

# TRANSPORTATION COMMISSION

## Minutes of Meeting of April 19, 2023

Volume 70

No. 4

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)  
Ken Burford

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

Members Absent: Kevin Livingston, Commissioner of Parking  
Melissa Briggs  
Honorable Richard Payne

Staff Members Absent: Daniel McMahon, Captain Operations Commander

Others Present: Lisa Lopilato, Secretary to Commissioner of Parking

### I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the March 15, 2023 meeting was approved.

## **II. OLD BUSINESS**

**1. 101 Old Mamaroneck Road** – Request from Ms. Linda Puoplo, on behalf of the Board of Directors for 101 OMR Corporation to review traffic safety and quality of life concerns on Bryant Avenue. Ms. Puoplo’s letter requested that the Commission review the visibility of school zone speed limit signs. The existing signs are not being noticed, nor are they restricting speed.

*The staff felt that the school signs in the area should be updated however the staff recommends holding this until the city-wide speed limit changes are approved.*

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

## **III. NEW BUSINESS**

**1. Dellwood Road at Morgan Place** – Request from Christy and Ronnie Ritacco, 28 Morgan Place to install an all way stop at this intersection. They feel that creating an all way stop would eliminate the congestion and make it safer.

*The staff field reviewed this location and accident history. The field review did not identify any sight line restrictions. The current speed limit during school hours is 20MPH. A review of the accident history showed that the federal warrants for an all way stop are not met. The Department of Public Safety stated that the congestion is due to the school having events for parents that start at the same time children are arriving. The school agreed to hire a police officer during the events to assist with traffic control. Based on the warrants not being met, the staff did not recommend an all way stop.*

Eileen McClain question if there was an existing parking management plan when the school was Solomon Schecter and if so is it being properly enforced.

Thomas Soyk replied that there was and that he recently sent them a copy of it. He stated that they (the Leffell School) claimed that they were not aware it existed. We will see what happens now that they are aware of the Plan. Acting Chairman continued that there is some kind of event that has been added to their operation that didn't exist before and he believed that the solution, as we have already done, is to make them aware of the Plan and ensure they follow it.

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

**2. Westmoreland Avenue** – Request from Mr. Claudio Cardoso, 70 Westmoreland Avenue to review the parking and loading regulations in the area. He would like to be able to park his vehicle blocking his businesses driveway so that it can facilitate deliveries and pickups throughout the day. He feels the law should be changed so that they can park blocking driveways.

*The staff discussed Mr. Cardoso's request to block his driveway and did not feel that this could easily be accomplished. Enforcement staff does not know which car is associated with which business. Also, a complaint has recently been received from a nearby business stating that cars are blocking his driveway and that enforcement is needed. The staff recommended that enforcement of the area be continued and that the two business owners be contacted to determine if a loading zone in the area would address their issues.*

Eileen McClain questioned if a person parks blocking a driveway does the owner have the authority to call and have the vehicle removed. Deputy Commissioner Roland stated that the vehicle must be summoned first.

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

**3. 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 recommended that the residents be polled to see if they would like a “No Parking 10-11AM” or longer duration parking, prior to recommending any regulation changes.*

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

**4. Franklin Avenue** – Request from Sandra Harrison, 10 Franklin Avenue to remove the loading zone towards the end of Franklin Avenue and convert the space to a 2 or 4-hour parking and a handicapped parking space. She also feels the loading zone should be relocated closer to Westchester Avenue and would also like to create a pedestrian crossing on Westchester Avenue with flashing lights from Tibbits Park towards Franklin Avenue.

*The staff reviewed Ms. Harrison’s requests. The staff agreed that the loading zone is not often used for car deliveries, however it is often used by smaller delivery vehicles. The staff recommended that the loading zone be reduced from the existing 80 foot length to 40 feet. The remaining 40 feet should be 2 hour parking which is consistent with parking in the area. The staff did not recommend a handicapped space in the area. The staff also reviewed her request for a crossing from Franklin Avenue to Tibbits Park. Currently this area is posted as a no pedestrian crossing area due to the heavy volumes and merging activity. An approved project on Westchester Avenue will be signalizing the intersection and adding a pedestrian crossing. No further action is recommended.*

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

**5. Park Avenue** – Request from Mr. Ittan P. George, Vice President, St. Mary’s Church to install a handicapped parking space and wheelchair access at the curb to the new ramp to the church located at 99 Park Avenue.

*The staff recommended holding this item for further review.*

**This item was held.**

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

**1. 8 Chester Avenue** – Request from Cuddy and Feder, LLP on behalf of Chester WP II, LLC, the owner of the premises and Keeler Markwood Group, LLC for a twelve month extension of the Site Plan and Special Permit Approval for a 4-story over grade-level parking, multiple dwelling building.

*The staff has no objections.*

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

**2. 51 South Broadway (Frozen Ropes site)** – Request from Cuddy and Feder, LLP on behalf of RMS Broadway LLC, for a one-year extension of the Site Plan Approval for construction of a 134-unit multifamily apartment building.

*The staff has no objections.*

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

**3. 60 South Broadway** – Request from Cuddy and Feder, LLP on behalf of Quarterra f/k/a LMC/Lennar Multifamily communities through its business affiliate Maple and Broadway LLC, for a one-year extension of the Site Plan Approval for their project at 60 South Broadway.

*The staff has no objections.*

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

**4. White Plains Hospital** – Request from Cuddy and Feder, LLP on behalf of the White Plains Hospital Center (WPHC), for Amended Special Permit and Site Plan Approval to permit construction of an interim parking lot with approximately 510 spaces to be situated on approximately 6.3 acres of property that are situated westerly of South Lexington Avenue and bounded by the north by West Post Road and on the south by Maple Avenue.

*The staff has no objections.*

**On a motion made, seconded and carried, the Commission recommended approval of the Amended Special Permit and Site Plan Approval.**

**V. ADDENDUM**

**ADJOURNMENT**

**On a motion made, seconded and carried, the meeting adjourned at 8:47AM.**