

TRANSPORTATION COMMISSION

Minutes of Meeting of October 18, 2023

Volume 70

No. 9

Members Present: Thomas Soyk, Deputy Commissioner of Parking, Acting Chairman
Elizabeth Mirisola, Sr. Asst. Corporation Counsel Law Dept. (for J. Callahan)
John Roland, Deputy Commissioner of Public Safety (for D. Chong)
Stefania Mignone, Commissioner of Public Works
Eileen McClain, Senior Planner (for C. Gomez)
Honorable Richard Payne
Ken Burford

Staff Members Present: Anthony Marena, Transportation Engineer
Edward Ignaszewski, Supervisor of Enforcement
Marco Garced, Sgt XO Traffic Division (for D. McMahon)

Members Absent: Kevin Livingston, Commissioner of Parking

Staff Members Absent: Udomlug Siriphonlai, Deputy Commissioner

Others Present: Lisa Lopilato, Secretary to Commissioner of Parking

I. APPROVAL OF MINUTES

On a motion made, seconded and carried, the minutes of the September 20, 2023 meeting was approved.

II. OLD BUSINESS

1. Cemetery Road at Ferris Avenue – Request from Ms. Melanie Bradish to add a stop sign to the Cemetery Road approach. She feels that the queues from the traffic signal at the Bronx River Parkway extends past this intersection and adding a stop sign would improve the operation.

The staff conducted peak hour counts at this location. While doing the counts staff observed numerous violations of the lane use on Cemetery Road and the aggressive driving as referred to in Ms. Bradish's letter. While the accident warrants for a stop sign are not met, the staff felt that adding a stop sign on Cemetery Road would result in a safer operation at this intersection due to the high volumes on both of the roadways. If the Commission does not agree with the recommendation to install a stop sign the staff recommends that the left turn lane on Cemetery Road be eliminated. This lane is often used by aggressive drivers to pass vehicles in the queue and enter the parkway. Either of these changes would result in a better operation at this intersection.

Acting Chairman Thomas Soyk stated that he did not feel that a single lane would work well at this location. Recommendation was for the all way stop at this intersection.

On a motion made, seconded and carried, the Commission recommended the approval of an all way stop.

2. Linda Avenue – Request from Denis Sackett, 15 Linda Avenue, to remove the “No Parking 10AM-11AM” on the south side of Linda Avenue between Bryant Avenue and Davis Avenue. He states that neither he nor his neighbor want the restriction and that there are the only two houses affected by the restriction.

The staff has sent letters to residents in the area, the staff recommended that this item be held to allow additional time for responses.

This item was held.

3. Quarropas Street – Request from the Parking Department to create metered parking spaces from 9AM-6PM on the south side of Quarropas Street near the Slater Center.

The staff conducted a peak hour analysis of the area. Based on the volumes during the afternoon peak hours the staff recommended that parking meters be installed on the south side of Quarropas Street beginning approximately 100 feet west of Dr. Martin Luther King Jr. Boulevard to Fisher Court. The staff also recommended that Quarropas Street eastbound be reduced to one lane from west of Fisher Court to 100 feet west of Dr. Martin Luther King Jr. Boulevard.

Acting Chairman Thomas Soyk stated that this is the installation of approximately ten meters. The area starts at the intersection and the meters will run before Fisher Court. A transition will be created for eastbound traffic. The time limit on the meters will match the surrounding area. Since on street parking is free on Sundays these changes will not affect the Church services.

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

4. Harwood Avenue at Tompkins Street – Request from Mr. Jake Fricke, 39 Harwood Avenue, to create an all way stop at this intersection. He indicated that last year there was an accident and feels that the intersection should be an all-way stop.

The staff field reviewed the location which revealed that sightlines are obstructed by bushes on the City's right of way. The bushes were trimmed by the Department of Public Works but still obstructed visibility. Based on this the staff recommended an all way stop.

Acting Chairman Thomas Soyk added that there is a buffer area because of the commercial building so there is a limit to the removal of some of the bushes. The property owner trimmed what they could without removing the buffer.

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

5. Westview Avenue – Request from several residents of Westview Avenue to install a sidewalk on the south side of Westview Avenue between Church Street and Ferris Avenue.

The staff conducted pedestrian volume counts at the intersection of Church Street and Westview Avenue. Between the hours of 7AM to 7PM a total of 48 pedestrians were counted. These volumes are relatively low and similar to other streets in this area which also do not have sidewalks. The staff did not feel the pedestrian activity in this area was enough to justify such an expenditure.

The staff observed that motorists making a right turn from Church Street onto Westview Avenue do not slow down. This is due to the geometry of the intersection. The staff felt that traffic calming measures such as painting a crosshatched area and/or installing flexible posts will reduce speeds on Westview Avenue.

Acting Chairman Thomas Soyk stated that there is a no right turn from North Broadway during the morning peak hours. The volume indicates that it seems that there are a significant number of drivers violating that restriction at that southbound right turn onto Westview Avenue. Anthony Marena added that during the bridge construction it was a temporary detour and now people are not recognizing the restriction. It is recommended that Public Safety enforce the area.

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

6. Fisher Hill Neighborhood - Request from Michael Dalton, President of the Fisher Hill Neighborhood Association, to review the parking regulations on Stevens Street, Fillmore Place, Van Wart Avenue, Walton Avenue, Merritt Avenue and Wallace Place. It is felt that the parking time limit

restrictions are needed to allow more parking spaces for the park and to allow a turnover for the residents.

The staff conducted additional field reviews of the area and continued to observe adequate available parking spaces. The staff did not recommend any changes to the parking regulations.

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

III. NEW BUSINESS

1. Davis Avenue – Request from Ms. Jennifer Muller to review the school speed limit hours on Davis Avenue. She feels that cars are often speeding and school speed limit should be in effect all day and seven days a week.

The staff reviewed Ms. Muller’s request. The school speed limit hours are consistent with the times of school start and dismissal. Ms. Muller expressed concern about excessive speeds. The staff recommended that the Department of Public Safety conduct enforcement in the area.

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

2. Longview Avenue – Request from Mr. Craig Massaro for the installation of a sidewalk on Longview Avenue between Bolton Avenue and Prescott Avenue. He feels this is a major path for children walking to/from the Highlands Middle School.

Mr. Massaro’s request indicated that this is the only section of Longview Avenue without a sidewalk. Due to the close proximity to the school the staff recommended that letters be sent to the residents regarding the possible installation of a sidewalk.

Item will be held.

3. Old Mamaroneck Road at Shapham Place – Request from Mr. George Jokhadze for a Rectangular Rapid Flashing Beacon (RRFB) at this intersection. He walks his children to Mamaroneck Avenue Elementary School and feels this crossing would be safer with the installation of the RRFB.

The staff recommended that a Rectangular Rapid Flashing Beacon be installed on Old Mamaroneck Road at this intersection.

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

IV. COMMON COUNCIL REFERRALS

1. One Water Street – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP on behalf of One Water Street, LLC for a one-year extension to a previously approved Site Plan Approval associated with a new residential development at One Water Street.

The staff has no objections.

Annie Klein from Delbello, Donnellan, Weingarten, Wise and Wiederkehr addressed the Commission. She stated that this is a standard extension with no changes to the previously approved plan.

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

2. 70 Westchester Avenue – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP on behalf of Saber-North White Plains, LLC for a one-year extension to a previously approved Site Plan Approval and Special Permit Approval associated with a mixed-use development project at 70 Westchester Avenue.

The staff has no objections.

Annie Klein from Delbello, Donnellan, Weingarten, Wise and Wiederkehr addressed the Commission. She stated that this is standard extension with no changes to the previously approved plan. This is at the location of the Chrysler/Jeep dealership. The dealership is presently moving from the building to Elmsford and that is expected to be completed by May 1st 2024. After that they will be able to demolish the building and continue with the development.

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

3. 315-317 North Street – Request from Delbello, Donnellan, Weingarten, Wise & Wiederkehr, LLP on behalf of Elizabeth Seton Pediatric Center for an amended Site Plan Approval for the development of a specialized residential health care facility. This facility will provide specialized care for young adults between the ages of 18 and 35.

The staff has no objections.

Charles Utschig, of Langan Engineering addressed the Commission. He stated that this is a very specialized facility for active adults who have aged out of the existing facilities. It will house and treat severely compromised young adults.

Driveways will remain the same with an internal circulation. Day staff has two shifts 7-3 and 9 to 5. Thomas Soyk questioned if a traffic study was done. Mr. Utschig, stated that originally this parcel was slated for a 325 unit assisted living facility. We made an analysis based on the planned traffic for the proposed facility and the traffic that was approved for the previously planned facility. Tom Soyk asked if that study was included in the package submitted to the City. Mr. Utschig stated no just the two projections and the EAF.

Thomas Soyk acknowledged that this is a different use but during the shift changes there will be more concentrated traffic. He was concerned with the additional traffic at that unsignalized driveway.

Mr. Burford asked how much lower than the previously approved 325 unit facility is the proposed project. Mr Utschig replied that proposed project is a different type of use and there would be 96 beds. He continued that this is a much less intense development. Tom Soyk questioned if there were any changes planned for the parking within the site. Mr. Utschig replied that there is no formal division.

Mr. Payne expressed concern with the emergency services and evacuation procedures due to the building height and the type of residents housed. He question if the parking structures and the layout of the campus will allow access for Public Safety vehicles. Mr. Utschig said they have spoken with the Fire Chief and are addressing these concerns.

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

V. ADDENDUM

Request from James Hricay, 60 Grandview Avenue, to create a restriction on this street between Stratford and Bolton because of all day parkers at this location.

Item will be held.

VI. ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 8:58AM.