

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

April 16, 2021

To The Members Of The Transportation Commission:

The next regularly scheduled meeting of the Transportation Commission will be held on **Wednesday April 21, 2021 at 8:30 a.m.** in the Common Council Chambers.

Enclosed please find:

- A. Agenda for the meeting of April 21, 2021.
- B. Minutes of the meeting held March 17, 2021.
- C. Correspondence pertaining to the agenda of the April 21, 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

April 21, 2021

I. Approval of Minutes

1. Approval of the minutes of the meeting held on March 17, 2021.

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 a 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.

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.

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.

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 a 2 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.

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.

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.

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.

V. Addendum

TRANSPORTATION COMMISSION

Minutes of Meeting of March 17, 2021

Volume 68

No. 3

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

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

Members Absent: Ken Burford

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson
Diego Villareale
Ryan Souls
Rick Kearns
Neil Alexander

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the February 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.

The staff will be meeting in the field to discuss some alternatives. An update will be provided at the meeting.

Acting Chairman Thomas Soyk added that staff did meet and they were looking at different options for that location that we will potentially be making some modifications to the road.

This item was held.

2. **Prospect Street** – Request from Mr. Mike DeAngelis, to extend the 2-hour parking (Monday-Friday) restriction. Mr. DeAngelis states that cars are parking in front of his home all day and feels extending the restriction would address his concern.

The staff sent letters to the residents on Prospect Street between Winthrop Avenue and Howard Avenue. A response was received from a property owner who also owns another property to the west of Howard Avenue. He requested that we also poll residents on the next block. A second letter was sent to residents between Howard Avenue and Sterling Avenue. All of the responses to the first letter were to extend the two hour parking. Two out of four of the responses for the second letter did not want a change. Based on the responses the staff recommended that “Two Hour Parking 9AM-6PM Monday through Friday” be created on the north side of Prospect Street between Winthrop Avenue and Howard Avenue.

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

III. NEW BUSINESS

IV. COMMON COUNCIL REFERRALS

1. **85 North Lexington Avenue** – Request from Cuddy & Feder, LLP, on behalf of Greystar Real Estate Partners LLC, a/k/a the “Gateway II” for Site Plan Approval.

The staff has no objections.

Diego Villareale from JMC addressed the Commission, with Ryan Souls (Greystar), Rick Kearns (Handel Architects) and Neil Alexander (Cuddy & Feder). There was a short presentation of the proposed plans with relation to Gateway II. Proposed is a 500 unit residential apartment building with 19,000 square feet of ground floor retail space and approximately 750 parking spaces. The proposed project is bound by Hamilton Avenue on the south, Ferris Avenue on the West, North Lexington Avenue on the East, and New Street on the North. The main tower consists of a 25 story portion and has a 16 story intersecting portion.

Commissioner John Larson requested an update on the proposed pedestrian bridge on Lexington. Mr. Kearns replied that improvements are being done along the North Lexington Avenue corridor and on that side there will be a covered walkway for pedestrians.

Acting Chairman Thomas Soyk added that there are an additional 192 parking spaces connected with this parking that will continue to support the Gateway Office Building.

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

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 8:39AM.



Marena, Anthony <amarena@whiteplainsny.gov>

Re: Blinking Light at Hubbard and West

1 message

Soyk, Thomas <tsoyk@whiteplainsny.gov>
To: Kara <karacolaneri@gmail.com>
Cc: Anthony Marena <amarena@whiteplainsny.gov>

Fri, Mar 12, 2021 at 10:43 AM

Dear Kara Napolitano,

Thank you for your email regarding the flashing red light at West Street and Hubbard Drive. I will put your request to remove this light on the agenda of the April 21st Meeting (the agenda is already set for the March 17th meeting). It may take a little while but hopefully we can remove it within a few months. Thank you for contacting the Department of Parking/ Traffic Division. You can call me if you have any further questions or comments.

Sincerely,

Thomas J. Soyk, PE, PTOE
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

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On Wed, Mar 10, 2021 at 2:22 PM Kara <karacolaneri@gmail.com> wrote:

Dear Deputy Commissioner Soyk,

It was so nice meeting you today at the corner of West and Hubbard. We have lived at 8 Hubbard Drive for almost ten years and one of our only issues is the blinking red light. It has always seemed unnecessary. In addition to the blinking light, there are three stop signs at this intersection (Hubbard doesn't cross West Street). Because my house sits at the top of the corner of Hubbard and Rose, the light literally shines into my living room and master bedroom all day and all night. Closing my shades still allows for the halo of the light to come through and it's disappointing to have to do this in general. The light detracts from the beauty of the neighborhood and certainly the surrounding homes.

In addition, complete visibility has existed on the corner of West and Hubbard ever since the shrubbery was removed from an accident many years ago - as you know. Ultimately, we would love to see the blinking red light eliminated especially because the three stop signs seem more than enough for safety precautions. All the surrounding neighbors I have spoken to are in agreement to either eliminate this blinking red light altogether, or at the very least put this light on a sensor or activate it only during school hours as other lights in the neighborhood are programmed. This suggestion would be cost effective for the City of White Plains as well!

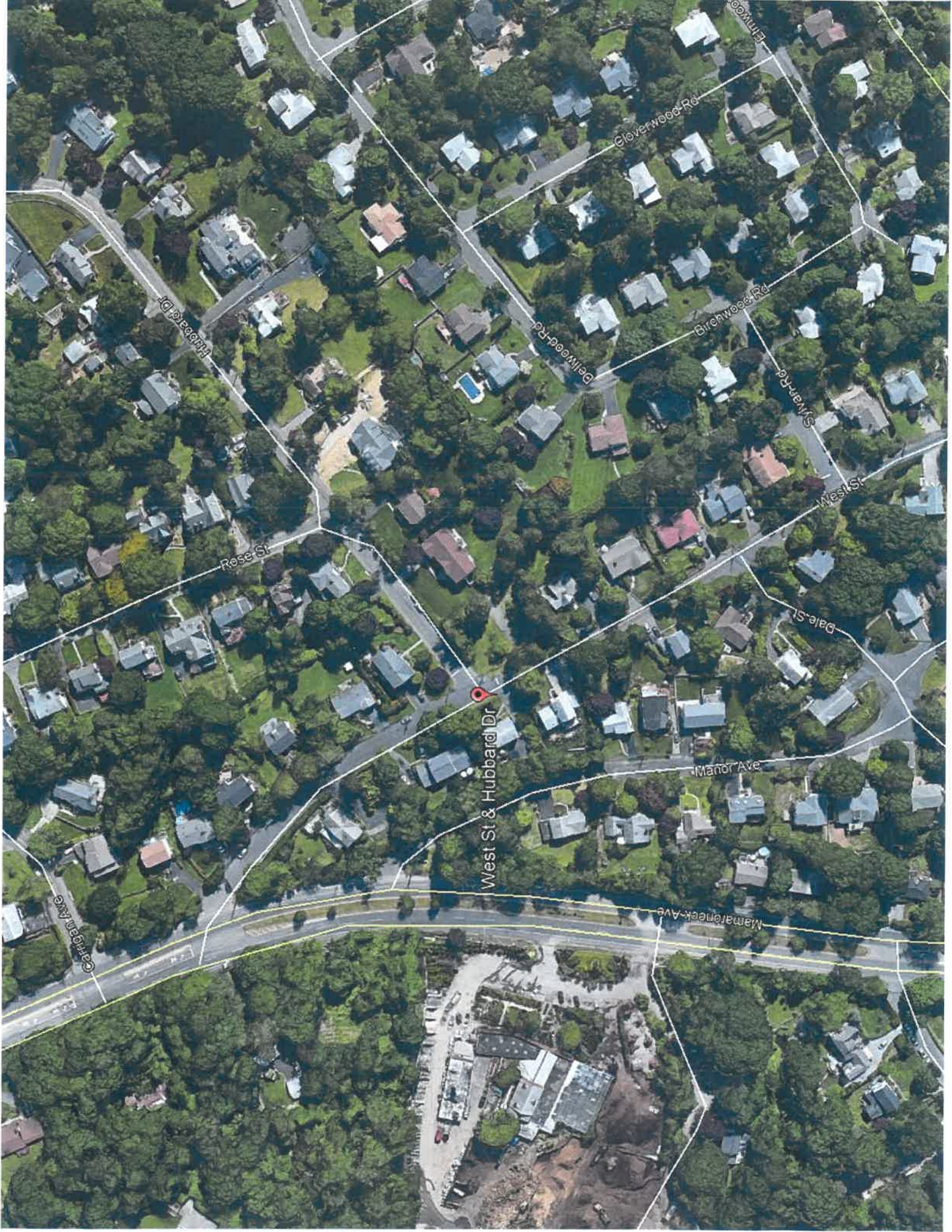
You requested this email to remind you of our conversation. Thanking you in advance for your attention. I can't tell you how this would do wonders for the beauty of the neighborhood and the comfort (and beauty) of our homes. I am happy to provide video and/or photos of the light coming through our home windows.

Many thanks for your consideration on this matter.

Thanks again,

Kara

Kara Napolitano
8 Hubbard Drive
Cell: 91-



Gloverwood Rd

Birchwood Rd

Seward Rd

West St

Dale St

Manor Ave

Mamaroneck Ave

West St & Hubbard Dr

Rose St

Bellwood Rd

Hubbard Dr

Garrison Ave