



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

July 13, 2023

To The Members Of The Transportation Commission:

The next regularly scheduled meeting of the Transportation Commission will be held on **Wednesday July 19, 2023 at 8:30 a.m.** in the Common Council Chambers.

Enclosed please find:

- A. Agenda for the meeting of July 19, 2023.
- B. Minutes of the meeting held June 21, 2023.
- C. Correspondence pertaining to the agenda of the July 19, 2023 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

July 19, 2023

I. Approval of Minutes

1. Approval of the minutes of the meeting held on June 21, 2023.

II. Old Business

1. **Lynton Place** - Request from Lisandra De La Rosa, a Lynton Place resident, to review the parking restrictions. She feels that the current one-hour restriction is too short and should either be increased or eliminated.

The staff mailed letters to the residents in the area. Eight responses were received of which four indicated no change and four others recommended removing restrictions or extending the duration to 2 hours. Based on the location of these responses, the staff recommends creating a two-hour zone for approximately two properties west of and east of Sterling Avenue on Lynton Avenue.

2. **Prescott Avenue/Longview Avenue** - Request from Ms. Katie Nyarady Clymer, 190 Longview Avenue to review the area for the safety of the pedestrians and motorists. She feels that motorists are speeding and that the area should be reviewed to increase safety.

The staff recommended this item be held to allow the staff to measure sight lines.

III. New Business

1. **67 Park Circle** – Request from Rudy Rosiello on behalf of Ben Dedushay to create an accessible parking space in front of his home. Ben is wheelchair bound and must constantly move his car during the day because of a two-hour restriction on this street. He is unable to use the driveway during the day due to the steepness of the grade.

The staff recommended holding this item to conduct a field review.

2. **Soundview Avenue and Milford Drive** - Request from Tom Meagan for a crosswalk across Soundview Avenue at or near Milford Drive.

The staff recommended holding this item to conduct a field review.

IV. Common Council Referrals

1. 200 Hamilton Avenue (Hamilton Green) – Request from DeBello, Donnellan, Weingarten, Wise and Wiederkehr, LLP on behalf of WP Mall Realty, LLC and S-WDWP, LLC for a third amendment to the Site Plan Approvals for the mixed-use complex known as “Hamilton Green”.

The staff has noted that there is insufficient backing room at the following locations:

1. *On level 168 the spaces near the border with the future Phase II connection*
2. *The center aisles that dead end (three locations).*
3. *On level 188 near the pool equipment room and the accessible van spaces (two locations).*

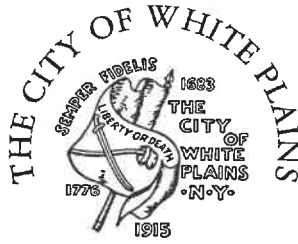
2. 1236 Mamaroneck Avenue (Living Word Church) – Request from Cuddy and Feder, LLP on behalf of Living Word Christian Church for an extension of the amended Site Plan Approval associated with a proposed building addition.

The staff has no objections.

3. 37 Dekalb Avenue – Request from Cuddy and Feder, LLP on behalf of 37 Dekalb owner for an extension of Site Plan Approval and Special Permit Approval for the conversion of a former nursing home into a three (3) story multi-family apartment building.

The staff has no objections.

V. Addendum



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V. Addendum

TRANSPORTATION COMMISSION

Minutes of Meeting of June 21, 2023

Volume 70

No. 6

Members Present: Thomas Soyk, Deputy Commissioner of Parking, Acting Chairman
Elizabeth Mirisola, Sr. Asst. Corporation Counsel Law Dept. (for J. Callahan)
Udomlug Siriphonlai, Deputy Commissioner of Public Works (for S. Mignone)
John Roland, Deputy Commissioner of Public Safety (for D. Chong)
Eileen McClain, Senior Planner (for C. Gomez)
Melissa Briggs

Staff Members Present: Anthony Marena, Transportation Engineer
Edward Ignaszewski, Supervisor of Enforcement
Lt. Edward Calvano, XO Special Operations (for E. McMahan)

Members Absent: Kevin Livingston, Commissioner of Parking
Ken Burford
Honorable Richard Payne

Staff Members Absent: Daniel McMahan, Captain Operations Commander

Others Present: Lisa Lopilato, Secretary to Commissioner of Parking
Diego Villareale

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the May 17, 2023 meeting was approved.

II. OLD BUSINESS

1. **Harwood Avenue** – Request from Rabbi Michael Goldman, 8 Harwood Avenue to review the parking restrictions or consider permits for residents in the neighborhood. He feels that the current restrictions no longer work in our new work from home world.

The staff mailed letters to the residents in the area. A total of three of the responses near 8 Harwood Avenue requested a “Three Hour Parking” restriction. Based on the responses the staff recommended creating a “Three Hour Parking Monday through Friday 7:30AM-6:30PM” on the east side of Harwood Avenue, from 8 Harwood Avenue to Brookdale Avenue.

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

2. **Lynton Place** – Request from Lisandra De La Rosa, a Lynton Place resident, to review the parking restrictions. She feels that the current one-hour restriction is too short and should either be increased or eliminated.

The staff mailed letters to the residents in the area. The staff recommended holding this item to allow for additional responses to be received.

This item was held.

3. **Hall Avenue** - Request from Chloe Renee A. Jensen, 57 Hall Avenue to remove the handicapped parking space in front of her home. She would also like us to create parking for residents in the area adjacent to her home. This area was recently posted as a “No Parking Any Time” due to a complaint from another resident. She stated that parking is needed in the area since she and other residents do not have driveways.

The staff has removed the handicapped parking space in front of 57 Hall Avenue. Ms. Jensen discussed a possible purchase of the adjacent property or creating a lot on the property. Those requests do not fall under the purview of the Transportation Commission.

This item was removed.

III. NEW BUSINESS

1. Prescott Avenue/Longview Avenue – Request from Ms. Katie Nyarady Clymer, 190 Longview Avenue to review the area for the safety of the pedestrians and motorists. She feels that the motorists are speeding and that the area should be reviewed to increase safety.

The staff recommended this item be held to allow the staff to measure sight lines.

This item was held.

2. Hall Avenue and Wooddale Place – Request from Mr. Richard Constantino to create an all way stop at this intersection. He feels that speeds have increased since Hall Avenue was recently repaved and that the stop sign will help slow motorists down.

The staff reviewed the accident experience. The federal warrants for an all way stop were not met. A field review of the location did not reveal any sight line obstructions at this intersection. Based on this, the staff did not recommend an all way stop.

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

3. Chatterton Parkway at Hawley Street – Request from Mr. Anthony Pilla to create a “No Turn on Red” on Hawley Street. He feels that the sight lines are restricted due to the hill and that a “No Turn on Red” restriction would make it safer.

The staff field reviewed this location, due to the limited visibility from Hawley Street onto Chatterton Parkway, the staff recommended that a “No Turn on Red” be created on Hawley Street.

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

4. 40 Hall Avenue – Request from Ms. Patty Weiss on behalf of her brother who lives at 40 Hall Avenue to create a handicapped parking space in front of his home. Her brother is wheelchair bound and she states that is very difficult to get him in his van due to the lack of parking.

The staff field reviewed this location, due to the width of the roadway an accessible space in compliance with the current ADA standards cannot be installed.

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

5. Mamaroneck Avenue - Request from Parking Department/Traffic Division to modify the loading zones on Mamaroneck Avenue between Main Street and Maple Avenue to allow 15-minute parking in the loading zone starting at 6PM.

The staff expressed some concern about parking deliveries after 6PM. Based on this, the staff recommended that the loading zones in the aforementioned area be converted to 15-minute spaces on a trial basis and should be discussed again at the September 20, 2023 meeting to determine if the changes should be made permanent.

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

6. Bloomingdale Road – Request from Parking Department/Traffic Division to create 15-minute meters on Bloomingdale Road in the vicinity of Whole Foods.

The staff recommended the existing “No Standing Any Time” are on the west side of Bloomingdale Road, between Maple Avenue and the driveway to Whole Foods be converted to 15-minute meters till 9PM.

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

IV. COMMON COUNCIL REFERRALS

1. 175 Main Street – Request on behalf of the FEDA Restaurant Corp., for a Special Permit to allow for “Cabaret” use at the “Columbia House” located at 175 Main Street.

The staff has no objections.

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

2. 166 Mamaroneck Avenue – Request from Mr. John Tsolomitis, a principal of Casa Tacos Corp. on behalf of Cantina Taco and Tequila Restaurant located at 166 Mamaroneck Avenue for a Special Permit to allow for outdoor dining and requesting the “Fee-In-Lieu” for two parking spaces.

The staff has no objections.

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

3. One Maple Avenue (The Source) – Request from Cuddy and Feder, LLP on behalf of HUSPP Bloomingdale Road LLC, for an amendment to the previous Site Plan Approval and Special

Permit Approval associated with proposed signage changes/additions on the building and grounds of the premises.

The staff has no objections.

On a motion made, seconded and carried, the Commission recommended the approval of the amendment to the previous Site Plan Approval and Special Permit Approval.

4. 441 Central Avenue – Request from DelBello, Donnellan, Weingarten, Wise and Wiederkehr, LLP on behalf of Meryde Group of Hotels LLC, for an extension of the Site Plan and Special Permit Approvals for their hotel project at 441 Central Avenue.

The staff has no objections.

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

5. 1 & 25 Aqueduct Road – Request from Zarin & Steinmetz, LLP along with JMC Site Development Consultants on behalf of Pepe Auto Group “Applicant” in connection with the property located at 1 & 25 Aqueduct Road. The applicant seeks to redevelop the property with a Porsche dealership, along with an accessory private garage service station and repair shop. They are requesting Special Permit and Site Plan Approval.

The staff reviewed the submitted plans and had the following comments;

- Drawing “C-000” shows the southern driveway on Aqueduct Road. This driveway should be a right in right out only due to its proximity to the intersection. The end of the parking area for this driveway should have a turnaround area. The proposed 17-foot aisle for two-way traffic is too narrow.
- Please identify on the plan where the cars will be delivered (loading area).

Diego Villareale, JMC Site Development Consultants, addressed the Commission. He presented and reviewed key areas on a presentation board. He felt it would be no problem to implement the right turn in right turn out only recommendation. The second comment for a turnaround area could be

achieved by either eliminating spaces or limiting spaces. Regarding vehicle drop off and deliveries there is a separate location that was purchased, 2269 Saw Mill River Road, for a vehicle prep center. All deliveries and vehicles for all locations will be made at that location. Drivers will then transport these vehicles individually to the dealerships.

Acting Chairman Thomas Soyk questioned Mr. Villareale regarding the ramps and the parking within the building. Mr. Villareale stated that there are 82 parking spaces in the building but those are dedicated to vehicle storage and/or complaint (?) parking. No customers will be able to use the ramp in the back. All customers will be directed to dedicated customer parking.

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

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 8:49AM.



Soyk, Thomas <tsoyk@whiteplainsny.gov>

Handicap Parking Accommodation for Ben Dedushay - 67 Park Cir

1 message

Rudy Rosiello <rjrosiello@gmail.com>
To: "tsoyk@whiteplainsny.gov" <tsoyk@whiteplainsny.gov>

Thu, Jun 29, 2023 at 7:03 PM

Mr. Soyk,

Thank you for your time the other day on the phone to review my neighbor (Ben Dedushay's) parking situation. With his permission, I am asking to see what sort of accommodation can be made for him in front of his home at 67 Park Circle on the outer loop side of the block. (914-309-6114)

To recap

Ben is Wheelchair bound and has handicap plates (NY H-17772) on his full hand control modified vehicle. His NYS driver license is also restricted to full hand controls and automatic transmission only.

While he does have off street parking at his home, the issue is the topography of the land is such that the main floor of the home is at street level and the off street parking is at basement level. As I understand it, he does not have a lift or other means to safely get from the main floor (Street level) to the basement (Garage level) of the home.

Ben has family members living with him that move the vehicle to street level for him every morning before they leave for work, and then at the end of the day a family member will bring the car back in off the street for the night. Typically the vehicle is parked directly in front of his home and directly adjacent to his driveway apron. This allows Ben the safest wheelchair access path from the front door, out the driveway apron, to the street and into the vehicle. Thereby allowing Ben the independence to get in the car and go where he needs, when he needs on his own and still comply with the no overnight street parking ordinance in White Plains. This has been going on for many years since Ben moved in, and was never an issue with Police, Parking Enforcement, or any of the immediate neighbors that I am aware of.

Recently, I noticed Ben moving his car multiple times a day, up the block, down the block, across the street, ect. Considering the effort it takes for him to get in the car, disassemble and pull in the wheelchair, put out and re-assemble the wheelchair and get out of the car, I asked him one day why he was doing this. He informed me that after many years, the Police have recently started ticketing him for the 2 hour parking restriction on his side of the block. While I understand, and appreciate the need for the parking restriction, and how it contributes to the overall quality of life in the neighborhood, I question if ticketing Ben's vehicle is the right thing to do in this situation. I also question if such tickets are having an overall positive or negative impact on his and the neighborhood's quality of life as compared to not ticketing his vehicle.

Since Ben moved in, I have watched him do as much for himself as possible given the inherent restrictions of being wheelchair bound. I honestly believe an accommodation for Ben is not only warranted, but is also the right thing. In my observation since he moved in, I do not believe he is in any way trying to take advantage of this situation. I have spoken to a few of the immediate neighbors and the general feeling is that ticketing Ben is not the right thing to do in this instance.

As you mentioned on the phone, the Parking body that needs to review this meets once a month and they won't reconvene for a few weeks, plus time for them to do discovery / review / take action. Is there any sort of temporary accommodation or pass that can be issued in the interim? As a 3rd generation and 40+ year resident of the city, I would like to see relief for Ben as soon as possible and greatly appreciate whatever the city can do to help Ben while the process works.

Rudy Rosiello
914-837-7839
rjrosiello@gmail.com



Soyk, Thomas <tsoyk@whiteplainsny.gov>

Crosswalk at the intersection of Soundview ave and Milford drive.

1 message

Tom Megan <tjmegan@optonline.net>
To: tsoyk@whiteplainsny.gov

Tue, Jun 27, 2023 at 6:12 PM

Good evening Mr.Soyk,

I was talking this evening to the White Plains public works gentlemen, who are currently in the process of paving the streets.

My question to them was if Crosswalks are going to be added to area's that don't currently have them. They told me that if it does not currently have a crosswalk then most likely they won't. I asked them who to speak to and they gave me your name.

The area that I'm concerned with is Milford drive and Soundview ave. This to me would be a perfect area for a crosswalk with,possibly a blinking red light to make drivers be a little more aware of that intersection. I was told that a traffic study would have to be done in order to see if it's warranted. I really think this intersection and a few others should be considered to get new crosswalks.

The area of Milford drive and Soundview ave is a particularly difficult area of Soundview to cross because as you pass Milford drive the road has a slight bend and is a reduced speed area. The problem is drivers in both directions fail to realize this slight bend I. The road and it is more difficult to see the road clearly at this intersection as well as Miles ave and Soundview ave. My phone number is +16467734072 if you would like to call me and discuss it so that I can maybe better explain my concerns. Thank you in advance for your time in the matter.

Tom Megan
Sent from my iPhone