

TRANSPORTATION COMMISSION

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THOMAS M. ROACH

MAYOR

THOMAS J. SOYK, P.E., PTOE

DEPUTY COMMISSIONER

January 15th 2016

To The Members Of The Transportation Commission:

The next regularly scheduled meeting of the Transportation Commission will be held on **Wednesday January 20th, 2016 at 8:30 a.m.** in the Common Council Chambers.

Enclosed please find:

- A. Agenda for the meeting of January 20, 2016.
- B. Minutes of the meeting held December 16, 2015.
- C. Correspondence pertaining to the agenda of the January 20, 2016 meeting.

Respectfully submitted,

Thomas Soyk, Acting Chairman
by: Anthony Marena, Secretary

PLANS/SUPPORTING DOCUMENTS, ETC. FOR COMMON COUNCIL REFERRAL AGENDA ITEMS ARE AVAILABLE FOR REVIEW IN THE DEPARTMENT OF PARKING. PLEASE CALL TO SCHEDULE IF YOU DESIRE. PLEASE NOTIFY US IF YOU ARE UNABLE TO ATTEND THE MEETING.

TRANSPORTATION COMMISSION

Agenda

January 20, 2016

I. Approval of Minutes

1. Approval of the minutes of the meeting held on December 20, 2015.

II. Old Business

1. Central Avenue at Tarrytown Road - Request from Mr. John Baer to modify the lane use regulations to allow a “double right” from Central Avenue westbound onto Tarrytown Road northbound.

The staff had concerns about the existing queue lengths on Tarrytown Road northbound during the PM peak. They felt the additional volumes that enter the intersection during the green phase may increase the delay for Tarrytown Road. The staff recommended observations during the peak hour before making any recommendations.

2. Westchester Avenue - Request from The Department of Parking Traffic Division to install a “No Turn on Red” on Westchester Avenue at South Broadway.

The staff had concerns that a “No Turn on Red” would increase the queue lengths on Westchester Avenue westbound during the peak hours. They were concerned that the queue could extend onto Westchester Avenue westbound. The staff recommended observations during the peak hours and queuing analysis before making any recommendations.

3. Mamaroneck Avenue - Request from the Kite Realty Group to review a plan submitted for Valet parking in front of the City Center on Mamaroneck Avenue.

The staff reviewed the submitted plan and recommended the following:

- 1. The Valet area should be posted as a "No Stopping Valet Drop off area Monday thru Friday 5PM to 1AM Saturday and Sunday 11AM to 1AM". "No Standing all other times".*
- 2. Remove two "Handicapped parking" spaces on the east side of Mamaroneck Avenue just north of Martine Avenue.*
- 3. Create a "Handicapped parking" space on the east side of Mamaroneck Avenue in the first proposed cut out south of Main Street.*
- 4. Create a "Handicapped parking" space on the north side of Martine Avenue just east of Mamaroneck Avenue.*
- 5. Create a "No Standing Anytime" on the east side of Mamaroneck Avenue from the Martine Avenue curb line to the proposed cut out for the "Valet Drop off Area".*

4. North Broadway at Bond Street and Otis Avenue - Request from the Department of Parking Traffic Division to modify this signal to permit "overnight flash".

The staff recommended that the signal be programmed to flash overnight.

III. New Business

1. Post Maple 77, LLC (The Boulevard) - Request to amend the Zoning Ordinance to re-classify lots on Rathbun Avenue from B-2 to B-3 and the Discontinuance of Brady Place.

The staff had no objections to the changes in zoning. The staff has concerns about the traffic patterns which will be reviewed during the formal application for the site plan approval.

2. 95 South Broadway and 4 Lyon Place (The Esplanade) - Request to amend the Zoning Ordinance pertaining to the number of dwelling units that may be located in a multi-family residence in the CB-1 district. Currently for existing buildings the number of units is restricted to the total square footage of the lot divided by 500 Square feet. They are requesting that this requirement be eliminated.

The staff had no objections.

3. Lifting Up Westchester (formerly Known as Grace Church Community Center), 86-88 East Post Road - Request for renewal of a special permit to provide an "Overnight Shelter" for the homeless.

The staff had no objections.

4. Lifting Up Westchester, 86-88 East Post Road - Request for renewal of a special permit to provide an "Emergency Shelter" for the homeless.

The staff had no objections.

5. Lifting Up Westchester, 86-88 East Post Road - Request for a renewal of a special permit to allow a social service center for homeless persons.

The staff had no objections.

6. Wild Fusion, 250 Main Street - Request for a special permit for an "Accessory Cabaret".

The staff had no objections.

IV. Common Council Referrals

V. Addendum

TRANSPORTATION COMMISSION

Minutes of Meeting of Wednesday, December 16, 2015 – 8:30AM

Volume 62

No. 12

Members Present: Thomas Soyk, Acting Chairman
John P. Larson, Commissioner of Parking
Richard Hope, Commissioner of Public Works
Daniel K. Spencer, Deputy Corporation Counsel (for J. Callahan)
James R. Bradley, Police Chief (For D. Chong)
Melissa Briggs
Ken Burford

Staff Members Present: Anthony Marena, Transportation Engineer
Anthony Carr, Deputy Commissioner of Public Works
Nicholas Kralik, Capt.-Commander, Traffic Div.

Members Absent: Christopher Gomez, Commissioner of Planning

Others Present: Lucille Brady, Secretary to the Commissioner of Parking

Gina Fugazza, Modern Mirror and Glass, 100 Lake Street
Andres Avila, Sila Heating and Air Conditioning, 98 Lake Street
Joseph Pacelle, 92 Lake Street, A&C Autobody
Marc Testerman, 59 Lake Street, Sal's Autobody Shop

I. Approval of Minutes

On a motion made, seconded and carried, the minutes of the November 18, 2015 meeting were approved.

II. Old Business

1. Ria Drive and Bayne Place – Request from Ms. Rise Stern, 59 Bayne Place, to restrict parking on one side of the street on Ria Drive and Bayne Place. She states that parents are parking their cars on both sides of the road to drop off their children. Due to the pavement width, only one car can get through. She would like parking restricted on one side during school hours.

The staff has sent letters to the residents in the area and received twelve responses. Seven of the responses were opposed to any changes. Based on the responses from the residents, the staff did not recommend any changes to the parking regulations in this area.

On a motion made, seconded and carried the Commission approved the staff recommendation.

2. Lake Street – Request from Joseph Pacelle, A & C Autobody, Inc., Lake Street, to remove the one-hour parking restriction on Lake Street in the vicinity of his business. Mr. Pacelle has also included signatures of several nearby businesses that are also in favor of the removal.

The staff conducted several field reviews of the area and observed numerous violations, especially of double parked customer cars and delivery vehicles in front of the business that has asked for “no restrictions” in front of their building. The staff met with several of the business owners to discuss their parking needs. Based on the observations and the needs of the majority of the business owners in the area, the staff recommended the following:

- 1. Modify the existing “one-hour parking” on both sides of Lake Street from Kensico Place to the entrance to Delfino Park to “two hour parking.”*
- 2. Remove approximately ten parking meters on Lake Street over I-287 closest to Kensico Place. This area should not have a time restriction.*
- 3. Create a “Commercial Vehicle Loading Zone” on the north side of Lake Street east of 59 Lake Street (Sal’s Auto Body Shop).*

Ms. Fugazza of Modern Mirror and Glass, 100 Lake Street, introduced herself saying she had been at this location for twenty-five years. She said there never was a problem and that there was plenty of parking for customers and store owners and that it is Sal’s Auto Body that had parking problems with customers coming and going all day. She proposed that there be two-hour parking from Kensico to Sal’s which would allow her customers to park for two hours and leave and also allow employees park across from 100 Lake Street from the Church driveway to the end of the street or the park and on her side of the street from Delfino Park from her driveway to the end of the street.

She said that that would allow her employees to park, which was her main concern; and that, if the two-hour restriction was put in place, there would not be enough spaces for employees to park.

Mr. Avila, Sila Heating and Air Conditioning, 98 Lake Street, stated that Sila was right next to Modern Mirror and Glass and that he was pretty much in agreement with what Ms. Fugazza had said.

Ms. Fugazza said that when Sila started their business she told their employees to park across the street to allow for her customers to be able to park in front of her shop and that they always worked well together and never had an issue. She suggested that the two hour parking restriction be applied only to the front of Sal's Auto and Allstate for their customers, while still allowing employees to park as she had previously stated.

Chairman Soyk referred to a handout showing sketches of the "Existing," parking along with a "Plan A," and a "Plan B." He said that the "Existing" plan showed that there are currently approximately forty plus spaces between Kensico Place and Delfino Park Driveway which were highlighted on the sketch in yellow and were currently one-hour parking spaces.

He stated that Plan A proposed changing these one-hour parking spaces to a two hour parking restriction and adding some six or so unrestricted parking spaces near the Park which was similar to what the staff was recommending. He added that the staff recommendation included removing ten underutilized parking meters on the bridge and replacing them with ten unrestricted parking spaces and putting the loading zone to the left of Sal's Autobody Shop.

Chairman Soyk stated that the survey indicated numerous requests for employee parking on the street. He continued that he didn't believe that ten, or even twenty, unrestricted parking spaces would totally fill the employee on-street parking demand. He continued that he believed that the original plan to add some spaces near the park could be done without creating an issue and that the two hour limit could be change somewhere between Modern Mirror and Glass and Delfino Park driveway.

Commissioner Hope questioned whether employees were parking all day in one-hour spaces. Commissioner Larson responded that that was the case and that employees were complaining about receiving tickets for doing so.

Apparently one of the storeowner had complained that people were parking all day in one-hour parking spaces resulting in no parking spaces for his customers. Ms. Fugazza

suggested that the one-hour parking be changed to two hours in front of that area allowing more of her customers to park and that the rest of the parkers could park from the church down because there are always spaces there.

Commissioner Hope then questioned whether employees would then park all day at two-hour spaces, and whether they were allowed to do so. Commissioner Larson responded that they were not and that they were parking in violation of the current restriction. He continued by saying that something needs to be changed by either enforcing or changing what was there.

Commissioner Soyk responded that the staff was suggesting putting in ten unrestricted spaces on the bridge and that they were trying to keep it clean by not mixing time limits in the area. He continued that, if we made a two hour zone for most of it and had ten spaces on one side and eight on the other, that would be close to the current demand and that what could not be satisfied in this way could be satisfied by allowing parkers to purchase permits at the Lake-Hall municipal lot and asked if that would satisfy their needs.

Mr. Avila commented that the proposed eighteen spaces would not satisfy the needs of their combined employees and that his feedback should be just as important as any other storeowner who might want a different option. He questioned where his employees were supposed to park.

Chairman Soyk stated that staff had canvassed storeowners' needs and that it appears that while twenty seemed to be the number, providing eighteen spaces was not that far from what was desired. Commissioner Larson pointed out that all of the proposed options were actually removing or easing current restrictions and not adding restrictions that were not already there.

At this point Mr. Pacelle handed out photos he had taken showing on-street parking in front of the auto body shop at 10AM showing only one parked car. Mr. Pacelle questioned how the time limits were enforced when a parker returns to a one or two hour meter during the day. Chairman Soyk responded that with the current policy of enforcement, it can be difficult to enforce this limit at times with parkers returning to the area within a short time period, but added that it is necessary to prevent parkers from parking all day at time limited spaces.

Ms. Fugazza complained that the proposed option would do nothing for the storeowners and benefit customers only by adding two hour parking but would still not give enough on-street parking for employees. Commissioner Larson responded that her statement was incorrect in that the proposal would create eighteen unrestricted spaces that currently do not exist.

Chairman Soyk added that the proposal would simply put the all day parkers further from the stores and the customers closest, where they should be, to maintain the turnover in the storefronts.

Chairman Soyk stated that he had spoken with the owners of City Center Dance. He stated that they also opposed the all day parking closest to the dance studio which, even though it opens at 3PM, could possibly be open on Saturday as well as are other business and that this restriction would be in place through Saturday.

Chairman Soyk stated that he believed the proposed recommendations would be a good starting point and that, if it needed to be changed in the future, it could be revisited.

At this time the discussion concluded and the Commission was asked to vote on the following staff recommendations as amended.

On a motion made, seconded and carried the Commission approved:

- 1. Modifying the existing “one-hour parking” on both sides of Lake Street from Kensico Place to the entrance to Delfino Park to “two hour parking.”**
- 2. Removing approximately ten parking meters on Lake Street over I-287 closest to Kensico Place. This area should not have a time restriction.**
- 3. Creating a “Commercial Vehicle Loading Zone” on the north side of Lake Street east of 59 Lake Street (Sal’s Auto Body Shop).**
- 4. Adding eight unrestricted spaces on the south side of Lake Street to the west of the drive to Delfino Park.**

III. New Business

- 1. Oakley Avenue** – Request from Mr. Lee Galparin, Smith and Warren, 127 Oakley Avenue, to create a loading zone in front of his business.

The staff reviewed the location and, based on the width of the roadway, did not recommend creating a loading zone in front of 127 Oakley Avenue. This business appears to have a loading dock, as well as an adjacent parking lot, which could be utilized for deliveries. Creating a loading zone on the opposite side of the roadway would eliminate several of the on-street parking spaces in front of other businesses. Based on this, the staff does not recommend any changes.

On a motion made, seconded and carried the Commission approved the staff recommendation.

IV. COMMON COUNCIL REFERRALS

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 9:00AM.

lfb

From: John Baer [realtorjbaer@gmail.com]
Sent: Friday, December 11, 2015 10:54 AM
To: Paul Feiner
Subject: Alleviating a Chronic Traffic Problem

Paul,

It was nice seeing you last evening after so many years. I am taking you up on your offer to send you an email regarding the right hand turn from in front of the County Center on to Tarrytown Road.

Currently there are four traffic lanes leading from the Bronx River Parkway toward Tarrytown Road in front of the County Center. The left-hand lane is a left turn only lane. The right-hand lane is a right turn only lane. And the two center lanes are for cars going straight on to Central Avenue.

There are several hours of the day when cars making a right-hand lane turn on to Tarrytown Road back up so far that cars that have the green light to turn from the Bronx River Parkway into the right lane are unable to do so. During that period of the day you will see cars in the lane adjacent to the right-hand lane also turn right onto Tarrytown Road even though that lane is marked to go straight only.

I am writing to you in hopes that you may be able to speak to the appropriate authorities to mark the lane adjacent to the right turn only lane one that allows the driver to either go straight or to make a right-hand turn.

This will considerably alleviate cars wishing to make a right turn from in front of the County Center onto Tarrytown Road backing up to such an extent that other cars wishing to turn from the Bronx River Parkway to in front of the County Center and then onto Tarrytown Road will be able to do so.

Paul, thanks again for offering to have me send you the above.

John

John E. Baer, SRES

Licensed Real Estate Salesperson

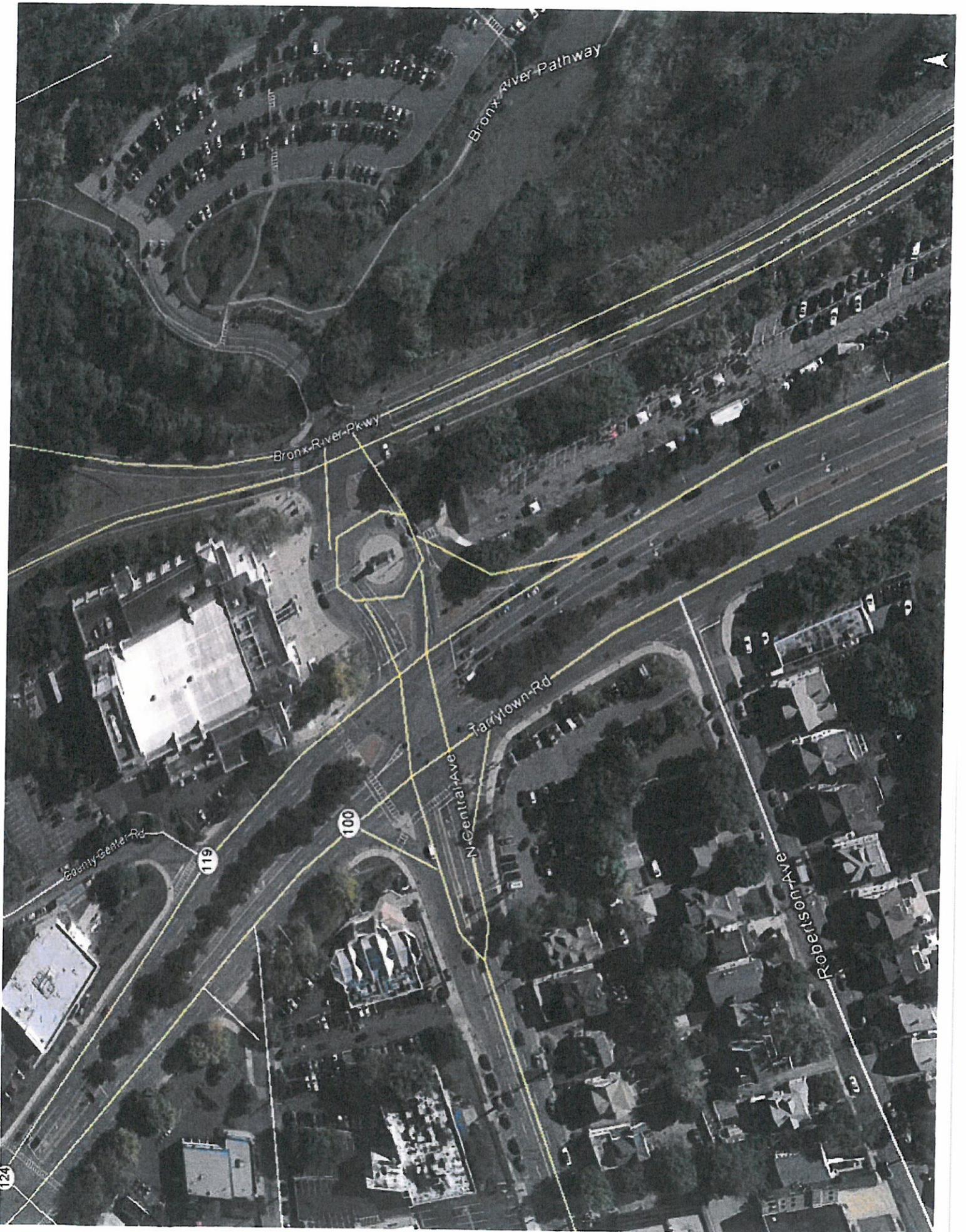
Berkshire Hathaway HomeServices Westchester Properties

4 Chase Road | Scarsdale, NY 10583

Office: [914.723.5225](tel:914.723.5225) | Fax: [914.725.6489](tel:914.725.6489) | Cell: [914.844.2059](tel:914.844.2059)

Email: JohnBaer@bhhswestchester.com

Website: www.bhhswestchester.com



Bronx River Pathway

Bronx River Pkwy

Farrytown Rd

N Central Ave

County Center Rd

Robertson Ave

119

100

124





Westchester Blvd

Westchester Ave

S Broadway

S Broadway

22

West St

119

Motel



Fwd: City Center Valet Times

1 message

Soyk, Thomas <tsoyk@whiteplainsny.gov>

Tue, Jan 12, 2016 at 11:01 AM

To: Anthony Marena <amarena@whiteplainsny.gov>

Preferred valet times for the proposed Mamaroneck Avenue site are in this forwarded email.

----- Forwarded message -----

From: **Anthony P. Nester, RLA** <ANester@jmcpllc.com>

Date: Tue, Jan 12, 2016 at 10:52 AM

Subject: City Center Valet Times

To: "Soyk, Thomas" <tsoyk@whiteplainsny.gov>

Cc: "Mark S. Jenkins" <mjenkins@kiterealty.com>, Robert McGuinness <rmcguinness@kiterealty.com>,
"Richard J. Pearson, PE, PTOE" <RPearson@jmcpllc.com>

Good Morning Tom:

We contacted Kite Realty and the valet times they would prefer are 5:00 pm to 1:00 am Monday through Friday and 11:00 am to 1:00 am Saturday and Sunday.

If you have questions or require additional information please contact our office at [\(914\) 273-5225](tel:9142735225).

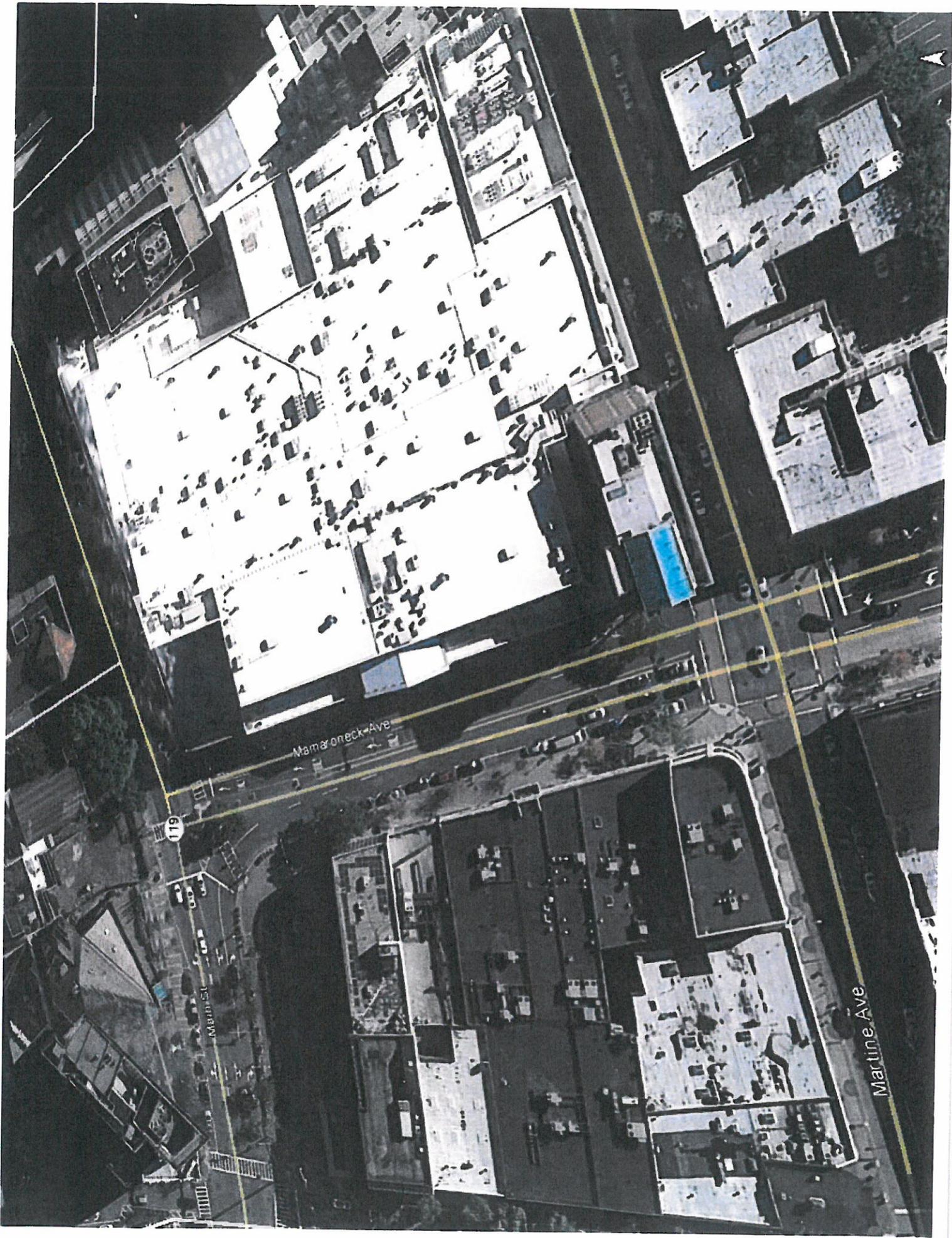
Sincerely,

ANTHONY P. NESTER, RLA

Associate

JMC

SITE DEVELOPMENT CONSULTANTS



Mamaroneck Ave

119

Marine St

Marine Ave

