

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: July 25, 2025

TO: OBAPAE
NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX

**Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia**

This matter is scheduled for: September 3, 2025

Review of Plans: Bottini/Lange, 16 Dove Street, Pearl River, NY

Section 68.12 Block 3 Lot 10 ; RG zone

Chapter 43, RG District, Group Q, Section 3.12, Column 8(front yard: 25’ required, with 22’-2” and 21’-6” proposed), and Column 10(total side yard: 30’ required, with 36’-9” proposed) for a single-story addition and a roof over an existing porch at an existing single-family residence. The premises are located at 16 Dove Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 3, Lot 10 in the RG 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: September 3, 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, September 3, 2025.**
Kindly forward your completed review to this office BEFORE September 3, 2025.

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: BLDP - 7413-25
 ASSIGNED
 INSPECTOR: Ken L.

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

Project Name: Addition & Alterations for Bottini Residence

Street Address: 16 Dove Pearl River NY 10965

Tax Map Designation:

Section: 68.12 Block: 3 Lot(s): 10
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Right side of Dove Street, approximately 150 feet of the intersection of Crooked Hill Road, in the Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel <u>.23 acres</u>	Zoning District <u>RG</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Orangetown</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)

Existing residence to have additions and alterations as per the attached documents. In summary a new Master Suite, New Family Room and front entry additions along with interior adjustments.

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

Date: 6/24/25 Applicant's Signature: Kristen Bottini
 Town of Orangetown
 MEETING OF:

RECEIVED

JUN 30 2025

SEP 03 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

- 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 _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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 _____

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 _____

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.

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

Town of Orangetown
MEETING OF:

SEP 03 2025

ZONING BOARD OF APPEALS

RECEIVED

SEP 03 2025

TOWN OF
LAND USE B.O.P.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 6/25/25 Section: 68.12 Block: 3 Lot: 10

Applicant: Bottini

Address: 16 Dove St. Pearl River

RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.12 RG Q,
Col #8 Required Front Yard 25' / 22'-2 and 21'-6" proposed
Col #10 Required Total Side Yard 30' / 26'-9" proposed

Two variances needed

Comments:

Single story addition and roof over existing front porch

Dear Bottini :

Please be advised that the Building Permit Application # 7413-25, which you submitted on 6/16/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024 emd

Date
CC: Katlyn Bettmann
Elizabeth Decort

Town of Orangetown
MEETING OF:

SEP 03 2025

ZONING BOARD OF APPEALS

RECEIVED

JUN 30 2025

TOWN OF ORANGETOWN
LAND USE BOARD

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: RG	Group: _____	Use: _____	
	Required	Existing	Proposed
Floor area ratio	.30 (30 %)	.1088 (10.88 %)	.2494 (24.94 %)
Lot area	10,000 s.f.	10,240.97 SQ. FT.	10,240.97 SQ. FT.
Lot width	75'-0"	88'-0"	88'-0"
Street frontage	50'-0"	88'-0"	88'-0"
Front yard setback	25'-0"	24.8' ENC	21.6' (Variance)
Side yard setback	10'-0"	16.9' Existing	10'-0" Proposed
Total side yard setback	30'-0"	16.9 + 29.4' = 46.3'	16.9 + 10.0' = 26.9' (Variance)
Rear yard setback	25'-0"	28.9'	27.9'
Maximum building height	1'-0" per 1'-4"	13'-0" Mean Roof	14'-0" Mean Roof

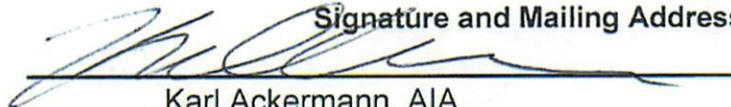
Number of stories: 1 Construction Type: IV Occupancy Class: Residential

Zoning Chart Information Completed by: _____

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- Are there any renters, tenants, lessees or boarders at this property? YES NO
- Are there any other building permits on this property? YES NO
- Is the property in a flood plain? YES NO

AFFIDAVIT
 State of New York
 County of Rockland) SS.:
 Town / Village of Orangetown)

I, Karl Ackermann, AIA being duly sworn, deposes and says that he/she is the (circle one) ~~owner, lessee, engineer, surveyor, architect, builder, or agent of the owner~~ in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

 Karl Ackermann, AIA
 159 E Central Avenue Pearl River NY 10965

SWORN to before me this 16 day of June, 20 25
 Witness: Margaret Raymond
 (If not witnessed by Building Department personnel, Notary signature is required.)
 _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.12-2-9	Ranendra Roy	72 E Crooked Hill Rd,Pearl River, NY 10965
392489	68.12-2-10	Ryan Towsley	285 Hobart St,Pearl River, NY 10965
392489	68.12-2-11	Kevin J Monaghan	277 Hobart St,Pearl River, NY 10965
392489	68.12-2-12	William Madden	271 Hobart St,Pearl River, NY 10965
392489	68.12-2-13	Nicole Winsko	1 Jan Ct,Pearl River, NY 10965
392489	68.12-2-14	Hugh Lynch	257 Hobart St,Pearl River, NY 10965
392489	68.12-3-1	Cormac Quinn	84 E Crooked Hill Rd,Pearl River, NY 10965
392489	68.12-3-2	Kieran Hayward	270 Hobart St,Pearl River, NY 10965
392489	68.12-3-3	Mary Anne O'Connor	5 Dove St,Pearl River, NY 10965
392489	68.12-3-4	Ronald A Glisci	15 Dove St,Pearl River, NY 10965
392489	68.12-3-5	Joseph Bonello	21 Dove St,Pearl River, NY 10965
392489	68.12-3-6	Daniel T Mc Grath	27 Dove St,Pearl River, NY 10965
392489	68.12-3-7	Thomas J Gilbride	28 Dove St,Pearl River, NY 10965
392489	68.12-3-8	Frank Manno	24 Dove St,Pearl River, NY 10965
392489	68.12-3-9	Brian O'Reilly	20 Dove St,Pearl River, NY 10965
392489	68.12-3-10	Kevin Bottini	16 Dove St,Pearl River, NY 10965
392489	68.12-3-11	Marianne F Shirlaw	10 Dove St,Pearl River, NY 10965
392489	68.12-3-12	Ronald Fatigate	4 Dove St,Pearl River, NY 10965
392489	68.12-3-13	Daniel Keenan	91 E Carroll St,Pearl River, NY 10965
392489	68.12-3-14	David Fior	101 E Carroll St,Pearl River, NY 10965
392489	68.12-3-15	Paul Sheehan	107 Carrol St,Pearl River, NY 10965
392489	68.12-3-16	Sergei Yakushin	111 E Carroll St,Pearl River, NY 10965
392489	68.12-3-17	Kevin Emsworth	117 E Carroll St,Pearl River, NY 10965
392489	68.12-3-18	Mary Ellen O'Callaghan	119 E Carroll St,Pearl River, NY 10965
392489	68.12-3-21	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
392489	68.12-3-38	Christopher Ryan	24 Tamarac Ave,New City, NY 10956
392489	68.12-3-39	Mary C Beirne	108 E Carroll St,Pearl River, NY 10965
392489	68.12-3-40	Michael Finucane	104 E Carroll St,Pearl River, NY 10965
392489	68.12-3-41	Thomas P Mc Naughton	98 E Carroll St,Pearl River, NY 10965

Town of Orangetown
MEETING OF:

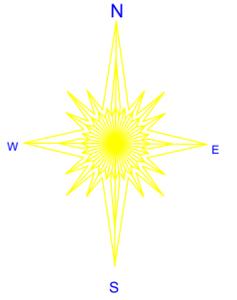
SEP 03 2025

ZONING BOARD OF APPEALS

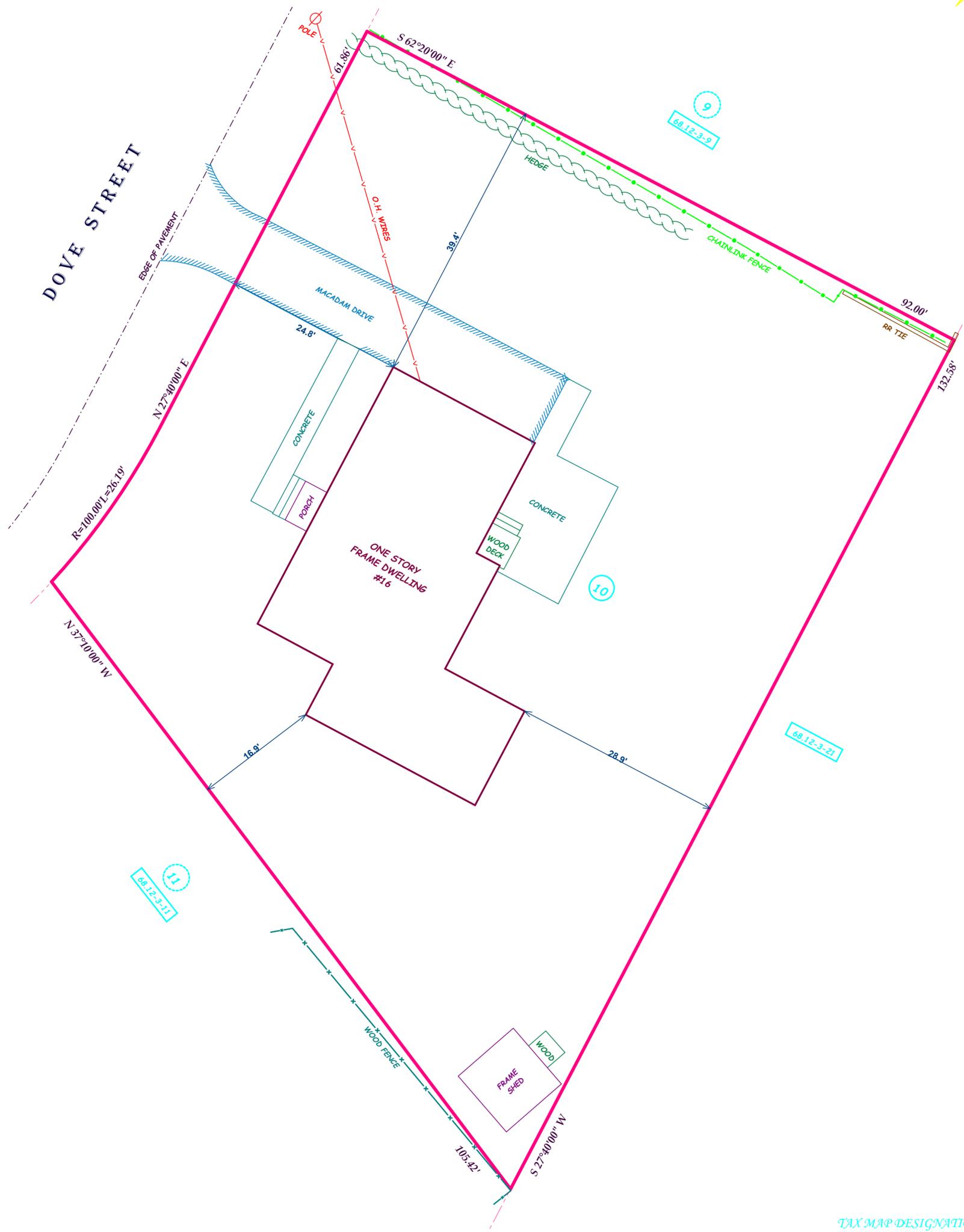
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JUN 30 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



DOVE STREET



68.12-3-11

68.12-3-9

68.12-3-21

TAX MAP DESIGNATION: 68.12-3-10
SURVEY FOR
16 DOVE ST.

TOWN OF ORANGETOWN, ROCKLAND COUNTY
PEARL RIVER, NEW YORK
AUGUST 22, 2023 SCALE: 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW 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 OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

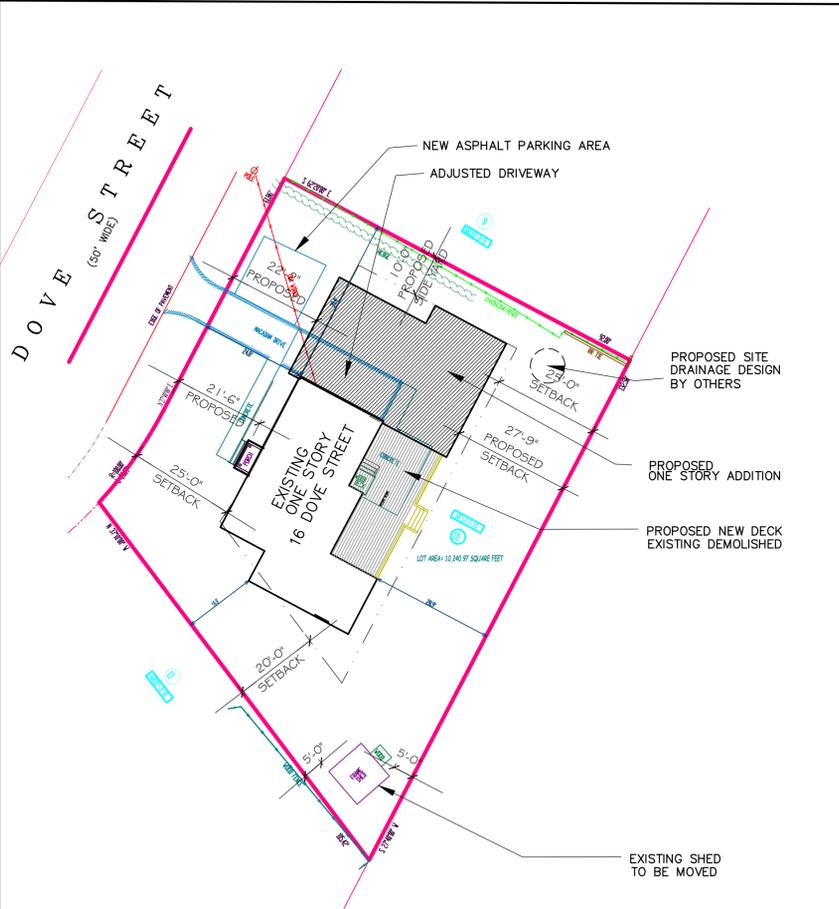
LOT AREA= 10,240.97 SQUARE FEET
BEING LOT 10 ON A CERTAIN MAP ENTITLED
"SUBDIVISION OF PROPERTY OF WOODLAND HOMES"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2502 BOOK #58 PAGE #13 ON 05/16/1957.

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS
SHEET DESCRIPTION

- A-0 SITE LOCATION PLAN, BULK TABLE AND ELEVATIONS
- A-1 PROPOSED DECK AND FOUNDATION PLAN
- A-2 PROPOSED FIRST FLOOR PLAN
- A-3 ELEVATIONS

SITE PLAN



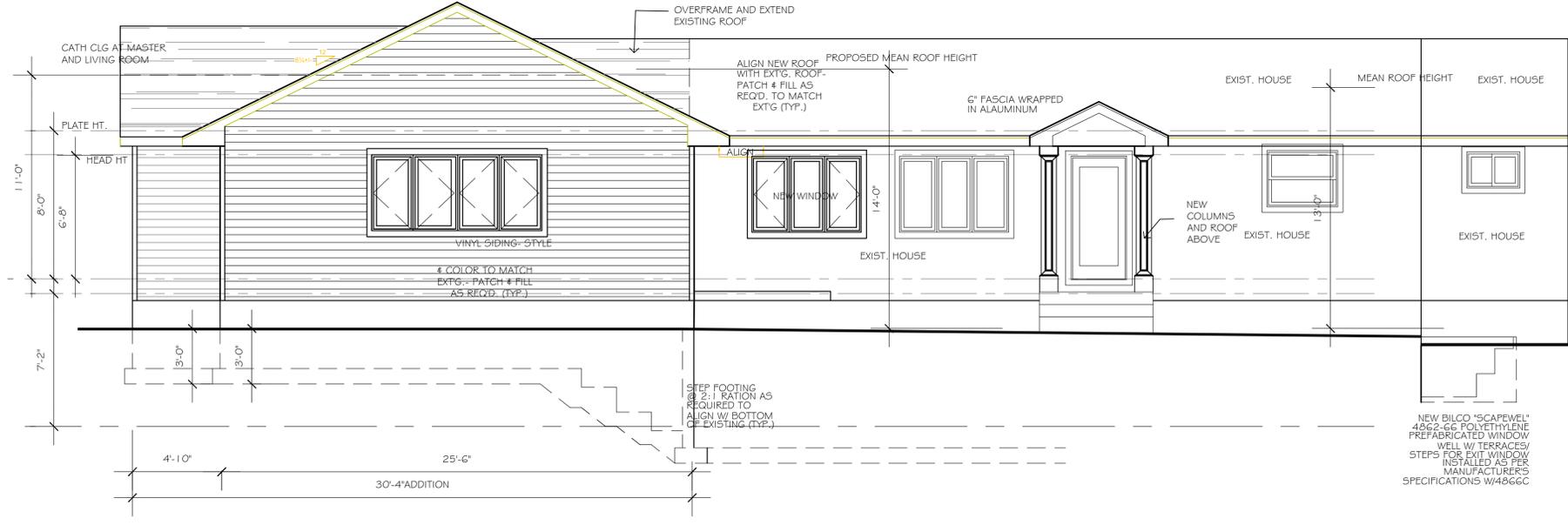
**SECTION 68.12- BLOCK 3
LOT 10**
#16 DOVE STREET - PEARL RIVER
TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK



SITE LOCATION PLAN

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER BY ANTHONY R. CELENTANO P.L.S. DATED: AUGUST 22, 2023. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.

SCALE: 1"=20'-0"



PROPOSED FRONT (WESTERLY) FACING ELEVATION

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

BULK TABLE

SITE DATA
ZONING BULK TABLE
16 DOVE STREET - PEARL RIVER NY 10965
TAX MAP - SECTION 68.12, BLOCK 3, LOT 10 - RG ZONE - Group Q

REQUIRED	EXISTING	PROPOSED	NOTES
LOT REQUIRED 10,000 S.F.	EXISTING LOT AREA= 10,240.97 SQ. FT. (.23 acres)	EXISTING LOT AREA= 10,240.97 SQ. FT. (.23 acres)	
FAR - .30 (30 %)	EXISTING FAR - 1,360 / 10,240.97 = .1329 (13.29 %)	PROPOSED FAR - 2,554 / 10,240.97 = .2494 (24.94 %)	
FRONT YARD SET BACK: 25'-0"	24.8' ENC	21.6' TO EXISTING STOOP IF COVERED	VARIANCE - 3.4'
SIDE YARD SET BACK: 10'-0"	16.9'	10.0'	
COMBINED SIDE YARD SETBACK - 30'-0" REQUIRED	16.9 + 29.4' = 46.3'	16.9 + 10.0' = 26.9'	VARIANCE - 3.1'
REAR YARD SET BACK: 25'-0"	28.9'	27.9'	
LOT WIDTH: 75'-0"	88'-0"	88'-0"	
STREET FRONTAGE: 50'-0"	88'-0"	88'-0"	
HEIGHT 1'-0" PER 1'-4"	EXISTING - 1 STORY	EXISTING - 1 STORY	

EXISTING F.A.R. DATA

EXISTING FIRST FLOOR	1,257 S.F.
SHED	103 S.F.
EXISTING TOTAL S.F.	1,360 S.F.
EXISTING FAR - 1,360 / 10,240.97 = .1329 (13.29 %)	

PROPOSED F.A.R. DATA

EXISTING FIRST FLOOR	1,257 S.F.
SHED	103 S.F.
EXISTING TOTAL S.F.	1,360 S.F.
PROPOSED ADDITION	1,154 S.F.
COVERED ENTRY	40 S.F.
EXISTING TOTAL S.F.	2,554 S.F.
PROPOSED FAR - 2,554 / 10,240.97 = .2494 (24.94 %)	

NOTE:
PLANS SUBMITTED FOR REVIEW AND PROCESS TO ZONING BOARD OF APPEALS (VARIANCE REQUIRED)
NOT FOR CONSTRUCTION

It is a violation of the law for any person, unless acting under the direction of a licensed architect to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the altering architect, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
Architect
159 East Central Avenue
Pearl River, New York 10965
(845) 352-1782 karl@karlarchitect.com
Residential & Commercial Architecture and Green Design
New York & New Jersey Licensed Architect
NYS LIC. 027393 - Registered through Date April 30, 2026
NJ LIC. 21A0108200 - Registered through Date July 31, 2025
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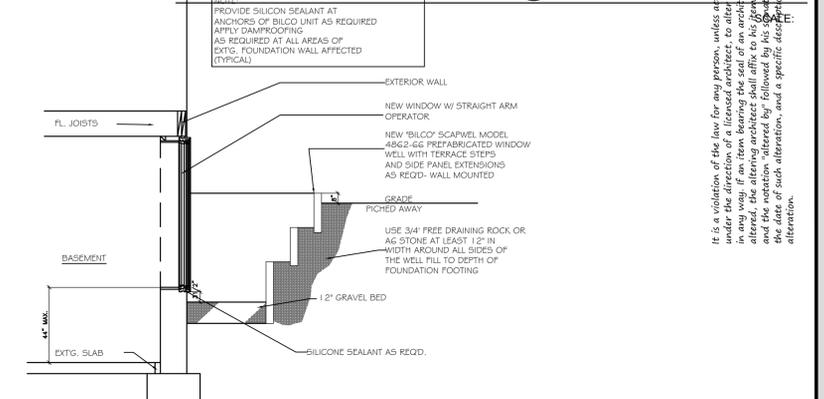


Proposed Addition / Alterations For
Bottini Residence
16 Dove Street, Pearl River NY 10965
Tax Map - 68.12-3-10

Issue Date:	5/1/25
Revisions	
1	Permit Set 6/10/25
2	
3	
4	

Sheet No.
A-0

WINDOW WELL DETAIL @ "BLICO SCAPEWELL"



WINDOW WELL DETAIL @ "BLICO SCAPEWELL"

SCALE: 3/16"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter or modify in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his drawing the date of such alteration, and a specific description of the alteration.

GENERAL NOTE: (SEE SPECIFICATIONS)

- All work and materials shall conform to all local, county and New York State 2020 Residential Code and NYS Stretch Code.
- Contractor to consider all dimensions approximate pending field verification, prior to construction, consult architect as required.
- Contractor to furnish and provide all labor materials and equipment required to fully complete the job as shown on these documents. Except where specifically agreed on by owner, job shall be ready for occupancy in a good workmanship manner with all work done as shown or reasonable intended on documents. It shall include but not limited to:
 - A. Building permit
 - B. Certificate of Insurance
 - C. Demolition as required
 - D. Excavation
 - E. Masonry
 - F. Carpentry
 - G. Roofing and Flashing
 - H. Siding
 - I. Caulking/Sealant
 - J. Gutters and leaders
 - K. Insulation
 - L. Gypsum board and taping
 - M. Painting and Finishing
 - N. Trim work
 - O. Heating
 - P. Electrical
 - Q. Plumbing
- Contractor shall furnish and install interior paint and exterior paint as specified.
- All framing lumber to be #2 Douglas Fir or better. All new work and materials unless otherwise specified shall match existing construction.
- All materials shall be installed in strict accordance with manufacturer's specifications.
- All windows are to be "ANDERSEN Windows" as shown on the drawings. Pricing to include grilles and screens. Contractor to also include interior extension jambs for 41/6" stud walls additional extensions required shall be field installed and casing to match existing house trim. Contractor to also include hand lift hardware. Contractor to consult owner for window finish.
- Heating contractor shall provide a complete system that meets energy star requirements and NYS State Codes.
- Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes. See spec. and electrical allowance plans.
- Plumbing contractor shall provide a complete system and connect to existing system.
- See specifications for additional notes information
- Energy Code Compliance shall be by REScheck submission.

NEW CRAWLSPACE
4" CONC. SLAB ON 6" OF GRAVEL W/ 10 MIL VAPOR BARRIER
R-30 SPRAY FOAM INSUL @ FLR. ABOVE
INSULATE ALL PIPES BELOW FLOOR
NOTE - INSTALL 1/2" LUAN AT CRAWLSPACE CEILING TO ALLOW SPRAY FOAM INSTALL FROM ABOVE - CONTRACTOR TO SEQUENCE AS BEST SUITED

HVAC EQUIP. AREA
CONTRACTOR TO FURNISH AND INSTALL NEW ELECTRICAL SERVICES, DISCONNECTS AND ALL RELATED UTILITIES FOR NEW HVAC EQUIPMENT.
CONTRACTOR TO FURNISH AND INSTALL A NEW 4" CONC. PAD FOR ALL EQUIPMENT. SIZE TO BE DETERMINED IN FIELD. VERIFY LOCATION IN FIELD. REMOVE AND REINSTALL EXISTING ON THE NEW PROPOSED PAD AS REQUIRED.
CONTRACTOR TO FURNISH AND INSTALL NEW SPLIT SYSTEM WITH CEILING CASSETTES SYSTEMS BY MITSUBISHI - SCOPE TBD
(1) CONDENSOR W/ 3 HEAD UNITS) Mitsubishi M-Series Smart Multi Hi2 Outdoor Condenser - 2-8 Zones - 48k BTU - R-454B Model: MXZ-SM48NLHZ Or Equal w/ all zone wiring, branch box equipment, line sets and charging and all remote controls.

NYS ENERGY CODE AND STRETCH ADOPTED CODE COMPLIANCE - SEE RES CHECK FOR COMPLIANCE REPORT CLIMATE ZONE 5 - PRESCRIPTIVE REQUIREMENTS

ENVELOPE COMPONENT	R VALUE REQUIRED	R VALUE PROVIDED
EXTERIOR WALL	R-21 or R-20 + R-5a or R-13 + R-10c	R-21 Batt and R6c
ROOF/CEILING	R-49	R-49
FLOOR	R-30	R-30
FOUNDATION WALL	R-15/13	NA
SLAB EDGE INSULATION	R-10/M-07 slab	R-10
CRAWLSPACE	R-19/13	19
GLAZING	U-.27 Energy Star Compliant SHGC-.04	U-.27 Energy Star Compliant SHGC-.04
SKYLIGHTS	U-.50	NA
EXTERIOR DOORS	U-.27 Energy Star Compliant	U-.27 Energy Star Compliant
FENESTRATION	U-.27	U-.27

HVAC EQUIPMENT:
EQUIPMENT SIZING: Heating and cooling equipment shall be sized in accordance with ACCA Manual S, based on heating loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.
MECHANICAL VENTILATION: The building shall be provided with ventilation as per 11.03.6 that complies with the requirements of Section 11.03.5, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. Fans used to provide whole-house mechanical ventilation shall meet the efficiency requirements of Table N-103.6.1.

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.
KARL ACKERMANN, AIA

TABLE 302.1 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	Wind Design				SEMIARID DESIGN CATEGORY #	SUBJECT TO DAMAGE FROM		WIND DESIGN WIND SPEED #	ICE BARRIER UNDERRUNNERS REQUIRED #	FLOOD HAZARDS	AIR FREEZING INDEX #	MEAN ANNUAL TEMP. #
	Speed (mph) #	Topographic Effects #	Special Wind Region #	Wind-borne Debris Zone #		Weathering #	Frost Line Depth #					
30	115	YES	YES	NO	B	Severe	36	15	YES	YES	5300	53

For S1, 1 pound per square foot = 0.479 kPa, 1 mile per hour = 0.447 m/s.
#1. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of the code. The weathering column shall be filled in with the weathering grade, "negligible," "resistor" or "barrier" for concrete as determined from Figure R302.2(1). The grade of masonry units shall be determined from ASTM C 24, C 55, C 120, C 129, C 140, C 216 or C 692.
#2. The frost depth may require deeper footings than indicated in Figure R302.1(1). The jurisdiction shall fill in the box with the minimum depth of footing below finish grade.
#3. The jurisdiction shall fill in the part of the table to indicate the need for protection depending on whether there has been a history of local waterborne termite damage.
#4. The jurisdiction shall fill in the part of the table with the wind speed from the basic wind speed map (Figure R302.2(4)). Wind exposure category shall be determined on a site-specific basis in accordance with Section R302.2.4.
#5. The outdoor design dry-bulb temperature shall be selected from the columns of 87% percent values for winter from Appendix C of the International Plumbing Code. Deviations from the Appendix C temperatures shall be permitted to reflect local climate or local weather experience as determined by the building official.
#6. The jurisdiction shall fill in the part of the table with the seismic design category determined from Section 302.1.2.1.
#7. The jurisdiction shall fill in the part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first local ordinance for management of flood hazard areas), (b) the date of the Flood Insurance Study and (c) the present effective (FIRM) and (FIRM) or other flood hazard map adopted by the authority having jurisdiction. If the authority has not adopted such a map, the jurisdiction shall fill in the box with "NONE."
#8. In accordance with Section R302.2, R302.4.3.1, R302.4.3.2, R302.4.3.3, R302.4.3.4, R302.4.3.5, R302.4.3.6, R302.4.3.7, R302.4.3.8, R302.4.3.9, R302.4.3.10, R302.4.3.11, R302.4.3.12, R302.4.3.13, R302.4.3.14, R302.4.3.15, R302.4.3.16, R302.4.3.17, R302.4.3.18, R302.4.3.19, R302.4.3.20, R302.4.3.21, R302.4.3.22, R302.4.3.23, R302.4.3.24, R302.4.3.25, R302.4.3.26, R302.4.3.27, R302.4.3.28, R302.4.3.29, R302.4.3.30, R302.4.3.31, R302.4.3.32, R302.4.3.33, R302.4.3.34, R302.4.3.35, R302.4.3.36, R302.4.3.37, R302.4.3.38, R302.4.3.39, R302.4.3.40, R302.4.3.41, R302.4.3.42, R302.4.3.43, R302.4.3.44, R302.4.3.45, R302.4.3.46, R302.4.3.47, R302.4.3.48, R302.4.3.49, R302.4.3.50, R302.4.3.51, R302.4.3.52, R302.4.3.53, R302.4.3.54, R302.4.3.55, R302.4.3.56, R302.4.3.57, R302.4.3.58, R302.4.3.59, R302.4.3.60, R302.4.3.61, R302.4.3.62, R302.4.3.63, R302.4.3.64, R302.4.3.65, R302.4.3.66, R302.4.3.67, R302.4.3.68, R302.4.3.69, R302.4.3.70, R302.4.3.71, R302.4.3.72, R302.4.3.73, R302.4.3.74, R302.4.3.75, R302.4.3.76, R302.4.3.77, R302.4.3.78, R302.4.3.79, R302.4.3.80, R302.4.3.81, R302.4.3.82, R302.4.3.83, R302.4.3.84, R302.4.3.85, R302.4.3.86, R302.4.3.87, R302.4.3.88, R302.4.3.89, R302.4.3.90, R302.4.3.91, R302.4.3.92, R302.4.3.93, R302.4.3.94, R302.4.3.95, R302.4.3.96, R302.4.3.97, R302.4.3.98, R302.4.3.99, R302.4.3.100, R302.4.3.101, R302.4.3.102, R302.4.3.103, R302.4.3.104, R302.4.3.105, R302.4.3.106, R302.4.3.107, R302.4.3.108, R302.4.3.109, R302.4.3.110, R302.4.3.111, R302.4.3.112, R302.4.3.113, R302.4.3.114, R302.4.3.115, R302.4.3.116, R302.4.3.117, R302.4.3.118, R302.4.3.119, R302.4.3.120, R302.4.3.121, R302.4.3.122, R302.4.3.123, R302.4.3.124, R302.4.3.125, R302.4.3.126, R302.4.3.127, R302.4.3.128, R302.4.3.129, R302.4.3.130, R302.4.3.131, R302.4.3.132, R302.4.3.133, R302.4.3.134, R302.4.3.135, R302.4.3.136, R302.4.3.137, R302.4.3.138, R302.4.3.139, R302.4.3.140, R302.4.3.141, R302.4.3.142, R302.4.3.143, R302.4.3.144, R302.4.3.145, R302.4.3.146, R302.4.3.147, R302.4.3.148, R302.4.3.149, R302.4.3.150, R302.4.3.151, R302.4.3.152, R302.4.3.153, R302.4.3.154, R302.4.3.155, R302.4.3.156, R302.4.3.157, R302.4.3.158, R302.4.3.159, R302.4.3.160, R302.4.3.161, R302.4.3.162, R302.4.3.163, R302.4.3.164, R302.4.3.165, R302.4.3.166, R302.4.3.167, R302.4.3.168, R302.4.3.169, R302.4.3.170, R302.4.3.171, R302.4.3.172, R302.4.3.173, R302.4.3.174, R302.4.3.175, R302.4.3.176, R302.4.3.177, R302.4.3.178, R302.4.3.179, R302.4.3.180, R302.4.3.181, R302.4.3.182, R302.4.3.183, R302.4.3.184, R302.4.3.185, R302.4.3.186, R302.4.3.187, R302.4.3.188, R302.4.3.189, R302.4.3.190, R302.4.3.191, R302.4.3.192, R302.4.3.193, R302.4.3.194, R302.4.3.195, R302.4.3.196, R302.4.3.197, R302.4.3.198, R302.4.3.199, R302.4.3.200, R302.4.3.201, R302.4.3.202, R302.4.3.203, R302.4.3.204, R302.4.3.205, R302.4.3.206, R302.4.3.207, R302.4.3.208, R302.4.3.209, R302.4.3.210, R302.4.3.211, R302.4.3.212, R302.4.3.213, R302.4.3.214, R302.4.3.215, R302.4.3.216, R302.4.3.217, R302.4.3.218, R302.4.3.219, 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R302.4.3.362, R302.4.3.363, R302.4.3.364, R302.4.3.365, R302.4.3.366, R302.4.3.367, R302.4.3.368, R302.4.3.369, R302.4.3.370, R302.4.3.371, R302.4.3.372, R302.4.3.373, R302.4.3.374, R302.4.3.375, R302.4.3.376, R302.4.3.377, R302.4.3.378, R302.4.3.379, R302.4.3.380, R302.4.3.381, R302.4.3.382, R302.4.3.383, R302.4.3.384, R302.4.3.385, R302.4.3.386, R302.4.3.387, R302.4.3.388, R302.4.3.389, R302.4.3.390, R302.4.3.391, R302.4.3.392, R302.4.3.393, R302.4.3.394, R302.4.3.395, R302.4.3.396, R302.4.3.397, R302.4.3.398, R302.4.3.399, R302.4.3.400, R302.4.3.401, R302.4.3.402, R302.4.3.403, R302.4.3.404, R302.4.3.405, R302.4.3.406, R302.4.3.407, R302.4.3.408, R302.4.3.409, R302.4.3.410, R302.4.3.411, R302.4.3.412, R302.4.3.413, R302.4.3.414, R302.4.3.415, R302.4.3.416, R302.4.3.417, R302.4.3.418, R302.4.3.419, R302.4.3.420, R302.4.3.421, R302.4.3.422, R302.4.3.423, R302.4.3.424, R302.4.3.425, R302.4.3.426, R302.4.3.427, R302.4.3.428, R302.4.3.429, R302.4.3.430, R302.4.3.431, R302.4.3.432, 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It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the architect who altered the same, and shall indicate the date of such alteration, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
Architect

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Residential & Commercial Architecture and Green Design
New York & New Jersey Licensed Architect



Proposed Addition / Alterations For
Bottini Residence
16 Dove Street, Pearl River NY 10965
Tax Map - 68.12-3-10

Issue Date:	5/1/25
Revisions	
1	Permit Set 6/10/25
2	
3	
4	

Sheet No.
A-2

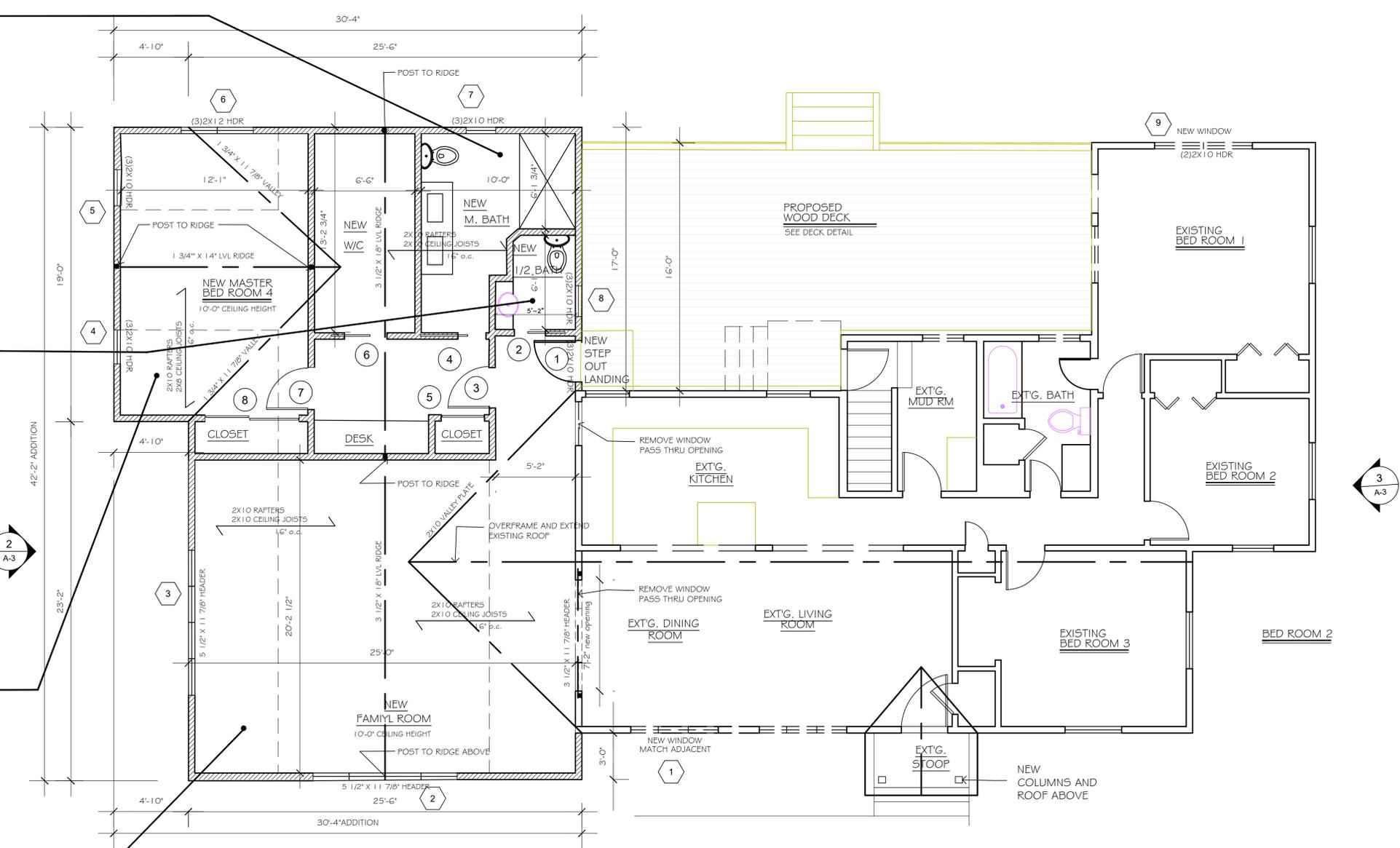
MASTER BATH
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXTERIOR WALLS, R-49 AT ATTIC.
CONTRACTOR TO FURNISH AND INSTALL WINDOW TRIM AS SELECTED BY OWNER.
CONTRACTOR TO FURNISH AND INSTALL CERAMIC TILE FLOOR W/ MEMBRANE COATING.
PROVIDE TILE BACKER BOARD & MEMBRANE COATING ON WALLS OF SHOWER BEHIND TILE AREAS. PROVIDE SCHULTER DRAIN AND TILE WATERPROOFING SYSTEM W/ GLASS DOOR SYSTEM IF SELECTED BY OWNER.
CONTRACTOR TO FURNISH AND INSTALL CUSTOM SHOWER, TUB, TOILET AND VANITY AS REQD. WITH ALL PLUMBING DRAIN, VENT, SHUTOFFS AND ACCESSORIES.
CONTRACTOR TO INSTALL NEW EXHAUST FAN W/ HEAT AND LIGHT. PROVIDE NEW SWITCH AND CIRCUIT AS REQUIRED. SEE SPECIFICATIONS. EXHAUST MUST HAVE AUTOMATIC OR GRAVITY DAMPER.
CONTRACTOR TO FURNISH GREEN BOARD ALL WALLS & CLG. AND TILE BACKER BOARD BEHIND TILE AREAS ON WALLS & FLOORS.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

POWDER ROOM
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS, R-49 AT ATTIC.
CONTRACTOR TO FURNISH AND INSTALL CERAMIC TILE FLOOR W/ MEMBRANE COATING.
PROVIDE TILE BACKER BOARD & MEMBRANE COATING ON WALLS OF SHOWER BEHIND TILE AREAS. PROVIDE SCHULTER DRAIN AND TILE WATERPROOFING SYSTEM OR ALTERNATE SHOW BASE RECEPTOR.
CONTRACTOR TO FURNISH AND INSTALL NEW TUB, TOILET AND VANITY AS REQD. WITH ALL PLUMBING DRAIN, VENT, SHUTOFFS AND ACCESSORIES. PLUMBING AT VANITY THRU FLOOR TO ALLOW POCKET DOOR.
CONTRACTOR TO INSTALL NEW EXHAUST FAN W/ HEAT AND LIGHT. PROVIDE NEW SWITCH AND CIRCUIT AS REQUIRED. SEE SPECIFICATIONS. EXHAUST MUST HAVE AUTOMATIC OR GRAVITY DAMPER.
CONTRACTOR TO FURNISH GREEN BOARD ALL WALLS & CLG. AND TILE BACKER BOARD BEHIND TILE AREAS ON WALLS & FLOORS.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

MASTER BED ROOM
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXTERIOR WALLS, R-49 AT ATTIC.
CONTRACTOR TO FURNISH AND INSTALL NEW WOOD BASE AND WINDOW TRIM AS SELECTED BY OWNER.
ALL CLOSETS SHELVING BY GC SEE SPEC. PROVIDE TRIM MATCHING BEDROOM.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

GREAT ROOM / DINING
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXTERIOR WALLS AND R-49 AT CEILINGS. SEE TYPICAL WALL SECTION.
CONTRACTOR TO FURNISH AND INSTALL NEW WOOD BASE AND WINDOW TRIM AS SELECTED BY OWNER.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

LIGHT AND VENTILATION SCHEDULE
NEW MASTER BED ROOM #4
216 S.F.
(2) CW14 AND (1) CW24
6.8 VENT X 4 = 27.2
7.2 LIGHT X 4 = 28.8
REQUIRED - 216 S.F. 4% - 8.64 S.F. VENT 17.28 S.F. LIGHT PROVIDED - 27.2 S.F. VENT 28.80 S.F. LIGHT

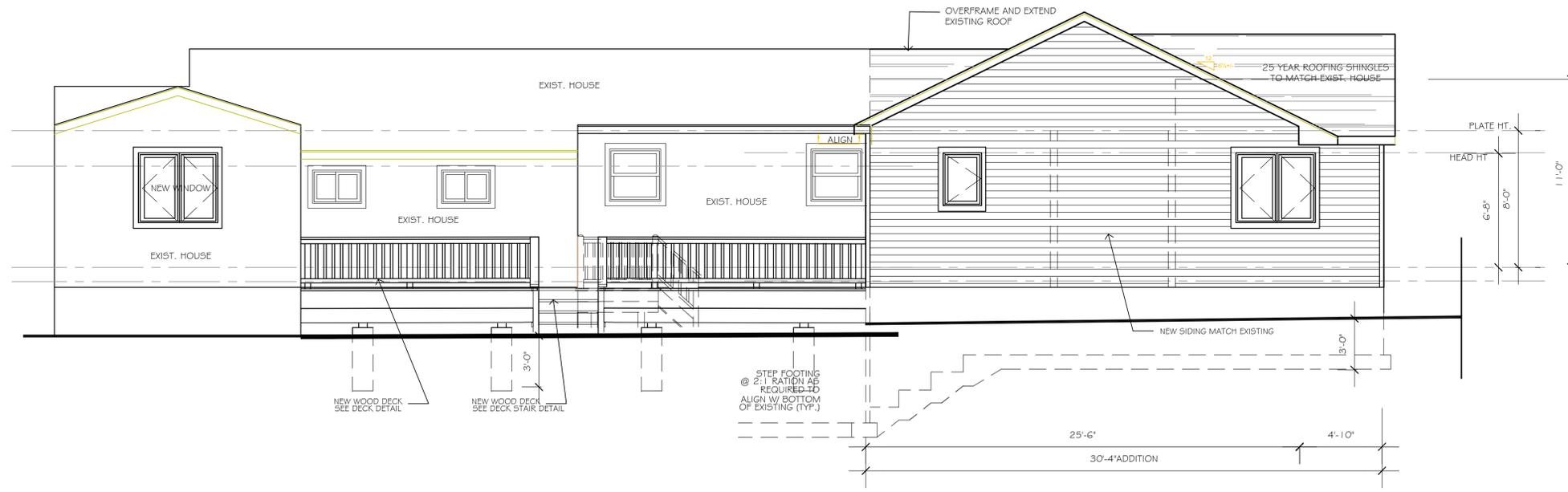


CONSTRUCTION LEGEND
 ——— EXISTING WALL
 ▨ NEW STUD WALL
 ■ 2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE OR AS NOTED

PROPOSED FIRST FLOOR PLAN

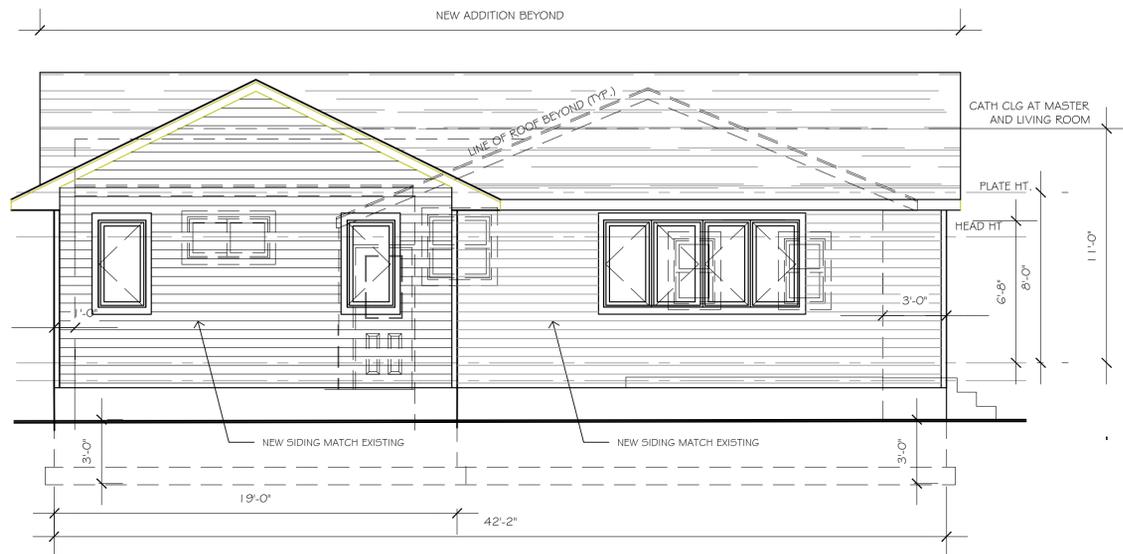
SCALE: 1/4" = 1'-0"

NOTE:
PLANS SUBMITTED FOR REVIEW AND PROCESS TO ZONING BOARD OF APPEALS (VARIANCE REQUIRED)
NOT FOR CONSTRUCTION



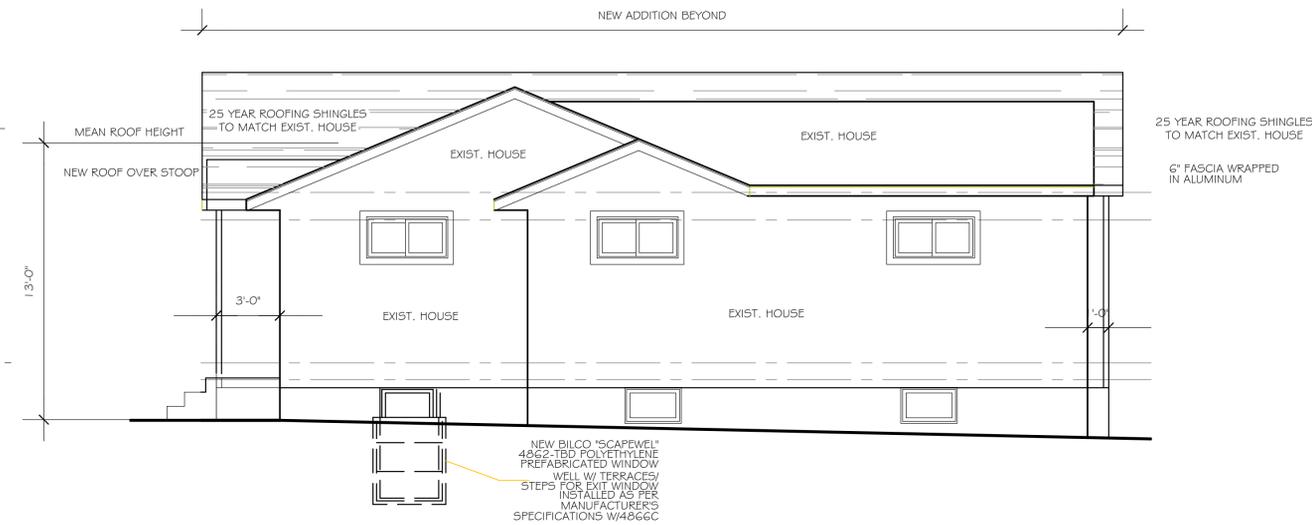
PROPOSED REAR (EASTLY) FACING ELEVATION

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



PROPOSED SIDE (NORTH) FACING ELEVATION

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



PROPOSED SIDE (SOUTH) FACING ELEVATION

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

NOTE:
 PLANS SUBMITTED FOR
 REVIEW AND PROCESS TO
 ZONING BOARD OF APPEALS
 (VARIANCE REQUIRED)
 NOT FOR CONSTRUCTION

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the architect, and shall indicate the date of such alteration, and a specific description of the alteration.



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 NYS LIC. 027393 - Registered through Date April 30, 2026
 NJ LIC. 21A0105200 - Registered through Date July 31, 2025
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Proposed Addition / Alterations For
Bottini Residence
 16 Dove Street, Pearl River NY 10965
 Tax Map - 68.12.3-10

Revisions	
1	Permit Set 6/10/25
2	
3	
4	

Issue Date: 5/1/25
 Sheet No.
A-3