



HOME

Renderings Reveal Pelham House Mixed-Use Development At 215 Fifth Avenue In Pelham, New York



Rendering of Pelham House

BY: SEBASTIAN MORRIS 7:00 AM ON JULY 10, 2022

New renderings offer a first look at Pelham House, a forthcoming mixed-use residential structure at 215 Fifth Avenue in Pelham, New York. Described as a transit-oriented development, the property will include 127 apartments, 5,000 square feet of ground-floor retail, 160 private parking spaces, and an additional 60 parking spaces available to the public.

The development team, represented as Pelham Green LLC, includes [Hudson](#), Excelsior Housing Group, and Sisca Northeast. Construction is expected to break ground next month with estimated costs hovering around \$77 million.

Just last month, the developers' request for financial incentives to facilitate completion of the project was approved by the Westchester IDA. This included a sales tax exemption of \$1.1 million and a mortgage recording tax exemption of \$500,000. The developer also received a real estate tax exemption through a Payment in Lieu of Tax (PILOT) agreement of \$15.8 million. The tax benefits total \$17.4 million, of which \$2.1 million would be foregone county tax revenue.

The building's façade features a mix of red brick, a light gray cementitious material, and double-hung windows.

The residential component will include a total of six apartments designated for households at 80 percent area median income. Building amenities will include a fitness center, a business center, a resident lounge, and roof deck.

Williamsburg Apartments up to 50% off Market Rents

Apply by January 17th

**Kent Avenue Apartments**
HOUSING LOTTERY

APPLY NOW

ADVERTISEMENT

FEATURE STORIES



NOVEMBER 23, 2024

Landmark 'City of Yes' Housing Creation Plan Approved with \$5 Billion Push

NOVEMBER 20, 2024

New York YIMBY's Q3 2024 Construction Report Shows Nearly 19,000 Filed Residential and Hotel Units

OCTOBER 1, 2024

Mayor Adams Announces GreenHOUSE Fund to Reduce Housing Emissions In New York City

SEPTEMBER 30, 2024

New Affordable Housing Development Opens At 4519 White Plains Road In Wakefield, The Bronx

SEPTEMBER 29, 2024

The Starling Completes Construction at 66

The scope of work also includes the construction of a municipal center for the Village of Pelham. Costs for this segment of the project, estimated at \$20 million, were not offset by the incentives package and will be completed at the developers’ expense. The developers will make additional cash payments to the village for public improvements related to traffic and pedestrian safety, parking, and other infrastructure-related fees.

“This exciting project is strongly supported by Pelham elected officials,” said Westchester County executive George Latimer. “The community benefit of providing needed public parking spaces, establishing a municipal center with modern police and fire services, and environmentally advanced buildings will have tremendous positive impact. It will also add to job creation and tax ratables.”

The project is expected to be completed and ready for occupancy in August 2025.

[Subscribe](#) to YIMBY’s daily e-mail

[Follow](#) YIMBYgram for real-time photo updates


[Like](#) YIMBY on Facebook

[Follow](#) YIMBY’s Twitter for the latest in YIMBYnews

UNCATEGORIZED

 SHARE

 TWEET

 SHARE

 SHARE

[◀ Previous post](#) [Next post ▶](#)

2 COMMENTS

ON "RENDERINGS REVEAL PELHAM HOUSE MIXED-USE DEVELOPMENT AT 215 FIFTH AVENUE IN PELHAM, NEW YORK"

GC | July 10, 2022 at 11:04 am | Reply

A “transit oriented development” with more residential parking spaces than residential units?

J | July 10, 2022 at 1:06 pm | Reply

just a few more architectural details to make this look like Pelham?!

Leave a comment

Your email address will not be published.

Monitor Street In Jersey



Shop Now

P.C. RICHARD & SON
BUILDERS DIVISION


theGuarantors

Stabilize new properties, faster

Strategies for lease-up success.

Read More

Surplus line in CA: M24-194



YIMBY+

Get Started

Follow on Instagram