

**TOWN OF SOMERS  
PLANNING BOARD**

**APPLICATION FOR SITE PLAN APPROVAL**

Application Processing Affidavit must also be completed. Click here for form.

**I. IDENTIFICATION OF APPLICANT:**

- A. Owner: North Edge Realty Corp. Applicant: same as owner  
Address: 46 Wood Street, Katonah, NY 10536 Address: \_\_\_\_\_  
Tele #: (914) 245-9000 Tele #: \_\_\_\_\_
- B. Architect: TBD Engineer: Bibbo Associates Engineering, P.C.  
Address: \_\_\_\_\_ Address: 293 Route 100, Suite 203, Somers, NY 10589  
Tele #: \_\_\_\_\_ Tele #: (914) 277-5805
- C. Surveyor: Link Land Surveying, P.C. Tele #: (845) 628-5857  
Address: 32 Clark Pl, Ste. 1B, Mahopac, NY 10541

**II. IDENTIFICATION OF PROPERTY:**

- A. Identifying Title: North Edge Realty Corp.
- B. Tax Map Design: Sheet: 4.19 Block: 2 Lot(s): 2,3,4
- C. Zoning District: MFR-BP, R-40, R-80
- D. Street which property abuts: NYS Route 6
- E. Does property connect directly into State or County highway? Yes
- F. Is site within 500 feet of Town Boundary? Yes
- G. Total area of site: 15.62 +/- ac. Area of site activity: 13.4 ac.
- H. Site coverage: 38.4 % Building coverage: 20 %
- I. Affected Wetland Area n/a Wetland Buffer Area n/a
- J. Affected Steep Slope Area: 15%-25% 1.4 ac. Over 25% 0.7 ac.
- K. Existing building size: TBR New/additional building size: 1,150 - 2,150 s.f.
- L. Existing parking spaces: \_\_\_\_\_ New parking spaces: 208 outdoor (131 for units, 77 guest)

**III. APPLICATION FEE:**

\$500 base fee plus \$50 per 1,000 sq.ft or part thereof plus \$25 per parking space to be paid by certified check to the Town of Somers.

Wetland Permit Fee: \$200 min. fee + \$100 per 5,000 sf. of regulated area or proposed area to be disturbed.

Steep Slope Fee: \$150 min. fee + \$75 per 10,000 s.f. of regulated area or proposed area to be disturbed.

Total Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

**IV. DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION:**

Submit 14 copies of all correspondence and plans to the Planning Board.

- A. 14 copies of Site Plan with north arrow and location map drawn to scale of 1" = 1,000'.
- B. Survey Map defining precise boundaries of property.
- C. Copies of all existing and proposed deed restrictions or covenants applying to the property, including covenants and agreements restricting use, and establishing future ownership and maintenance responsibilities for all private roads, recreation and open space areas.
- D. Preliminary Architectural Drawings to be submitted to Planning Board prior to public hearing for referral to Building Inspector and Architectural Advisory Review Board.
- E. Environmental Assessment Form.
- F. Proof that taxes have been paid.

It is the responsibility of the applicant to be knowledgeable of the law. The following are available at the Town Clerks Office: Master Plan, Zoning Ordinance, Site Plan Regulations, State Environmental Quality Review (SEQR) and Environmental Quality Review, Wetland and Steep Slope Ordinances of the Town of Somers.

All revised plans shall be accompanied by a letter indicating what changes were made. All costs incurred by the Town for professional services and SEQR review will be paid by the applicant.

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. The property shall be identified on site as being proposed for site plan approval.

\_\_\_\_\_  
Signature of Applicant

Date: 12-17-25

\_\_\_\_\_  
Signature of Owner

Date: 12-17-25