



Pelham Study Workshop 2

September 27, 2005



Study Goals
Recap: Village Needs
3 Development Schemes
Planning Issues
Fiscal Analysis
Summary

Public Comments

Agenda

Expand Village parking

Accommodate the Post Office

Space for Village Hall and DPW

Mixed-use development at the Pelpark Site

Study Goals

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 5,500 sq. ft. structure for parking garage, office space and storage

Salt storage and circulation space

3) POST OFFICE

Up to 6,500 square feet of space needed

15-parking spaces for trucks, 7 spaces for employees

Village Needs/Future Uses

4) VILLAGE HALL

4,900 square feet including:

Village Offices, Dept. of Buildings, Housing, 75-person meeting space

5) PELPARK SITE

Residential Units

Retail Uses at street level

Off-street parking

Development Opportunities: Location of Sites

Pelham, New York

Village Lot 1

Pelpark Site

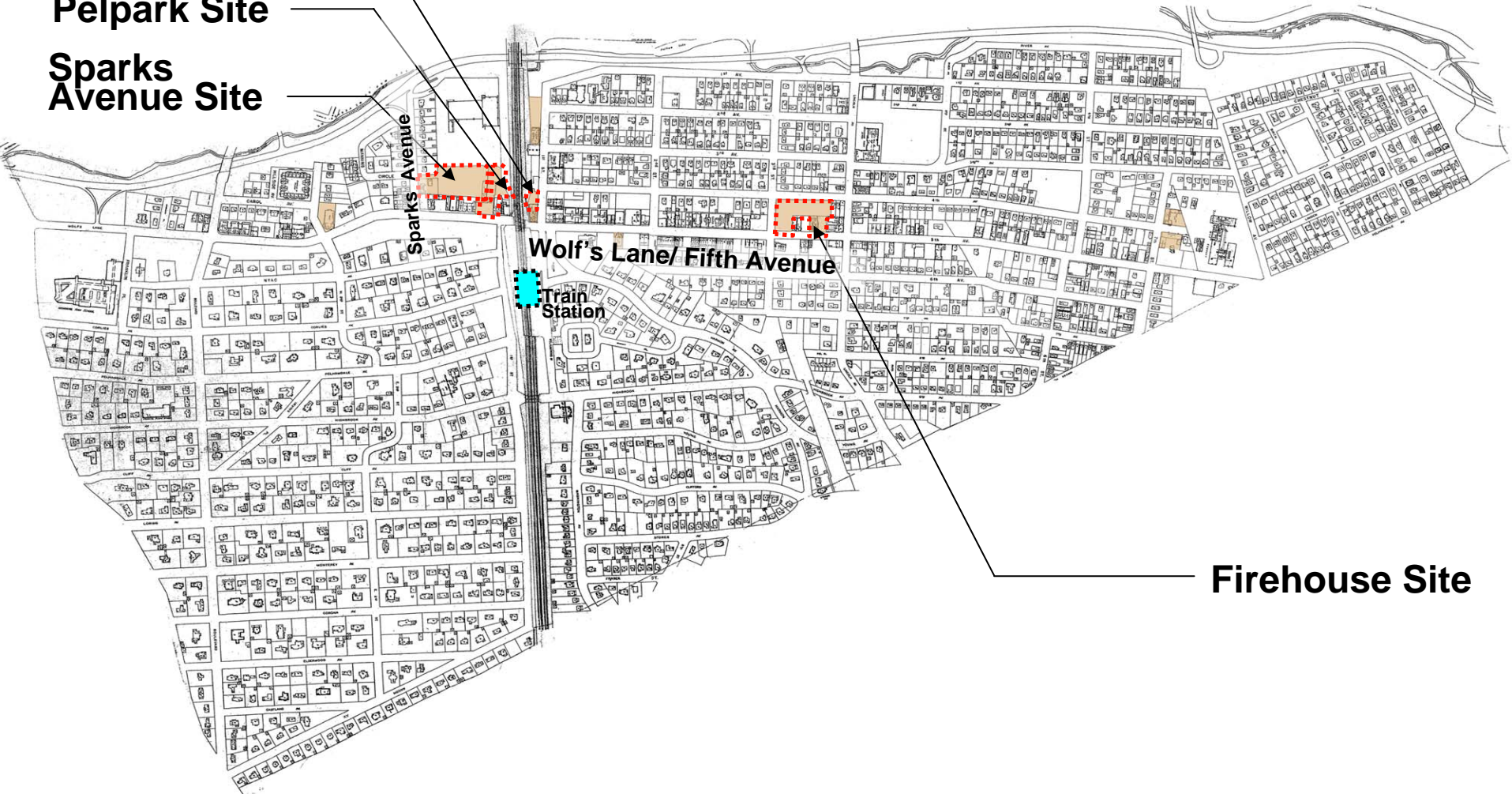
Sparks
Avenue Site

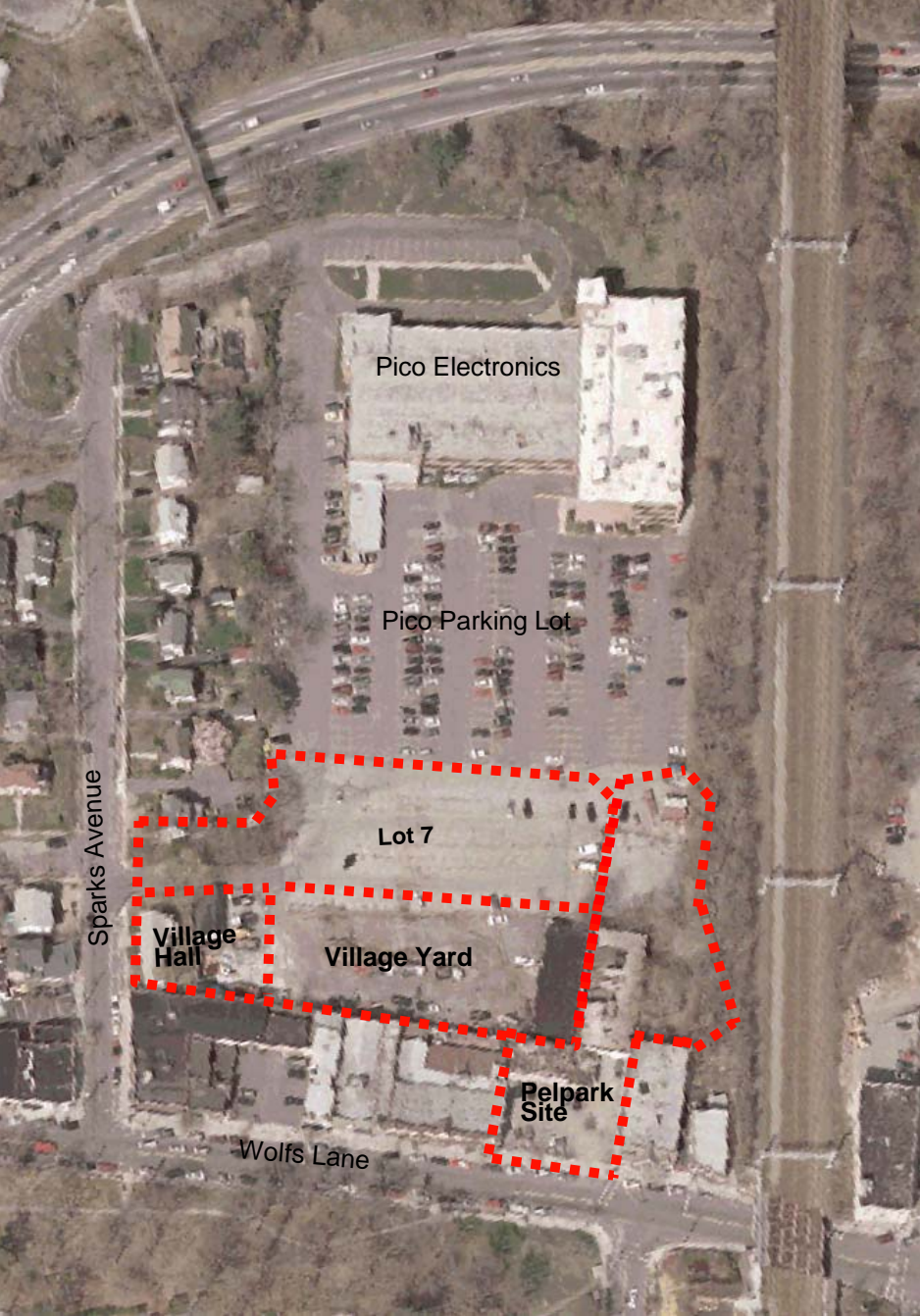
Sparks Avenue

Wolf's Lane/ Fifth Avenue

Train
Station

Firehouse Site





Existing Conditions



Village Yard, Parking Lot 7



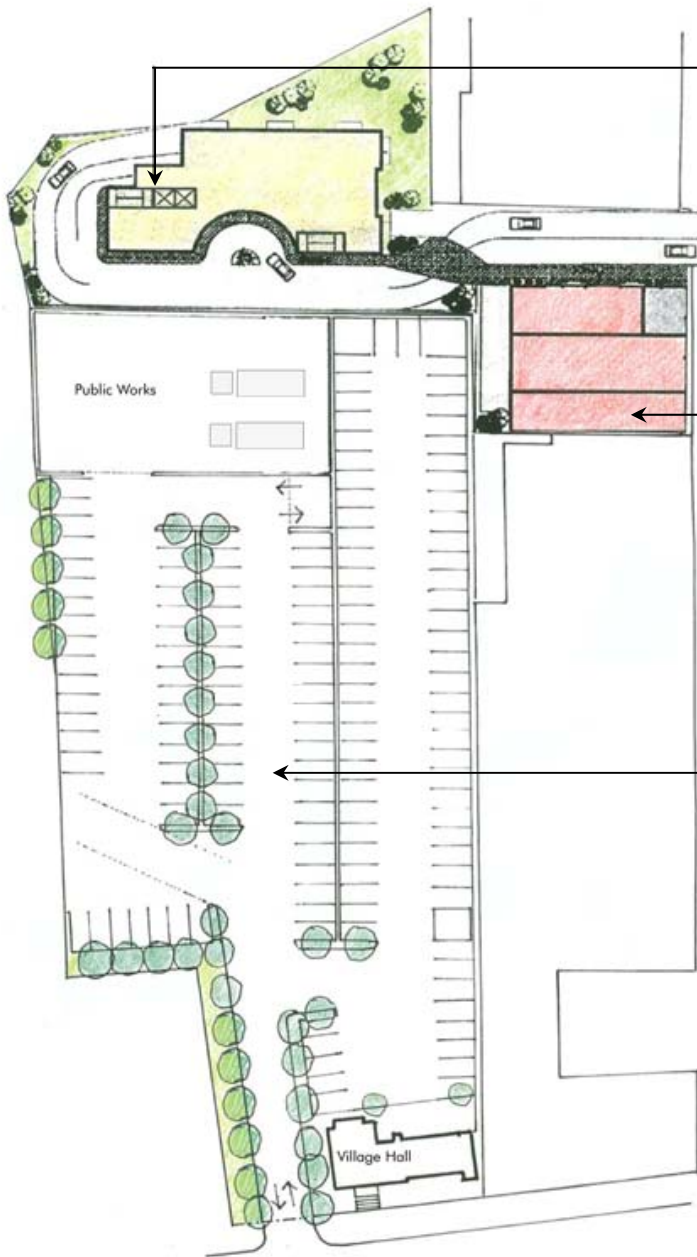
Pelpark Site

Existing Conditions

Three Alternatives

- 1. Separate Village and Pelpark Development**
- 2. Separate Development with Land Swap**
- 3. Separate Development with Land Swap, relocated Post Office and Village Hall**

Development Schemes



Pelpark Proposal
35 units; 6 Floors

Pelpark Proposal:
6 units; 4,500 sq. ft. retail

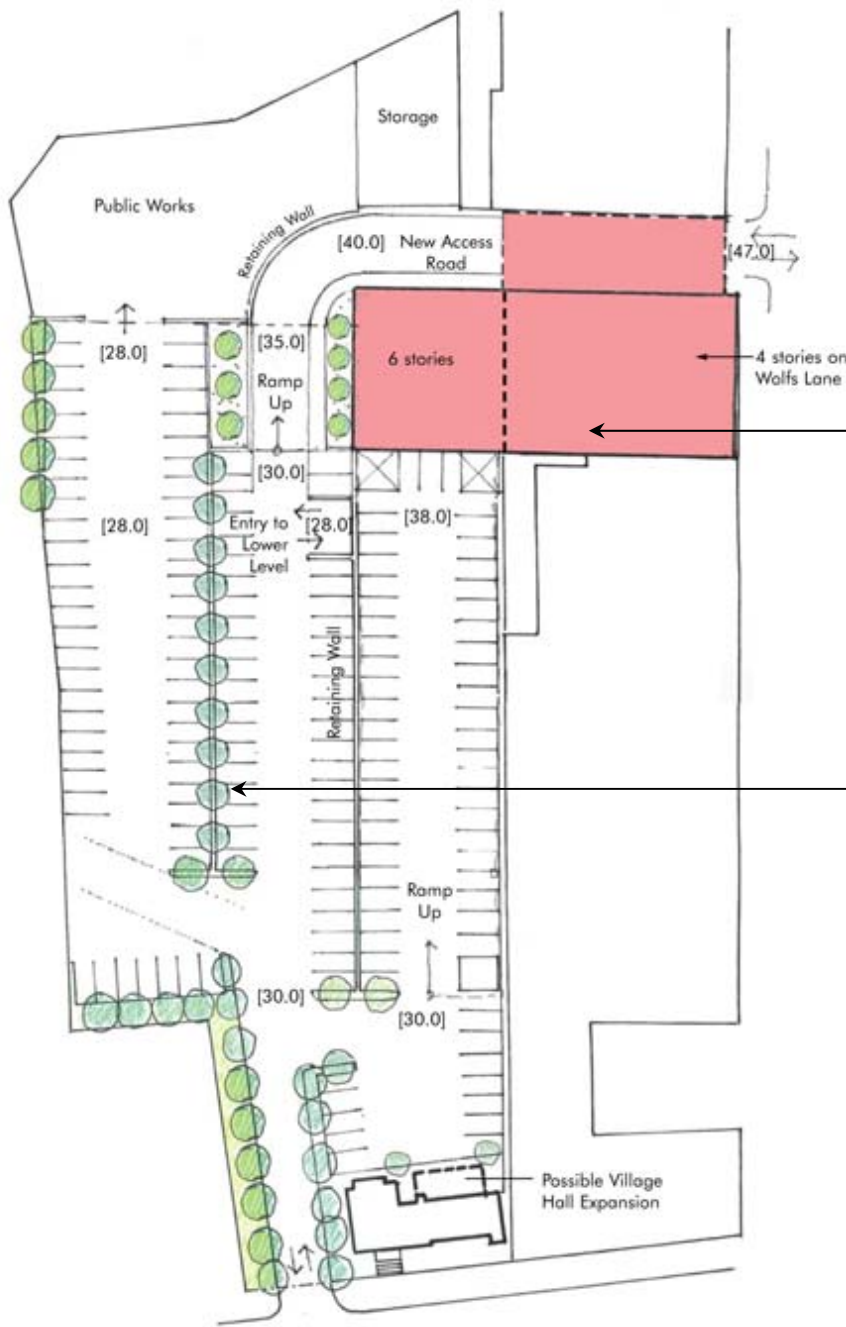
210 spaces

Option 1: Separate Development

Pelpark Site



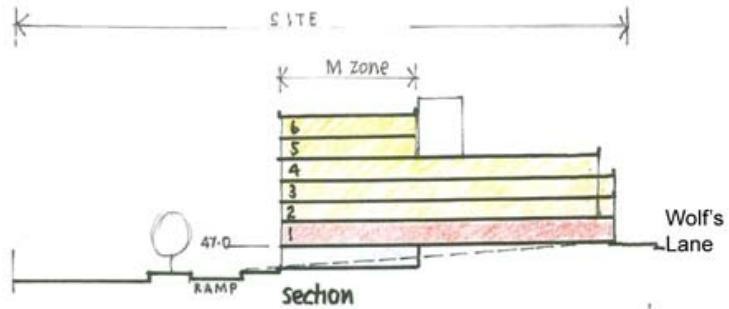
- **Current Proposal**
- - 41 residential units
- - Ground floor commercial
- - Parking (below grade) 100 spaces



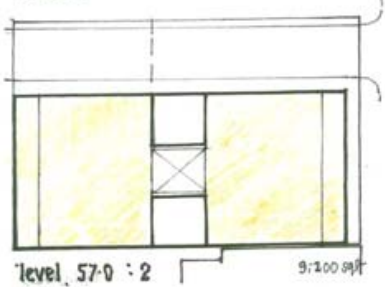
- Retail/Health Club
- 1 Floor: 10,380 sq. ft. Apartments
- 30 units
- 1 lower level of parking
- 34 spaces

210 spaces

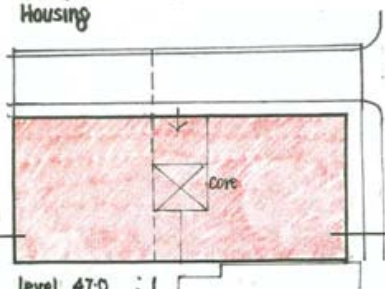
Option 2: Joint Development, Land Swap



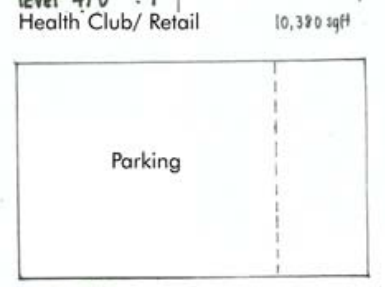
Section



Second Floor



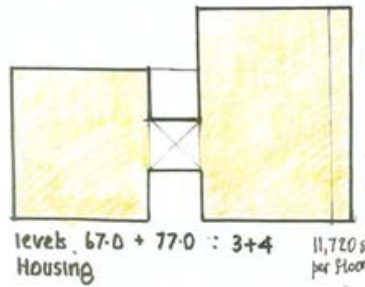
Fifth/Sixth Floors



Street Level



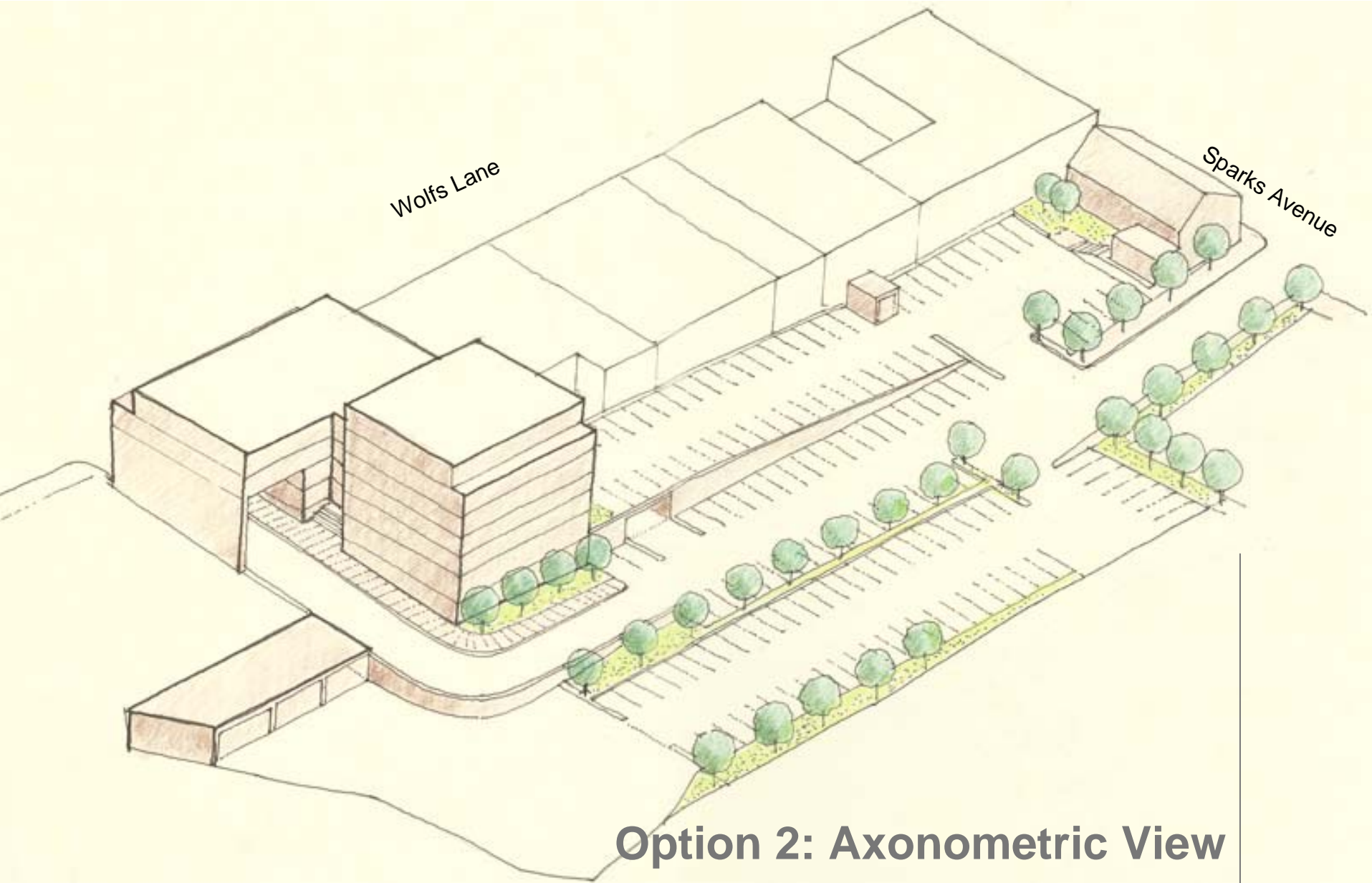
Lower Level



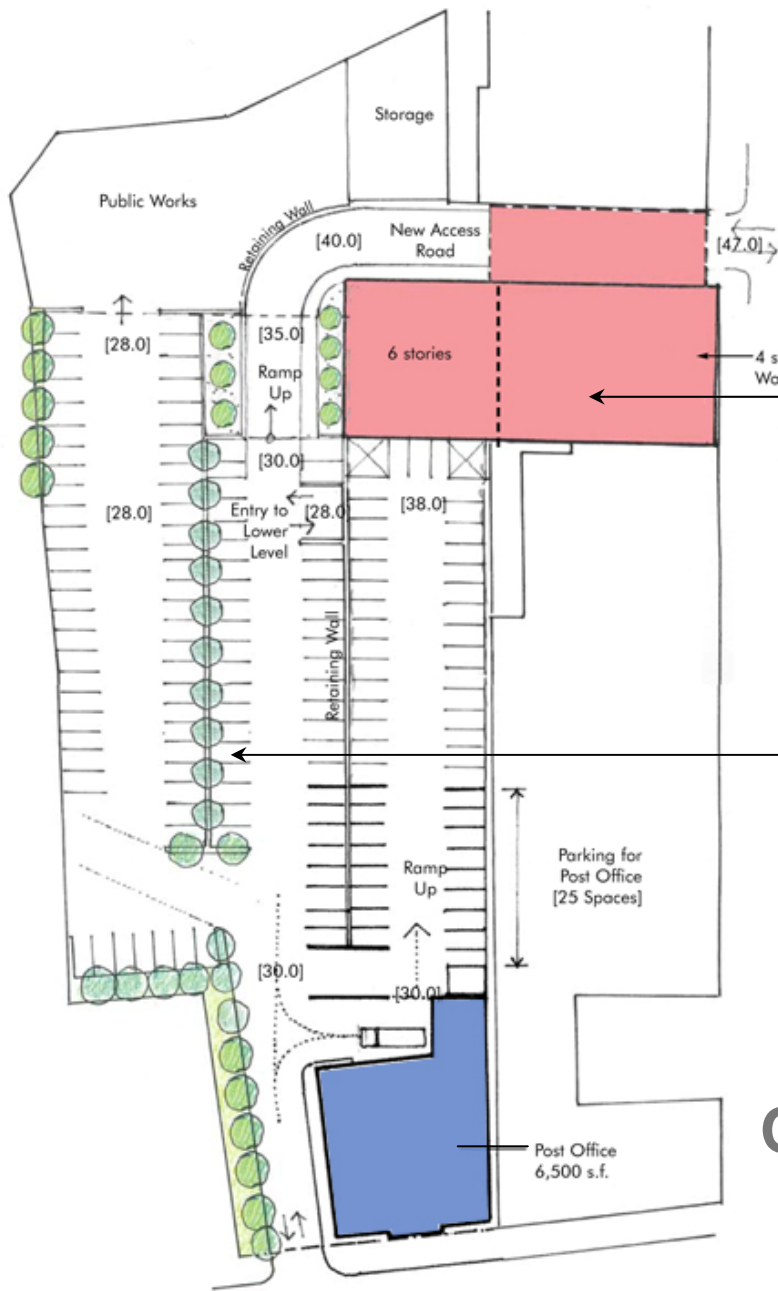
Third/Fourth Floors

Total Area: 56,500 s.f.
Includes core

Option 2: Site Section and Floor Plans



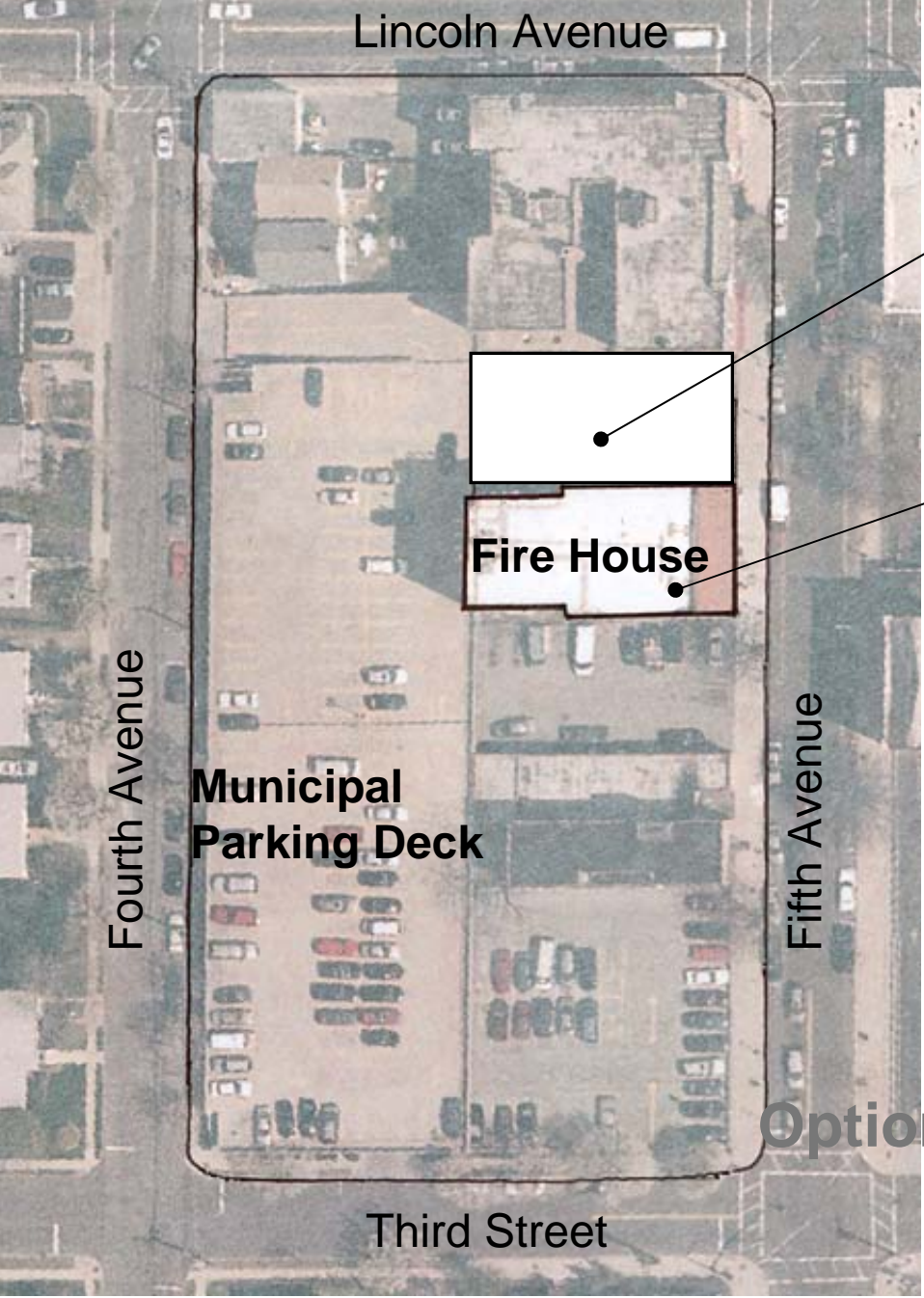
Option 2: Axonometric View



- Retail/Health Club
- 1 Floor: 10,380 sq. ft. Apartments
- 30 units
- 1 lower level of parking
- 34 spaces

200 spaces

Option 3: Joint Development, Land Swap, USPS



Lincoln Avenue

New Garage for fire trucks and emergency vehicles

1st Floor: Village Hall and Meeting Room

2nd Floor: Fire Department

Fire House

Fourth Avenue

Municipal Parking Deck

Fifth Avenue

Third Street



Option 3: Relocation of Village Hall

Comparison

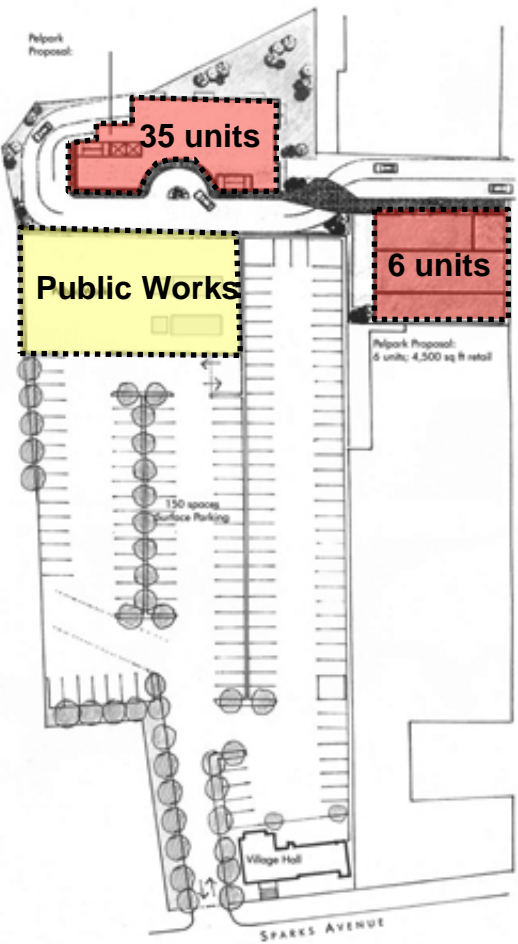
Urban Design

Parking

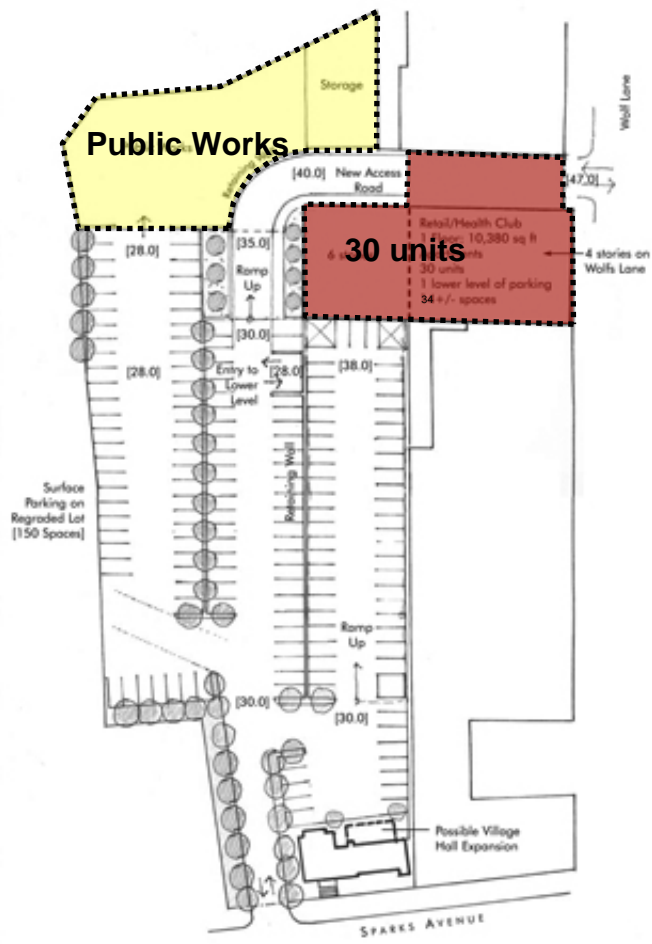
Road Access and Traffic Generation

Village Services

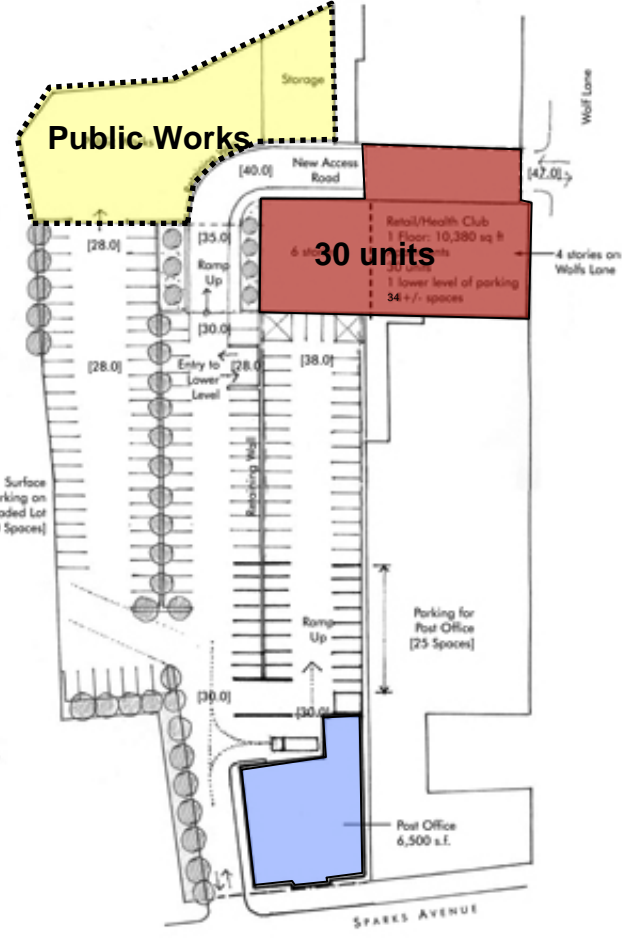
Planning Issues



SCHEME 1

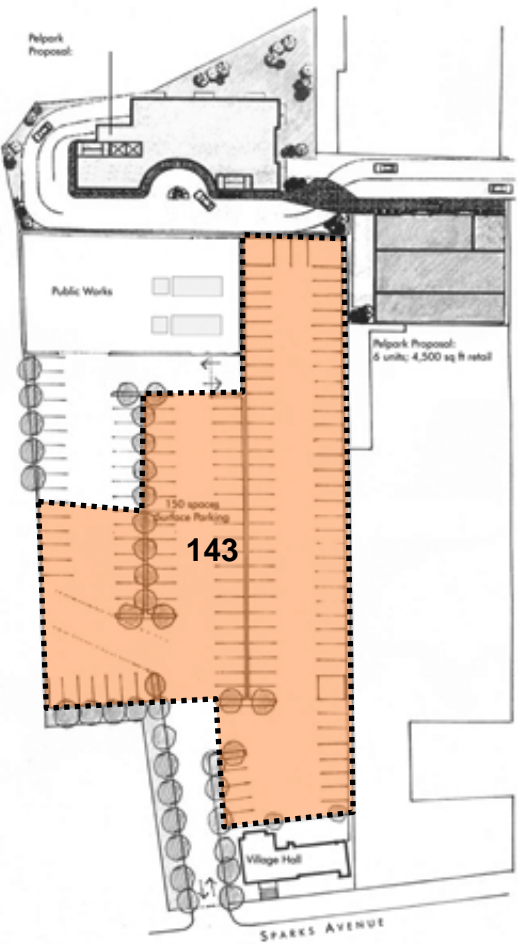


SCHEME 2



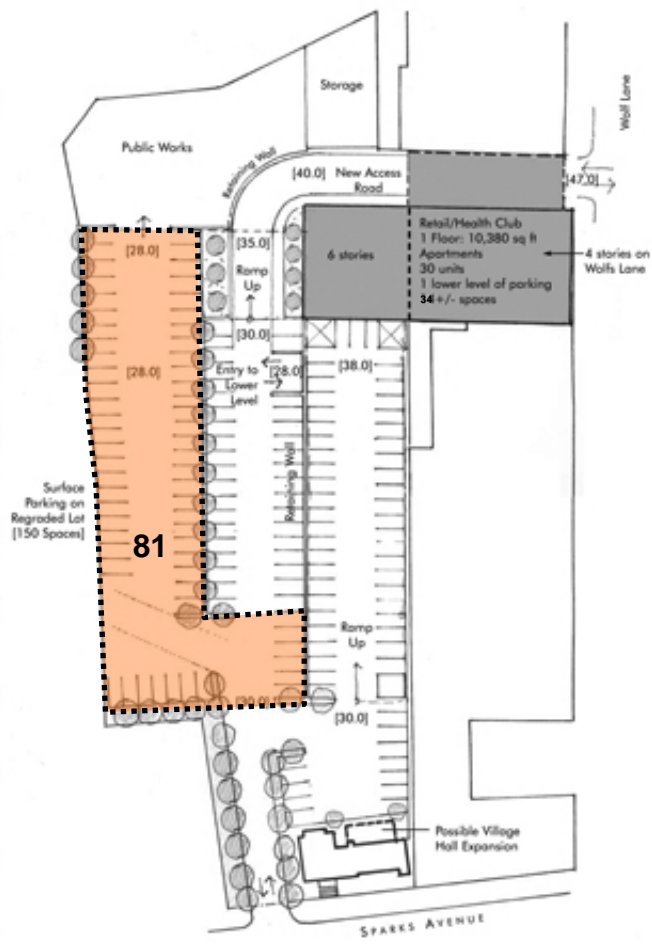
SCHEME 3

Urban Design



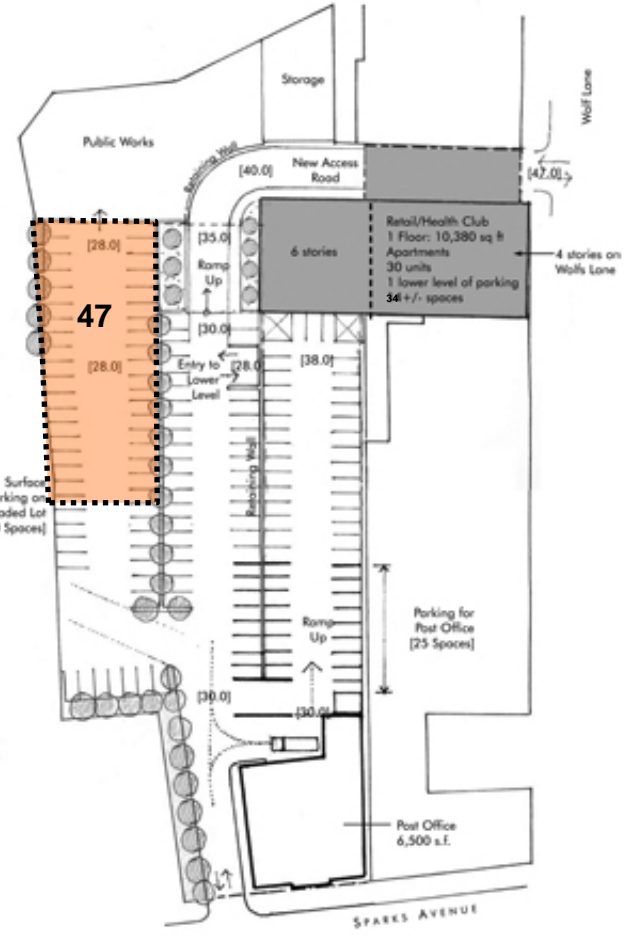
SCHEME 1

Total spaces: 210



SCHEME 2

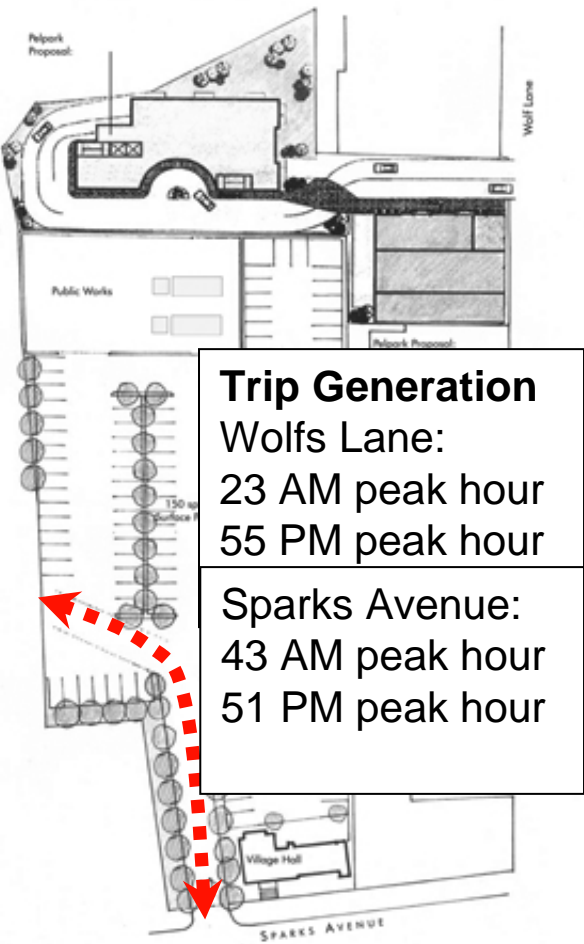
Total spaces:
210



SCHEME 3

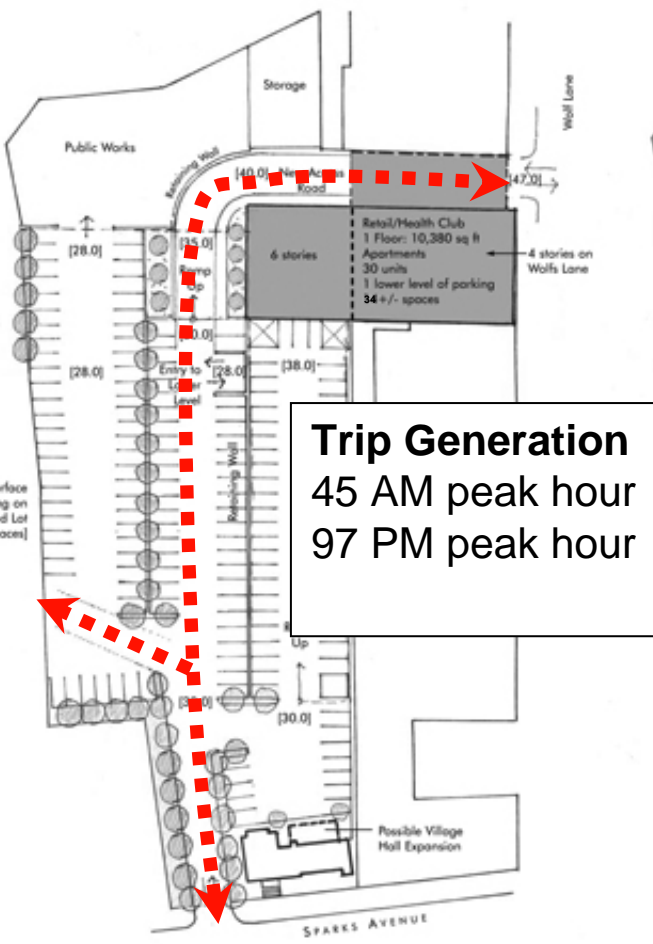
Total spaces:
200

Additional Commuter Parking



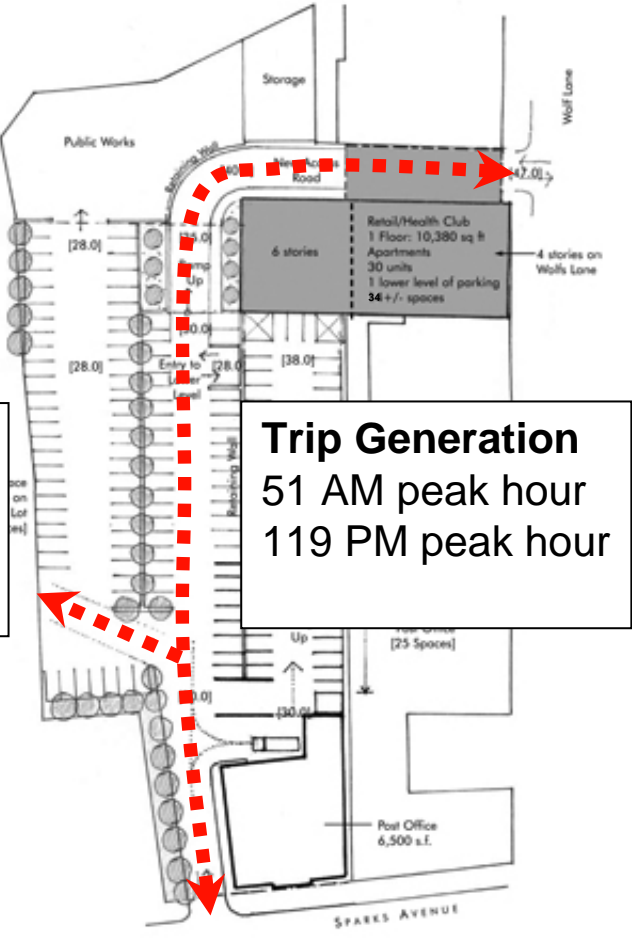
Trip Generation
 Wolfs Lane:
 23 AM peak hour
 55 PM peak hour
 Sparks Avenue:
 43 AM peak hour
 51 PM peak hour

SCHEME 1



Trip Generation
 45 AM peak hour
 97 PM peak hour

SCHEME 2



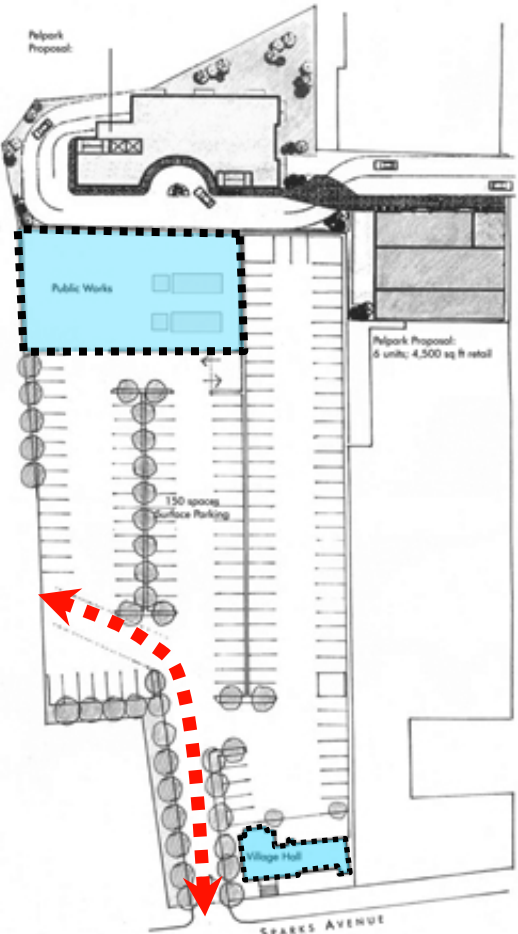
Trip Generation
 51 AM peak hour
 119 PM peak hour

SCHEME 3

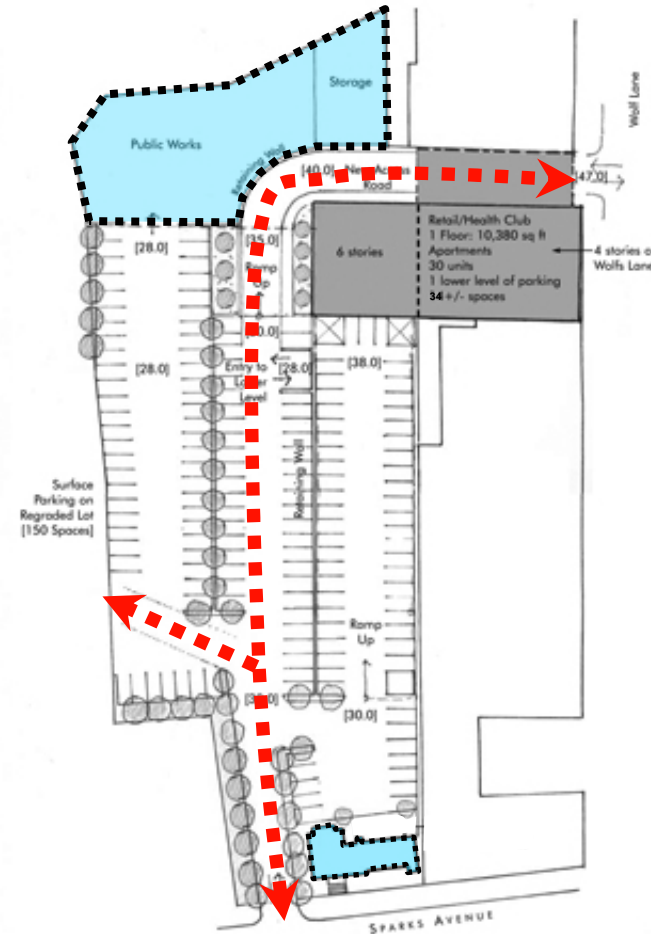
Traffic and Road Access

**Relocate
Village Hall**

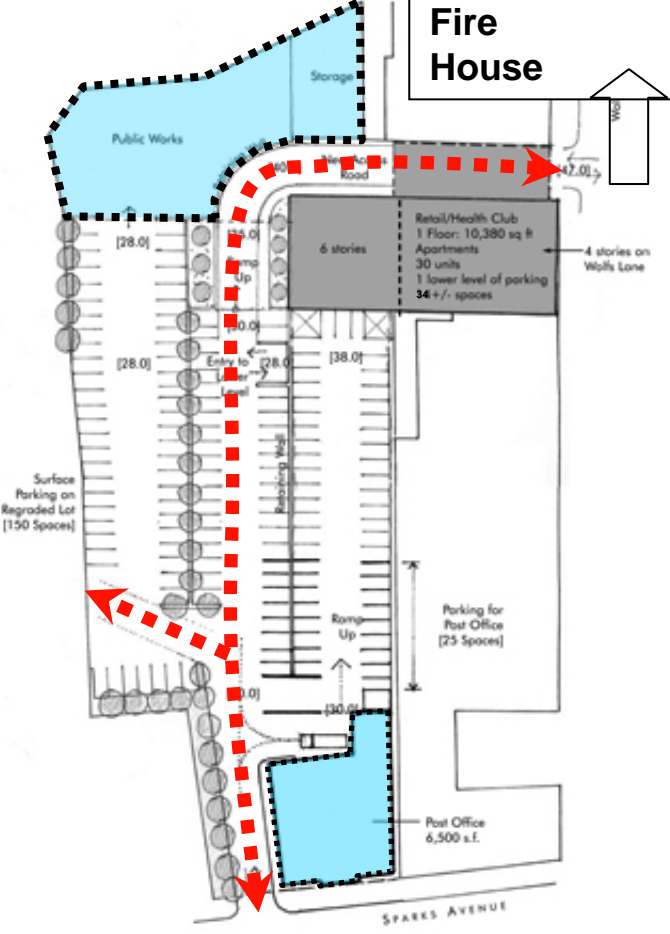
**Renovate
Fire House**



SCHEME 1

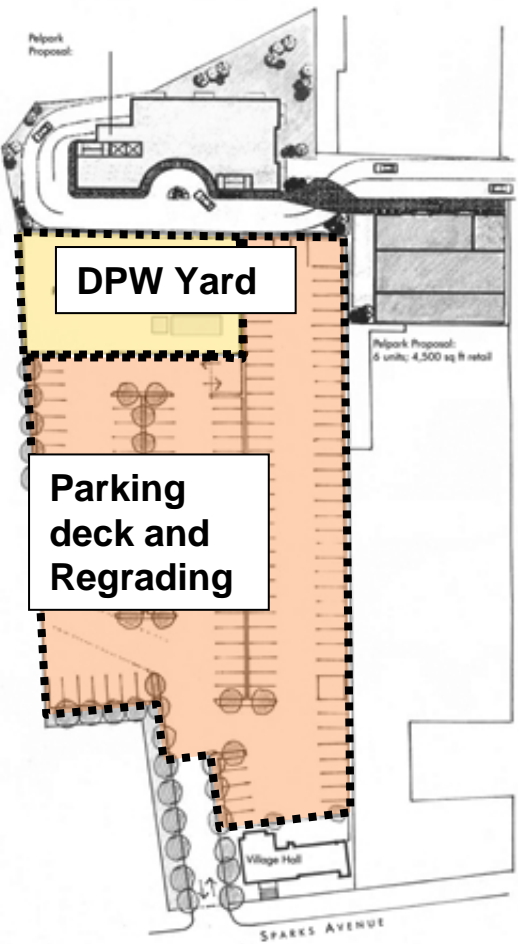


SCHEME 2

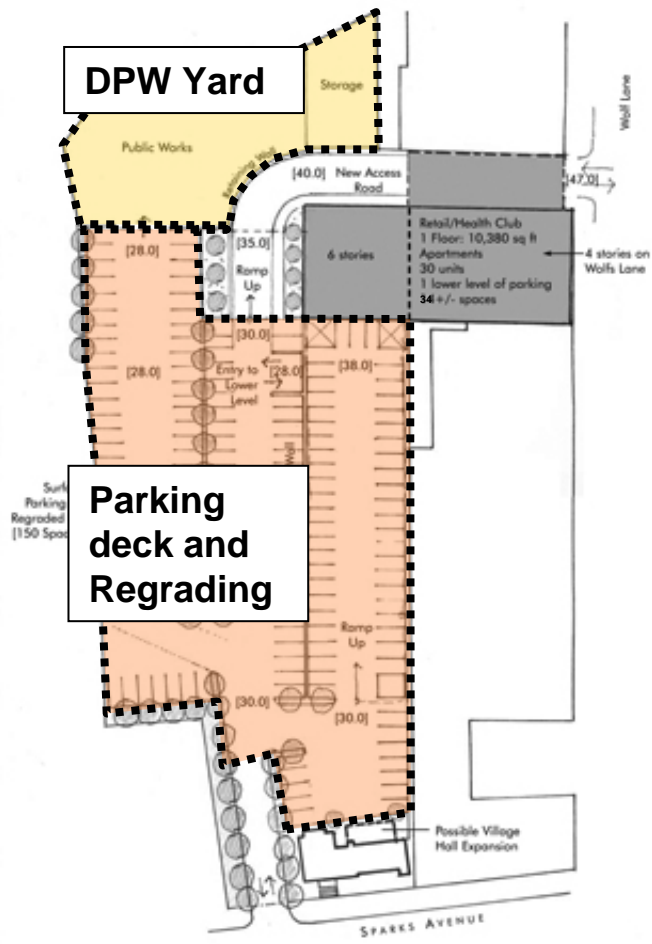


SCHEME 3

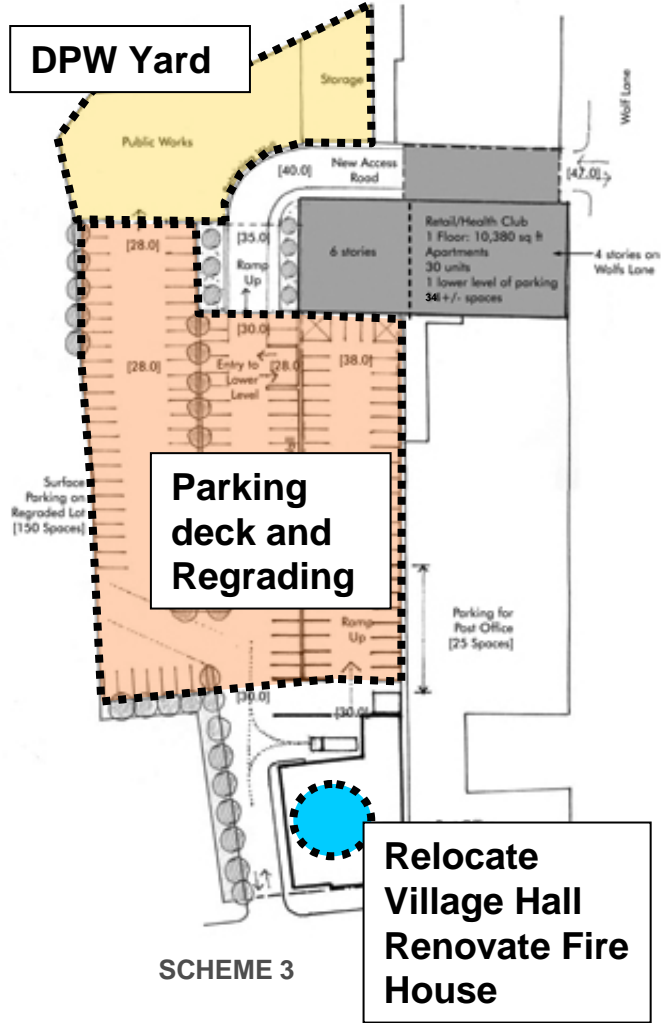
Village Services



SCHEME 1

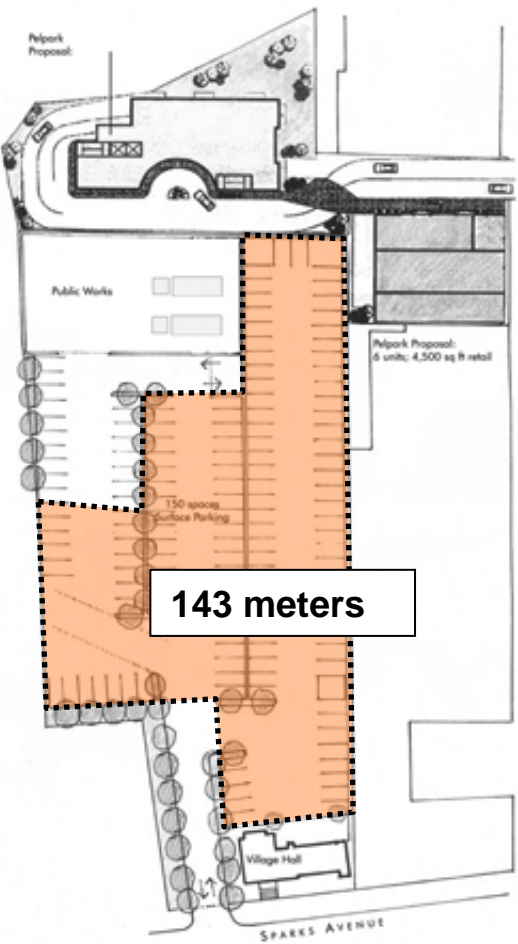


SCHEME 2

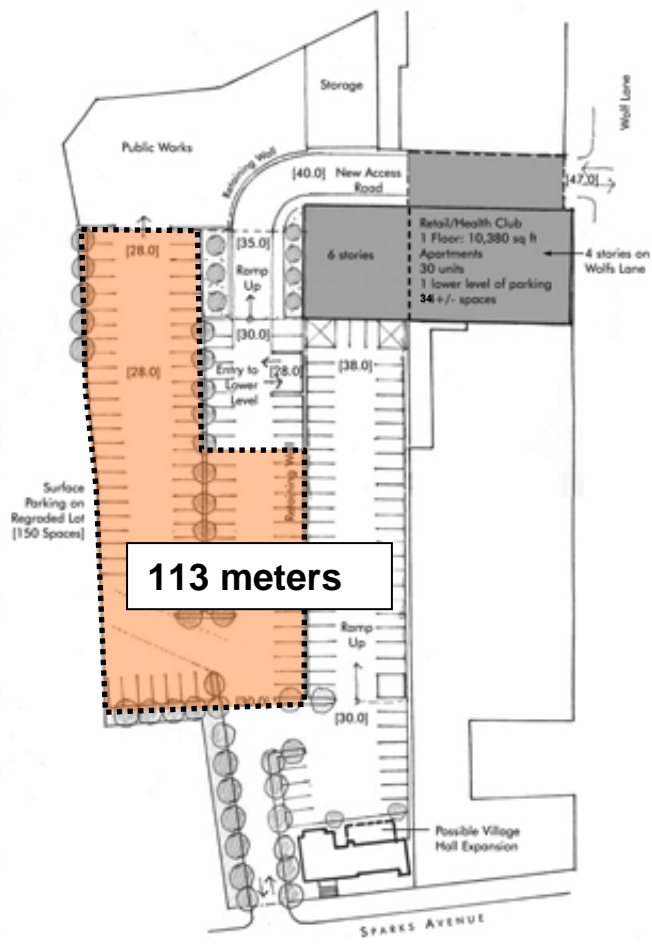


SCHEME 3

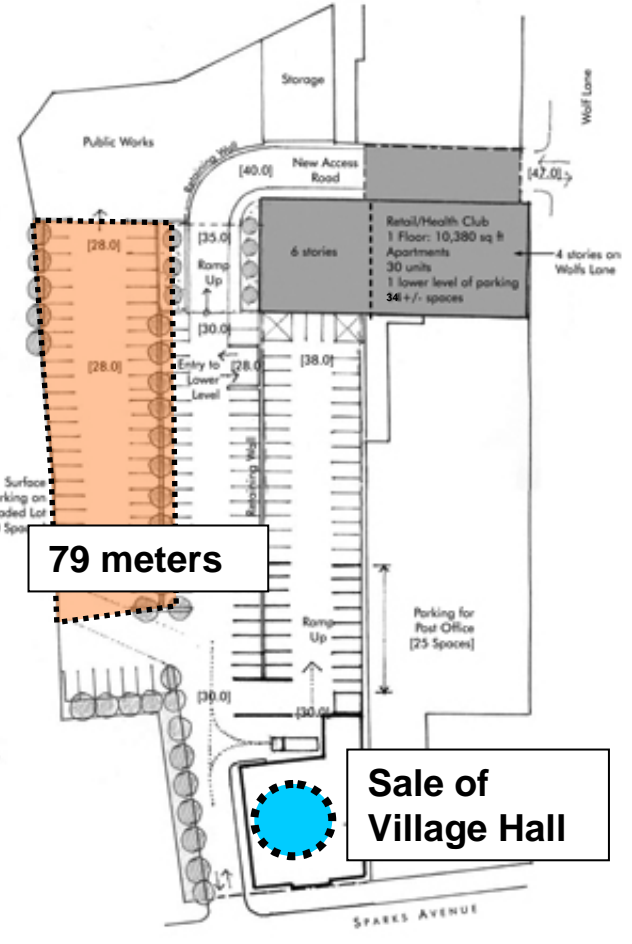
Village Expenses



SCHEME 1



SCHEME 2



SCHEME 3

Village Revenues

Assumptions

- Bond amortized over 20 years at 5.25%
- Parking revenues assume \$0.50 per hour, 9 hours per day, 240 days per year

Fiscal Summary

Village Expenses	\$
Parking Deck and Regrading	\$1.6 million
DPW Garage	\$550,000
<i>Deductions</i>	
FTA Grant	<u>(\$500,000)</u>
Total Expenses (Bond)	\$1.65 million

Annual Debt \$133,400

Village Revenues	
143 commuter parking spaces	\$154,400
Less maintenance	<u>(\$20,000)</u>
Annual Revenues	\$134,400

Option 1 Fiscal Summary

Village Expenses	\$
Parking Deck and Regrading	\$1.6 million
DPW Garage	\$550,000
<i>Deductions</i>	
FTA Grant	(\$500,000)
Contribution for Pelpark Parking	<u>(\$160,000)</u>
Total Expenses (Bond)	\$1.49 million
Annual Debt	\$120,480

Village Revenues	
133 commuter/commercial parking	\$143,640
Less maintenance	<u>(\$ 20,000)</u>
Annual Revenues	\$123,640

Option 2 Fiscal Summary

Village Expenses	\$
Parking Deck and Regrading	\$1.6 million
DPW Garage	\$550,000
Renovate 1st floor Fire House for Village Hall	\$668,700
New Garage for Fire Dept.	\$500,000
<i>Deductions</i>	
FTA Grant	(\$500,000)
Contribution for Pelpark Parking	(\$160,000)
Sale of Village Hall to USPS	(\$500,000)
Sale of 25 spaces to USPS	<u>(\$400,000)</u>
Total Expenses (Bond)	\$1.4 million

Annual Debt \$142,210

Village Revenues	
99 commuter/commercial parking	\$106,920
Less maintenance	<u>(\$20,000)</u>
Annual Revenues	\$86,920

Option 3 Fiscal Summary

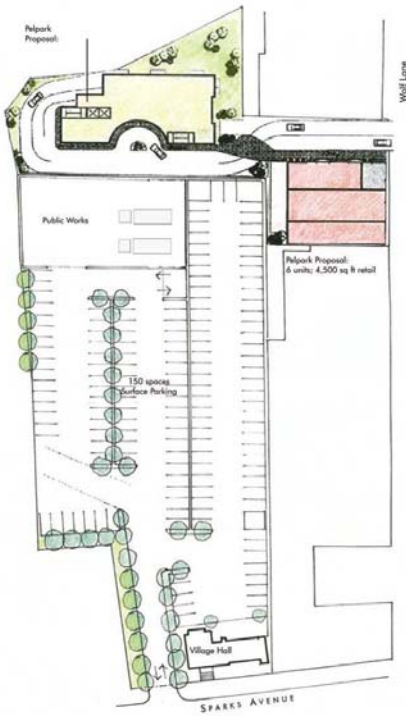
Potential Tax Revenues from Pelpark Schemes 1,2 and 3

Village Taxes

Residential (30 units):	\$106,400
Commercial (1 floor):	\$ 26,100

Schools District (assuming 30 units):	\$240,000
Town (30 units plus commercial):	\$ 9,800

Potential Taxes



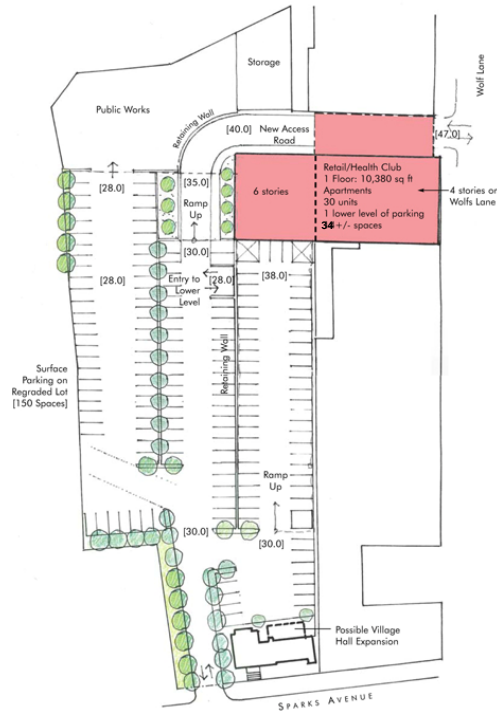
SCHEME 1

Advantages

Adds to Village revenues
Increases commuter parking
by 143 spaces

Disadvantages

Adds traffic to Sparks Avenue



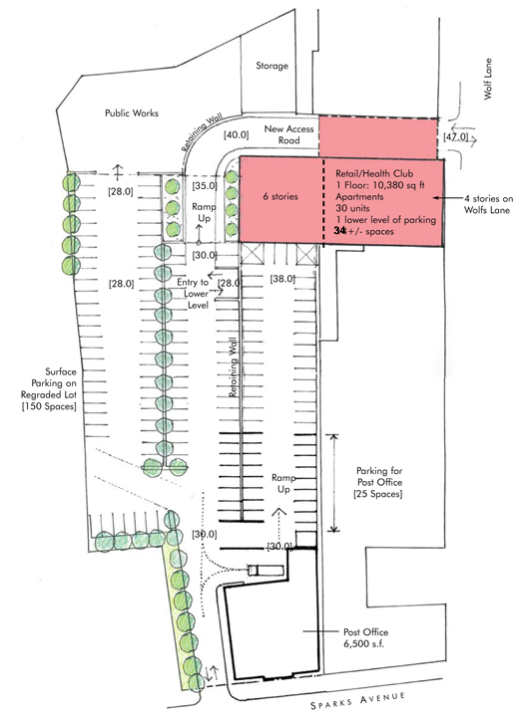
SCHEME 2

Advantages

Adds new public road
Improves retail on Wolf's Lane
Better location for DPW

Disadvantages

Only 81 commuter spaces added



SCHEME 3

Advantages

See Scheme 2
Accommodates Post Office
Relocates Village Hall

Disadvantages

Additional Costs
Only 47 commuter spaces added