

# TRANSPORTATION COMMISSION

## Minutes of Meeting of Wednesday March 15, 2017

Volume 64

No. 3

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)  
Anthony Carr, Deputy Commissioner of Public Works (for R. Hope)  
Eileen McClain, Senior Planner (for C. Gomez)  
Ken Burford  
Melissa Briggs

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

Members Absent:

Staff Members Absent:

Others Present: Lisa Lopilato, Secretary to Commissioner Larson  
Michael Schaefer  
Philip Fruchter  
Simon Rule  
Josh Curley  
John Canning  
Diego Villareale  
Greg Belew  
Neil Alexander

### **I. Approval of Minutes**

**On a motion made, seconded and carried, the minutes of the February 15, 2017 meeting was approved.**

## II. Old Business

**1. Hamilton Avenue** - Request from 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 conducted PM peak hour observations which showed that cars are often parked in the loading zone and in the bus stop area closest to North Broadway. The staff felt, based on observations, that short term parking is needed for the businesses as well as passenger pick up and drop off.*

*On Hamilton Avenue eastbound, from EJ Conroy Drive to the driveway to the loading dock, is currently posted as a "Bus Stop" since this space is often utilized as a bus layover area. The staff does not recommend any changes to this portion of roadway.*

*Continuing easterly, adjacent to the loading dock a "No Standing Any Time" zone exists which is followed by a "Loading Zone 8AM to 4PM" - Bus Stop 4PM to Midnight". The staff recommended that the "No Standing Any Time" and "Loading Zone"/"Bus Stop" be removed and four short term meters (1 Hour) be installed.*

*Continuing easterly, a "No Stopping 4PM to 6PM" - "No Parking 8AM to 4PM exists. The staff recommended removing these restrictions and creating two short term (1 Hour) parking meters and making the remaining area "No Stopping Any Time" since this portion of Hamilton Avenue is marked as a right turn lane.*

Ms. McClain questioned why the short term parking is one hour and not fifteen minutes. Deputy Commissioner Soyk agreed stating perhaps we should install both one hour and fifteen minute meters. Commissioner Larson responded that one hour is short term and if you stagger the meter times

it can be confusing for the parker. Ed Ignaszweski, Supervisor of Enforcement, replied that fifteen minute meters are too difficult to enforce.

**On a motion made, seconded and carried, the Commission recommended approval of the staff recommendation. Ms. McClain and Deputy Commissioner Soyk were opposed.**

**2. 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 reviewed the possibility of adding a crosswalk at the intersection of Orawaupum Street as requested by the Commission. The installation of a crosswalk on the west side of the intersection would be directed into a commercial driveway (Nissan car dealership) and require a utility pole relocation to accommodate the required ADA ramps. The staff did not feel that a crosswalk on the east side would be used often since it would require crossing West Post Road and Orawaupum Street. It was again 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.*

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

**3. Various Locations** - Request from New York State D.O.T to create or modify bus stops in various locations in the City.

*The staff reviewed the updated plans and has no objections.*

Simon Rule from ARUP reviewed the revised eastbound and westbound routes and bus stops in White Plains. The eastbound route was shown on Main Street with the first stop at Main Street and

Bank, followed by a loop onto MLK Blvd to Water Street. It continues south down Ferris Avenue with a stop by the TransCenter Garage. The route then travels south down Bank Street with a left onto Main Street with a stop at the Galleria. It proceeds down Main Street and then turns left at E.J. Conroy Drive with a right onto Hamilton Avenue. Another right brings the route south onto North Broadway with a new stop on North Broadway at Main Street. The White Plains portion of the eastbound route concludes with a right onto Martine and a stop at Martine & Court Street outside of Macys which is the last stop.

Mr. Rule continued with the westbound route. The westbound route, which starts at the Galleria on Main Street, then turns onto E.J. Conroy Drive with a right onto Hamilton Avenue. The route proceeds from Hamilton Avenue to Broadway in a southerly direction to Martine and then turns right onto MLK Boulevard. From MLK it continues to Water Street with a stop on Ferris Avenue adjacent to the TransCenter Parking Garage. The westbound route concludes its White Plains portion by traveling south from Ferris Avenue with a right onto Hamilton Avenue exiting the White Plains area.

Deputy Corporation Counsel Daniel Spencer expressed his concerns with the route coming from E.J. Conroy Drive to enter Hamilton Avenue. He cited that the area is terribly congested and would prefer the route travel down another street to access Hamilton Avenue. Mr. Burford agreed and stated that he too has seen congestion on E.J. Conroy Drive and in that area. Deputy Commissioner Soyk reviewed the option of turning down Church Street but felt that E.J. Conroy Drive was a better route based on the current congestion level. It was noted by Commissioner Larson that this was a vast improvement to the last proposed plan.

Deputy Commissioner Soyk concluded that the plan will now be voted on by the Common Council. If adjustments are required they will be made by the Public Safety Commissioner or the Common Council and will be implemented when the new bus system begins.

**On a motion made, seconded and carried, the Commission recommended approval of the staff recommendation. Deputy Commissioner Daniel Spencer and Mr. Ken Burford were both opposed.**

**4. Saxon Woods Road at Rosedale Avenue** - Request from Mr. Allan I. Grafman for a stop sign on Saxon Woods 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 field reviewed the location. The sight lines to the south are limited due to the curvature of the roadway and trees. Based on the limited sight lines, the staff recommends that stop signs be installed on Saxon Wood Road at Rosedale Avenue.*

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

### **III. New Business**

**1. Westchester Avenue** - Request from Westchester County Department of Public Works and Transportation to relocate the bus stop on Westchester Avenue eastbound at South Kensico from a "far side to a near side". This would eliminate the bus stopping in the lane drop area.

*The staff reviewed the plans and has no objections to relocating the bus stop to the west of the existing stop on Westchester Avenue eastbound.*

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

**2. Lincoln Avenue** - Request from Mrs. Sharon D. Burton, 74 Lincoln Avenue to remove the parking restriction (No Parking 10AM - 11AM Monday thru Friday) in front of her house.

*The staff field reviewed this location. Mrs. Burton's home is the last property which has the parking restriction. The remaining portion of Lincoln Avenue does not have any restrictions. Based on Mrs. Burton's request, the staff recommended that the "No Parking 10AM - 11AM Monday thru Friday in front of her home be removed.*

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

**3. Ferris Avenue** - Request from Mr. Mitchell Benerofe to remove the 2 hour parking restriction in front of his buildings (220 and 230). Mr. Benerofe does not feel the restrictions are needed in this area and would like them removed.

*The staff is not opposed to removing the restriction in front of Mr. Benerofe's properties, however, they recommended that the adjacent business owners in the area also be polled.*

**The Commission agreed to hold this item.**

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

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

**1. 65 Lake Street** - Mt. Hope A.M.E. Zion Church, request for an amendment to the Zoning Ordinance.

Mr. Canning addressed the Commission on behalf of Mt. Hope A.M.E. Zion Church. Proposed by the Church are 56 affordable senior housing units for residents over the age of 62. Ms. McClain shared that the proposed plan is not permitted under the current zoning and requires the requested zoning

amendment to allow the increased density and height. The requested zoning change, if approved, would not only affect Lake Street, but also Westchester Avenue, Central Avenue and West Post Road. She continued that the amendment would allow a height and density change for all developments in those areas that have 50% or more affordable housing. Those areas affected would be permitted to go from 4 stories and 50 feet to the proposed 6 stories and 65 feet.

**On a motion made, seconded and carried, the Commission recommended approval of the amendment. Commissioner Larson was opposed and expressed concerns with the traffic implications on such a broad zoning change.**

**2. Bank Street - Mercedes Benz of White Plains, request for a Site Plan Amendment and Amendment to the Special Permit.**

Mr. Diego Villareale from JMC addressed the Commission on behalf of Mercedes Benz. Shown were plans for additional space at the Bank Street location. Proposed is a second story addition above the showroom and existing office space with no changes to the footprint of the current building apart from an egress stairwell which measures 18 feet by 8 feet. No modifications are planned for the parking spaces, the number is within the zoning requirement and there is no need for variances.

Captain Kralik questioned if these renovations were required for additional staff at that location. Mr. Villareale stated that it is primarily for staff that is currently at that location. The renovations are needed to free up space but there is a possibility of a very small number (8 - 10 people) additional staff at that location in the future.

Captain Kralik inquired what these changes would do to the tractor trailer deliveries at that location. Mr. Villareale replied the delivery area will remain unchanged. All new car and major deliveries would be made at their location in Elmsford. The occasional deliveries made at Bank Street in White Plains would be made by a smaller trailer. Captain Kralik questioned what the plans are for the

loading zone that had been previously proposed on Bank Street in the front of the building. Mr. Villareale stated that his client has decided not to pursue the loading zone area in the front of the building. Captain Kralik advised Mr. Villareale that they will be enforcing that area.

Commissioner Larson would like to see a plan that identifies employee parking in the current parking garage. Mr. Villareale agreed that he would work with the applicant to create a site plan that specifies the employee parking locations.

Ms. McClain questioned what the applicant's long term plans are and if there would be an increase to the sales portion. Mr. Villareale said no that the changes pictured for the showroom renovations were to comply with the expectations of Mercedes Benz and the office space addition was to offer more room for office area.

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

**3. Mamaroneck Avenue, Mitchell Place and East Post Road - Alliance Residence** request for a Site Plan Approval.

Mr. Diego Villareale from JMC, Greg Belew from Alliance Residence, and Neil Alexander from Cuddy & Feder addressed the Commission. Mr. Villareale presented the site plan which is located on Post Road, Mamaroneck Avenue and Mitchell Place. The location is irregular in shape and is approximately 2.1 acres total. The property is located in two different zoning districts CB-2 and RM-0.35. Total demolition of the existing site is planned.

This project contains 434 residential apartments ranging from studio to three bedroom units. Mr. Villareale continued that there will be three buildings two are 15-16 floors and one six floor building. There is parking located beneath one building in the center of the complex with access from Mitchell Place and Post Road. A total of 448 parking spaces are located on site. A majority of these spaces are

in the garage but there are 12 surface parking spaces at the rear of the project near Mitchell Place. There is a delivery entrance on East Post Road. Planned are new sidewalks and open spaces with a total rehabilitation of the area. There will be two retail spaces on the ground floor facing Mamaroneck Avenue and Post Road. The drop off area will be located along Mitchell Place. There will be no changes to the current bus stop location. The applicant is requesting six meter spaces on Mamaroneck Avenue be removed. Captain Kralik questioned if the amount of parking was adequate for the project and questioned the results of the traffic analysis. He asked what their plans were when the City of White Plains has a special event in that area. There must be a plan in place. Mr. Villareale stated that there was minimal impact shown in his traffic analysis of the area.

Acting Chair, Deputy Commissioner Soyk stated that the applicant needs a gate control operational plan, a loading dock operational plan and a plan that demonstrates how traffic will be managed by the applicant during a special event. Additionally, the applicant needs to specify the surface treatment for the curb cut out and the exact number of meters being displaced.

**On a motion made, seconded and carried, the Commission recommended approval of the site plan with the addition of the comments discussed.**

**V. ADDENDUM**

**ADJOURNMENT**

**On a motion made, seconded and carried, the meeting adjourned at 9:34 AM.**