



Town of Somers

WESTCHESTER COUNTY, N.Y.

PACE LAND USE LAW CENTER HOUSING SUMMIT

MAY 12, 2022

ELEPHANT HOTEL

Cradle of the American Circus

National Historic Landmark



Town of Somers

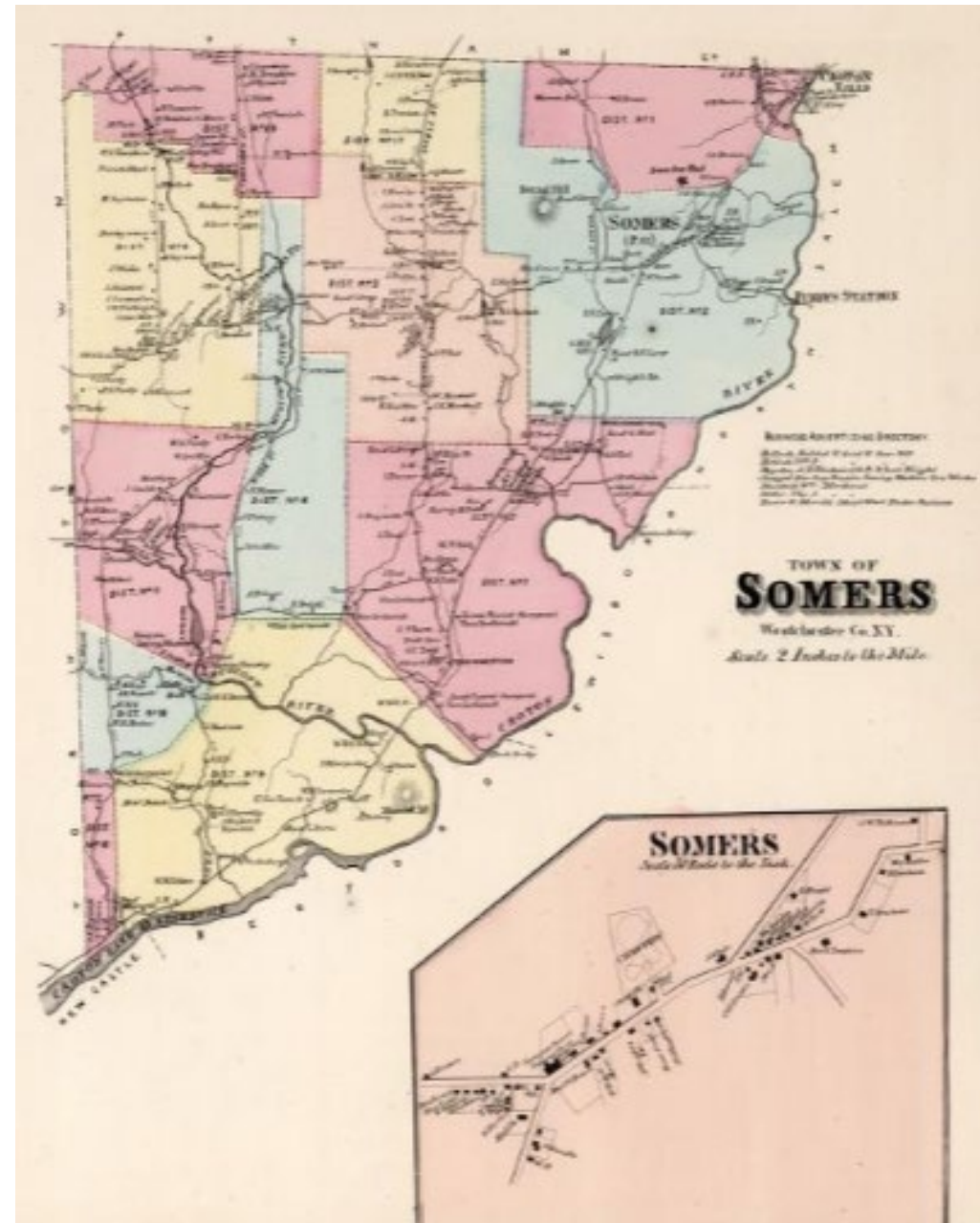
WESTCHESTER COUNTY, N.Y.

HISTORY OF SOMERS DEVELOPMENT

- In 1840, the railroad reached Brewster, which bypassed Somers
- Contributed to decline in Town growth and decrease in population

Town of Somers

WESTCHESTER COUNTY, N.Y.



HISTORY OF SOMERS DEVELOPMENT

- In 1887 – 1905, NYC purchased land and began building reservoirs and damming rivers
 - 1887 - Amawalk Reservoir
 - 1890 – Croton Reservoir
 - 1905 – Muscoot Reservoir

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Amawalk Reservoir

LAKE COMMUNITIES

- Town of Somers has numerous lake communities
- In 1930's, lake communities were established with summer cottages in ¼ acre lots, R-10 zoning
- Over the years, converted to year round residences providing an affordable housing alternative

Town of Somers

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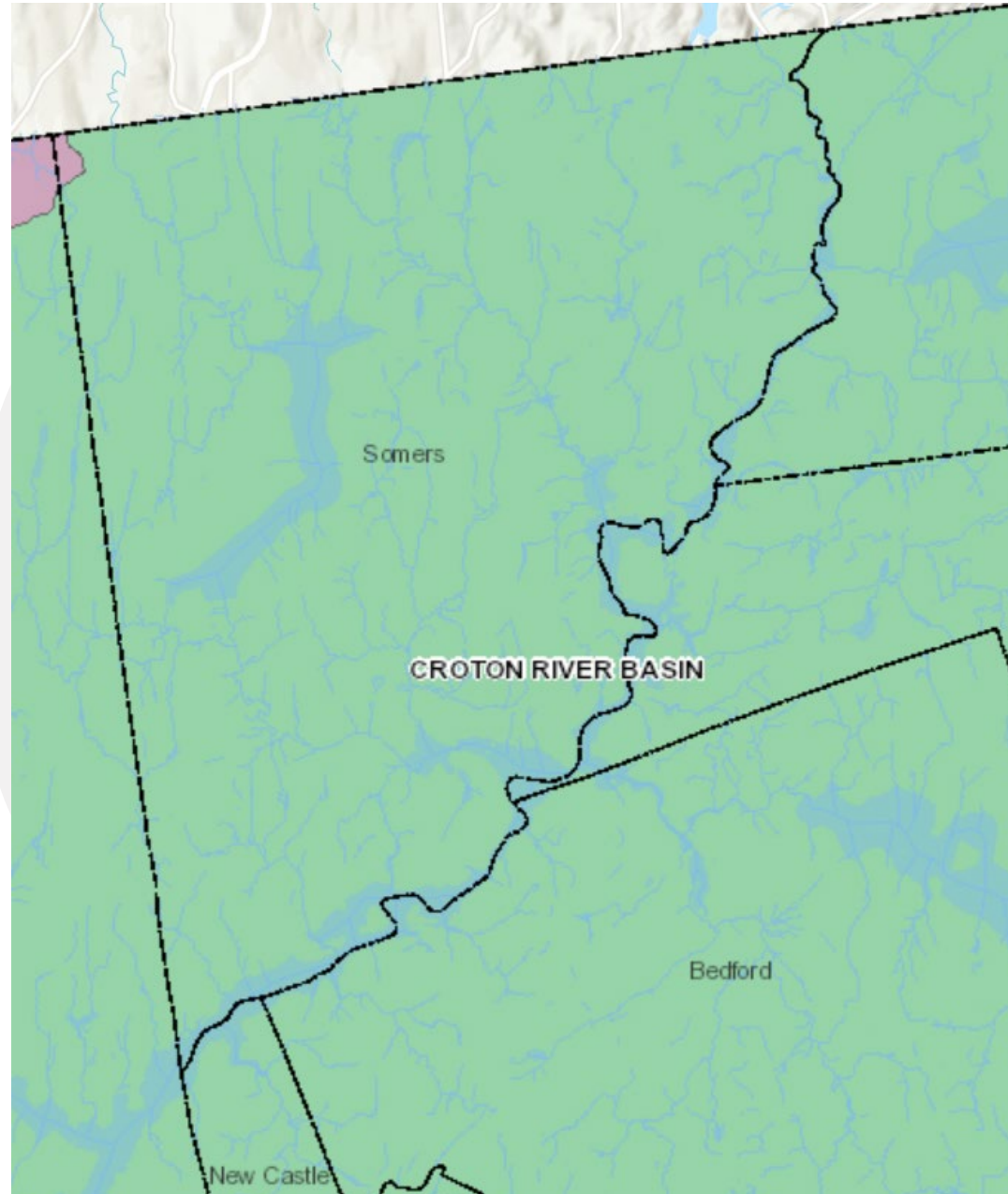


MULTIFAMILY DEVELOPMENT

- Somers Hydrology Issues:
 - Located between 4 watersheds: Amawalk Basin, New Croton Basin, Croton Falls Basin, Muscoot Basin
 - 12 Subwatersheds
 - 66 Stream Miles
 - 3 Planned Lake Communities: Lake Lincolndale, Lake Purdy's, Lake Shenorock
- Preserving water resources limits development
- Town faced challenges for vision of providing growth

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PEEKSKILL WASTEWATER TREATMENT FACILITY

- Somers successfully tied into the County owned wastewater plant providing a benefit to the community and environment
- Leadership and collaboration with elected officials



PLANNED HAMLET



MEWS 1



MEWS 2



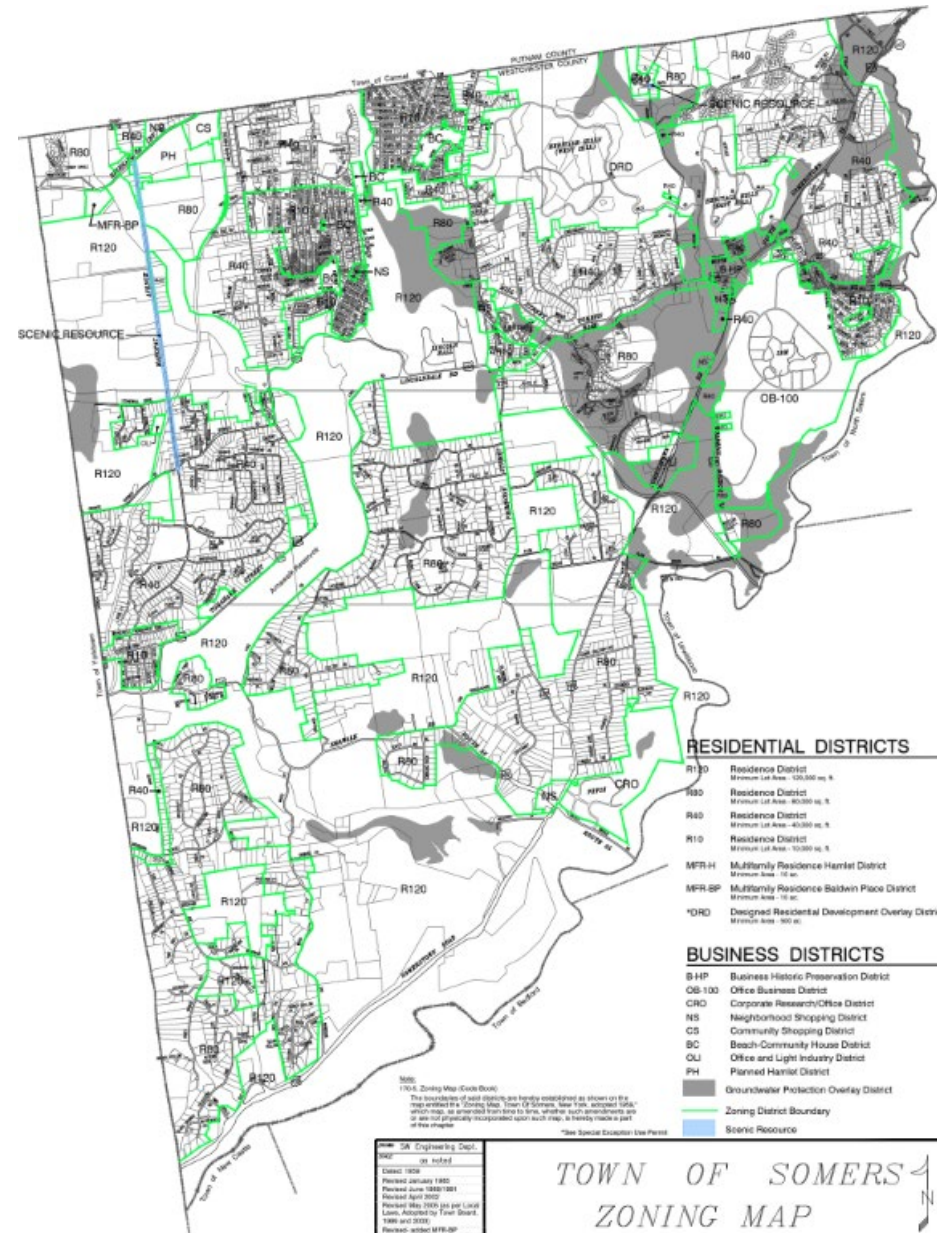
AVALON



**ARTIS SENIOR
LIVING**

ZONING AMENDMENTS

- Rezoning was imperative to accomplishing the plan for growth in the Planned Hamlet
- The west portion of Somers was determined as the best location for this infrastructure



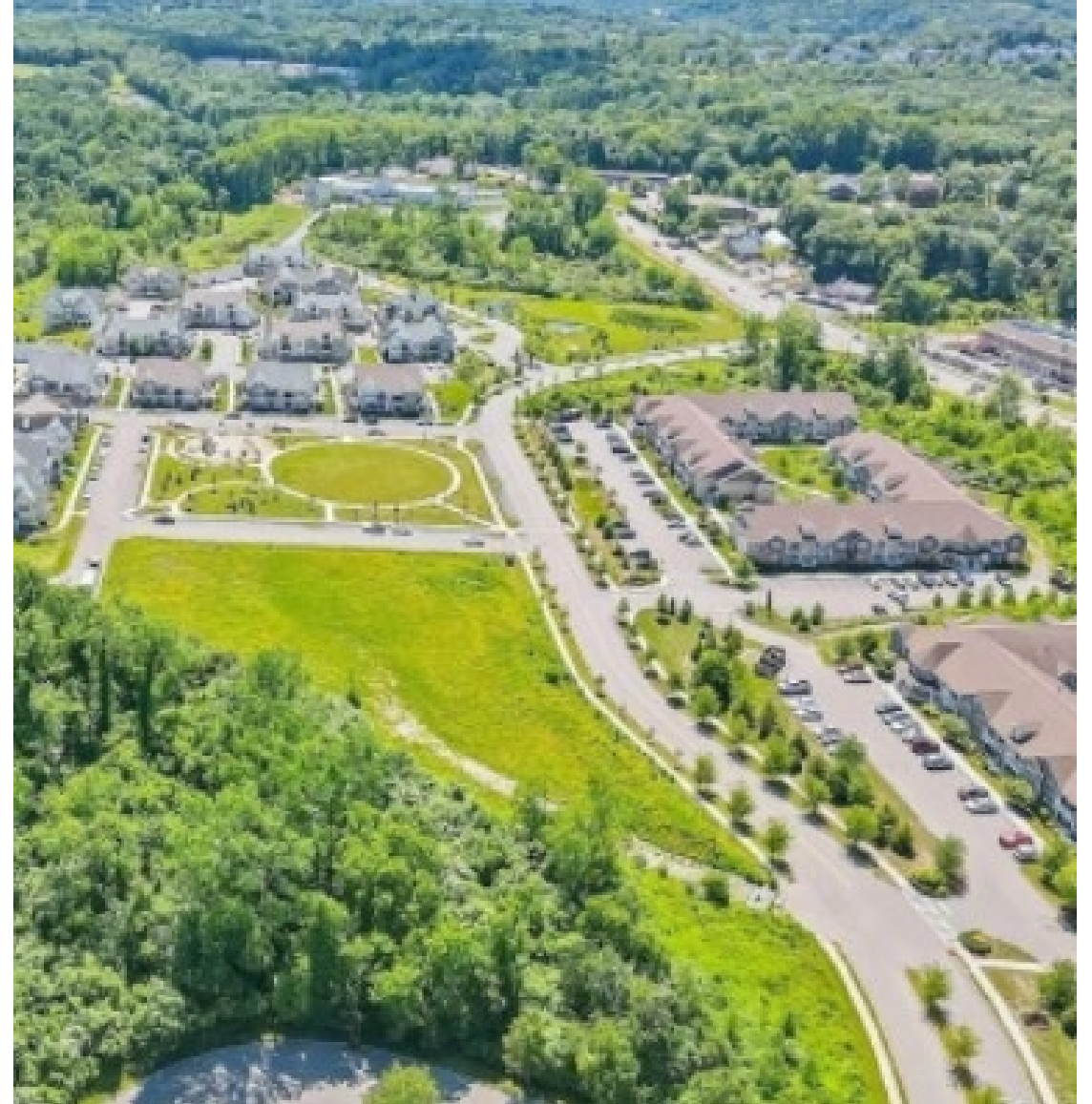
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AFFORDABLE HOUSING ZONING DISTRICTS

Town of Somers Multifamily residence MFR Districts
Section 170-13 of the Somers Code:

- Multifamily Residence Baldwin Place (MFR-BP)
- Multifamily Residence Hamlet (MFR-H District)
- Multifamily Residence Downtown Hamlet (MFR-DH District)
- Business Historic Preservation District (MFR-BH District)
- Neighborhood Shopping District (NS-District)
- Planned Hamlet (PH-District)



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PLANNED HAMLET

- Town of Somers Comprehensive Master Plan adopted by Planning Board in 1994 included a “Planned Hamlet”
- Rezoning of 80 acres from General Business “GB” District to Planned Hamlet “PH” District
- The Planned Hamlet is a mixed-use zone with multifamily residential development and 15% affordable housing units
- Somers successfully fulfilled challenge



CROSSROADS AT BALDWIN PLACE

- Multifamily development located across from Planned Hamlet
- Provides community benefit of sidewalks and sewer hook up to Peekskill Wastewater Treatment Facility



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HIDDEN MEADOW

- 16 units of affordable housing
 - 8 Townhouses for sale at affordable rates
 - 8 Apartments for rent at affordable rates



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WMPF AWARD

Westchester Municipal Planning Federation

Commendation

for

Outstanding Planning Achievement

Presented to the

Town of Somers

for

Somers Planned Hamlet



Presented this 29th Day of November, 2021

A blue ink signature of Valerie Monastra.

Valerie Monastra, President

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WESTCHESTER COUNTY FAIR HOUSING SETTLEMENT

- In 2009, Westchester County, under stipulation with US Dept of Housing & Urban Development was required to build 750 affordable housing units within its 31 municipalities
- Somers generated 22% of the 750 units allowing the lawsuit to be settled in 2020



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THANK YOU

COLLABORATIVE EFFORT

LEADERSHIP

ACHIEVEMENT OF GOALS

COMMUNITY BENEFITS