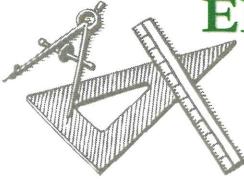


# BIBBO ASSOCIATES ENGINEERING, P.C.



Timothy S. Allen, P.E.  
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Matthew J. Gironda, P.E.

December 19, 2025

Somers Planning Board  
335 Route 202  
Somers, NY 10589-3206

Attn: Ms. Vicky Gannon, Chairwoman

Re: North Edge Realty Corp.  
Preliminary Subdivision, Site Plan, Steep  
Slope & Stormwater Management and  
Erosion Control Applications  
Route 6 & Mahopac Ave.  
T.M. #'s 4.19-2-2, 3 & 4

Dear Chairwoman and Members of the Board:

On behalf of our client, please find the following enclosed in support of Preliminary Subdivision, Site Plan and Steep Slopes applications:

- 9 copies – Preliminary Subdivision Application (w/fee \$29,200.00 by check #7680)
- 9 copies – Site Plan Application
- 9 copies – Steep Slope Application (w/fee \$825.00 by check #7681)
- 9 copies – Stormwater Management & Erosion and Sediment Control Application (w/fee \$6,600.00 by check #7682)
- 9 copies - Supporting Documents
  - Corporate Owner Affidavit (3 – 1 each lot)
  - Application Processing Affidavit
  - Applicant Acknowledgement
  - Letter of Taxes paid
- 9 copies – Preliminary Subdivision Plan, prepared by Bibbo Associates Engineering, P.C., dated 12-17-25
- 9 copies – Site Plans, (26-sheets) prepared by Bibbo Associates Engineering, P.C., dated 12-17-25
- 9 copies – Property Survey
- 9 copies - Negative Declaration
- 9 copies – Property Deeds (3 – 1 each lot)
- 1 copy – Stormwater Pollution Prevention Plan, prepared by Bibbo Associates Engineering, P.C., dated last revised 12-17-25
- 5 - USB Flash Drives with all submitted items

*Site Design • Engineering*

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589

Phone: 914.277.5805

Website: [www.bibboassociates.com](http://www.bibboassociates.com) • E-mail: [bibbo@bibboassociates.com](mailto:bibbo@bibboassociates.com)

The project consists of 73 fee simple residential 2-3 bedroom units serviced by public sewer and water with required stormwater improvements. Access will be from NYS Route 6 and Mahopac Ave.

The Town Board as Lead Agency undertook an extensive environmental review of the project and approved a Negative Declaration of No Environmental Significance at its December 10, 2025 meeting.

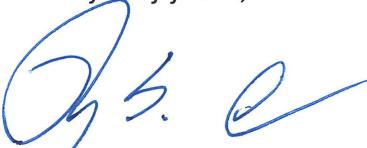
The Town Board Environmental Review included, but not limited to the following:

- Traffic
- Stormwater
- Wetland
- Construction Sequencing
- Water and Sewer Availability
- Historic and Cultural Resources
- Fiscal Analysis
- Community Benefits

The full Environmental Record is available in the Town Clerk's office and/or the Town Website.

We respectfully request that this matter be placed on your January agenda for consideration.

Very truly yours,



Timothy S. Allen, P.E.  
*Principal*

TSA/mme  
Enclosures

cc: G. Boniello (*via email, w/encls.*)  
J. Boniello (*via email, w/encls.*)  
R. O'Rourke, Esq. (*via email, w/encls.*)  
J. Siebert, Esq. (*via email, w/encls.*)  
S. Robbins, P.E., (*via email, w/encls.*)  
D. Smith, AICP (*via email, w/encls.*)  
N. Montesano (*via email, w/encls.*)  
W. Getting (*via email, w/encls.*)  
File