Telephone
(914) 277-3539

FAX
(914) 277-3790

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 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 garage 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: 40'
Side Yard: 15'
Rear Yard: 15'
S.S.D.S. Tank: See Attached: 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.