

TRANSPORTATION COMMISSION

Minutes of Meeting of Wednesday October 19, 2016

Volume 63

No. 12

Members Present: Tom Soyk, Deputy Commissioner of Parking
John P. Larson, Commissioner of Parking
Anthony Carr, Deputy Commissioner of Public Works (for R. Hope)
Daniel Spencer, Deputy Corporation Counsel (for J. Callahan)
James R. Bradley, Deputy Commissioner (for D. Chong)
Eileen McClain, Senior Planner (for C. Gomez)
Ken Burford

Staff Members Present: Anthony Marena, Transportation Engineer
Nicholas Kralik Capt.-Commander, Traffic Div.
Edward Ignazewski, Supervisor of Enforcement

Members Absent: Melissa Briggs

Staff Members Absent:

Others Present: Carey Gouldner
William Null, Esq.

I. Approval of Minutes

On a motion made, seconded and carried, the minutes of the September 21, 2016 meeting was approved.

II. Old Business

III. New Business

1. Hillair Circle and Durham Road - Request from Mr. Michael Zygmunt, to conduct a study of the intersection. He states that an accident with injuries recently occurred there and that the sight-lines are bad due to the curvature of the roadway.

The staff recommended that the sight-lines be measured and that this item be held until next month.

Mr. Soyk indicated that staff obtained measurements of the sight-lines and they were found to be borderline. The increase of people headed South could cause an increase of conflicts at this intersection. Deputy Commissioner Soyk recommended that an all way stop be installed at this intersection.

On a motion made, seconded and carried, the Commission approved Deputy Commissioner Soyk's recommendation.

2. Various Locations (Loading Zones) - Request from the Parking Department to consider revising the loading zones at several locations (see attached) to be active until 9PM (instead of 6PM).

The staff recommended that all the locations on the list without taxi stands be revised to extend the loading zone till 9PM. The staff did not recommend any changes to the four locations which are also taxi stands.

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

3. 14 Martine Avenue - Request from Mr. Greg Keenan, Uno Chicago Grill, 14 Martine Avenue to revise the "No Parking Any Time" on Martine Avenue to 15 Minute parking for delivery vehicles.

The staff recommended that the existing "No Parking Any Time" on the south side of Martine Avenue in front of 14 Martine Avenue be modified to a "15 Minute Parking" zone.

Deputy Commissioner Soyk added that this needs clarification. Hours need to be included so there is no confusion. Commissioner Larson added there is a cutout at this location. It was agreed that this change would follow the existing ordinance.

On a motion made, seconded and carried, the Commission approved the staff recommendation with the inclusion of hours.

4. Mamaroneck Avenue and Main Street - Request from Mr. Tim Fitzsimmons to review the intersection and possibly install bollards to protect pedestrians. He stated that recently an accident occurred in which a car hit the gate on Main Street near Grace Church.

The staff reviewed the accident history at this location. The accidents data did show that some accidents have occurred involving cars striking the gate on Main Street in front of the church. However, most of the accidents occurred during the early morning hours and the drivers may have been under the influence. Based on this, the staff did not recommend the installation of bollards.

Commissioner Soyk commented that there have not been that many incidences. He stated that the concern with the installation of bollards are they can become hazards themselves. When a vehicle hits a bollard the bollard doesn't move and it can cause injuries.

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

5. South Kensico and Brockway Place - Request from Mr. Carey Gouldner, 105 Greenridge Avenue to remove the dedicated turn lane on South Kensico at the Westpark Garage. Mr. Gouldner states that the garage is not and has never been accessible from South Kensico. He also stated that the garage is being used by car dealerships to store cars.

The staff recommended that the dedicated turn lane be removed during the next regularly scheduled paving of this roadway. The alleged storage of cars by car dealerships should be referred to The Building Department.

Mr. Gouldner commented that it has been 10 years and no cars have ever come in from that lane. The roadway belongs to the citizens, the residents and the taxpayers. The larger discussion should be what is going on with that garage. The garage was never zoned to be a graveyard for new cars they could not sell. Mr. Gouldner stated that he went to the garage last night and observed that this problem has migrated to the main level where people park for Stop & Shop. He counted 23 new cars with no registrations or plates which he believed were new cars. There were cars also wedged in under the ramp where the spaces are marked permit parking only. He continued by questioning, is a private company allowed to issue permits? Deputy Commissioner Soyk replied that it is possible that permits could be sold in that area but that the use of that garage is the Zoning Board and Building Department's jurisdiction.

Mr. Gouldner stated that neither the Planning nor the Building Department envisioned that this would become a de facto storage yard. He stated that he attended many common council meetings where it was proposed that the public would have the upper level to park. In conclusion Mr. Gouldner requested that if the Commission approves the removal of the turn lane that a fixed date should be given and it should be done.

Deputy Commissioner Soyk replied that they would check with DPW to see what the schedule was and if it was not within a reasonable time frame (within one or two years) that it would be scheduled separately.

On a motion made, seconded and carried, the Commission approved the recommendation that the dedicated turn lane be removed during the next regularly scheduled paving but no later than one year from now.

6. Main Street - Request from the taxi committee, via the Mayor's office, to extend the taxi stand on Main Street in front of Walmart to include the area in front of the fire hydrant. They would like the additional space to pick up passengers.

The staff reviewed the location and often observed taxis stopped in front of the hydrant, in the "No Stopping Zone" closest to EJ Conroy Drive and sometimes double parked. The taxi stand can accommodate five taxis. The taxi stand was installed to facilitate passenger pick up when hailing taxis was prohibited. Based on the recent changes in the ordinance which allows the hailing of taxis the staff does not recommend any changes to the size of the zone.

Commissioner Larson stated that the hydrant was located directly adjacent to the existing taxi zone and the extension shouldn't be a problem. He added that as long as the driver stays in the car the car could be next to the hydrant. The staff felt that this space should be left open for the occasional person to pull off. The problem is the taxis are not utilizing the stand correctly, Captain Kralik added. He continued by noting that the taxis park and double park but do not pull forward in the stand. He felt more spaces would not solve that problem.

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

7. Renaissance Square and Hamilton Avenue - Request from the Parking Department to modify the six meters on the west side of Renaissance Square. Currently the meters are 1 hour meters until 6PM, 3 hours until 9PM. They are requesting that 4 meters be converted to 15 minute meters till 9PM and that two of the meters become a taxi stand. The taxi stand on Hamilton Avenue would become two, 2 hour meters.

The staff recommended the following:

- 1. That the first two meters (closest to Main Street) on the west side of Renaissance Square be removed and a taxi stand for two taxis be created.*

2. *That the remaining four meters on the west side of Renaissance Square be converted to "15 Minute meters till 9PM".*
3. *That the existing taxi stand on Hamilton Avenue be eliminated and that those two spaces become 2 hour meters.*

Captain Kralik stated that although he has no objection to the staff recommendation, as a result of the recent filming, those areas have been used for the staging of trailers and other related vehicles. He wanted to make sure that they would continue to be able to do so if it was a taxi stand. Deputy Commissioner Soyk questioned if this was for all six meters and the response was yes. Ms. McClain questioned what businesses are in that area that would benefit from 15 minute meters? Deputy Commissioner Soyk replied that the request came from the Ritz Carlton for short term meters to satisfy a demand that they have.

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

8. Church Street and Rockledge Avenue - Request from Mr. Brian Liu to install Stop signs on Church Street. Mr. Liu stated that an accident recently occurred at this location which is also a school bus stop. He feels stop signs would make the intersection safer.

The staff reviewed the accident experience for this location. The data showed that six accidents correctable by a stop sign have been reported during a 12 month period. This is one of the federal warrants for the installation of a multi way stop. The staff recommended that enforcement be conducted at this location and to reevaluate this intersection at the December, 2016 meeting.

Commissioner Larson inquired why wait until the December meeting to reevaluate. Captain Kralik replied that the area has changed and felt the changes should be identified before the stop signs are installed. Captain Kralik indicated he has concerns with a stop sign being placed in that area. A driver coming down the hill responding to a stop in the bad weather could cause more

accidents rather than less. These accidents did not occur at similar times of the day. Deputy Commissioner Soyk believed the specific concern was with the traffic coming East and South. He added that this has been on the agenda a number of times in the past, there was not a warrant then and now there is which is unusual. Commissioner Larson requested the time be shortened to November to collect information and data. November weather could make it easier to install the sign if data showed that it was needed. The staff recommendation has been changed to November, 2016 meeting for reevaluation.

On a motion made, seconded and carried, the Commission approved the staff recommendation with the change of reevaluation time to November, 2016 meeting.

IV. COMMON COUNCIL REFERRALS

1. 301-303 Quarropas Street (a.k.a. "The Prelude") - Request for site plan amendment.

The staff has concerns about the design of a single gate which requires alternating traffic. The staff suggests that this be redesigned to include two gates, one for ingress and one for egress.

Ms. McClain asked for clarification regarding alternating traffic. It was explained that there was one gate in the middle but normally the need is for two. If a single gate is installed a car could not enter at the same time another car exits. Ms. McClain stated that we began with 23 spaces then 17 with the gate it gets knocked down to 15. The employees of the education and training center have to fight for these spaces with the residents and the gate should remedy that. Ms. McClain went on to add that this driveway is in the Brookfield right of way which looks like a road and in the future could become a road. Signage is needed to prevent through traffic and it is requested the sign not read dead end as it is contrary to the mission of the ETC.

Deputy Commissioner Soyk replied that two gates in this area are not necessary. The site has marginal traffic and enough sight distance for one gate to be sufficient. Commissioner Larson

observed that there was no notation on the plans as to how the gate was to be controlled and that should be added.

On a motion made, seconded and carried, the Commission approved the site plan amendment.

2. 60 South Broadway (Maple and Broadway Holdings, LLC) - Request for an extension to the site plan approvals.

The staff has no objections.

On a motion made, seconded and carried, the Commission approved the site plan extension without objection.

3. 52 North Broadway - Communication from City Clerk on behalf of WP Development NB, LLC to amend a zoning ordinance to establish a new Zoning District entitled "Planned Residential Development" a mixed residential district that would include multi-family rental housing units, graduate or professional school housing and an assisted living/memory care facility.

The staff is not opposed to the zoning change, a traffic study should be submitted to The Commission if zoning is changed.

Ms. McClain added that this project would involve a generic environmental impact statement on the zoning amendment which would include a traffic section.

On a motion made, seconded and carried, the Commission had no objection to the zoning ordinance amendment.

4. One Dekalb Avenue (One Dekalb, LLC) - Request for a site plan and special permit approvals, and is requesting permission to purchase a 4522 square foot parcel of City owned land located in the unimproved Right of Way (R.O.W.) along Maple Avenue.

The staff is not opposed to the applicant purchasing the 4522 square foot parcel. A review of the submitted plans revealed that many of the parking spaces adjacent to a wall (wall stalls) do not

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have any additional width. Generally spaces located adjacent to wall are wider to allow for entry/exiting of vehicle.

William Null, Cuddy & Feder representing One Dekalb, LLC., questioned if the implication was the spaces were not standard size. The Commission reviewed plans with Mr. Null and questioned the locations of walls and what is structural. William Null stated that he understands that they (One Dekalb, LLC) must clarify the markings so that there is enough access room to get in and out of the car and if there isn't it must be redesigned. He will bring that back to the architect. Mr. Null requested the staff recommendation be read again and then requested it be changed to read "may not have additional width and spaces located adjacent to wall should be wider to allow" instead. Deputy Commissioner Soyk agrees to the change. Staff recommendation is edited to read:

The staff is not opposed to the applicant purchasing the 4522 square foot parcel. A review of the submitted plans revealed that many of the parking spaces adjacent to wall (wall stalls) may not have additional width and if they are found to be located adjacent to a wall they should be wider to allow for entry/exiting of vehicle.

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

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 9:10AM.