

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 D. McMahan)

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

Staff Members Absent:

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” area 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 and Fee-in-Lieu parking.

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 eliminating 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. 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.