

TRANSPORTATION COMMISSION

Minutes of Meeting of Wednesday February 15, 2017

Volume 64

No. 2

Members Present: Tom Soyk, Deputy Commissioner of Parking, Acting Chairman
John P. Larson, Commissioner of Parking
Daniel Spencer, Deputy Corporation Counsel (for J. Callahan)
James R. Bradley, Deputy Commissioner of Public Safety (for D. Chong)
Rick Hope, Commissioner of DPW
Eileen McClain, Senior Planner (for C. Gomez)

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

Members Absent: Ken Burford
Melissa Briggs

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson
Michael Schaefer
Philip Fruchter
Brian Dempsey
Simon Rule
Josh Curley
Michael Amabile
Jonni Dingle

I. Approval of Minutes

On a motion made, seconded and carried, the minutes of the January 18, 2017 meeting was approved. Ms. McClain abstained as she was absent from the January 18, 2017 meeting.

II. Old Business

1. Hillside Terrace - Request from Ms. Fran Kempler, Account Executive, Hudson North Management LLC, to modify the parking restriction from one hour to three hours on Hillside Terrace. Ms. Kempler states that they did not receive a letter in May and that the residents of Hillside Terrace support a change.

The staff sent letters to the residents in the area and has received a total of thirty-three responses, only five of the respondents did not want a change. Based on the majority (28 out of 33) of the residents wanting a 3-hour restriction in this area, the staff recommended that the existing one hour zone along the frontage of the condominiums be modified to "three hour parking 7:30am to 6:30pm."

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

2. New York Avenue - Request from Ms. Shelly Perkins, President, Prospect Park Association, to modify the parking restriction to allow parking on one side of New York Avenue, between West Post Road and Winslow Road. Currently, both sides of the road in this area are posted "No Parking Anytime".

The staff sent letters to the residents in the area and has received a total of four responses. One of the respondents wanted to allow parking, two were opposed and one stated that he did not have a preference. Based on the majority of the residents not wanting to remove the parking restriction in this area the staff recommended that no changes be made to the existing parking regulations.

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

III. New Business

1. Overlook Road - Request from the Parking Department - Traffic Division to modify the limits of the recently changed two hour parking restrictions on Overlook Road. The Traffic Division received complaints from the homeowners after the signs were installed and requested the limits be changed again.

The staff recommended that the length of the 2-hour parking restriction be reduced approximately 100 feet to accommodate the requests of the homeowners.

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

2. Hamilton Avenue - Request from the Parking Department - Traffic Division to review the parking restrictions on Hamilton Avenue, between E.J. Conroy Drive and North Broadway. Several complaints have been received regarding vehicles illegally parking in this area. However, some of the restriction types should be re-evaluated prior to additional enforcement.

The staff observed that motorists are often parking throughout the area illegally and that the loading zone may not be needed due to a loading dock adjacent to the existing "loading zone". The staff felt that a need for short term parking exists for patrons as well as drivers picking up or dropping off passengers. The staff felt that the loading zone could be removed and replaced by short term parking meters. This area should be looked at further prior to making changes.

The Commission is holding this for further review by the staff.

3. Davis Avenue - Request from Mr. Christopher Price to install stop signs on Davis Avenue and Bolton Road. Mr. Price feels that cars speed through this area and stop signs or a traffic light will help slow them down.

The staff reviewed the accident experience which did not show any patterns correctable by a signal or stop sign. This intersection is one block from a signalized intersection. Stop signs or traffic signals are not installed to reduce speeds. Based on this the staff does not recommend a stop sign or traffic signal. Due to Mr. Price's concern about speeding the Department of Public Safety will conduct enforcement in the area.

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

4. Gedney Way at Old Mamaroneck Road - Request from Ms. Margot T. Elkin, 10 Cushman Road to install directional pavement marking arrows and signage on Gedney Way westbound. She states that often drivers are not sure which lane to be in when continuing straight.

The staff reviewed the accident experience which did not show any sideswipe type accidents. Gedney Way is a one lane roadway in this area. Due to the pavement width vehicles often go around vehicles often go around vehicles which are waiting to turn left. If a left turn lane was painted, parking would have to be removed. Since accident experience does not show a pattern of sideswipe accidents the staff did not recommend any changes at this intersection.

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

5. West Post Road - Request from Evangelist Jonni Dingle, Associate Minister, Calvary Baptist Church for a traffic signal on West Post Road at the driveway to the parking lot. She states that they are parking in the former Sholtz car lot and crossing Post Road to attend church. Cars are not stopping for people crossing the street. She feels that a signal will make it safer.

The staff discussed the request for a signal at the church driveway. Based on the relatively minimal volume coming out of the driveway signal warrants would not be met. The staff also discussed

the possibility of a mid-block crosswalk. However mid-block crosswalks that aren't often utilized catch motorists off guard and lead the pedestrians with a false sense of security. It was also noted that the property utilized to park vehicles has submitted plans for redevelopment. The proposed plans include a new crosswalk approximately 1/2 block from the church driveway. Based on this, the staff did not recommend any changes at this time.

Evangelist Jonni Dingle addressed the Commission to support her request. She stated the situation is not safe for people walking from temporary parking to Calvary Baptist Church and something must be done.

Deputy Commissioner Soyk said that stated in the Agenda was the recommendation from the Commission with regards to that site. He stated that he understands her concern and assured her that the Commission is also concerned with everyone's safety.

Ms. McClain stated that a crosswalk will be installed when The Boulevard is built. Deputy Commissioner Soyk stated it would be further west. Captain Kralik added that the parking that exists now is temporary and that the site will be renovated. Evangelist Jonni Dingle continued to say we have to do something. The Commission asked her how many spots they were utilizing now; but, she did not know. Deputy Commissioner Soyk questioned if the people who are crossing could alter their route to Orawaupum and cross at Orawaupum. If we were able to make some kind of enhancement at Orawaupum from the front entrance to the church and West Post Road, then pedestrians could cross there. Evangelist Jonni Dingle stated that maybe that would be safer. Deputy Commissioner Soyk stated that he will direct the staff to look at this as an option. He added that it would be an interim step because when the site is developed there will be an enhanced crossing at Highland which will be right near the entrance to the parking garage. It is not certain if the church will be able to continue to park there.

Deputy Commissioner Soyk added that we will look at the traffic signal warrant for that location. Deputy Commissioner Soyk continued to address Ms. Dingle and said that there are standard warrants established by the State and Federal guidelines that we follow. Those were looked at and it was determined that there is no warrant there which resulted in the current staff recommendation for West Post Road. We will look at Orawaupum using these standards to see if we can get a crosswalk or some type of enhancement there.

Deputy Commission Soyk concluded that we are modifying the staff recommendation. The original recommendation will be modified to review the area at Orawaupum and West Post Road.

A motion was made, seconded and carried to modify the staff recommendation to review Orawaupum and Post Road.

6. Various Locations - Request from New York State D.O.T. to create or modify bus stops at the following intersections (see attached plans); a. Hamilton Avenue at Bank Street, b. Martine Avenue at Court Street, c. Main Street at South Broadway.

The staff has reviewed the requests and recommended the following:

- a. **Hamilton Avenue at Bank Street.** The staff was concerned about additional pedestrians crossing Hamilton Avenue in this area. A crosswalk does not exist in this corner and pedestrians from crossing in this corner whom are going to/from the train station. Creating a bus stop would encourage pedestrian crossing. Additionally, the staff has concerns about utilities in the area which needs to be further evaluated. The staff recommended that a bus stop be created on Hamilton Avenue east of Bank Street instead.*
- b. **Martine Avenue at Court Street.** The staff recommended modifying the location of the "Bus Stop" on Martine Avenue as requested.*

c. Main Street at South Broadway. The staff has concerns about modifying the loading zone and removing parking spaces. The relocation of the loading zone (to create a new metered parking space) creates an operational concern during the PM Peak. Creating a space here reduces the storage of the left turn lane. The staff does not recommend removal of parking spaces on Main Street to lengthen the existing bus stop. On street meter parking in this area is very limited. The staff feels removing two spaces would be detrimental to the businesses and result in more cars double parking illegally. The staff recommended that they consider creating the stop on South Broadway instead.

Michael Schaefer NYSDOT, Simon Rule, Josh Curley and Michael Amabile of ARUP all spoke regarding the LHTL (Lower Hudson Transit Link) Project final stages of design development. The BRT (Bus Rapid Transit) service will replace the Tappan Zee Express service from Rockland and Tarrytown into White Plains. Phase 1 is to add on to what is currently the Tappan Zee Express service which runs from Rockland County into Tarrytown and through White Plains. The presentation discussed and displayed the White Plains portion of the proposed route. The planned route stops at the County Center, then stops at Main Street, turns left onto Bank Street and left again onto Hamilton Avenue, the location of the proposed stop. From that stop it turns left onto Bronx Street and then moves back to Main Street with stops near Broadway and also Martine Avenue. Shown were two proposed stops for the train station for eastbound and westbound routes. Existing stops will also be utilized. The proposed stops are in the planning stages and were shared with the stakeholders which included representatives from the City and the County.

There were concerns regarding the location of the stops and route. Captain Kralik observed that the area proposed has been previously discussed by the Commission as a problem area. He questioned if adding a bus route could worsen the conditions in that area. Captain Kralik suggested the

use of an area that is already cut out and paved for buses instead of the proposed area. Also discussed was the impact of buses coming and going during peak hours. There were also reservations expressed by Deputy Commissioner Bradley. He stated that the Commission might need to later revisit and revise the plan if problems occur. The applicant agreed.

The bus shelters are owned by NYS Department of Transportation. Commissioner Hope asked if snow removal was included in their plans for maintenance. He felt that more space should exist between the bus shelter and the road for maintenance purposes. He added that arrangements must be made and the assumption of work and liability cannot just be absorbed by the City.

Commissioner Larson questioned if there was a license agreement because the shelters are going to be placed on City property. Mr. Curley stated that they have an agreement with the City to place the shelter in locations temporarily and would be obtaining an easement. The NYSDOT said that the maps could not be modified in time to implement the curb cut as well as moving a 10 foot lane for the bus but stated they would work with the City under the verbal agreement.

Deputy Corporation Counsel Dan Spencer presented concerns with buses adding to an already congested Hamilton Avenue and Main Street area. Commissioner Larson said that if the buses were to drop off as Captain Kralik suggested, and change the Main Street stop by the Transcenter, they could continue across and make a left on Main Street. He added that if the section of the route by the Transcenter continued onto Main and across to MLK they could continue straight instead of making the left and cutting across five lanes of traffic. Acting Chair Deputy Commissioner Soyk said the Commission should hold this item for further review. He added that he would work with the State so that recommendations and revisions could be made timely.

Deputy Commissioner Soyk continued to read the other locations. Although there were no concerns for Martine at Court, Main Street at South Broadway was discussed. The presenters

commented that they would like to move the existing parking and loading zone. Placing the stop on Broadway as suggested by staff is more complicated. The existing physical conditions make it difficult for a bus stop. They added, we think the proposed location works better instead of using Broadway.

Commissioner Larson stated that currently the Tappan Zee Express bus stops on Broadway in front of 7-11 South Broadway. The presenters were not aware of this fact. Commissioner Larson as well as the Commission were opposed to removing parking. Acting Chair Tom Soyk initiated an informal vote. The bus stop on Main the way it is being designed was unanimously opposed.

The applicant questioned what is needed for their proposal to be accepted by the Commission. It was suggested that the applicant review the Main Street and Hamilton Avenue stop as well as the Main and Broadway stop. The Commission would like to see no loss of parking on Main Street. The NYSDOT and ARUP needed to look at the former bus stop on South Broadway closer to Martine. If Tappan Zee Express is currently utilizing this stop it better matches the proposed service. Although currently that stop is ideal, Deputy Commissioner Soyk was concerned with the future extended service and the bus having to cut all the way across South Broadway.

7. Saxon Wood Road at Rosedale Avenue - Request from Mr. Allan I . Grafman for a stop sign on Saxon Wood Road. Mr. Grafman states that the visibility to the left is limited due to a stone wall. He feels that a stop sign would make it safer for cars exiting Rosedale Avenue

The staff recommended that this item be held to allow time to measure sight lines in the field.

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

IV. COMMON COUNCIL REFERRALS

The referral items were received after the staff meeting. Therefore, the staff did not review or make any recommendations.

1. 440 Hamilton Avenue - Request for approval for a proposed amendment to a previously approved site plan.

2. 400 Hamilton Avenue - Request for approval for a proposed amendment to a previously approved site plan.

Philip Fruchter and Brian Dempsey presented to the Commission for both 440 (previously owned by AT&T) and 400 (currently owned by AT&T). The owner of 400 Hamilton Avenue, AT&T, is requesting permission to amend the site plan as it relates to parking. The plan is to convert 440 to residential use. There is a (38) space deficit. 400 Hamilton Avenue has 51 car spaces on site which satisfies the need for this building presently because it is mainly a switching station. The plan is to convert the 440 building to residential. After a shared parking analysis they have entered a "Joint Use" Parking Agreement. AT&T entered into an agreement for use of 51 spaces for limited times and on weekends.

On Barker there are presently three curb cuts into the large lot closing off two one lane in two lane out. Modifying the gate and moving a lane further in. This gate is controlled by key fobs that would work from a half block away so traffic wouldn't back up onto Barker.

Deputy Commissioner Soyk questioned that although the retail is small where would the retail customers park to use the retail facilities they are building? Mr. Fruchter stated that they do not anticipate many retail customers using that lot at all or driving to this destination. The coffee shop and grocer are really pedestrian destinations. The employees would have spaces in the lot same as the residents. If however, someone is driving to visit someone in the building there will be a concierge in the building who would open the gate.

Mr. Brian Dempsey conducted a comparison of the traffic as well as analysis of joint parking and presented his findings. Traffic conditions were compared with an office building that size (300,000 square feet) and a residential use building. In terms of traffic generation the residential building would generate 700 plus vehicles during peak hours. 298 parking spaces exist presently on that site 85 of those are needed for AT&T of those 85 there are 50 in the agreement 6PM until 8AM and all day on the weekends. Colored charts were shown to support this data.

Ms. McClain questioned if controlled access was necessary. Mr. Fruchter said that it was since they were charging the residents. Commissioner Larson wanted to know how the shared spaces work. Mr. Fruchter stated there was an easement. The spaces will be assigned during designated hours. The spaces belonged to the residents will be identified.

On a motion made, seconded and carried, the Commission approved both site plan amendments for 400 and 440 Hamilton Avenue.

V. ADDENDUM

ADJOURNMENT

On a motion made, seconded and carried, the meeting adjourned at 10:06AM