



**TRANSPORTATION COMMISSION**

255 MAIN STREET- ANNEX BUILDING • WHITE PLAINS, NEW YORK 10601  
(914) 422-1232 • FAX: (914) 422-1274

THOMAS M. ROACH

MAYOR

THOMAS J. SOYK, P.E., PTOE

DEPUTY COMMISSIONER

January 14, 2021

To The Members Of The Transportation Commission:

The next regularly scheduled meeting of the Transportation Commission will be held on **Wednesday January 20, 2021 at 8:30 a.m.** in the Common Council Chambers.

Enclosed please find:

- A. Agenda for the meeting of January 20, 2021.
- B. Minutes of the meeting held December 16, 2020.
- C. Correspondence pertaining to the agenda of the January 20, 2021 meeting.

Respectfully submitted,

Thomas Soyk, Acting Chairman  
by: Anthony Marena, Secretary

PLANS/SUPPORTING DOCUMENTS, ETC. FOR COMMON COUNCIL REFERRAL AGENDA ITEMS ARE AVAILABLE FOR REVIEW IN THE DEPARTMENT OF PARKING. PLEASE CALL TO SCHEDULE A REVIEW IF YOU DESIRE. PLEASE NOTIFY US IF YOU ARE UNABLE TO ATTEND THE MEETING.

# TRANSPORTATION COMMISSION

## Agenda

January 20, 2021

### I. Approval of Minutes

1. Approval of the minutes of the meeting held on December 16, 2020.

### 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 has also been removed. The staff recommends that this item be held to allow time for further study.*

**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 recommends that this item be held to allow time for additional responses.*

**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.*

### 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.*

**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.*

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

*The staff recommends an extension of 15 minutes (to 7:15 to 8:45 AM) 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.*

#### **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.*

**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.*

**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.*

#### **V. Addendum**

# TRANSPORTATION COMMISSION

## Minutes of Meeting of December 16, 2020

Volume 67

No. 11

Members Present: Thomas Soyk, Deputy Commissioner of Parking, Acting Chairman  
John Larson, Commissioner of Parking  
Daniel Spencer, Deputy Corporation Counsel (for J. Callahan)  
Udomlug Siriphonlai, Deputy Commissioner of Public Works (for R. Hope)  
Eileen McClain, Senior Planner, Planning Department (for C. Gomez)

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

Members Absent: David Chong, Commissioner of Public Safety  
Ken Burford  
Melissa Briggs

Staff Members Absent: Nicholas Kralik, Capt.-Commander, Traffic Division

Others Present: Lisa Lopilato, Secretary to Commissioner Larson  
Alex Norman

### I. APPROVAL OF MINUTES

**On a motion made, seconded and carried, the minutes of the November 18, 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.**

### **III. NEW BUSINESS**

**1. Greenridge Avenue** – Request from Ms. Mimi Koren, 30 Greenridge Avenue to review the existing parking restrictions. She feels the existing parking regulation (2 hours) is too short. Her husband requires a health aide and the 2 hour parking isn’t long enough for the visits.

*The staff discussed Ms. Koren’s request to create a 3 or 4 hour time limit on Greenridge Avenue. The staff felt creating longer term parking would result in hospital visitors or employees parking in the neighborhood resulting in less available parking to the residents and their visitors. Longer term parking is available in the nearby Chester-Maple Garage. Based on this, the staff does not recommend any changes to the parking restriction.*

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

**2. 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.

*The staff discussed Ms. Dubovik's concerns. Some of the staff members felt that the White Plains Bus Company employees are parking in the neighborhood due to the lack of employee parking on the site. The Parking Department conducted enforcement in the area. The majority of the buses and vehicles observed in the past were obeying the parking regulations. Due to the recent change to remote learning in White Plains Schools, the staff was not able to make observations to confirm this. The staff recommended holding this item until valid observations can be made.*

**This item was held.**

**3. Longview Avenue** – Request from Parking Department/Traffic Division to remove the Loading Zone on the west side of Longview Avenue, south of East Post Road.

*Due to the recent restriping of the road to add a bike lane this loading zone is now in a travel lane. The staff stated this loading zone was heavily used. Due to the ongoing construction on Longview Avenue the loading zone cannot be accommodated on Longview Avenue. Since other loading zones do not exist in the general area the staff recommended creating a temporary loading zone on the south side of East Post Road to the west of Longview Avenue. The staff recommended that when construction is completed a permanent loading zone be created on Longview Avenue.*

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

#### IV. COMMON COUNCIL REFERRALS

*The following referral items were received after the staff meeting. Therefore, the staff could not review or make any recommendations.*

**1. 97-111 and 100-114 Hale Avenue** – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP, on behalf of Hale WP Owner, LLC, for a one year extension to the Special Permit / Site Plan Approval.

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

**2. West Post Road and Maple Avenue (Boulevard)** – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP, on behalf of Post Maple 77, LLC, for a one year extension to the Site Plan Approval.

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

**3. One Maple (aka 100 Bloomingdale Road – The Source)** – Request from Cuddy and Feder, LLP, on behalf of Maple Avenue Solar Project 2020, LLC, for an amended Site Plan Approval to install a solar photovoltaic system on the roof of the parking garage.

Alex Norman, on behalf of Distributed Solar Operations, LLC, addressed the Commission. Acting Chairman Thomas Soyk expressed concerns regarding the installation of the supporting columns placed in the structure and their impact on the parking spaces. Mr. Norman stated that the columns will not be landing into the parking spaces or driving lanes and they will mostly be where there are existing columns. When not in places where there are existing columns they will take up a 24" square of space 12" into the space. Electrical equipment will take up two spaces on the top deck. Mr. Norman provided

Mr. Soyk with updated plans. The plans supplied must indicate lost parking spaces due to the installation of the solar photovoltaic system on the roof of the parking garage.

**On a motion made, seconded and carried, the Commission recommended the inclusion of the effect of the installation of the solar panels on the number of parking spaces with verification that the lost spaces do not affect zoning requirements.**

**V. ADDENDUM**

**1. East Post Road** – Request from Parking Department/Traffic Division to create a “Right Lane Must Turn Right” on East Post Road eastbound at Mamaroneck Avenue.

Acting Chairman Thomas Soyk stated that there was resurfacing being done by the County. Part of that resurfacing changed the lane arrangements. As a result of that change, eastbound on East Post Road and continuing across the intersection on Mamaroneck Avenue there is only one lane on the opposite side. There were two lanes. The right lane should be made “Right Lane Must Turn Right”.

Commissioner Larson inquired if there was a “No Left Turn” restriction as well. This was confirmed by Acting Chairman Thomas Soyk but that restriction is only during certain times and days of the week.

**On a motion made, seconded and carried, the Commission recommended the approval of the restriction on East Post Road lane adjustment.**

**ADJOURNMENT**

**On a motion made, seconded and carried, the meeting adjourned at 8:42AM.**





Marena, Anthony <amarena@whiteplainsny.gov>

## Re: Handicap Parking Space

1 message

**Soyk, Thomas** <tsoyk@whiteplainsny.gov>  
To: AOL <martymogul@aol.com>  
Cc: Anthony Marena <amarena@whiteplainsny.gov>

Thu, Dec 10, 2020 at 10:14 AM

Dear Mr. Bland,

I will put your request for an accessible space (in front of [101 Old Mamaroneck Road](#)) on the agenda for the Transportation Commission Meeting of January 20th, 2021. The staff has already met so it was too late for the December meeting. The space must first be approved by the Commission and then by the Common Council. If you have any questions, please call me.

Sincerely,

**Thomas J. Soyk, PE, PTOE**  
Acting Transportation Commission Chairman  
Deputy Commissioner of Parking  
City Transportation Engineer  
City of White Plains  
[255 Main Street Annex](#)  
White Plains, NY 10601  
T: (914)-422-5139  
[tsoyk@whiteplainsny.gov](mailto:tsoyk@whiteplainsny.gov)

Visit the City of White Plains online at: [www.cityofwhiteplains.com](http://www.cityofwhiteplains.com)  
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On Wed, Dec 9, 2020 at 11:58 AM AOL <[martymogul@aol.com](mailto:martymogul@aol.com)> wrote:

From : Marty Bland  
[101 Old Mamaroneck Co Op Board](#)  
[Martymogul@aol.com](mailto:Martymogul@aol.com)

>>>

>>> Hello

>>> As a member of the [101 Old Mamaroneck Co Op Board](#) , and at the request of many residents of [101 Old Mamaroneck Ave](#) in White Plains, New York , I am asking the City of White Plains Parking Association to consider placing one handicap parking spot in front of the building at 101 .There is already one handicap spot in front of the sister building at 2 Overlook Rd .

>>> 101 Mamaroneck is located at the very busy intersection of Bryant and Old Mamaroneck Avenues. Parking spaces are difficult to come by. There are quite a few residents of 101 who possess handicap parking permits and it would be quite beneficial to have at least one reserved space for those in need.

>>> Please examine the situation and consider our request.Thank you.

>>>

>>> Sincerely

>>> Marty Bland

>>> 201-803-2217

>>>

>>>

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**Thomas J. Soyk, PE, PTOE**  
Deputy Commissioner of Parking  
City Transportation Engineer  
City of White Plains  
[255 Main Street Annex](#)  
White Plains, NY 10601

# 101 Old Mam. Rd.

Write a description for your map.





Soyk, Thomas <tsoyk@whiteplainsny.gov>

**Re: 38 Westchester avenue White Plains New York 10601. 1/5/21**

1 message

**ANTHONY BARONA** <bagelsdeliexpress@gmail.com>  
To: tsoyk@whiteplainsny.gov

Wed, Jan 6, 2021 at 1:01 PM

On Wed, Jan 6, 2021, 1:00 PM ANTHONY BARONA <bagelsdeliexpress@gmail.com> wrote:  
Attention Tom Soyk

Commissioner of White Plains public Works.

Attach our pictures of a truckload in zone that does nothing for the existing businesses that are there.

We would like to see if we could do an easement and change the truck loading sign to 10 minute parking to avoid accidents on Westchester avenue customers waiting for curbside pickup.

There are six stores above this truck loading zone with no where to stop where normally in the city you have a legal parking somewhere able stop safely.

Attached businesses bagei shop florist dog groomer addition to come smoke shop and a mini market.

Our landlord has tried numerous times but not sure where to go to address this issue.

My name is Anthony Barona opening a bagel shop on 38 Westchester avenue as a business owner during a pandemic we need all types of help to stain and grow our business without customers being afraid of getting a parking ticket for truck loading zone.

every business now is mostly curved Curb side or contactless don't see any changes in the future just trying to prepare for the future.

Attaches my contact number if I could be any assistance  
646-773-5244

Business name  
Bagels & Deli Express

We have permits in place and due to start construction February 1st hopefully you guys can understand our situation and help us all achieve and make White Plains strong again.

Best Regards Anthony

**2 attachments**



**2021023\_161228.jpg**  
8902K

**20210106\_114935.jpg**  
8842K







CITY OF  
WHITE PLAINS  
NEW YORK

Soyk, Thomas <tsoyk@whiteplainsny.gov>

## School zone flashing beacons

1 message

Esteban Buitrago <ebuitrago@gisny.org>  
To: "tsoyk@whiteplainsny.gov" <tsoyk@whiteplainsny.gov>

Fri, Jan 8, 2021 at 10:28 AM

Hello Tom,

This is a formal request to have the hours changed for the school zone flashing beacons.

**The hours requested are 7:45am – 845am**  
**130pm – 230pm**  
**330pm – 430pm**

Thank you.



**Esteban Buitrago**

Building Manager

**Phone:** (914) 948-6513

**Fax:** (914) 948-6529

**Email:** ebuitrago@gisny.org

50 Partridge Road

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