

TRANSPORTATION COMMISSION

Minutes of Meeting of May 19, 2021

Volume 68

No. 5

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)
Melissa Briggs
Ken Burford

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

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

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the April 21, 2021 meeting was approved.

II. OLD 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 reviewed the history of the flashing beacon and all way stop installation. Due to six bicycle accidents during a ten year period an extensive study of the area was initiated in 1976. At that time an “emergency barricade” was also installed on West Street at its intersection with Rosedale Avenue to prevent cut through traffic.

The study was completed in 1978. As a result, West Street was converted to one way southbound between Rosedale Avenue and Sylvan Road. The study also recommended an all way stop, at the intersection of West Street at Hubbard Drive. While the warrants for an all way stop were not met at that time, it was recommended based on the large number of bicycle accidents. Lastly, the flashing beacon, and sight line improvements at the intersection were also recommended.

The staff reviewed the current volumes, they do not meet the volumes for an all way stop. A review of the accident experience only showed one accident reported since January 1st 1985. A review of the sight lines revealed exiting Hubbard Avenue to the left is limited. Visibility to the stop signs are adequate on all approaches. The staff does not recommend the removal of the stop signs, however, they are not opposed to the removal of the flashing beacon if the neighborhood association would like it removed.

Acting Chairman Soyk stated that he met with the neighborhood association and received no negative feedback regarding the removal of the flashing beacon. Based on his discussion with the neighborhood association he recommends the approval of the removal of the flashing beacon.

On a motion made, seconded and carried, the Commission recommended the approval of the removal of the flashing signal.

III. NEW BUSINESS

1. Post Road at Midland Avenue – Request from Ms. Phyllis Handler to make the right lane an exclusive right turn lane. Post Road merges to one lane just south of Midland Avenue. She feels that cars are speeding up to get in front of the vehicle in the left lane. A bus stop also exists just past Midland Avenue. She feels that creating a right turn only lane would eliminate the potential conflicts.

The staff discussed Ms. Handler’s request. Soundview Avenue is approximately 250 feet from Midland Avenue. Creating a right turn only lane at Midland Avenue would require shifting the merge closer to Soundview Avenue. Due to the left turn lane at that intersection this would create more potential conflicts and congestion. While the bus stop may seem like a hazard the visibility due to the bus stop is unobstructed and is similar to other bus stops.

Based on this, the staff did not recommend any changes to the lane use at this intersection.

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

2. Pleasant Avenue – Request from Ms. Constance Evans, 44 Pleasant Avenue to remove the “No Parking Any Time” between numbers 35 and 37 Pleasant Avenue. She states that the previous owner of the property requested this but he has since moved and the additional parking is needed in the neighborhood.

The staff recommended polling the adjacent property owners prior to making any recommendations to change the ordinance.

Residents will be polled.

3. Stonegate Court – Request from the Department of Public Works to create a “No Parking 8AM-Noon” on Stonegate Court. Parked vehicles are making it difficult to pick up garbage.

The staff recommended that a “No Parking 8AM to Noon” Monday through Friday on the south side of Stonegate Court and in the circle.

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

IV. COMMON COUNCIL REFERRALS

1. 1 Lyon Place (f/k/a 95 S. Broadway) & 10 Lyon Place (f/k/a 4 Lyon Place) – Request from Cuddy & Feder, LLP, on behalf of the Beitel Group through its business affiliate Arthouse WP Development LLC, for an extension of the Site Plan Approval.

The staff has no objections.

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

2. 80-106 Westchester Avenue and 50-62 Franklin Avenue (The Collection) – Request from Zarin & Steinmetz, on behalf of TB White Plains Apartments LLC (“Toll” a subsidiary of Toll Brothers, Inc.), 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.

3. Zoning Map Amendment 701-777 Westchester Avenue – Request from McGullough, Goldberger & Staudt, LLP 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 at 701 Westchester Avenue.

The item was discussed during the April 21, 2021 Transportation Commission meeting. The staff had the comment below, which was subsequently approved by The Commission. The proposed plans have not addressed the concern.

Westchester Avenue in this area is a two lane 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.

Thomas Soyk stated that additional material was submitted and the traffic study was part of that material. This particular vote will only affect the zoning change. The Commission has no objection to approval the zoning change but at a later time when site plans are submitted there will be further comment.

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 8:38AM.