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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: One Family Dwelling**

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.**

Lot size: Size of lot must be 40,000 square feet minimum.
Maximum percent of lot to be occupied is 6%.
Maximum height for sloped roof is 30' to midpoint from average grade.
Zoning Setbacks:

Front Yard:	40'
One Side Yard:	30'
Two Side Yards:	60'
Rear Yard:	50'

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

- Proof of ownership
- A survey showing proposed dwelling.
- Two (2) copies of plans from a New York State Registered Licensed Design Professional, one copy must be signed and stamped by the LDP and Westchester County Health Department approval for bedroom count.
- Westchester County Health Department approval for S.S.D.S.
- Water/Sewer hook up approval if applicable.
- State/Town driveway permit.
- Builder's:
  - 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 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.