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PLANNING DEPARTMENT

TOWN HOUSE  
335 ROUTE 202  
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



John Currie, Chairman  
Jan Corning  
Fedora DeLucia  
Vicky Gannon  
Nancy Gerbino  
Eugene Goldenberg  
Dennis McNamara

**SOMERS PLANNING BOARD  
AGENDA  
DECEMBER 9, 2015  
7:30 P.M.**

**MINUTES** Consideration for approval of Draft Minutes for October 14, 2015.

**TIME EXTENSION**

- 1. SOMERS REALTY PLANNED HAMLET MASTER PLAN PHASE 3  
PRELIMINARY SUBDIVISION APPROVAL  
[TM: 4.20-1-15]**

Request for a time extension for Preliminary Subdivision Plat Approval under Section 150-12N of the Code of the Town of Somers. This is the first request for a time extension.

**DISCUSSION AND COMMENT ON DRAFT COMPREHENSIVE PLAN UPDATE**

- 2. Planning Board comments on Draft Comprehensive Plan Update.**

Next Planning Board Meeting is Wednesday, January 13, 2016  
Agenda information is also available at [www.somersny.com](http://www.somersny.com)

C-  
PB  
CTE

**McCULLOUGH, GOLDBERGER & STAUDT, LLP**

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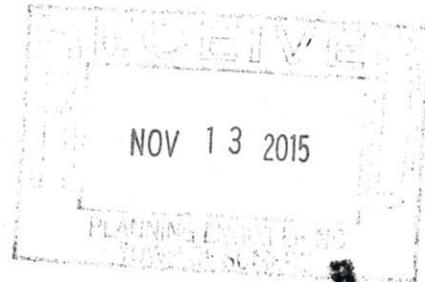
**FRANK S. MCCULLOUGH (1905-1998)  
EVANS V. BREWSTER (1920-2005)**

**FRANK S. MCCULLOUGH, JR.  
JAMES STAUDT  
LINDA B. WHITEHEAD  
SETH M. MANDELBAUM**

**JOANNA C. FELDMAN  
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RUTH F.-L. POST  
KEVIN E. STAUDT  
STEVEN M. WRABEL**

**CHARLES A. GOLDBERGER  
KEITH R. BETENSKY  
COUNSEL**

November 13, 2015



912.

Chairman John Currie and Members of the Planning Board  
Town of Somers  
335 Route 202  
Somers, New York 10589

Re: Somers Realty Planned Hamlet Master Plan Phase 3  
Preliminary Subdivision Approval, Resolution #2015-04

Dear Chairman Currie and Members of the Board:

As you are aware, we have been working to obtain all other agency approvals in accordance with the above reference Resolution. We had hoped to have all approvals in hand to satisfy the conditions of the preliminary approval before the expiration date. Unfortunately, due to the review times of the various other agencies, we do not yet have all the approvals in hand.

The expiration date per the Resolution is November 23, 2015. This request is being submitted prior to such date. It is still possible that we may submit an application for final approval prior to such date, but in the event we are unable to do so we respectfully request that this matter be placed on the agenda for your next meeting for purposes of granting an extension.

Thank you for your continued cooperation in this matter.

Very truly yours,

Linda B. Whitehead

cc: Seth Capozza, Somers Realty  
Rich Williams, P.E., Insite Engineering

PLANNING AND ENGINEERING DEPARTMENTS

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**Town of Somers**

WESTCHESTER COUNTY, N.Y.

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Principal Engineering Technician  
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Syrette Dym, AICP  
Director of Planning  
sdym@somersny.com

**DATE:** November 20, 2015

**TO:** Planning Board

**FROM:** Syrette Dym, AICP  
Director of Planning

**RE:** Somers Realty Planned Hamlet Master Plan Phase 3 Preliminary  
Subdivision Approval – First Extension Request

As indicated in the November 13, 2015 letter from Linda Whitehead, the Planning Board granted Conditional Preliminary Subdivision Plat Approval, Tree Preservation, Steep Slopes, Wetland Permits, Stormwater Management and Erosion and Sediment Control Permit and Modification of Planned Hamlet Master Plan Approval on May 27, 2015, such approval set to expire on November 23, 2015.

Due to pending approvals required but not received from various agencies, the applicant has indicated that application for final subdivision approval cannot be submitted by the November 23, 2015 expiration date. Therefore, in accordance with Section 150-12N, the applicant is requesting an extension of preliminary subdivision approval. The Planning Board can determine the length of such extension, but, except in extraordinary circumstances, in accordance with Section 150-12N of the Code of the Town of Somers, extension of preliminary subdivision approval shall not be granted beyond 24 months after date of preliminary subdivision approval, except in extraordinary circumstances. Such date would be May 27, 2017.

cc: Linda Whitehead

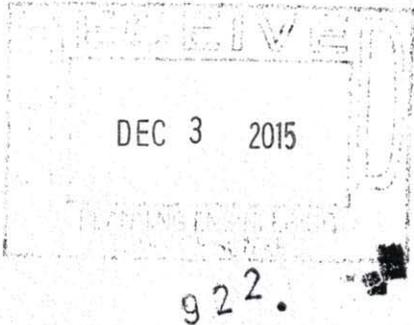
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CPB  
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CTE



**Referral Review**  
Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

Robert P. Astorino  
County Executive  
  
County Planning Board



December 3, 2015

Honorable Rick Morrissey, Supervisor  
Town of Somers Town House  
335 Route 202  
Somers, NY 10589

**Subject: Referral File No. SOM 15-007 – Somers Comprehensive Plan Update; Lead Agency**

Dear Supervisor Morrissey:

The Westchester County Planning Board has received a proposed Comprehensive Plan Update for the Town of Somers, dated November 2, 2015. The Comprehensive Plan is proposed to update the 1994 Comprehensive Master Plan. It expresses a vision to protect and preserve the Town's environmental and historical resources while providing appropriate levels of low-impact development that facilitate economic development and variety of residential development options. The plan articulates eight policy goals with various objectives in the following areas: quality of life, environmental quality and sustainable development, enhancing the economic base, supporting a mix of land uses in appropriate locations, open space/park preservation and enhancement, infrastructure and municipal service improvements, multimodal transportation and preserving historic and cultural resources.

The Comprehensive Plan contains several chapters intended to provide guidance for the future of the town. Land use, population, residential development, business development, transportation, the environment, sustainability, open space, recreation, cultural resources, public facilities and services, and infrastructure are all discussed. The final chapters of the Comprehensive Plan include a Future Land Use Plan as well as an Implementation and Action Agenda.

We have no objection to the Somers Town Board assuming Lead Agency status for this review.

We have reviewed the proposed Comprehensive Plan under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

**1. Affirmatively furthering fair housing.** The Comprehensive Plan contains a discussion regarding the Town's history of developing affordable housing and its commitment to continue that effort. We recognize the Town's initiatives and the land use approvals that have permitted the establishment of numerous affordable housing units that affirmatively further fair housing.

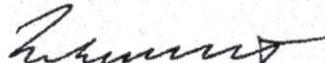
We note that the Plan does not discuss the County's promotion of "Model Zoning Ordinance Provisions for Affordable Affirmatively Furthering Fair Housing Units" as included in the *Westchester County Fair*

*and Affordable Housing Implementation Plan* (dated August 9, 2010). Although Somers has regulations and requirements for the provision of affordable housing, including a set aside for affordable housing in multi-family developments, the regulations do not ensure that all future residential development proposals in Somers will include a minimum set aside of 10% affordable units that affirmatively further fair housing available without preferences to all income eligible families as recommended in the Model Ordinance Provisions. We recommend that the Plan discuss potential future zoning amendments that would provide increased compatibility with the Model Ordinance Provisions.

**2. Non-motorized transportation.** We are supportive of the inclusion of non-motorized transportation and complete streets into the Comprehensive Plan Update.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

Rep:  
By: 

Edward Buroughs, AICP  
Commissioner

EEB/LH