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EFREM CITARELLA
Building Inspector

BUILDING DEPARTMENT

Town of Somers

WESTCHESTER COUNTY, N.Y.



TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

ISSUANCE OF BUILDING PERMITS

Zone: R-40

Project: Detached Accessory Structure

Including but not limited to shed, gazebo, etc. For Garages see: Detached Accessory Garage.

First you must file an Environmental Determination application from the Engineering Department located on the second floor of the Elephant Hotel. Their phone number is 914-277-5366, or can be obtained on-line at the following web site: somersny.com.

The minimum distance between adjacent buildings shall be equal to one-half (1/2) of the height of the higher building, but in no case less than ten (10) feet.

Maximum percent of lot to be occupied by accessory structure is 3%.

Maximum height for sloped roof is 15' to midpoint from average grade;

Maximum height for a flat roof at the high edge is 12' from average grade.

Zoning Setbacks:

Front Yard: NOT PERMITTED

Side Yard: 15'

Rear Yard: 15'

S.S.D.S. Tank: See Attachment: Separation Distances from Wastewater Sources

S.S.D.S. Fields: See Attached: Separation Distances from Wastewater Sources.

In order to obtain a building permit you must make an appointment with the Building Inspector and bring the following with you:

- Survey showing proposed structure.
- Two (2) copies of plans from a New York State Registered Licensed Design Professional (Architect/Structural Engineer), one copy must be signed and stamped by the LDP.
- Copy of Contractor's:
 - Westchester County Home Improvement License.
 - Certificate of Liability Insurance with Town of Somers as Certificate Holder.
 - Certificate of Workman's Compensation Insurance with Town of Somers as Certificate Holder.
- A Westchester County Licensed Electrician is needed for any electrical work.
- A Westchester County Licensed Plumber is needed for any plumbing work.
 - A copy of their license must be submitted to this office prior to beginning work.
- A copy of the Engineering Department's determination result, or a copy of the environmental permit issued for this project.

Fees:

- Permit fees are based on estimated project cost, determined by the Building Inspector.
- C.O. fee is \$60.00 and must be accompanied by C.O. application signed by owner.