

**TRANSPORTATION COMMISSION**  
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THOMAS M. ROACH

MAYOR

THOMAS J. SOYK, P.E., PTOE

DEPUTY COMMISSIONER

August 16, 2019

To The Members Of The Transportation Commission:

The next regularly scheduled meeting of the Transportation Commission will be held on **Wednesday July 17, 2019 at 8:30 a.m.** in the Common Council Chambers.

Enclosed please find:

- A. Agenda for the meeting of August 21, 2019.
- B. Minutes of the meeting held July 17, 2019.
- C. Correspondence pertaining to the agenda of the August 21, 2019 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

August 21, 2019

### I. Approval of Minutes

1. Approval of the minutes of the meeting held on July 17, 2019.

### II. Old Business

1. **City Wide** - Request from Mayor Thomas Roach to discuss parameters for creating 25 MPH neighborhood speed limits.

*The staff discussed establishing a criteria for the selection of roadways where the 25 mph speed limit could be applied. The roadway would be measured by a point system based on the percentage of cut through traffic, 85<sup>th</sup> percentile speed, traffic volumes, number of sharp curves, sight distance limitation, roadway width and school activity. If the Law Department's review indicates lower speed limits can be established, the staff will use this point system to evaluate the requested locations.*

### III. New Business

1. **Grant Avenue at Morningside Avenue** - Request from Mr. Benny Cipriano, 56 Grant Avenue to create an all way stop at this intersection.

*The Federal requirements for the installation of an all way stop are five accidents within a 12 month period that would be correctable by an all way stop. The accident history at this intersection did not meet this requirement, however, the staff recommended that sight lines at this intersection be reviewed prior to making a recommendation.*

2. **Service Drive from 100 & 120 Bloomingdale Road**- Request from the Parking Department Traffic Division to restrict left turns out of this driveway onto Maple Avenue westbound.

*A median which previously prevented left turns was removed from Maple Avenue. As a result, vehicles exiting the service driveway can turn left. Due to the roadway width, high traffic volumes, and the grade of Maple Avenue at this driveway the staff recommends that a left turn restriction be created.*

**IV. Common Council Referrals**

**V. Addendum**

# TRANSPORTATION COMMISSION

## Minutes of Meeting of July 17, 2019

Volume 66

No. 7

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

Staff Members Present: Anthony Marena, Transportation Engineer  
Edward Ignaszewski, Supervisor of Enforcement  
Nicholas Kralik, Capt.-Commander, Traffic Div.

Members Absent: Ken Burford

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson  
Philip Fruchter  
William S. Null  
John Canning

### I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the June 19, 2019 meeting was approved.

### II. OLD BUSINESS

**1. Hunt Place** – Request from Ms. Lucy Carpio, 11 Hunt Place to remove the “No Parking Any Time” on Hunt Place and to change it to a 2 hour limit.

*The staff has sent letters to the residents in the area. Fifteen replies were received, all in favor of creating “2 Hour Parking”. Based on this, the staff recommended, “2 Hour Parking 7:30AM–6:30PM Monday through Friday” be created on the west side of Hunt Place.*

Correction was made to the staff recommendation changing south side to west side of Hunt Place.

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

**2. Bryant Avenue at Colonial Road** – Request from Mr. Joel Rudikoff, 29 Colonial Road to remove the “No Right Turn” on Bryant Avenue and Colonial Road. Mr. Rudikoff feels that this was installed when the high school was built to prevent students from driving through the neighborhood. He feels that this is not needed and an inconvenience to the residents.

*The staff has sent letters to the residents in the area. Ten of the fourteen replies did not want a change. Based on this, the staff did not recommend any changes to the existing restriction.*

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

### **III. NEW BUSINESS**

**1. City Wide** – Request from Mayor Thomas Roach to discuss parameters for creating 25 MPH neighborhood speed limits.

*This item is being held to allow time for staff to conduct additional research.*

**This item will be held.**

#### IV. COMMON COUNCIL REFERRALS

1. **14 Martine Avenue** – Request from Mr. Ed Swaby, on behalf of “La Botte Restaurant” for a special permit for outdoor dining.

*The staff has no traffic related concerns.*

Acting Chairman Thomas Soyk added that 14 Martine Avenue is the old Pizzeria Uno site. They will use the same outdoor dining plan as previously used by Pizzeria Uno.

Captain Kralik commented that the plans should be revised to show the amount of sidewalk that will remain after the outdoor dining area is put into place.

**On a motion made seconded and carried the Commission recommended the approval of the special permit with the requested plans to show remaining sidewalk after the outdoor dining installation.**

2. **37 DeKalb Avenue** – Request from Cuddy & Feder, LLP on behalf of 37 DeKalb Owner, LLC for a Special Permit and Site Plan Approval.

*The staff reviewed the submission and had the following comments:*

1. *The staff requested that occupancy studies for existing comparable sites be provided.*
2. *The staff requested the municipal parking report (which was referred to and not included in the package).*

Mr. Fruchter and William S. Null addressed the Commission. Mr. Null stated that the municipal parking report has now been supplied and apologized for the delay of its submission. The 21 unit proposed redevelopment is requesting to proceed with a parking ratio which is presently one per dwelling unit.

Mr. Fruchter reviewed and displayed the site plan and pointed out key areas to the Commission. He stated that the driveway, as it presently exists, does not comply but modifications will be made to the first floor of the building to redesign the driveway to conform.

As per the staff recommendation, a comparison study of the existing multi-family developments and surrounding sites were made. The comparison was of provided parking and whether any of the spaces provided are assigned. In addition the study provided the parking space ratio to bedroom count.

Mr. Fruchter presented the occupancy study. He began by stating that Live Oaks, located at 50 DeKalb, has 30 units and 31 spaces with what appears to be all spaces assigned. There are nine one bedroom units and 21 two bedroom units which is a total of 51 bedrooms and 31 spaces which equates to a ratio of 1.6 bedrooms per space. In the design at the proposed site, there are five studios, 12 one bedroom units and four two bedrooms units which is a ratio of 1.19 bedrooms per space. Mr. Fruchter continued that at Paladin's Keep which is located across the street from the proposed development, there are 70 parking spaces for 40 units. They were unable to obtain definitive information regarding the number of bedrooms. For this location they used information from the last ten sales. From that information there were eight two bedroom and two one bedroom units sold and it appears that the bedroom ratio is higher than average. At ten Dekalb there are 72 parking spaces provided with six that are unassigned. The bedroom count is 17 studios 24 one bedroom and 12 two bedroom which is a ratio of one bedroom to .97 spaces. The available parking is lower than what is proposed based on a parking to bedroom ratio.

Acting Chairman Thomas Soyk reviewed the presentation board map which displayed the municipal parking facilities in the area. The Waller-Carhart Lot pictured is a small lot and does not offer 24 hour permits he stated. Mr. Fruchter informed the Commission that Chester Maple and Lyon

Place offers 24 hour permits. Commissioner Larson reviewed the map provided and pointed out an improperly pictured location of the Waller-Carhart Lot.

Acting Chairman Thomas Soyk questioned the lack of definitive information presented regarding Paladin's Keep. Mr. Fruchter stated that it was difficult to obtain information as far as an exact bedroom count which is why they used recent sales. They had difficulty obtaining the number of spaces assigned. Mr. Fruchter indicated that more research needed to be done but it appears that with the provided information on sales, the ratio at the proposed site will be equivalent or better.

Commissioner Larson questioned what the current parking requirement is. William Null answered that the current requirement is no less than one per unit. William Null claimed that physically there is no ability to add any additional spaces. What you have right now, Commissioner Larson stated, is at the minimum required by the new zoning ordinance.

Deputy Commissioner Siriphonlai questioned if a studio counts as one unit. Mr. Null replied yes a studio counts as one unit. Deputy Commissioner Siriphonlai stated that if studios count as one unit, how did the proposed project's count come to 25? Mr. Null stated that the 25 count is based on the number of bedrooms. Mr. Null continued by stating that under the ordinance there is an additional factor typically required for each bedroom. A two bedroom and a studio is equivalent when counting units. What they tried to do is provide information based on the bedroom count so that it would show an accurate comparison.

Commissioner Larson and Eileen McClain reported that there was an error in the agenda which incorrectly referred to an amendment to Section 5.3 of the zoning ordinance. It was removed from the minutes.

Acting Chairman Thomas Soyk modified the staff recommendations. The occupancy studies have been supplied. He requested the applicant correct the labeling of the municipal lot and



resubmit the drawing to show the corrected information. Deputy Corporation Counsel Daniel Spencer requested that the plans be distributed to all departments.

**On a motion made, seconded and carried, the Commission recommended the approval of the staff recommendation and a resubmission of the corrected drawing to all departments.**

**3. 250 Mamaroneck Avenue** – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP on behalf of “Southern Land” a Special Permit and Site Plan Approval.

*The staff reviewed the submission and had the following comments:*

- 1. An overall plan showing the traffic signals and the site driveways should be provided.*
- 2. Plans showing signage and any signal and pavement marking modifications are needed.*
- 3. The traffic impact study referred to in the submission was not included in the submission.*
- 4. The staff recommended that the northern driveway be restricted to allow only right turns in and right turns out.*

John Canning, addressed the Commission. He stated that the traffic study has now been submitted. This proposal is to replace the existing “Y” with 177 residential rental apartments and street front retail. The current location has a fair amount of activity during the day. Mr. Canning displayed plans and pointed out key areas to the Commission. He stated that there are currently three driveways, two for the lot along Mamaroneck Avenue and one for the back lot. The north driveway on Mamaroneck Avenue will be moved to the north and will be limited to right turns only as per the staff recommendation. The other two driveways will be consolidated into one and relocated. This driveway will be under the control of the traffic signal at Carhart and Mamaroneck Avenue. Mr. Canning continued that the Common Council and staff will be supplied with plans proposed to show the re-positioning of the driveway.

Surveys were conducted of the parking area and the doorways during the morning and afternoon peak hours. It was shown that 50 to 60 trips enter and exit respectively. Surveys conducted on the weekends indicated only 20 trips in the peak hour. The proposal for the change of use shows very little change during the week. There were approximately two trips in the morning and six trips in the afternoon. On Saturdays the amount of trips increased to 50 trips per hour which equates to one trip per minute. The traffic study which was conducted at the intersections of Maple Avenue and Mamaroneck Avenue and Carhart and Mamaroneck Avenue predicted a minimal change.

Behind the façade there will be parking available on two levels with approximately 268 spaces which complies with code. As requested by staff, Mr. Canning stated that a plan for adjustments to the traffic signals and site driveways will be provided.

Acting Chairman Thomas Soyk stated that signal displays for crossing the new driveway will be needed because of the increase of traffic. Plans for signs and a traffic study have been supplied. Mr. Canning did not predict a parking impact. In addition to the parking provided at the proposed site, there is municipal parking in close proximity and he felt that there would be no parking impact. The only modification proposed at this stage is the shifting of some parking spaces but the same number of spaces will be maintained. “No Left Turn” signs will be installed per approval of the Traffic Division of Parking.

Captain Kralik added that currently there is a school bus stop in front of the proposed site. Mr. Canning replied that there is a “No Parking” zone there now and that will remain. If needed the school bus can stop there. Mr. Canning added that the loading and the garbage will be taken care of internally.

Deputy Commissioner Siriphonlai asked if the parking was for retail as well as the renters? Mr. Canning replied yes.

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

**4. 6 and 8 Chester Avenue** – Request from Cuddy and Feder on behalf of “Chester WP, LLC” for a one year extension of the Site Plan Approval.

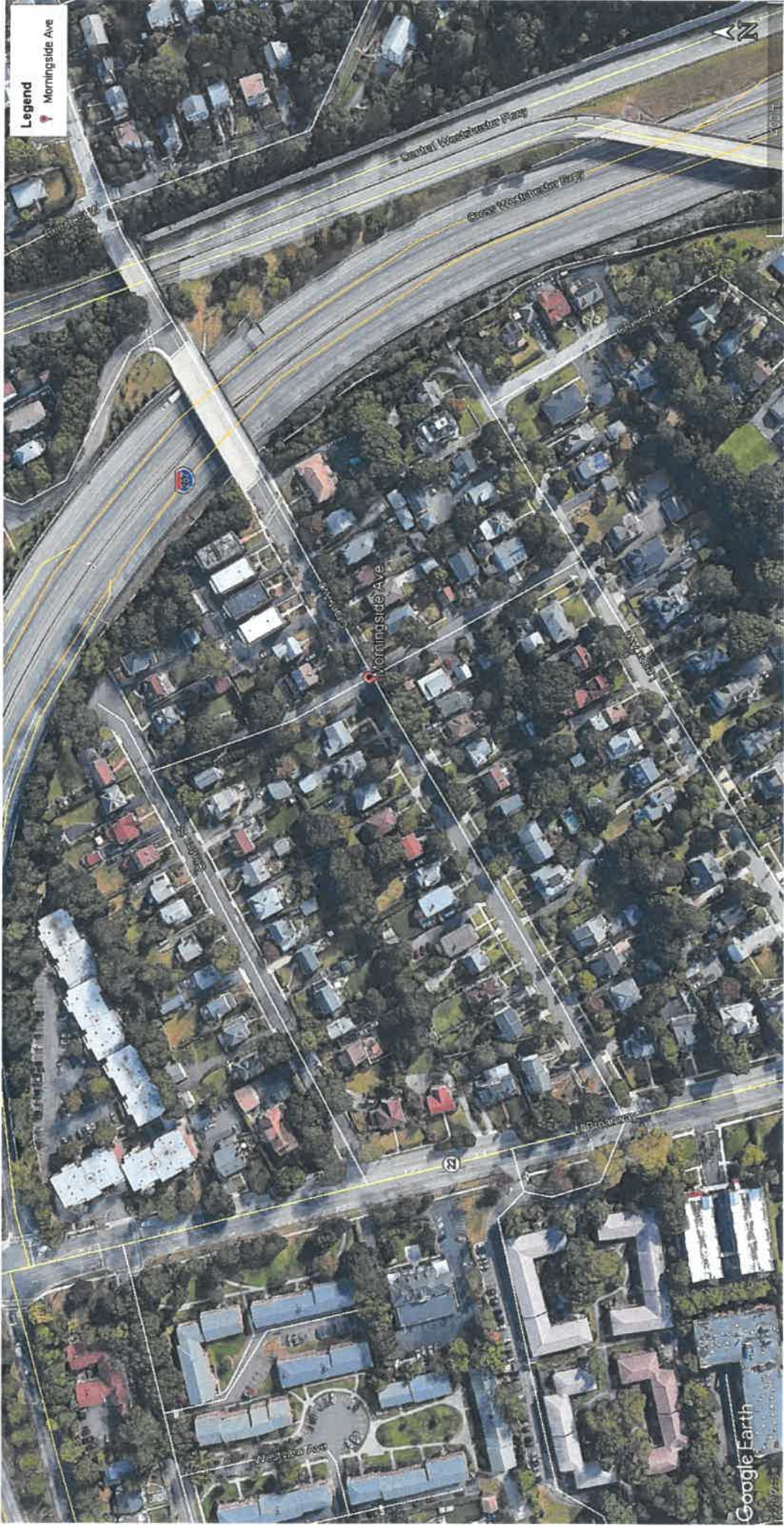
*The staff has no objections.*

**On a motion made, seconded and carried, the staff recommended the approval of the one year extension of the Site Plan Approval.**

**V. ADDENDUM**

**ADJOURNMENT**

**On a motion made, seconded and carried, the meeting adjourned at 8:54AM.**



Legend  
Morningside Ave

Google Earth



