

- Study Goals
- Timeline
- Study Area and Development Sites
- Development Opportunities and Constraints
- Village Needs and Potential Uses
- Comments

## **Agenda**

May 19, 2005

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To Address the following:

- Commuter parking decks for 100± cars
- Space for Village Hall, DPW and the Police Department
- Location for the Post Office
- Mixed-use development at the Pelpark Site

## **Study Goals**

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**Post Office Parcel**

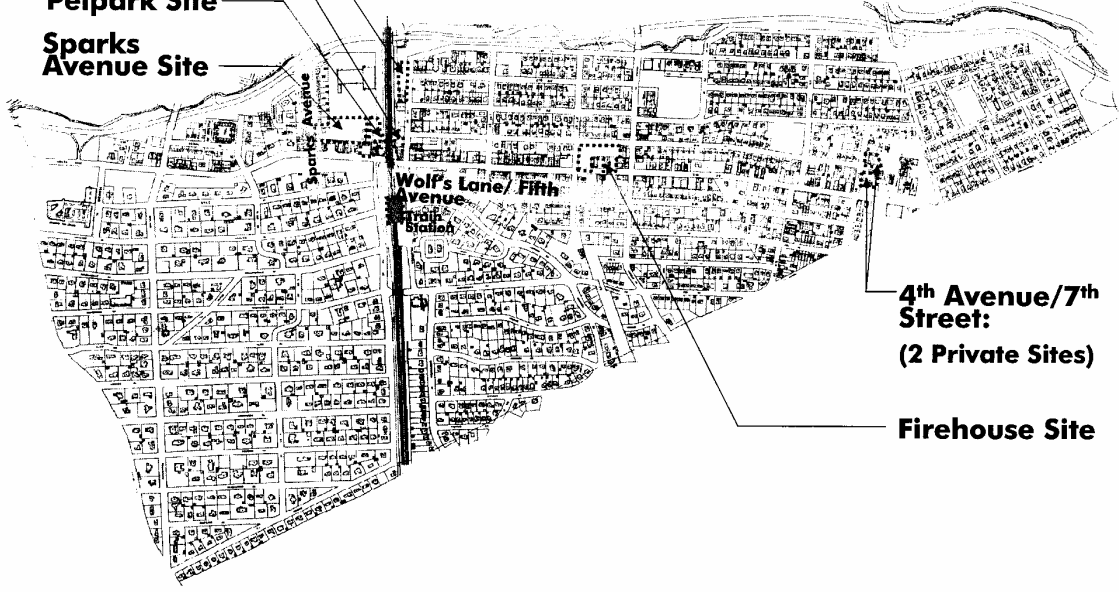
**Village Lot 1**

**Pelpark Site**

**Sparks Avenue Site**

**Development Opportunities: Location of Sites**

Pelham, New York



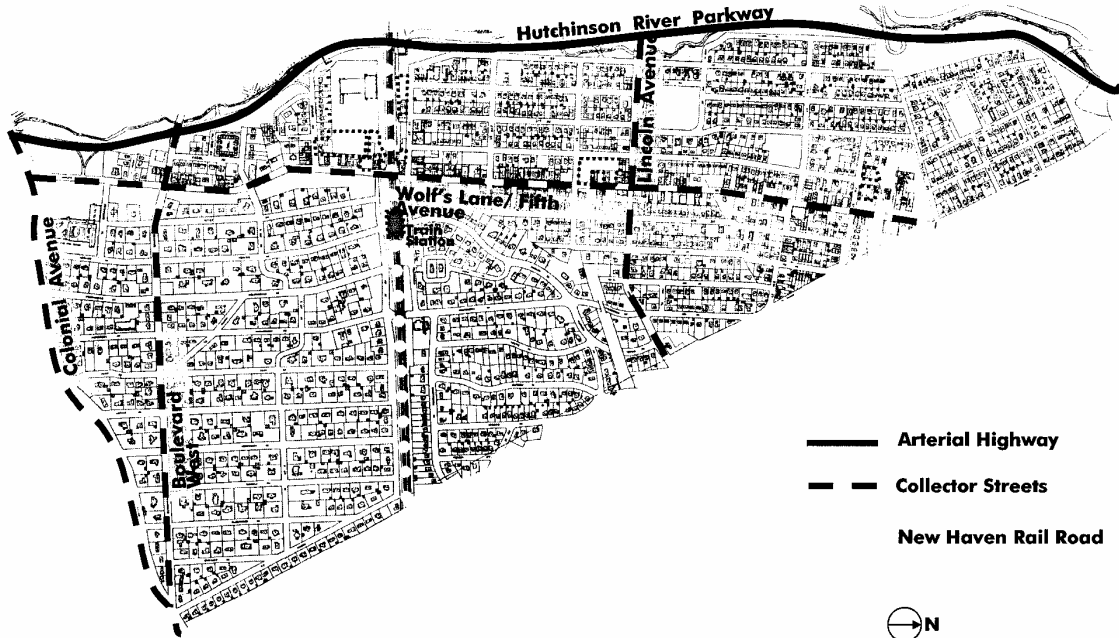
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**Access Map:**  
Pelham, New York



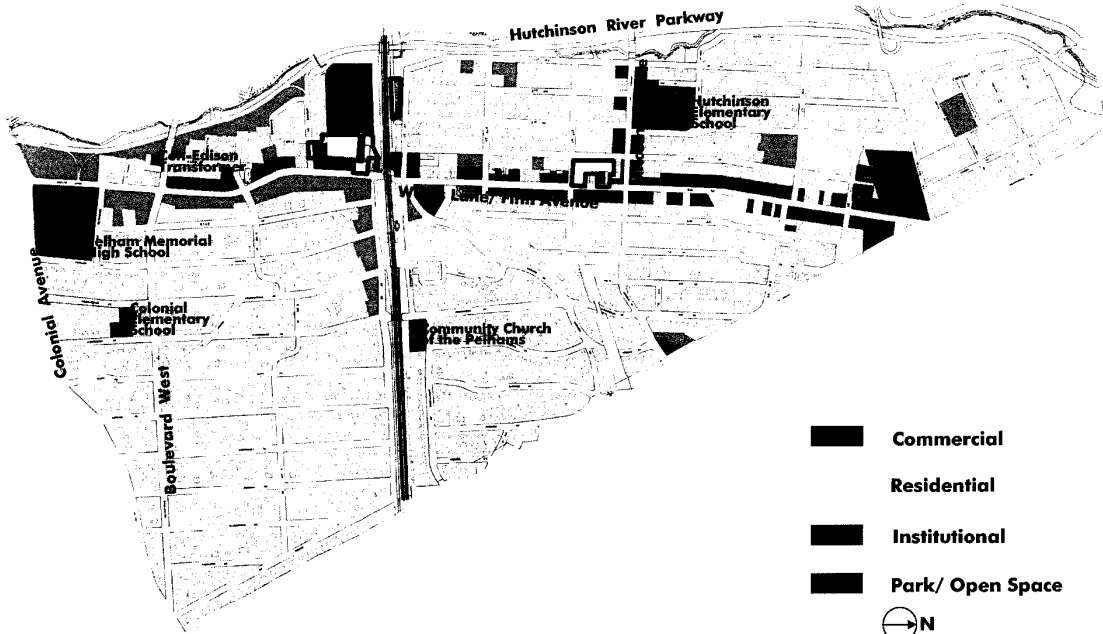
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# Land Use Map:

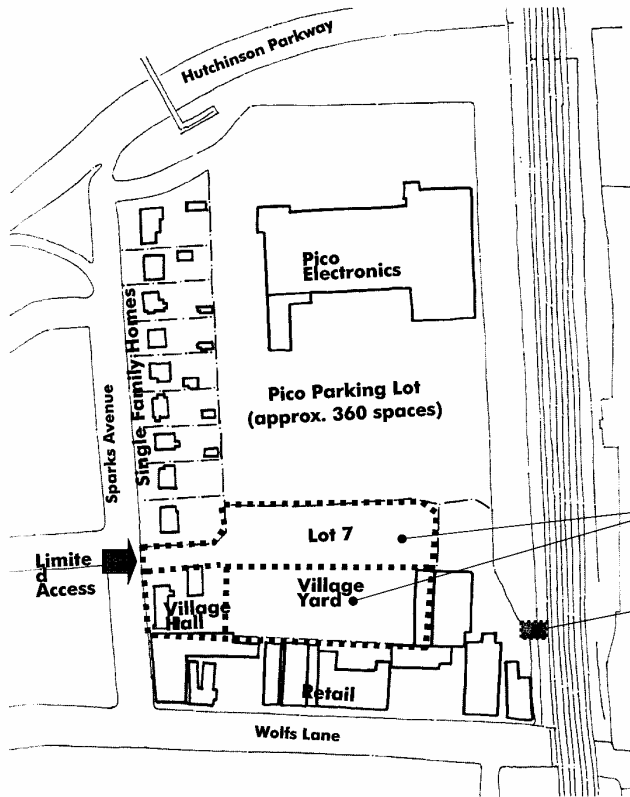
Pelham, New York



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-  Commercial
  -  Residential
  -  Institutional
  -  Park/ Open Space
  -  N
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**Site 1: Sparks Avenue**

Village Yard: 40,400 square feet  
 Parking Lot 7: 25,800 square feet  
 Village Hall: 4,500 square feet

Development Issues:

- Site Access
- Traffic
- Scale/ Context
- Grade Change

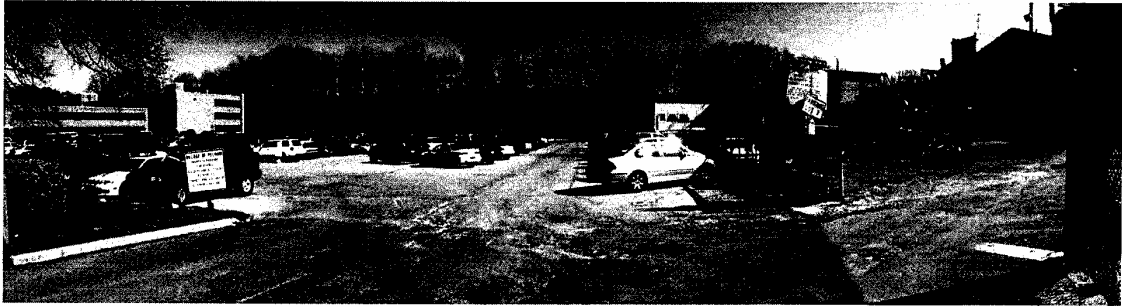
**67 space parking deck proposed**

**Potential access to Train Platform**

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Village Yard, Parking Lot  
7

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**Wolfs Lane**

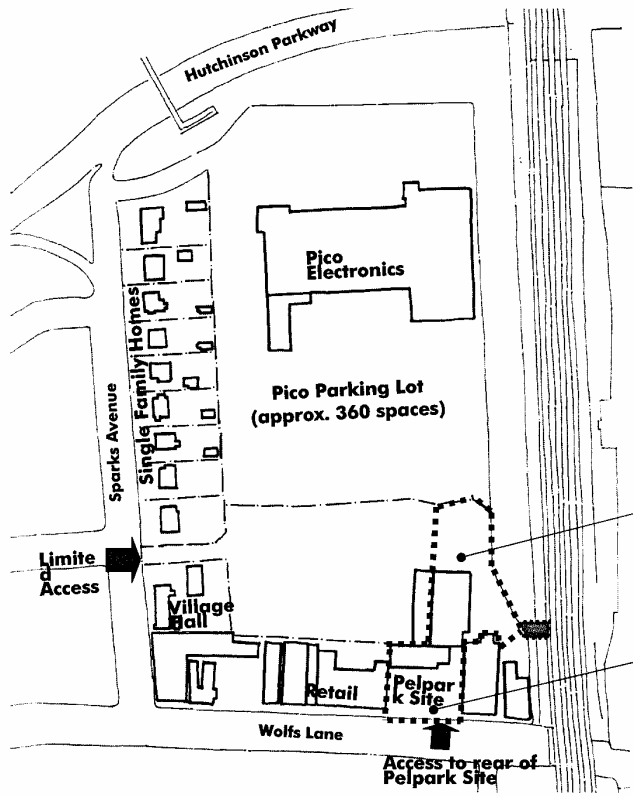


**Sparks Avenue**

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**Site 2: Pelpark Site**

Pelpark: 29,350 square feet

Development Issues:

- Site Access
- Density

Housing

Mixed Use Building Proposed

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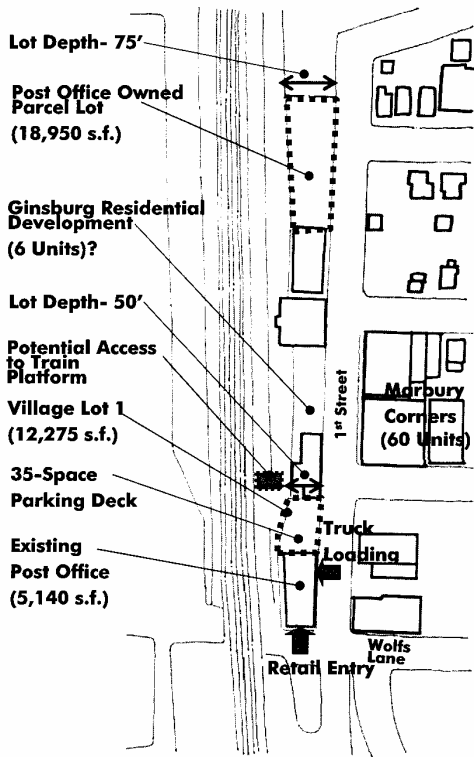


**Pelpark Site**

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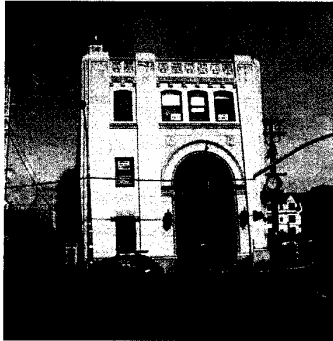


**Site 3: Post Office/Village Lot 1/  
Post Office Owned Parcel**

Existing Post Office: 5,140 square feet  
 Village Lot 1: 12,275 square feet  
 Post Office Lot: 18,950 square feet

**Development Issues:**

- Existing Post Office:
- Lack of space
  - Lack of parking/loading/access
- Village Lot 1:
- Grade change (20 feet). Suitable for parking deck.
  - Rock blasting
- Post Office Parcel:
- Poor Loading/ Access
  - Narrowness of Lot
  - Residential Context



**Post Office**



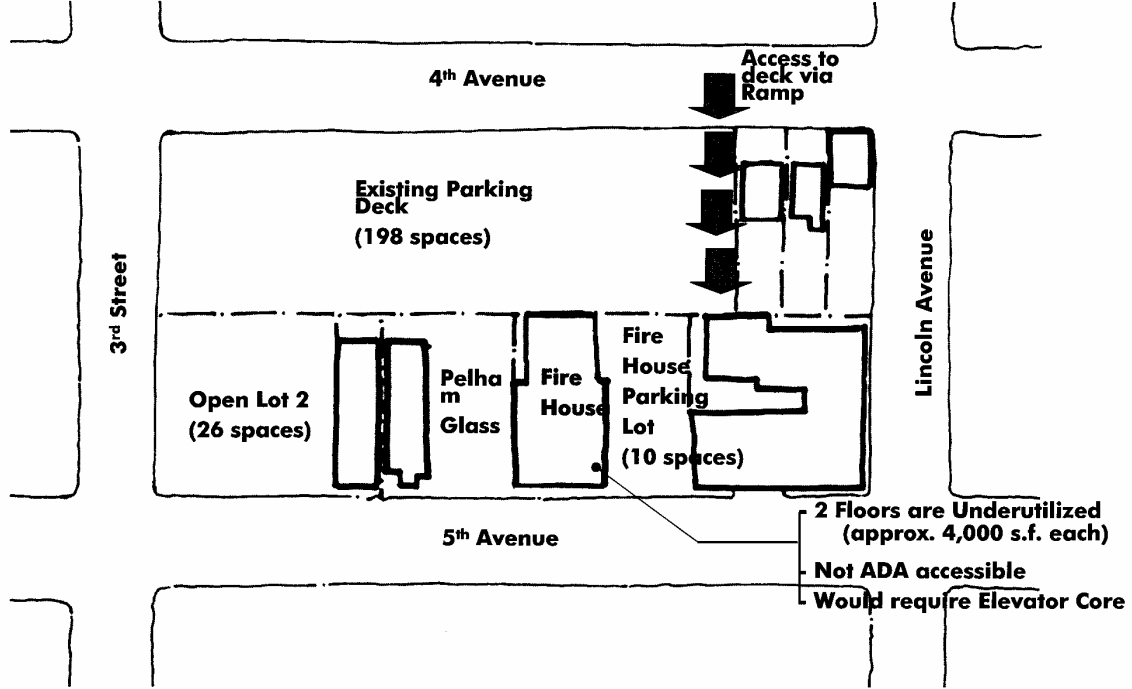
**Post Office Owned Parcel Lot**

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**Site 4: Fire House**



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**Pelham Fire House**

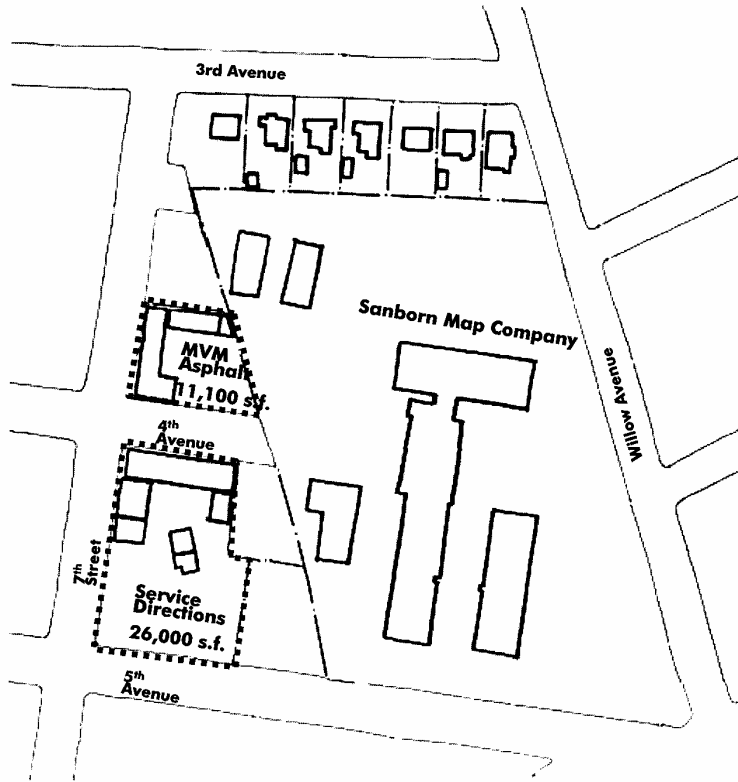


**Parking Deck**

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**Site 5: 4<sup>th</sup> Ave./7<sup>th</sup> St.  
(2 Private Sites)**

MVM Asphalt

Service Directions

Development Issues

- Demolition of Existing Buildings
- Cost of Land
- Residential Context

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**Service Directions**



**MVM Asphalt**

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## **Village Needs/Future Uses**

### **1) COMMUTER PARKING**

- FTA funding secured for a total of 105-spaces including:
  - 35-space parking deck at First Avenue
  - 70-space parking deck at Village Lot behind Village Hall

### **2) DEPARTMENT OF PUBLIC WORKS**

- 12,000 square feet including:
  - New structure for parking garage, office space and storage
  - Salt storage and circulation space

### **3) VILLAGE HALL**

- 4,900 square feet including:
  - Village Offices, Dept. of Buildings, Housing, 75-person meeting space

## Village Needs/Future Uses

### 4) POLICE DEPARTMENT

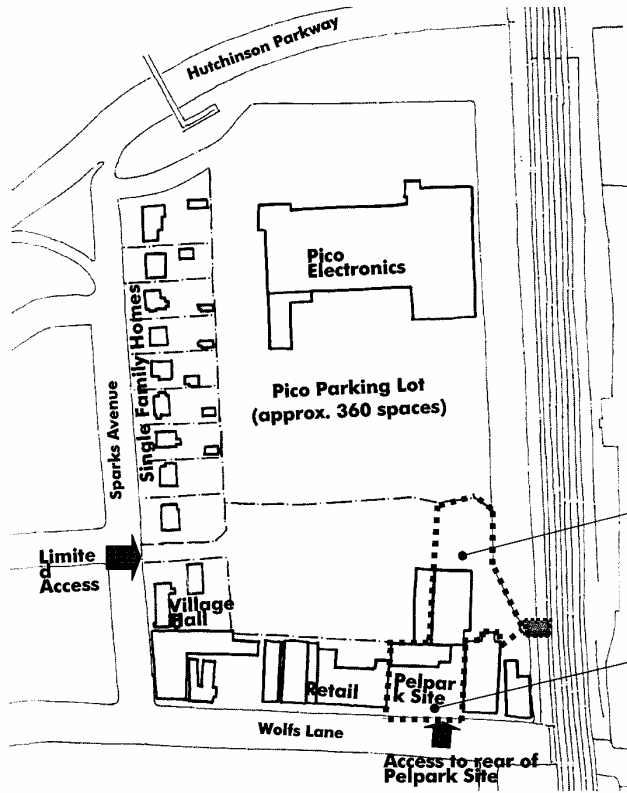
- 3,900 square feet of space needed including:
  - A youth office, male and female locker rooms, more storage space
  - 12 parking spaces

### 5) POST OFFICE

- Up to 6,500 square feet of space needed
- 17-parking spaces for trucks, 20-25 spaces for employees

### 3 options:

- **Best case:** new Village location accommodates both retail and distribution
- **Compromise:** new Village location accommodates retail only
- **Worst case:** Post Office moves entirely outside the Village



**Site 2: Pelpark Site**

Pelpark: 29,350 square feet

Development Issues:

- Site Access
- Density

Housing

Mixed Use Building Proposed

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## Pelpark Site



### **Proposal 1** **Forest City Daly Proposal**

- 175-unit Senior Housing
- 7/8 stories
- 80 parking spaces

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## Pelpark Site



### **Proposal 2**

- Mixed Use
- 4 stories
- Retail Post Office- 7,500 s.f.
- Retail- 5,000 s.f.
- Office- 9,000 s.f.
- Residential Units- 50

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## Pelpark Site



- **Current Proposal**
- - 40 residential units
- - 8,000 square feet commercial/office
- - Parking (below grade) 100 spaces

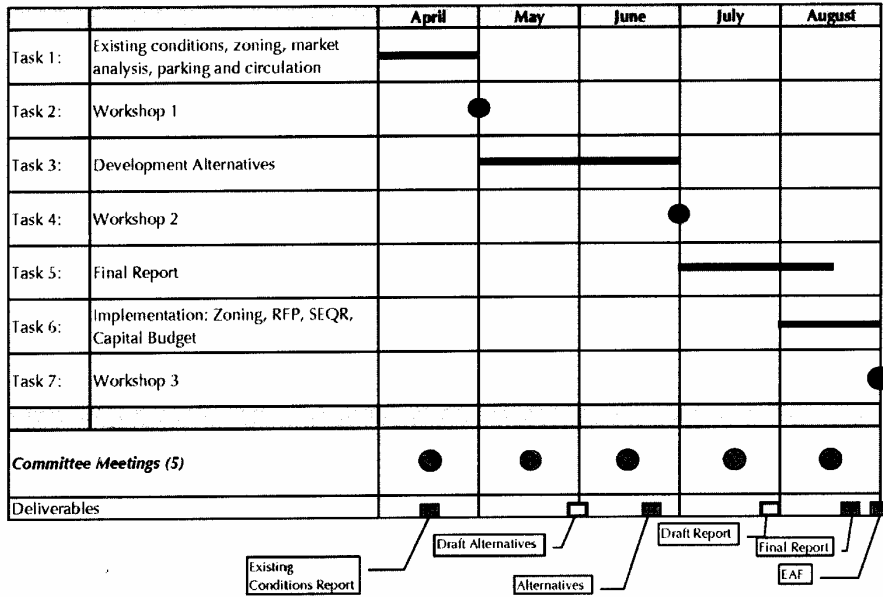
MCG Architecture

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VILLAGE OF PELHAM FEASIBILITY STUDY TIMELINE



**Timeline**