

SOMERS PLANNING BOARD
APPLICATION FOR PRELIMINARY APPROVAL OF SUBDIVISION

I. IDENTIFICATION OF APPLICANT:

A. OWNER: North Edge Realty Corp. **SUBDIVIDER:** same as owner
ADDRESS: 48 Wood Street, Katonah, NY 10536 **ADDRESS:** _____

TELE #: (914) 245-9000 **TELE #:** _____

B. SURVEYOR: Link Land Surveying, P.C. **TELE #:** (845) 628-5857
ENGINEER: Bibbo Associates Engineering, P.C. **TELE #:** (914) 277-5805

II. IDENTIFICATION OF PROPERTY:

A. Subdivision identifying Title: North Edge Realty
B. Street abutting property: NYS Route 6
C. Tax Map Designation: Sheet: 4.19 **Block:** 2 **Lot:** 2,3,4
D. Zoning District: MFR-BP, R-40, R-80
E. Project (does) **(does not)** connect directly into (State) **(County)** highway.
F. Proposed drainage (does) **(does not)** connect directly into channel lines
established by the County Commission of Public Works.
G. Project site (is) **(is not)** within 500 feet of Town boundary.
H. Affected Wetland Area: n/a **Wetland Buffer Area:** n/a
I. Affected Steep Slope Areas: 15% - 25%: 1.4 acres **Over 25%:** 0.7 acres
J. Total area of property in acres: 15.62 +/-

III. APPLICABLE FEES PAID: By certified check payable to Town of Somers

Abbreviated Procedure fee of \$250: --- **Date Paid:** _____
Preliminary Subdivision Plat is \$400 per lot
Number of lots: 73 (\$29,200.00) **Date Paid:** _____
Wetland Permit Fee: \$200 min. fee + \$100 per 5,000 s.f. of regulated
area or proposed portions to be disturbed.
Steep Slope Permit Fee: \$150 min. fee + \$75 per 10,000 s.f. of regulated
area or proposed portions to be disturbed.
Total Fee: \$825.00 **Date Paid:** _____

IV. DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION

14 copies of all submitted correspondence during review process

A. X **14 copies of Preliminary Plat**
B. X **14 copies of Preliminary Construction Plans**
C. X **14 copies of Topographic Map**
D. X **2 copies of Affidavit of Ownership & Title Policy**
E. n/a **14 copies of Environmental Assessment Form**
F. X **Proof that taxes have been paid**

V. ADJOINING PROPERTY OWNERS

A. Identify all adjoining property owners & owners directly across any and
all adjoining streets including those in adjoining communities. Submit
stamped envelopes addressed as listed.

SHEET BLOCK LOT NAME OF OWNER & MAILING ADDRESS

Upon scheduling public hearing.

If necessary, continue listing on additional sheet.

By submission of this application, the property owner agrees to permit
Town officials and their designated representatives to conduct on-site
inspections in connection with the review of the proposal.

Property shall be identified on site as being proposed for subdivision.
Center line of proposed roadway(s) shall be staked prior to scheduling of a
walk-through by the Planning Board.

It is the responsibility of the applicant to be knowledgeable of the
law. The following are available at the Town Clerk's Office: Master Plan,
Zoning Ordinance, Subdivision Regulation, State Environmental Quality Review
Act, Wetland and Steep Slope Ordinances, Road Specifications.

All revised plans shall be accompanied by a letter indicating what has
been changed. All costs incurred by the Town for Professional Services and
SEQR review will be paid by the applicant.

The undersigned applicant hereby requests approval by the Planning Board
of the Preliminary Plat and Construction Plans.

And Pannell **Date:** 12-17-25
Applicant

And Pannell **Date:** 12-17-25
Property Owner