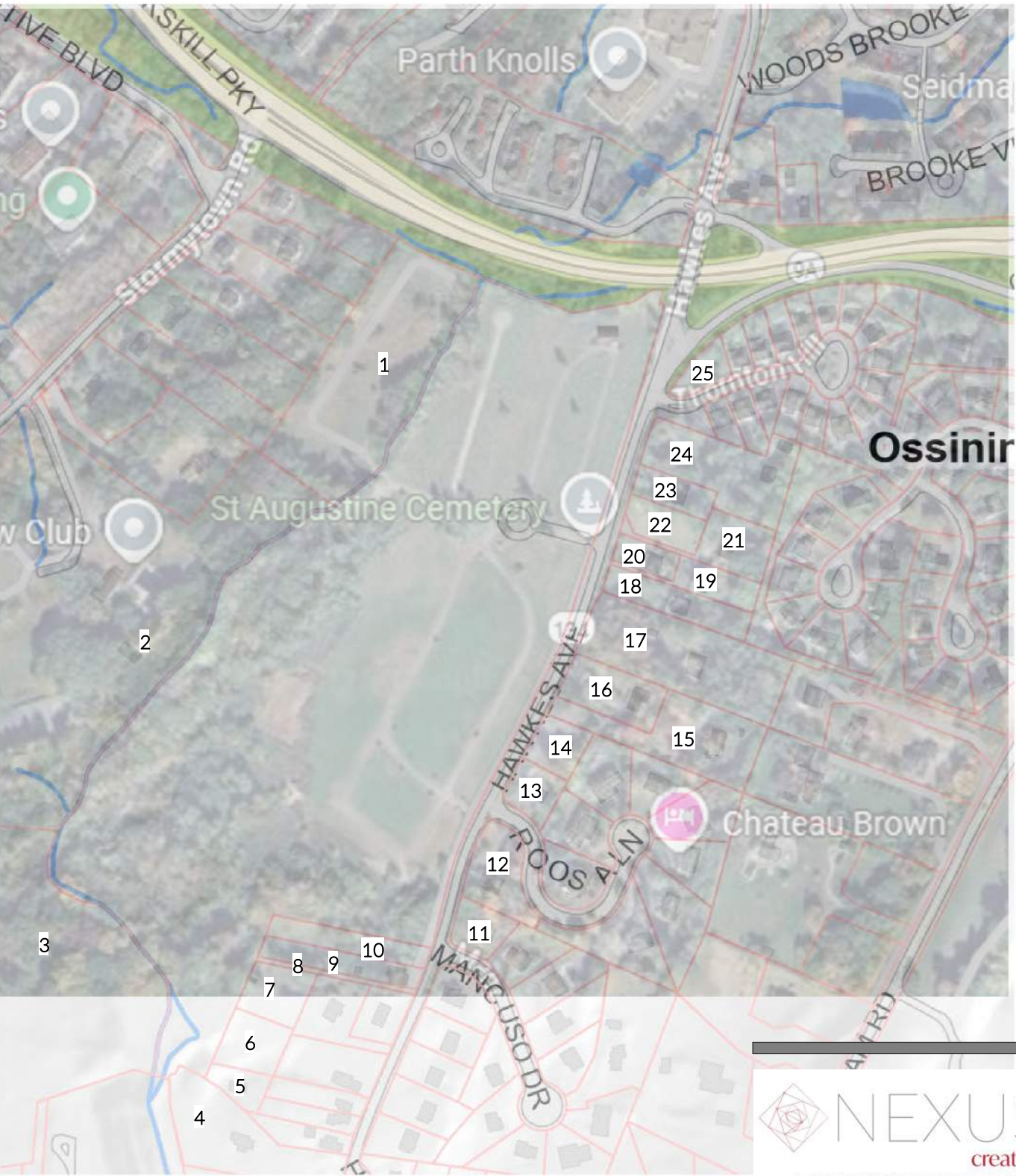


HAWKES AVENUE LOOKING NORTH - EAST



HAWKES AVENUE CEMETARY ENTRANCE

ZONING CHART			
PARCEL #: SECTION 89.08, BLOCK 1, LOT 9, 30.6 ACRES (1,332,936 SQUARE FEET)			
CODE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	1,332,936 SF	NO CHANGE / CONFORMING
MINIMUM YARD (FEET)			
FRONT:	30 FT	N/A	371 FT +/- (CONFORMING)
ONE SIDE:	16 FT	N/A	672.5 FT +/- (CONFORMING)
BOTH SIDES:	34 FT	N/A	1,593.5 FT +/- (CONFORMING)
REAR:	34 FT	N/A	344 FT +/- (CONFORMING)
MAXIMUM HEIGHT			
STORIES:	2 1/2	N/A	1
FEET (TO MEAN):	35	N/A	21.8 FT
MAXIMUM BUILDING COVERAGE	22%	0.6%	0.96%
30.6 Acres (1,332,936 Sq. Ft.) Existing	(293,246 SF ALLOWED)	(1,700 sf)	(2,827 SF - CONFORMING)
PARKING SPACES REQUIRED			
Town of Ossining Code requires 1 space per 4 seats or pew spaces.	8 pews 4 seats per pew = 8 spaces		9 Spaces + 1 ADA space provided for a total of 10
NY State requires 1 ADA space for each 20 spaces.			



SITE LOCATION MAP

ADJACENT NEIGHBORS:			
	OWNER NAME	S/B/L	ADDRESS
1	Church Of St Augustine	89.08-1-8	75 Stormtown Rd
2	Torview Club Inc	89.08-1-3	25 Stormtown Rd
3	Ossining School Dist 1	89.07-3-68	55 Stormtown Rd
4	Watsky, Russel	89.12-1-2	21 Hawkes Ave
5	Gurski, James	89.08-1-17	31 Hawkes Ave
6	Liga, Angela	89.08-1-16	Hawkes Ave
7	Velardo Family Trust	89.08-1-15	Hawkes Ave
8	Muller, Edwin J	89.08-1-12	Hawkes Ave
9	Muller, Edwin J	89.08-1-11	33 Hawkes Ave
10	Muller, Edwin J	89.08-1-10	35 Hawkes Ave
11	Chin Ching Wah	89.08-1-37	1 Mancuso Dr
12	Planamenta Richard E Jr	89.08-1-38.2	2 Roos Ln
13	Kajtazi, Filyp	89.08-1-38.11	1 Roos Ln
14	Nrecai, Kened	89.08-1-38.12	64 Hawkes Ave
15	Hazen, Andrew E	89.08-1-39	66 Hawkes Ave
16	Gaglio, Salvatore	89.08-1-40	68 Hawkes Ave
17	Picciano James V	89.08-1-41	70 Hawkes Ave
18	Morales, Ricardo	89.08-1-42	Hawkes Ave
19	Carleo, John	89.08-1-43	Hawkes Ave
20	Polzella, Sabrina G	89.08-1-44	72 Hawkes Ave
21	Zhinin, Jeffrey F	89.08-1-45.1	74 Hawkes Ave
22	Sahin, Ali	89.08-1-45.2	76 Hawkes Ave
23	Gordon , Keith H	89.08-1-46	78 Hawkes Ave
24	Townsend, Scott	89.08-1-47	80 Hawkes Ave
25	Hawkes Crossing HOA Inc	89.08-1-49.17	Thorton Hi

GENERAL NOTES:

- CHapel IS NOT INTENDED FOR FUNERAL USE. FUNERALS WILL TAKE PLACE AT THE PARISH CHURCH.
- NO GENERAL CHANGE TO BURIAL OCCURANCE AND ATTENDANCE. USE OF THE CHapel IS INTENDED FOR QUIET PRAYER WHILE VISITING THE CEMETARY AND IN THE CASE OF EXTREME WEATHER PREVENTING OUTSIDE BURIAL PRAYERS.
- BURIALS AVERAGE 2 TIMES PER WEEK AND ATTENDANCE VARIES WITH POSSIBLY 3 TO 30 CARS. TRAFFIC FLOW AND PARKING WILL BE MANAGED BY THE FUNERAL DIRECTORS.
- IN THE EVENT THE CHapel IS USED FOR A BURIAL DUE TO INCLEMENT WEATHER, FUNERAL DIRECTORS WILL MANAGE TRAFFIC FLOW AND PARKING, INCLUDING HEARSE ACCESS.
- ACCESS TO THE CHapel BUILDING IS LIMITED TO THE HOURS THE CEMETARY IS OPEN.
- CHapel OFFICE HOURS FOR THE PUBLIC ARE 9:00AM TO 2:00PM.
- THE BELL IS PRIMARILY DECORATIVE AND MAY POSSIBLY BE RUNG 2 TIMES PER YEAR. THE BELL WILL NEVER BE RUNG AT NIGHT.
- NO EXTERIOR LIGHTING AS CHapel USE IS LIMITED TO DAYTIME HOURS.
- NO CHANGE TO GENERAL TOPOGRAPHY SURROUNDING THE PROPOSED BUILDING.
- BUILDING AND SITE REFUSE WILL BE COLLECTED BY THE EXISTING MAINTENANCE STAFF AND DISPOSED OF IN THE EXISTING REFUSE LOCATION.

Drawing Title: PROPOSED SITE PLAN

Scale: As indicated

Date: 09.16.25

Project No: 25-07

Drawing By: CN

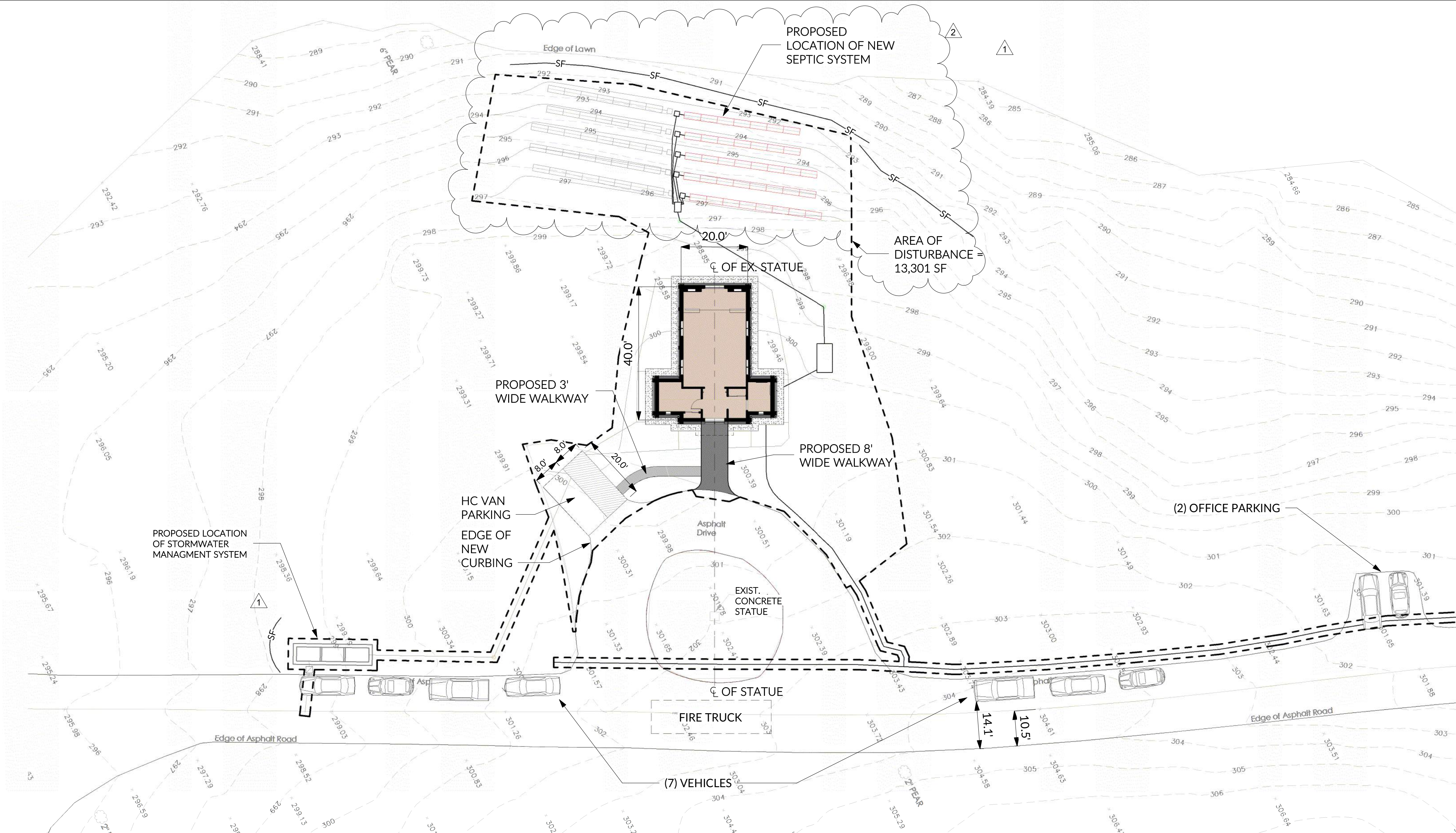
Checked By: JT

Drawing No: PZ-1

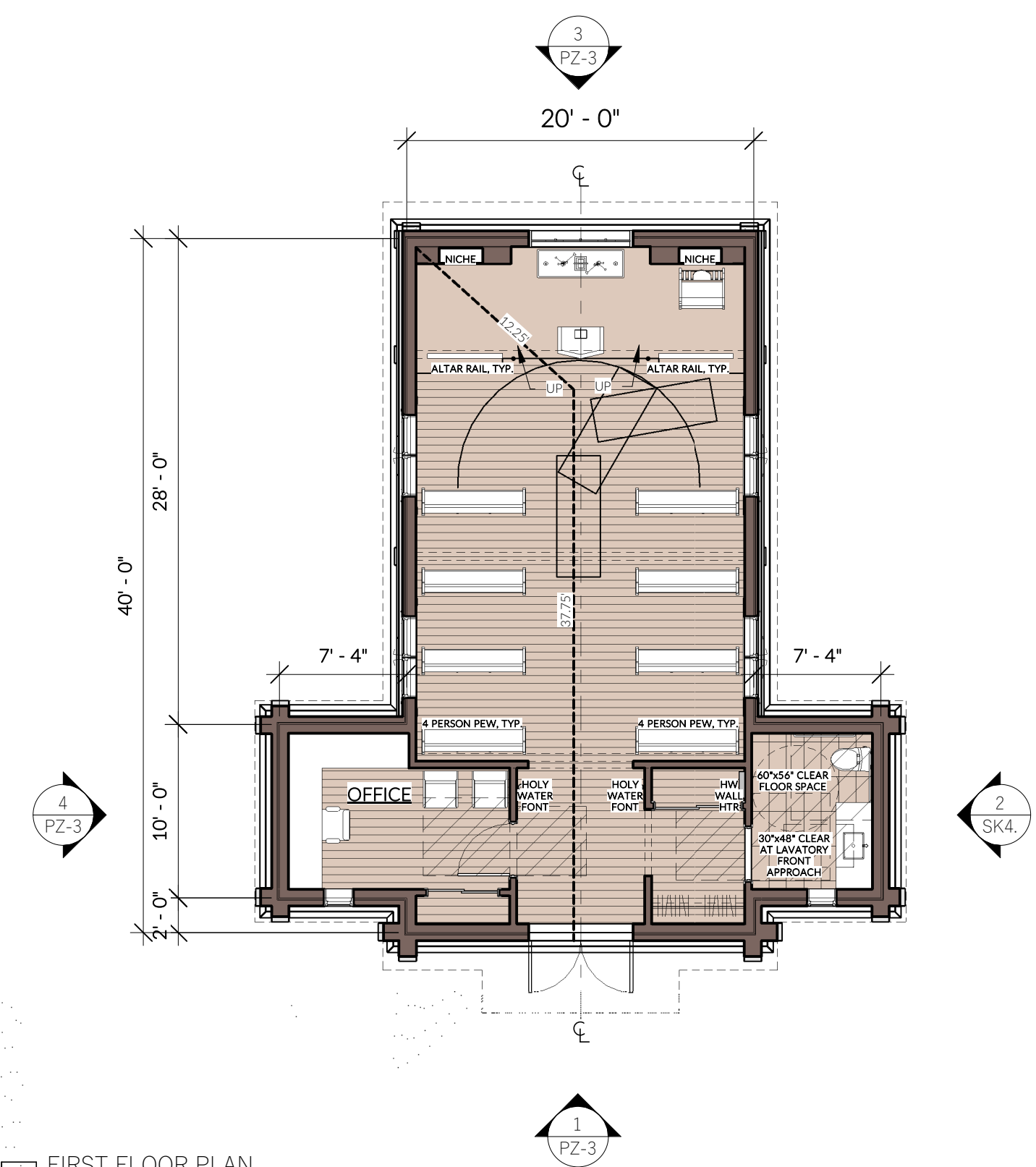
sheet _____ of _____

REGISTERED ARCHITECT
JAN ANNE
238224
STATE OF NEW YORK

N



1 PROPOSED BUILDING LOCATION PLAN
1" = 20'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



EXTERIOR PERSPECTIVE

CODE ANALYSIS

PROJECT SCOPE OF WORK

Construction of a new, single story, freestanding chapel building.

OCCUPANCY CLASSIFICATION & USE

Group 'B' Business:

Per section 303.1.1 of the New York State Building Code 2020, "A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy."

CONSTRUCTION TYPE

Gross Floor Area: 1,108 sf

Construction Classification: Type 5B

Per table 506.2 of the New York State Building Code 2020, Type 5B construction is allowed for non-sprinklered, Business Occupancy buildings less than 9,000 sf.

SPRINKLER STATUS

Non-Sprinklered

Per table 506.2 of the New York State Building Code 2020, Business Occupancy buildings less than 9,000 sf of Type 5B construction are allowed to be non-sprinklered.

FIRE SEPARATION

Non-Separated

Per table 508.4 of the New York State Building Code 2020, Business to Business Occupancies for a non-sprinklered building do not require a separation.

OCCUPANT LOAD

Allowable occupancy based upon Table 1004.5 of the New York State Building Code 2020:

Use Function	Occ. Load Factor	Area (SF)	# of Occupants
'B' Chancel platform	1 / 15 net sf	112 sf	8
'B' Nave	1 / 18" pew seating		440 sf 32
'B' Foyer	150 gross	66 sf	1
'B' Office	150 gross	114 sf	1

BUILDING TOTAL 42

EGRESS ANALYSIS

1. Capacity of means of egress components other than stairways, per Section 1005.3.2 of the New York State Building Code 2020.

Doors: 0.2" / Occupant x 42 Occupants = 8.4" width required
Primary building egress door width provided is 68" clear.

2. Per section 1006.2.1 of the New York State Building Code 2020, "Two exits from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1."

3. Per Table 1006.2.1 of the New York State Building Code 2020, one exit is allowed.

Occupancy Type: B

Occupancy Load: 42 (< max. 49)

Sprinklered: No

Exits required: 1

Exits provided: 1 (complies)

Common path of egress travel distance: 75 feet max. (occupant load > 30)

Common path of egress travel distance provided: < 75 feet, see plan (complies)

4. Exit Access Travel distance permitted per Table 1017.2 of the New York State Building Code 2020:

Occupancy Type: B

Sprinklered: No

Travel distance allowed: 200 feet max.

Travel distance provided: < 70 feet max., see plan (complies)

PLUMBING CODE ANALYSIS

Plumbing fixtures required per Table 403.1 of the New York State Plumbing Code 2020:

	Required	Provided
Water closet	1 per 25 for 1st 50	1
Lavatory	1 per 40 for 1st 80	1
Drinking Fountain	1 per 100	1 water dispenser (refer to Section 410 of 2021 International Plumbing Code)
Service Sink	1	1 (complies)

* 42 occupants / 50% = 21 male / female

INTERIOR FINISHES

Required finishes per Table 803.13 of the New York State Building Code 2020 for a non-sprinklered building:

	Required	Provided
Exits	Class A	Class A
Corridors	Class B	Class B min.
Rooms and Spaces	Class C	Class C min.



Date Issued:
09/16/25 - PLANNING BOARD SUBMITTAL
09/29/25 - UPDATED FOR PB & STATE VARIANCE
12/01/25 - UPDATED SEPTIC SYSTEM LAYOUT

Project Title:
ST. AUGUSTINE ROMAN CATHOLIC CHURCH
CEMETERY CHAPEL
75 HAWKES AVENUE | OSSINING | NY | 10562

Drawing Title:
PLANS AND PERSPECTIVE

Scale: As indicated
0 4 8 12

Date:
09.16.25
Project No:
25-07
Drawing By:
CN
Checked By:
JT
Drawing No:

PZ-2

sheet _____ of _____



1 RENDERED EAST ELEVATION
1/8" = 1'-0"



2 RENDERED NORTH SIDE ELEVATION
1/8" = 1'-0"



3 RENDERED WEST ELEVATION
1/8" = 1'-0"



4 RENDERED SOUTH SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

	ARCHITECTURAL ASPHALT SHINGLE: GREY WITH SCALLOPED EDGES
	BOARD AND BATTEN SIDING: WHITE HARDI BOARD
	STONE VENEER: GREY
	GRANITE BASE: DARK GREY

EXTERIOR TRIM: WHITE HARDI BOARD

WINDOWS: WHITE WOOD



A COLLABORATIVE NETWORK ALLIANCE
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Date Issued:
09/16/25 - PLANNING BOARD SUBMITTAL
09/29/25 - UPDATED FOR PB & STATE VARIANCE

Project Title:
ST. AUGUSTINE ROMAN CATHOLIC CHURCH
CEMETERY CHAPEL
75 HAWKES AVENUE | OSSINING | NY | 10562

Drawing Title:
PROPOSED BUILDING
ELEVATIONS

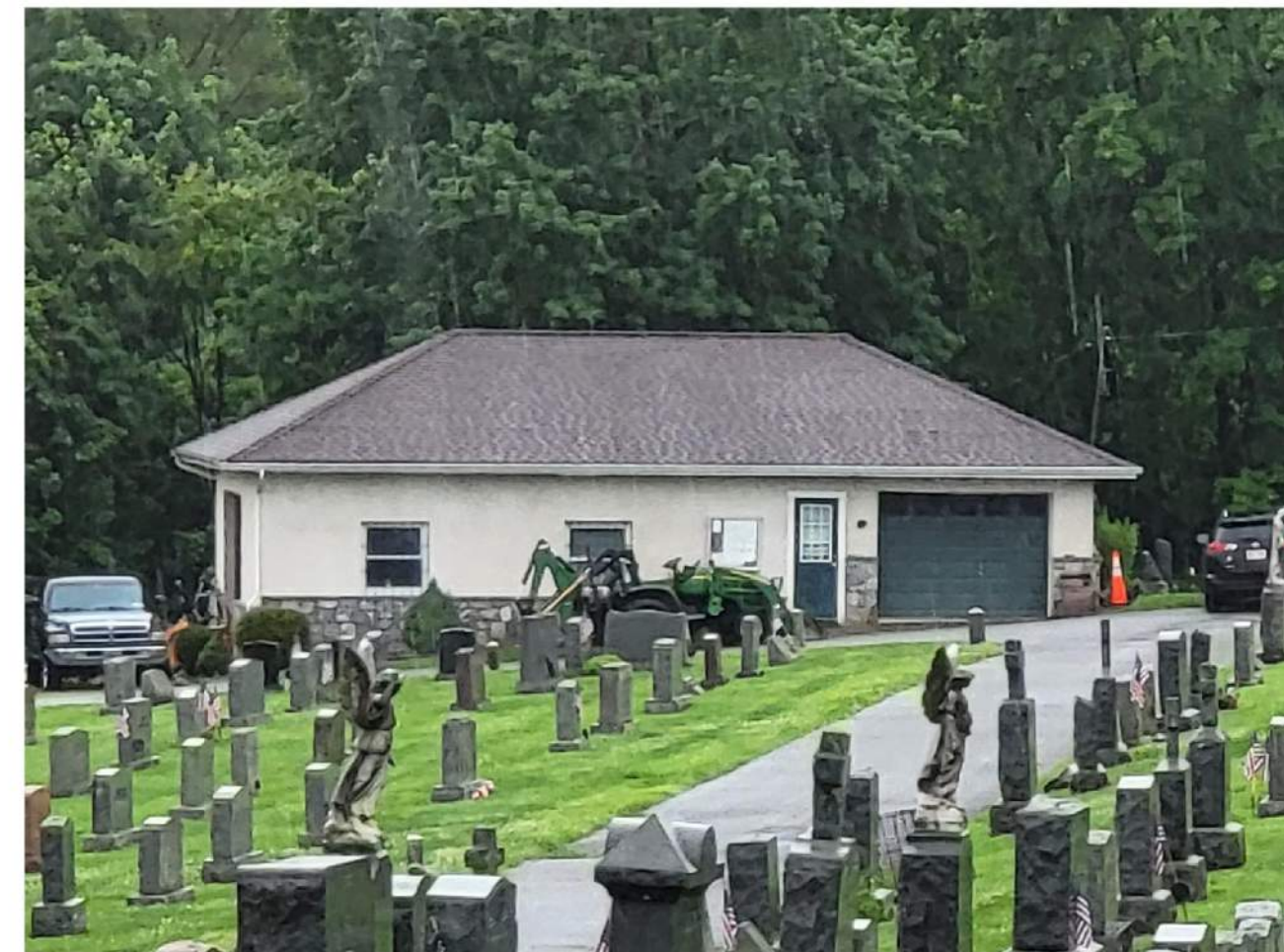
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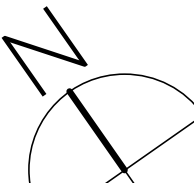
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	NEXUS creative	architecture planning design
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Project Title: ST. AUGUSTINE ROMAN CATHOLIC CHURCH CEMETERY CHAPEL 75 HAWKES AVENUE OSSINGNY NY 10562		
Drawing Title: CONTEXTUAL PHOTOS		
Scale:  0 10 20 30		
Date: 09-16-25 Project No: 25-07 Drawing By: CN Checked By: JT Drawing No: PZ-4	Seal:  	
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