

Mar 23, 2023

To: Village of Pelham Board of Trustees

From: Joe Marty, Chairman, Village of Pelham Planning Board

Re: Planning Board Decision re Solar Panels on Parking Lot at 139 Fifth

The Village of Pelham Planning Board met March 21, 2023 to review the proposal to construct structures in the rear parking lot of 139 Fifth Avenue to hold solar panels.

In attendance at the in-person meeting were Chairman Joe Marty, Matt Margulis, Ron Diaz, Ben Ascher, and Sid Burke. Ray Beeler and James Smithmeyer represented the developers.

The Planning Board has no objection to the proposed plans for solar collector structures in the parking lot at 139 5th Ave. as submitted March 3, 2023, as long as the Pelham fire department assessed there is adequate access for fire fighting.

The Planning Board asks to review the developer's final plans for placement of solar panels on the roofs of 139 and 135 Fifth Avenue. This review could be at a regularly scheduled Planning Board meeting or through Board members viewing them at the Village Hall as they are submitted.

Planning Board Checklist

- Code compliance
- Building layout
- Interaction with neighboring properties
- Effect on traffic
- Parking, Including EV charging
- School age children
- Sewer connection and capacity
- Stormwater treatment
- Landscaping
- Lighting
- Commercial space
- Bike parking
- Garbage and recycling facilities
- Solar panels and roof
- Construction process/mitigation for neighboring properties