



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



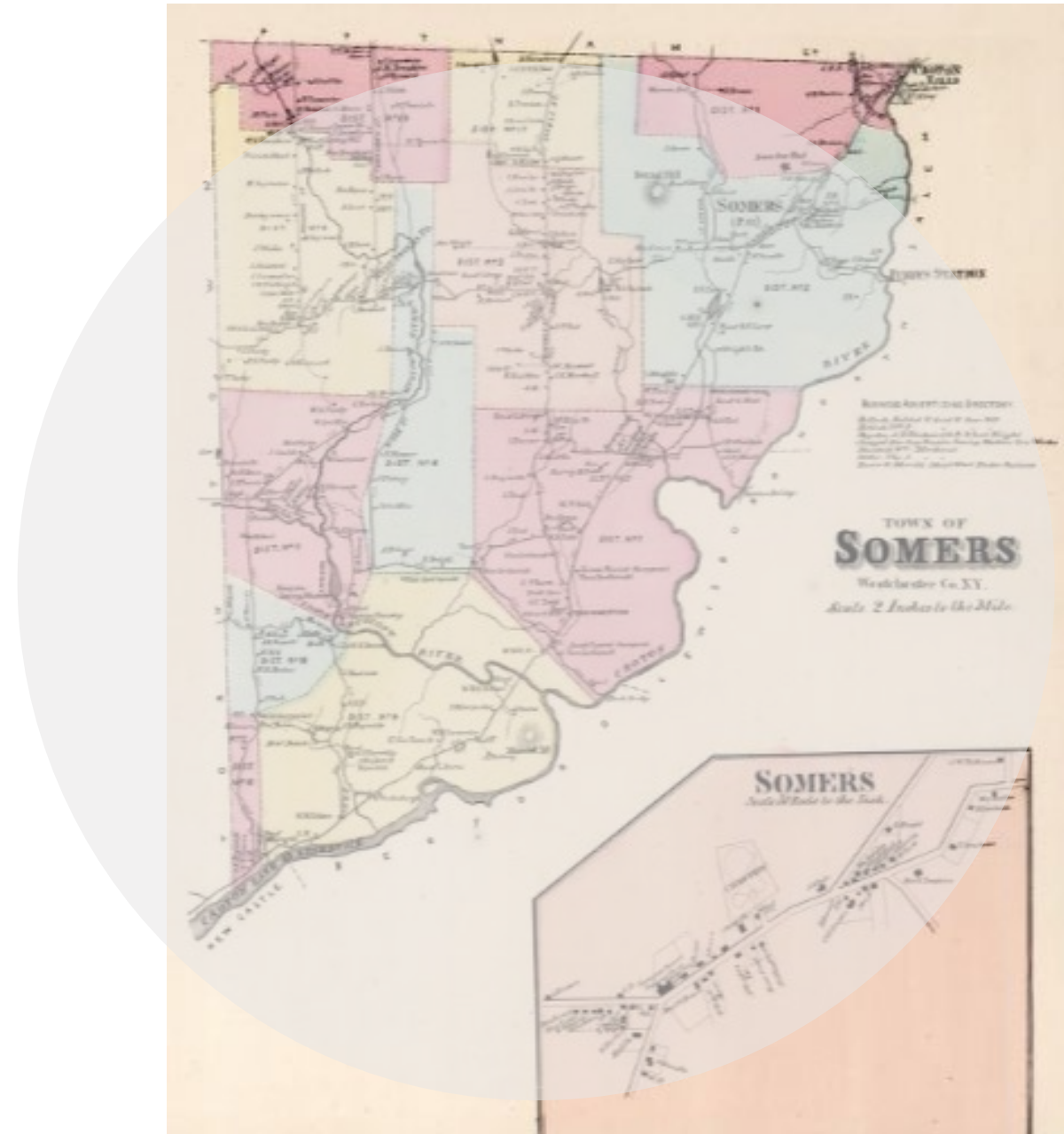
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HISTORY OF SOMERS DEVELOPMENT

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



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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

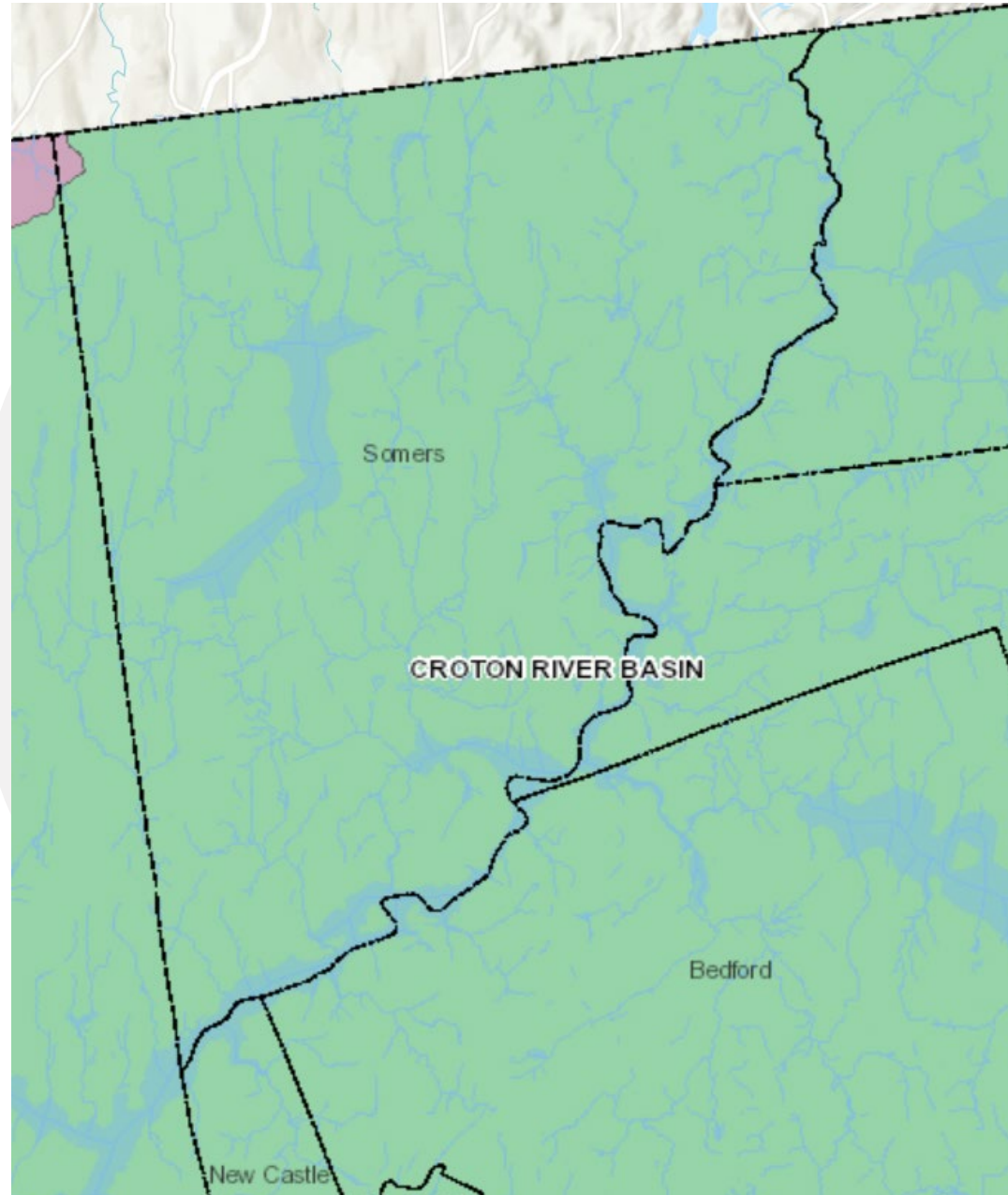


MULTIFAMILY DEVELOPMENT

- 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



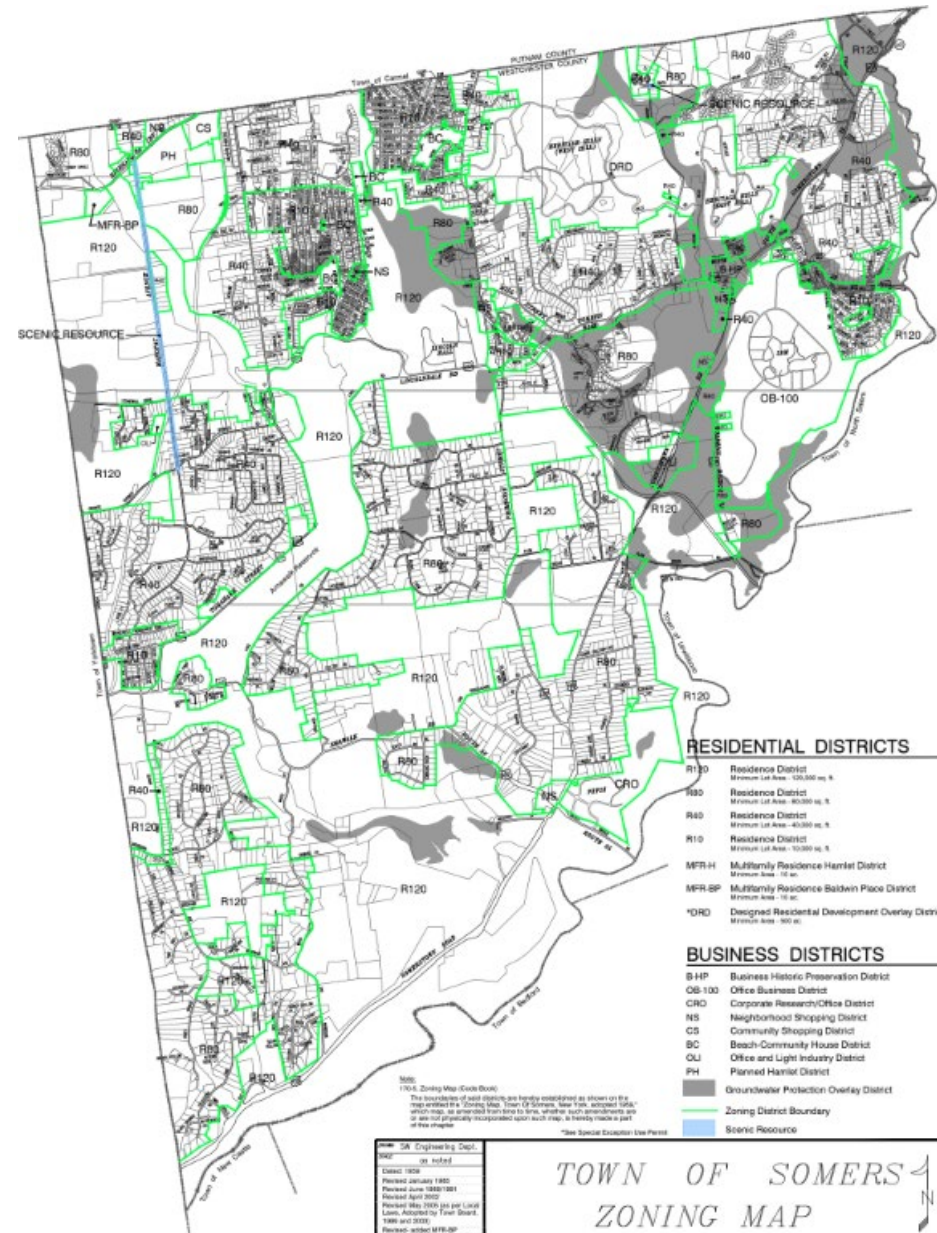
ARTIS SENIOR LIVING

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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



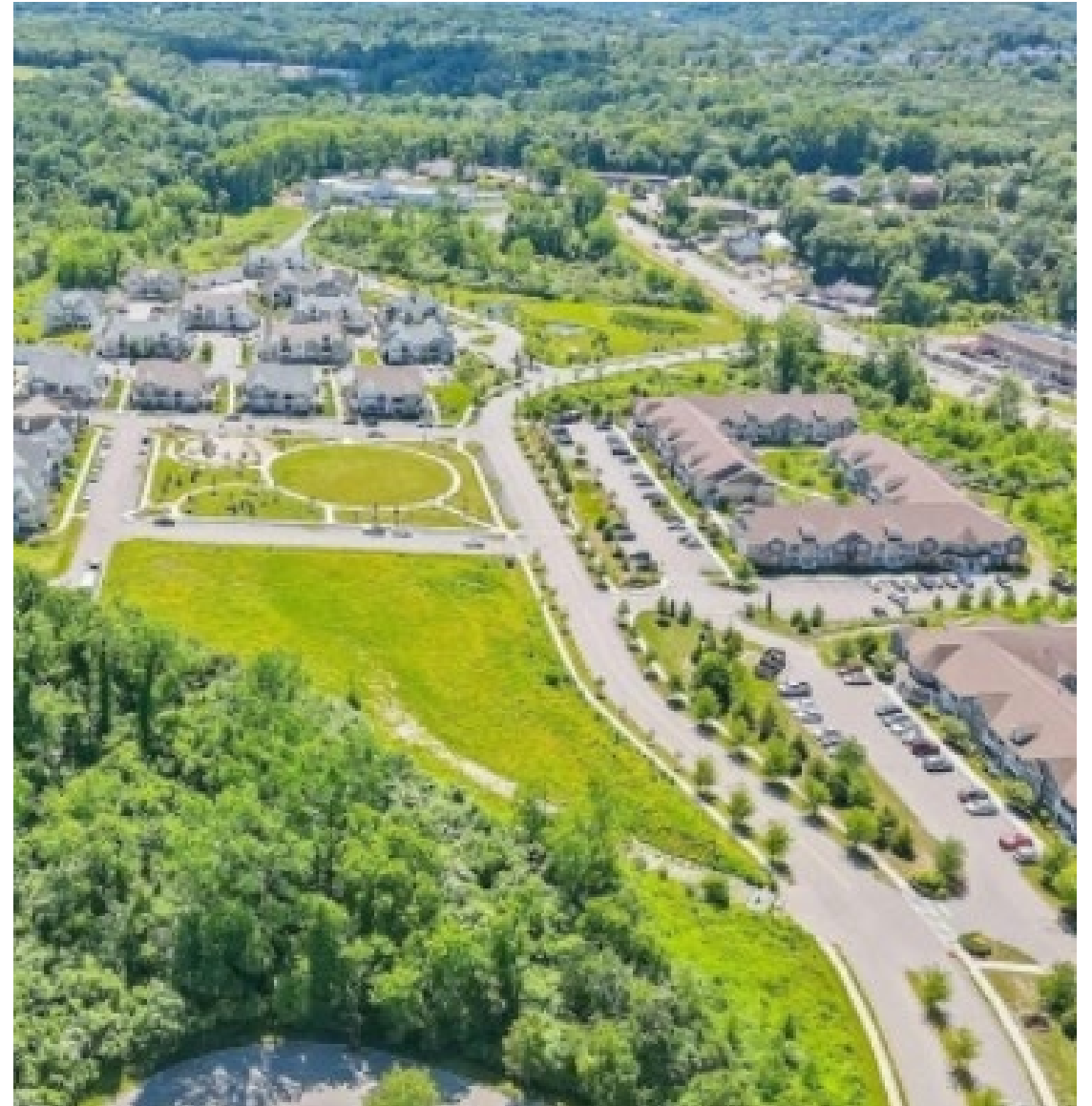
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AFFORDABLE HOUSING ZONING DISTRICTS

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)



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: 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 handwritten signature in blue ink, appearing to read 'Val M.', is written over a horizontal line.

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