

TRANSPORTATION COMMISSION

Minutes of Meeting of January 20, 2021

Volume 68

No. 1

Members Present: Thomas Soyk, Deputy Commissioner of Parking, Acting Chairman
John Larson, Commissioner of Parking
Udomlug Siriphonlai, Deputy Commissioner of Public Works (for R. Hope)
Eileen McClain, Senior Planner, Planning Department (for C. Gomez)
Nicholas Kralik, Capt.-Commander, Traffic Division (for D. Chong)
Melissa Briggs

Staff Members Present: Anthony Marena, Transportation Engineer
Edward Ignaszewski, Supervisor of Enforcement

Members Absent: Daniel Spencer, Deputy Corporation Counsel (for J. Callahan)
Ken Burford

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson
John Canning
Janet Giris

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the December 16, 2020 meeting was approved.

II. OLD BUSINESS

1. West Street – Request from Ms. D’Ambrosio to make West Street “One Way” between Hubbard Drive and Sylvan Road. She feels the roadway is too narrow and recently a school bus was involved in an accident.

The brush on one side of West Street has been trimmed and a tree on the opposite side of the roadway will be removed in the near future. The staff recommended that this item be held to allow time for further study.

This item was held.

2. Jefferson Avenue – Request from Mr. Gary O’Brien to review the existing parking restrictions. He states that cars are parking on the street all day and walking to the train station. He is looking for a solution to eliminate the issue with minimal impact to the property owners.

The staff has sent letters to the residents in the area but recommended that this item be held to allow time for additional responses.

This item was held.

3. North Broadway Area – Request from Ms. Larysa Dubovik to review the parking of school buses and MTA employees whom are parking in the neighborhoods. They are making it difficult for residents to get out of their driveways and maneuver on city streets. She feels they are violating restrictions and not being ticketed.

Due to continuing changes to remote learning in White Plains Schools, the staff has not been able to make observations to confirm a high level of parking in the neighborhood. The staff recommends holding this item until valid observations can be made.

This item was held.

III. NEW BUSINESS

1. 101 Old Mamaroneck Road – Request from Mr. Marty Bland for an accessible space in front of 101 Old Mamaroneck Road.

The staff did not feel that an accessible space at this site would safely provide for access to and from the vehicle without making physical changes to the curbed area adjacent to the space. The staff recommends advising the property management that modifications would have to be made before a space could be designated.

On a motion made, seconded and carried, the Commission recommended the approval of the staff recommendation.

2. 38 Westchester Avenue – Request from Mr. Anthony Barona of Bagels Deli Express to modify the nearby Commercial Vehicle Loading Zone to allow for 10 minute parking.

The staff recommends a six month trial to convert the loading zone to 10 minute parking.

Commissioner Larson asked if the Commercial Vehicle Loading Zone is located by the dealership. Thomas Soyk specified that the location of the loading zone is further up Westchester Avenue closer to Patrick's Pub.

On a motion made, seconded and carried, the Commission recommended the approval of the staff recommendation.

3. The German School – Request from the School to modify the flashing school speed sign hours of operation to 7:15 to 8:45AM, 2:15 to 4:30PM and adding 1:45 to 2:30PM.

The staff recommends an extension of 15 minutes (to 7:15 to 8:45AM) for both the High School and the German School signs during the AM. The staff felt that the PM times of 1:45 to 2:30 and 3:30 to 4:30 should be for the German School only with no change to the signs near the High School.

Acting Chairman Thomas Soyk specified that presently the current flashing times are the same as the times for both the White Plains High School and the German School. These are not consistent with times for the German School.

Commissioner Larson asked what the afternoon hours for the High School are. Acting Chairman Thomas Soyk stated that he believes that right now the flashing school speed sign runs until about 3:30PM, from 2:30 until 3:30. The German School wants their area signs extended to 4:30. This would be from 2:30 to 4:30.

On a motion made, seconded and carried, the Commission recommended the approval of the staff recommendation.

IV. COMMON COUNCIL REFERRALS

1. 20 Haarlem, 27 Holland and 7-11 Holland Avenues – Application for Site Plan approval of a 296 unit residential development from NW White Plains Venture LLC.

The staff has no objections.

John Canning from Kimley Horn addressed the Commission. He stated that he presumed the Commission was familiar with the proposed application. This is located on Haarlem and Holland Avenues which presently has 67,000 square feet of office space. Proposed are 296 dwelling units with 380 parking spaces below the building. Presently, the proposed plan is for 378 parking spaces which meets the code requirement.

Traffic studies have been done and referred to the Commission. Six intersections in the area were in the study and were found to operate reasonably well. Some congestion was found during peak hours in the areas closer to 287. The existing office space currently generates approximately 60 trips per hour during peak hours whereas the proposed residential project will generate 100 trips per hour during

peak hours. There was found to be approximately a 40 trip increase. However, Mr. Canning stated that the impact should be minimal. Residents at this site will most likely commute by train. The office trips are towards the area. The residential trips in the morning will be away from the area. The building will attract commuters and the impact should be minimal. They feel the project is a good one. They are present to address whatever concerns the Commission may have.

Acting Chairman Thomas Soyk questioned if the 60 trips include light industrial space on both sides and including the south side of Holland? Does that include all of the buildings that are existing on both sides of Holland? John Canning answered yes.

On a motion made, seconded and carried, the Commission recommended the approval of the application.

2. One City Place – Application for an amended Site Plan approval to allow projecting signs from One City DE LLC., One City Place LP and AJH Management LLC.

The staff has no objections.

Acting Chairman Thomas Soyk specified that proposed are two signs on the building in the corner of Main and EJ Conroy Drive to identify the building as 1 City Place.

On a motion made, seconded and carried, the Commission recommended the approval of the amended Site Plan.

3. 136 – 158 Westmoreland Avenue – Request from 136 – 158 Westmoreland LLC for an extension of the Site Plan and Special Permit approval.

The staff has no objections.

On a motion made, seconded and carried, the Commission recommended the approval of the extension.

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 8:41AM.