

Village of Pelham  
Architectural Review Board

**Project History**

**Project:** 139 5<sup>th</sup> Ave Solar Panels in Parking Area

**Date:** April 19, 2023 Meeting

**Submittals:** Drawings stamped March 3, 2023

Note that the ARB did not have a quorum and therefore the March meeting did not take place. Drawings received for the March meeting were reviewed at the April meeting.

**ARB Members in Attendance:** Ron Czajka, Greg Shunick, Jess Young

The Board voted 3 to 0 to reject the proposal for the following reasons:

1. The glare that the solar panels would subject to the immediate neighbors was of concern.
2. The site is tight and closely surrounded by houses. The type of structure proposed is often found in places like airport parking lots. The Board felt that the proposed aesthetic was completely out of context with the urban fabric of its immediate surroundings.
3. The houses along the street have a set back of approximately 25 feet to 30 ft. The applicant proposed 3 structures extending to the property line at the sidewalk. This aberration ignores its architectural context and compromises the street scape.

**Project:** 417 3<sup>rd</sup> Ave

**Date:** April 19, 2023, ARB Meeting

**Submittals:** Drawings Stamped Received April 10, 2023

**ARB Members in Attendance:** Ron Czajka, Greg Shunick, Jess Young

**ARB Comments:**

1. The notched roof, visible from the street, is not acceptable. Resolve the roof/window conflict in some other manner. If the window is required for egress, the solution cannot compromise the egress.
2. Provide a pallet of materials. Provide cut sheets and color samples of all materials.
3. Provide notes to state that new eave, raking eave, window trim, and corner conditions will match the existing conditions.
4. Adjust roof pitch at back of house so that flashing can be provided between the window sill and the top of the new roof.

**Project:** 74 Boulevard

**Date:** April 19, 2023, ARB Meeting

**Submittals:** Drawings stamped received April 6, 2023

**ARB Members in Attendance:** Ron Czajka, Greg Shunick, Jess Young

**ARB Comments:**

1. Eave trim and raking eave trim at front elevation dormers shall be made more like the typical eaves around the house. It is understood that they can't match the typical condition, but it should be in the same family.
2. The plane of trim facing the street on the front dormers is too large and without any articulation. Add a casing to it.
3. The treatment of the front façade dormers' corner condition does not match the treatment of the typical condition. It is recommended to turn the corner with shingles, similar to the original condition.

4. The removal of the front elevation shutters has created a figure ground problem. Either:
  - a. Employ shutters to all windows on the front façade.
  - b. Add shutters to the gable window and add panels between the first-floor windows. The casing shall run continuously across the windows and panels, and a crown molding should be considered above the casing.
5. Add a fillet at the bottom of the frieze board to eliminate the “L” condition at intersection of the corner boards and frieze board.
6. Tighten the railing spacing on the back porch.
7. Employ a traditional casing throughout the house with a backband and a profile to it. Intex has many options.
8. Furr out corner board and frieze to provide more depth.
9. The scale of the running dormers on the new wing are too large and they extend too far south relative to the main roof on which they sit. Either reduce their scale and pull back the southmost end, or find some means to mitigate their mass with a cross gable or some other form.