

# TRANSPORTATION COMMISSION

## Minutes of Meeting of February 20, 2019

Volume 66

No. 2

Members Present: John P. Larson, Commissioner of Parking, Acting Chairman (for T. Soyk)  
James M. Bradley, Deputy Commissioner of Public Safety (for D. Chong)  
Anthony Carr, Deputy Commissioner DPW (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: Edward Ignaszewski, Supervisor of Enforcement  
Nicholas Kralik, Capt.-Commander, Traffic Div.  
Anthony Marena, Transportation Engineer

Members Absent: Ken Burford  
Thomas Soyk

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson  
Shauna Prusky  
Joan Conca  
Michael Zarin  
Diego Villareale  
James Guerin  
Melisa Guerin

### I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the January 16, 2019 meeting was approved.

## **II. OLD BUSINESS**

**1. Gene Place** – Request from Mr. John Barry, 5 Gene Place, to create a “No Parking Any Time” zone opposite his home to the corner. Mr. Barry feels the roadway is too narrow to allow parking on both sides of the road and that the parked cars create difficulty for him to access his driveway as well as pose safety concerns.

*The staff received a reply from the Fire Department which stated that if cars are parked on both sides of the roadway it would be difficult to get a rig through. Based on this the staff recommended a “No Parking Any Time” on the south side of Gene Place between Hewitt Avenue and Reynal Road.*

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

## **III. NEW BUSINESS**

**1. Oakley Avenue** – Request from Ms. Itzamar Diaz, for a handicapped parking space in front of 112 Oakley Avenue. Her father is handicapped and lives at this address.

*The staff recommended that a “Handicapped Parking” space be created on the south side of Oakley Avenue in front of number 112.*

Ms. McClain stated that she would like to note that currently a one hour parking restriction from 7:30AM-6:30PM exists in this area and no overnight parking is allowed. The location, 112 Oakley Avenue, has multiple steps to the front door. Due to the present condition of the area she did not see how a handicap space would help a location that doesn’t seem to have much handicap accessibility.

Mr. Ignaszewski stated that the permit request came from the daughter of the handicap person and he felt it was primarily requested to get closer to the door.

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

**2. Martin Luther King Jr. Blvd.** – Request from Mr. Daniel Coots, New York State Department of Transportation, Region 8 to allow the “Hudson Link” buses to utilize the existing bus stop between Main Street and Hamilton Avenue.

*This bus stop is heavily utilized especially during peak hours. The staff recommended that this be observed during the peak hours prior to making a recommendation.*

**On a motion made, seconded and carried, the Commission recommended the approval of the staff recommendation to hold this item so that the area can be observed during peak hours.**

**3. Manor Avenue** – Request from Ms. Melisa Zappavigna Guerin, 16 Manor Avenue to consider a speed bump, a one way, or a “No Thru Traffic” to reduce the speeds of drivers.

*The staff recommended that this be observed during peak hours prior to making a recommendation.*

Melisa and James Guerin addressed the Commission. They stated that Manor Avenue is being utilized as a “cut through” to Mamaroneck Avenue by drivers trying to avoid morning and afternoon rush hour congestion on Rosedale Avenue. They added that cars are cutting through Manor Avenue traveling at excessive speeds and they fear the speeding cars will cause an accident. They stated that the amount of children in the neighborhood has increased and these careless motorists make it unsafe for everyone that lives there. They feel that with a change of direction to a one way heading south the conditions will improve.

Deputy Commissioner Bradley suggested a speed monitor be installed for 60 days. It was agreed by the Commission that with a speed monitor the staff can collect data to decide the best recommendation for the area.

**On a motion made, seconded and carried, the Commission recommended the installation of a speed monitor at Manor Avenue.**

**4. Franklin Avenue** – Request from Pastor Farrell Jones to remove the “Loading Zone” on the south side of Franklin Avenue near Amherst Place. He feels that the trucks are parking in the “2 hour” zone and not using the “loading zone”. He feels the loading area should be removed to allow more parking for the residents.

*The staff felt that while the loading zone may not be used by the car dealership a need for a loading zone to serve the residents in the area still exists. Based on this the staff did not recommend any changes.*

Ms. McClain asked if there were any changes proposed for the Collection project or will that remain a loading zone. Commissioner Larson stated that he felt the loading zone is critical because of the Collection project.

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

**5. Grandview Avenue** – Request from Ms. Joan Conca and Ms. Shauna Prusky to discuss the parking problems on Grandview Avenue due to The Church in The Highlands Preschool.

*This item was recently on the agenda. The staff confirmed that the Church is utilizing both Longview Avenue and Grandview Avenue for child drop off activity. The existing restrictions in the area are appropriate. The staff did not recommend any changes to the parking regulations in this area.*

Ms. Conca and Ms. Prusky addressed the Commission regarding the area in front of their homes from the corner of Bryant and Grandview just past the entrance to the nursery school. They supplied the Commission with a handout stating what the current problems are, along with a brief history and what their request is. They also handed out photos taken showing what they felt were examples of the problem parkers.

Ms. Conca and Ms. Prusky claim that the nursery school has grown in size and the area has become increasingly problematic in the past 10 years. The area in front of Ms. Conca's home is currently 15 minute parking from 8:45 – 9:15 and 2:45 – 3:15. Despite the restrictions she claims that, on occasion, staffers from the school have parked there all day and there are many illegal parkers.

Commissioner Larson asked what time does the drop off activity occur and what specifically are they requesting to resolve these issues. Ms. Conca stated that the times are approximately 8:30 – 9:45 and then again at 11:00 – 11:45.

Ms. Conca stated that she spoke with Deputy Commissioner Soyk last summer at length. At that time, he suggested changing the signage. Currently, there are three no parking anytime and one 15 minute parking sign. He suggested changing those signs to “No Parking” and “No Standing”. Ms. Prusky stated that the police are very good about responding to their calls but, she has been told, the area is difficult to enforce with the present restrictions in place.

Commissioner Larson asked, if these restrictions were put into place, how will the children attending the school get dropped off and picked up. Ms. Prusky stated that the parkers can move to the other side of the street or park further up. She stated that this problem exists because of laziness and that the school and the church should come up with solutions instead of the problems being absorbed by the neighbors. If the signage is changed and enforced, they feel it will help.

Captain Kralik stated that the school has made many adjustments to try to alleviate the problems that exist. He continued by stating that the school has scheduled alternating pick-ups, opened up the other side of the school for drop offs, staggered pick up times and they have hired an additional person to assist. Captain Kralik stated that there has been unmarked police vehicles in the area and they have not observed the problems stated by Ms. Conca and Ms. Prusky.

Ms. Conca stated that she has not witnessed a coordinator or any of these attempts to alleviate the problems on her side of the building. These improvements, she replied, are on the other side of the school and that they have not witnessed anyone assisting in the safe drop off and pick up on their side of the school (Grandview Avenue side). Ms. Conca and Ms. Prusky stated that they have seen no difference on their side.

Deputy Commissioner Bradley stated there have been unmarked vehicles parked for more than a month at the school to observe the area. He feels that it would not be right to change signs without speaking with the school first and allowing them to come up with an alternative plan. Commissioner Larson added that the Commission has spoken about this area in September of 2017, November 2017, December 2017, April 2018, November 2018 and, now in February 2019, it is being discussed again. He expressed his concern that any changes made won't be enough and the best remedy would be to try to work with the school and come up with a viable solution.

**On a motion made, seconded and carried, the Commission unanimously voted to have this item held pending Public Safety's discussions with the school.**

**6. 1203 Mamaroneck Avenue** – Request from the Department of Public Safety to review this location. Patrons are often backing out of the parking spaces directly onto Mamaroneck Avenue. They have received complaints from residents and have observed vehicles illegally parking on the shoulder of Mamaroneck Avenue.

*A review of this location revealed that a new curb cut has been created north of the two other driveways. This location has previously received complaints regarding the parking lot layout and the operation of the driveways. Since Mamaroneck Avenue is a County roadway the staff discussed the new driveway with Westchester County and was informed that the new driveway had not been approved by the County.*

*The Police Department has observed the business operating valet parking. The current valet operation requires a valet parking permit.*

*The Staff recommended that this be referred to the Building Department to verify that they are in compliance with the approved site plan and confirm the valet parking operation. Since Westchester County stated that the second driveway was not approved they should also be contacted after verification from the Building Department that it was not approved they should also be contacted after verification from the Building Department that it was not approved by the City.*

Ms. McClain confirmed that the parking lot was reviewed the Planning Board in 2012 and that the second driveway was not approved. She also confirmed a problem with the driveway and cars backing up into the lane of traffic. The recommendation to refer this to building, Commissioner Larson stated, is correct.

Commissioner Larson asked if they were dropping off and picking up on the street for valet parking. Depending on the specifics of the valet operation, he added, they may not need a valet permit. Mr. Ignaszewski, Supervisor of Enforcement, stated that it seemed the valet service is operating on private property. After reading through the ordinance, Mr. Ignaszewski's interpretation was that, with the information he was given, the present operation of the valet does not require a permit.

**On a motion made, seconded and carried, the Commission recommended this item be referred to the Building Department.**

#### **IV. COMMON COUNCIL REFERRALS**

##### **1. 1133 Westchester Avenue – Request by Zarin & Steinmetz on behalf of NRP RPW**

Westchester JV, LLC for a Zoning Map Amendment and Site Plan Approval for a 303 unit, multi-family residential development containing three 5-story buildings on a 20 acre portion of the property that is currently vacant.

*The staff expressed their concerns regarding the additional delay at the signalized intersection. However, the nearby signals are under the jurisdiction of Westchester County and will be reviewed by them. The plan showing the existing condition shows emergency access on the southeast corner of the property. The revised drawing should include a note that the emergency access will be maintained.*

Michael Zarin and Diego Villareale addressed the Commission. They were accompanied by representatives from NRP and RPW. Mr. Villareale reviewed the concerns highlighted in the staff recommendation.

The first concern raised by staff was the intersection at Westchester Avenue and the Hutchinson Parkway ramp. There is an increase in the signal delay at one of the approaches at that intersection. He confirmed that pending proposed projects in the area as well as the existing traffic were taken into consideration when developing their analysis. Mr. Villareale stated that they will be in touch with the County and that they are aware that the signals in that area are under the County jurisdiction.

Mr. Villareale continued by stating that the existing emergency access on Eagle Court will be maintained and that there is no proposal to change anything in that area. Commissioner Larson requested Mr. Villareale point out the area on a display board that was presented. Mr. Villareale pointed to a wooded area and claimed that there is a sign on Eagle Court which states not to block the driveway.

Mr. Villareale stated that the entire project is focused on the eastern portion of the site. Commissioner Larson questioned how the emergency access, which goes into the neighborhood, be controlled. Mr. Villareale stated he has not driven the area and was not sure. He did know that it was not a paved driveway and not used. He stated that the notation regarding the emergency access being maintained will be made on the plans as per the staff recommendation.

Mr. Zarin stated that the analysis shared is a conservative analysis and that shared services as well as shuttles from the business side were not taken into consideration.

**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 9:16AM.**