

TRANSPORTATION COMMISSION

Minutes of Meeting of Thursday, May 19, 2016 – 9:00AM

Volume 63

Number 7

Members Present: Thomas Soyk, Acting Chairman
Rick Hope, Commissioner of Public Works
Kristi Krecht, Senior Planner (for C. Gomez)
Dan Spencer, Deputy Corporation Counsel (for J. Callahan)
Nicholas Kralik, Capt.-Commander, Traffic Div. (for D. Chong)
Ken Burford
Melissa Briggs

Staff Members Present: Anthony Marena, Transportation Engineer

Members Absent: John P. Larson, Commissioner of Parking

Staff Members Absent: Anthony Carr, Deputy Commissioner of Public Works

Others Present: Lisa Lopilato, Secretary to the Commissioner of Parking

I. Approval of Minutes

On a motion made, seconded and carried, the April 20, 2016 minutes were approved.

II. Old Business

III. New Business

1. **Hillside Terrace** – Request from Ms. Beth Kava to modify the existing parking regulation on Hillside Terrace from 1 hour parking, "7:30AM TO 6:30pm" to 3 hour parking, "7:30 AM to 6:30PM". She feels 1 hour duration is too short.

The staff recommended that the residents in the area be polled prior to making any changes to the parking regulation.

Staff will send out letters to poll residents.

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

2. **Ridgeway** - Request from Mr. Steve Brady to create a "No Parking Any Time" on the north side of Ridgeway between Albemarle Road and Pilgrim Road. Mr. Soyk added that Mr. Brady has been reporting this problem for quite some time. There have been reports of speeding there is a double yellow line in the middle of the road. Mr. Soyk has sketched it out with parking on one side and that's what we will state in the polling to the neighbors.

The staff recommended that the residents in the area be polled prior to making any changes to the parking regulation.

Staff will send out letters to poll residents.

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

IV. Common Council Referrals

1. **Communications from City Clerk** - regarding a zoning ordinance amendment to add "Nursery Business" as a Special Permit Use, and add "Organic Manufacturing" as a Principal Permitted Use.

Ms. Krecht spoke about nursery businesses in residential neighborhoods. We get a lot of complaints with the organic matter emitting noxious gases from the residents. There has been an effort to move this kind of business into industrial zoned areas as opposed to the residential areas. The idea is to phase out this kind of business in the neighborhoods to industrial zones. Especially with manufacturing it becomes more of an industrial use.

Mr. Soyk stated that the Commission's concern is with the traffic related issues. The parking requirements use under nursery business allows for eight spaces per acre with one loading space per two acres. This was found after reviewing similar sights and found it to be reasonable. The numbers in the zoning ordinance reflect this review.

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

2. 245 Mamaroneck Avenue - Request from 3 Fitness LLC, for a special permit to operate a health club.

Mr. Soyk stated that this item is the new building on the east side of Mamaroneck Avenue south of Maple Avenue and between Maple and Carhart. Health clubs require more parking than other retail establishments but they have done a declaration that seems to be reasonable.

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

3. Post Maple 77, LLC (The Boulevard) - Request for site plan approval.

Mr. Soyk stated that this item has been before the Commission previously and there had been comments and changes. The Commission had requested the description of the driveway turn restrictions and a depiction of the left turn lane at the main entrance. Mr.

Soyk cited concerns that the crosswalks near Highland Avenue are too far away from the intersection. There is a possibility of someone making a left turn and not seeing a pedestrian in the crosswalk with its current location.

The Commission went on to discuss traffic control devices at the crosswalks and suggested that a signal be overhead. Tom Soyk discussed the possibility of a hawk signal but he indicated that this was unusual and that drivers and walkers may not understand it. He stated that there also may not be a need for two crosswalks. The one crosswalk should be on the east side and closer to the intersection. Mr. Hope addressed the bulb outs. He said that they are hard to clean and plow. Mr. Soyk commented that they were beneficial in providing a little bit of a safety area for pedestrians. He stated the departmental review is for one crosswalk at the east side of the intersection with signs and beacons posted at the intersection and the crosswalk closer to the intersection.

There was a discussion about the parking requirements. It was indicated that there is a valet plan and possible satellite parking for holiday period demands. Diagrams for access to loading spaces were submitted reflecting trucks entering an opposing lane. The Commission discussed a need for turn restrictions and concern of drainage.

On a motion made, seconded and carried the following items were recommended:

- a. The turn restrictions at the driveways must be indicated on the plans.*
- b. The left turn storage lane for the main entrance on West Post Road must be indicated on the plans.*
- c. There should be only one crosswalk at Highland Avenue with rapid flashing beacons supplementing standard crosswalk signs. The east crosswalk should be provided.*

d. The truck turning movement diagrams for the loading dock access must be corrected so that trucks are not entering opposing lanes on Maple Avenue. Also, the correct lane dimensions for Maple Avenue must be shown and the area between the driveway cannot be raised if it is repeatedly run over by trucks.

On a separate motion, the Commission voted 5 to 2 to recommend removal of all of the sidewalk bulb outs.

4. 125 Westchester Avenue (The Westchester Mall) - Request for site plan amendment, Paul Bergins, Esq. 6 Chester Avenue. Mr. Bergins began with stating there are two additional items showing size and fonts the other shows sample of color. He offered copies to anyone who did not receive them. There was a problem with labeling of items which was addressed. Mr. Soyk advised a dimension change to a smaller overall size of sign as well as fonts. Our comments to the Common Council are dimension size be adjusted and the drawings to represent what is actually going to be out there. There also needs to be a ruling as to whether we want the installation of signs on City property that read "The Westchester" on top of the sign. Final decision is made by the Common Council.

On a motion made, seconded and carried with the following comments, the referral was approved:

- a. Dimensions for exterior signs on pages 5 and 25 must be corrected.*
- b. A legal review of the display of the mall name on top of the right-of-way guide signs is recommended.*

V. Addendum

Adjournment

On a motion made, seconded and carried, the meeting adjourned at 9:34AM.