

TRANSPORTATION COMMISSION

Minutes of Meeting of June 19, 2019

Volume 66

No. 6

Members Present: Thomas Soyk, Deputy Commissioner of Parking, Acting Chairman
John P. Larson, Commissioner of Parking
U. 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
Ken Burford

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

Members Absent:

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson
William S. Null

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the May 15, 2019 meeting was approved.

II. OLD BUSINESS

1. Gedney Circle – Request from Mr. Cayne Letizia to consider additional parking restrictions on Gedney Circle. Currently, parking is restricted on one side of the road. Mr. Letizia states that the

students from Stepinac are parking on the street and leaving garbage and debris. He would like to create a restriction to eliminate the current situation.

The staff has sent letters to the residents in the area. Eight of the fourteen replies did not want a change to the current restriction. However, almost all of the properties on the north side of the southern portion of Gedney Circle wanted a restriction. Since this is where the cars are most often parked, the staff recommended that a “No Parking 10AM – 11AM Monday through Friday” be created on the north side of Gedney Circle from Mamaroneck Avenue to approximately 29 Gedney Circle.

Eileen McClain commented that if we create a restriction in one section the problem would more than likely begin in another section. Acting Chairman Thomas Soyk stated that sometimes we will see new problem areas arise because of a restriction placed. This may cause residents to reconsider not having the restriction placed on their portion of the street. If that problem arises and there is a request we will review the area again and act accordingly.

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

2. 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 but recommended that this item be held to allow time for additional responses.

This item will be held

3. 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 but recommended that this item be held to allow time for additional responses.

This item will be held.

III. NEW BUSINESS

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

The staff discussed the request and felt a criteria should be established to determine where the lower speed limit should be implemented, additional time is needed to research what other communities in New York have done.

The staff also had concerns about complying with the New York State Vehicle and Traffic Law (Section 1643). The staff recommended that this item be held and referred to the Law Department to research if a lower speed limit could be implemented.

Acting Chairman Thomas Soyk stated that this is a difficult request because you do not want to go against the law. He added that there are other communities in New York State that have adopted lower speed limits. We need to explore what the law will allow. Acting Chairman Thomas Soyk stated that he believes the law allows a 25MPH linear limit. The question was posed, could this be applied to these “cut through” areas we are now beginning to see? Criteria must be established because it cannot by law be placed on every City street.

This item will be held.

2. South Lexington Avenue @ Prospect Street – Request from Ms. Elizabeth DeAngelis to install a traffic signal at this intersection. She feels that drivers are not stopping at the stop signs and a traffic signal would reduce speeds.

Conversations with Ms. DeAngelis revealed that her primary reason for requesting the signal was to slow down motorists. She feels that they are traveling too fast and not yielding to pedestrians. Traffic signals are not installed to reduce vehicle speeds. The staff recommended that enforcement of the all way stop and yielding to pedestrians be conducted at this intersection.

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

IV. COMMON COUNCIL REFERRALS

1. 1275 Mamaroneck Avenue – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP on behalf of The Windward School for an amendment to Section 5.3 of the Zoning Ordinance, specifically, the setback distance required between a parking lot and any rear or side lot line.

The staff has no objections.

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

2. 3 Barker Avenue – Request from William S. Null on behalf of 3 Barker Avenue LLC, for a governmental use permit application for the relocation of N.Y.S. Department of Motor Vehicle Offices.

The staff has no objections.

Chief Bradley questioned if there was already a parking issue in that area? William Null addressed the Commission. He claimed that the proposed area was not very different from the area where the DMV is currently. He stated that there are approximately 90 spaces on the proposed site, street parking, area lots and that with the proposed building in the area there will be additional parking. Currently, there are tenants in the building. The DMV proposal is for an entry area with a kiosk that will

distribute numbered tickets to visitors on the first level, an entire floor on an upper level where customers will be serviced and a third level for testing.

Eileen McClain questioned if the parking on site was open to the public. William Null replied that there is pay for parking in the garage which is similar to what currently exists at the present site. Captain Kralik stated that there are other tenants in that building. Acting Chairman Thomas Soyk added that the difference between where the DMV is now and the proposed site is that the current location is a mall with 350 parking spaces available to the public in addition to surrounding street parking. The site on the chart that you have provided, he continued, shows the DMV with 16,525 square feet at a rate of 2 spaces per 1,000 square feet. When you add that into the other uses of the proposed site it demands 279 spaces. There is an actual 246 spaces which equates to a shortage. Commissioner John Larson added that fundamentally the use of 2 per 1,000 is an inappropriate item for this proposed project. Acting Chairman Thomas Soyk agreed this is not a general office this is a governmental office. He stated that the ITE trip generation for government use is approximately 6 per 1,000. There is no shared parking analysis provided. Plans that show you can provide the required 33 shared spaces. Presently, in that location, there is a hotel, retail space, and an existing office. The location is inappropriate for the proposed use.

William Null stated that hotel use is only overnight not during the day. Acting Chairman Thomas Soyk disagreed. A hotel, he stated, will have peaks during the day as well. Commissioner Larson stated if the 33 shared spaces were provided those spaces would most likely be used for employees. Customers will then be forced to search for parking on the street and that will limit the use of the spaces for other locations in the area. The shared parking plan must be established and what the actual demand would be for that site. In addition an analysis should show what other parking is offered at that location.

Eileen McClain stated she agreed two parking spaces per thousand is inadequate for this proposed site. Presently there is an absence of even that inadequate requirement. She expressed concern for DMV parkers seeking spaces in the surrounding neighborhoods. She questioned that if she was a customer going to the DMV, how would she know where to park. Are the spaces at grade and are they available to the public or do parkers have to go into a garage and find their way? How will these issues affect the other tenants and the security of the building?

Tom Soyk summarized that the modified recommendation requests that a study be submitted regarding the shared spaces. A study needs to be conducted to determine what the actual needs are for that proposed site for government use. A parking management plan which includes how parkers enter and how you process any transient parkers must also be provided. An analysis of whatever parking is presently in the area should be included in any report submitted. Public Hearing is set for this item on July 1st.

On a motion made, seconded and carried, the Commission recommended that the applicant:

- 1. Provide shared parking analysis to justify proposed sharing of parking spaces.**
- 2. Provide for parking based on ITE trip generation for government use, not general office parking.**
- 3. Submit parking management plan to address direction and accommodation of transient DMV parking.**

3. 91 Mamaroneck Avenue – Request from Paul B. Bergins on behalf of “Little Dirty Grinder Inc., d/b/a Little Drunken Chef” for a special permit for an accessory cabaret.

The staff has no objections.

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

V. ADDENDUM

ADJOURNMENT

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