

TRANSPORTATION COMMISSION

Minutes of Meeting of April 21, 2021

Volume 68

No. 4

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

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

Members Absent:

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson
Paul Going

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the March 17, 2021 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.

During a field meeting last month the staff discussed the widening of the roadway. The Department of Public Works is currently designing plans for the widening. Once the plans are completed and funding source is identified West Street in this area will be widened. This will address Ms. D’Ambrosio’s concern about the roadway width. Based on this the staff recommended removing this item from the agenda.

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

III. NEW BUSINESS

1. West Street at Hubbard Drive – Request from Ms. Kara Napolitano, 8 Hubbard Drive to remove the red flashing light at this intersection. She feels that the flashing light is not needed since this is an all way stop and the visibility is adequate since the shrubbery that was causing the obstruction was removed several years ago.

The staff discussed Ms. Napolitano’s request. The staff was opposed to the removal of the flashing light without a study and also discussion with the neighborhood association. Based on this the staff recommended holding this item for further study

This item was held.

IV. COMMON COUNCIL REFERRALS

1. Zoning Ordinance – Communication from The Planning Department regarding a proposed amendment to the City of White Plains Zoning Ordinance with respect to A) rezoning certain properties fronting on Chester Avenue, Maple Avenue and Cromwell Place to BR-2; B) removing the Special “S” Zone designation from 6 and 8 Chester Avenue; C) removing the Special Building Setback along the west side of Chester Avenue; and D) certain revisions to Dimensional Standards and Uses of the BR-2 District.

The staff has no objections.

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

2. Zoning Map Amendment – Communication from The Planning Board regarding a proposed Zoning Map Amendment on behalf of Senlac Ridge Partners for a planned Campus Development overlay District to the Properties located at 701-777 Westchester Avenue, for the purpose of development of a multi-family residential building on site in place of the existing office building 701 Westchester Avenue.

Westchester Avenue in this area is two lanes in each direction divided roadway. The posted speed limit is 40 MPH with average speeds typically higher due to the roadway characteristics. The staff is concerned about creating residential development in an area which lacks sidewalks on such a heavily traveled higher speed roadway. The staff recommended that when plans are submitted, that pedestrian activity be taken into consideration.

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

3. 441 Central Avenue – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP, on behalf of Meryde Group of Hotels, LLC in connection with its proposed redevelopment of the property at 441 Central Avenue for Site Plan and Special Permit Approval.

The staff recommended that a left turn lane on Central Avenue at the proposed site driveway be created and that left turns out of the site driveway onto Central Avenue be restricted.

Mr. Burford questioned, which location is this on Central Avenue? Acting Chairman Thomas Soyk responded the corner of Waldo Avenue and Central Avenue. At this time a hotel exists there that will be demolished for the proposed redevelopment.

Representatives from Meryde Group addressed the Commission. Paul Going, Atlantic Traffic & Design Engineers presented plans and went over the location with access on Central Avenue. He shared that recommended left turn lanes and no left turn signs were shown on the presented plans.

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

4. 65 Lake Street (Mt. Hope A.M.E. Zion Church) – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP, on behalf of Mount Hope A.M.E. Zion Church 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 staff recommendation.

5. 60 South Broadway – Request from Cuddy & Feder, LLP, on behalf of Maple and Broadway Holdings, 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 staff recommendation.

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 8:37AM.