

(Draft Pending Committee Approval)

Minutes of the Traffic & Transportation Committee Meeting

Bronx Community Board 8

October 20, 2022, 7pm EDT

Via Zoom Video and Audio Conference

The meeting was called to order at 7:03pm

Attendees

Committee: Sylvia Alexander, Kelli Buford, Christopher Calhoun, David Gellman, Mary Ellen Gibbs, Daniel Padernacht and Debra Travis

Elected Officials: Randi Martos (AM Dinowitz)

CB 8 Members: Lee Chong

Community: X. Ahmeti, K. Argenti, C. Carlson, J. Colon, A. Fitipaldi, V. Nelson, P. Pardo and J. Wacker

Opening Remarks

Committee Chair Buford welcomed Committee Members, Elected Officials and the Community. She then outlined the meeting process.

Chair's Report

Ms. Buford informed the Community that the southbound Henry Hudson Parkway would be closed the morning of October 23 due to the 5-Boro Bike Tour and indicated information related to the closure was posted to the CB 8 social media platforms and reminded the Community to check the platforms for other projects impacting the District.

Approval Item: Minutes (September 15, 2022 Meeting)

Ms. Buford referred the Committee Members to the draft minutes of the September 15, 2022 Traffic and Transportation Committee Meeting for review and approval, which the Committee duly approved.

In favor: Sylvia Alexander, Kelli Buford, Christopher Calhoun, David Gellman, Mary Ellen Gibbs, Daniel Padernacht and Debra Travis

Opposed: N/A

Abstain: N/A

Discussion Item: SCA/Tishman Speyer Development at former Visitation School Site (160 Van Cortlandt Park South)

Ms. Buford advised that she and Mr. Dan Padernacht met with a representative from Tishman Speyer in September regarding the project planned for the Visitation School site (160 Van Cortlandt Park South)

and potential impact of traffic and transportation during and after construction. She then asked Mr. Padernacht to recap matters discussed during the September Tishman Speyer meeting. Mr. Padernacht informed that the meeting was held at the request of the CB8 Land Use Committee Chair and indicated that meeting minutes were forwarded to Land Use shortly thereafter. He noted that meeting topics included requests for project renderings, construction staging, traffic studies, proposed building entrance location, sidewalk and building setbacks, potential inclusion of a community facility and traffic flow. Community members expressed gratitude for the questions asked and work being done and asked requested that DOT speak re traffic study.

Discussion Item: Traffic concerns on Netherland Avenue and 235th Street due to construction at 3220 Arlington Avenue

Committee Member Mary Ellen Gibbs discussed traffic concerns on Netherland Avenue near 235th Street due to construction at 3220 Arlington Avenue. She reviewed pictures which showed safety barriers impeding traffic. She indicated that the sidewalk bridge that has been up for approximately seven years and the project appears dormant. She also noted that the scaffolding reduces the line of sight, particularly at night. Ms. Gibbs recommended that a request be made of DOT to check site permits. The DOT database was searched during the meeting, and it was noted that the database shows that the bridge was erected in 2015 after bricks fell off the building and that the building was reinspected in 2021 and the permit was renewed. Ms. Gibbs also noted that double parked cars from St. Gabriel drop-off and pick-up also contributes to dangerous conditions in the area. Ms. Gibbs was asked to file a complaint with 311 and provide the case number to the CB 8 District Office.

Discussion Item: Traffic concerns at Sedgwick Avenue and Van Cortlandt Avenue West

Mr. Dan Padernacht led a discussion on the traffic concerns at the intersection of Sedgwick Avenue and Van Cortlandt Avenue West that has undergone several changes following a fatality at the intersection in 2012. It was noted that the intersection remains unsafe as the DOT modifications created increased uncertainty for pedestrians and drivers and DOT should reevaluate the changes. Possible solutions included the elimination of concrete, pushback of the concrete block to create clearer visibility and safer protective area for pedestrians, changing the timing of lights and including directional arrows and markings. Ms. Travis informed that the intersection was discussed at the June, October and November 2021 Traffic and Transportation Committee Meetings and noted that resolutions were adopted in late 2021 and forwarded to DOT and that DOT didn't report back and the Committee should follow-up with DOT accordingly.

Discussion Item: Potential issues for DOT focus

Ms. Buford led discussions on potential issues for DOT focus. Committee Members indicated areas of concern included Broadway corridor paving markings following recent milling and safety concerns along Broadway between 225th and 238th Streets. Malfunctioning street lights near Netherland Avenue and 235th Street, paving concerns along Palisade Avenue under the Henry Hudson Bridge and speeding and turning complexities along the Bailey Avenue corridor were also identified. It was suggested that the

50th precinct provide information on causes and types of accidents within the last two years along the Bailey corridor.

Mr. David Gellman suggested that the Committee look into areas with recurring potholes, such as Kappock Street under the Henry Hudson Parkway, locations to place bike lanes and loss of parking due to daylighting near driveways. It was also recommended that the Committee work on public awareness of the Pothole Reporter platform and consider a Bicycle Awareness Day in Spring 2023 similar to the event held in 2019. It was also noted that there is a Citi Bike location on 225th Street between Bailey Avenue and Exterior Street. Other projects for consideration include pedestrian and driver training using DOT flyers and/or documents and asking DOT to teach the Dutch Reach, a safety technique for motorists that's been in use in the Netherlands since at least the 1970s, which aims to stop cyclists (and pedestrians) from being hit by car doors as they pass parked cars. The method involves opening the car door from the inside with the hand furthest from the handle giving drivers another opportunity to check mirrors and blind spots for passing people or cars before exiting vehicles.

Replacement of lights at Spuyten Duyvil Shorefront Park damaged during Hurricane Sandy and removal of a huge split tree and the renewal of the Hebrew Home permit for 300 unit property given changes by SAR that created big traffic issues was also suggested.

Information Item: DOT Carshare Program Notification

Ms. Buford advised that DOT was scheduled to present at the November 17 Traffic and Transportation Committee Meeting to elicit feedback on potential carshare sites within the district. Ms. Buford provided the list of proposed locations and informed that the list would be distributed to the Community in advance of the November 17 meeting. Committee Member Debra Travis advised that she works for Zipcar and that a potential conflict of interest may exist. Initial community concerns include notification of parking and process during alternate side of the street parking days/times. A map of the proposed sites and details about the number of spaces at each location was also requested.

Old Business

There were no additional aged matters for Committee discussion.

New Business

Community Member J. Wacker requested to have DOT speak to the future of 242nd Street at Manhattan College Parkway at the November 17 meeting. He indicated that the location was planned to be used as a community center and noted that it was currently being used as a driveway. Mr. Wacker was asked to submit the request to the CB 8 Board Office.

Next Meeting

Ms. Buford advised that the next meeting was scheduled for November 17.

Adjournment

There being no further business to come before the Committee, the meeting adjourned at 9:07pm.

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Bronx Community Board 8

Minutes of Meeting

To: Land Use Committee of Bronx Community Board 8
From: Kelli Buford and Dan Padernacht
Date: September 21, 2022
Re: Meeting with Tishman Speyer Representative

At the request of Charles Moerdler, Land Use Chair of Bronx Community Board 8, a meeting was scheduled for Kelli Buford and Dan Padernacht to meet with Paimaan Lodhi of Tishman Speyer to discuss traffic and transportation concerns arising from Tishman Speyer's proposed project at the former Visitation Church site located at 160 Van Cortland Park South. The meeting was conducted via Microsoft Teams Video/Audio Conference on September 21, 2022 at 1:00pm. Minutes of the meeting are below.

Present:

Kelli Buford Chair, CB8 Traffic and Transportation Committee
Dan Padernacht Vice-Chair, CB8 Traffic and Transportation Committee
Paimaan Lodhi Tishman Speyer

1. Introduction of Parties and Purpose of Meeting

The meeting started at 1:00pm. The parties introduced themselves and stated that the purpose of the meeting was to discuss traffic concerns about Tishman Speyer's proposed development project at the former Visitation Church site. Ms. Buford and Mr. Padernacht thanked Mr. Lodhi for the meeting.

Mr. Lodhi stated that he met with representatives of the CB8 Environment & Sanitation Committee on Monday, September 19th and believed some of the issues would be overlapping. Mr. Lodhi stated that he discussed stormwater management with E&S representatives and issues of flooding at the Major Deegan Expressway. Mr. Lodhi stated that there would be 25 new trees planted around the development. However, there would be no green roof as the developer chose to install solar panels on the roof.

2. Renderings of Project

Mr. Lodhi was asked if he could share renderings of the project to aid the meeting's discussion of traffic concerns. Mr. Lodhi stated that no renderings existed for the project other than those shared at the Land Use Committee meeting on September 6. The same

presentation was shared on-screen for our discussion. Mr. Lodhi did not believe renderings were needed for the discussion.

Ms. Buford and Mr. Padernacht responded that renderings would help greatly so we could see the locations of all of the entrances to the building, the ingress/egress to the garage, traffic flow of garage and other parking, curb cuts, loading docks, building setbacks, sidewalks and general traffic flow.

Mr. Lodhi stated that he would obtain that information and send to the Board. He stated that it was his understanding that the questions from our meeting would be presented to the Land Use Committee and that Tishman Speyer would take this information to its design team so they were prepared when Tishman Speyer returned to the Land Use Committee.

3. Construction Staging

The Tishman Speyer development will be constructed prior to the neighboring school building. As such, Tishman will use the school site for construction staging and materials. The building's three sides will be constructed simultaneously with the three sides being built up at the same time. Mr. Lodhi was asked for a timeline of the construction. He did not know and said he will get the Board that information. Mr. Lodhi was asked if Tishman would seek the use of on-street parking for its development. Mr. Lodhi stated that they will need to use some street parking. Ms. Buford and Mr. Padernacht stressed the need for parking in the community and that staging should limit any restriction of parking. Cranes will be used for the project. It was stated that preference is given to off-street use of cranes. CB8 members stated that timing of deliveries is important as well as the developer monitoring idling of trucks delivering supplies/cement.

4. Traffic Studies

Mr. Padernacht asked if any traffic studies were performed by Tishman Speyer. Mr. Lodhi stated that there were no detailed studies. He stated that the Tishman Speyer development project was incorporated in the Environmental Assessment Form (EAF) and Supplemental Studies performed by the School Construction Authority (SCA). Further, he stated that SCA and NYC Department of Transportation (DOT) conducted a traffic study of the entire site for the EAF, including the Tishman development project, and it was determined by SCA and DOT that there would be no adverse traffic impact other than certain intersections identified in the report. Mr. Padernacht stated that he would request the traffic study from DOT.

5. Entrance to the Building

Tishman Speyer plans to place the main entrance to the building on the corner of Van Cortlandt Park South and Putnam Avenue West. Mr. Padernacht and Ms. Buford stressed that this was a terrible location for the main entrance given that it is 30 feet from the entrance to the Major Deegan Expressway and on a corner. The CB8 members stated that

its location would have an adverse impact on traffic with anticipated drop off and pick up at this corner. Mr. Lodhi stated that the location of the entrance was placed at this corner as an amenity for its tenants who could see the park when they exited the building. When asked by Mr. Lodhi for alternative locations, Ms. Buford and Mr. Padernacht stated mid-block of Putnam Avenue West or West 239th Street were better locations and stressed that the design should incorporate an off-street driveway/carport.

6. Sidewalk and Building Setbacks

Mr. Padernacht asked about setbacks for the building. Mr. Lodhi stated that the only setbacks will be on height after the building reaches approximately 80 feet. When asked about street level setbacks, it was confirmed that the Tishman Speyer development project is planned to be built to the property line on all three sides without street wall setbacks. The development project will be built under the Quality Housing Program because it is an affordable housing project but Mr. Lodhi stated that this project does not require street wall setbacks for its building walls. CB8 Members asked Mr. Lodhi to strongly encourage their design team to include setbacks on the street level with a design for the community in mind.

7. Community Facility Use

Mr. Padernacht asked if there would be a community facility located inside of the Tishman Speyer development project as such use could attract additional vehicles and traffic. Mr. Lodhi stated that the community facility use is only on the school site. Mr. Padernacht stated that he believed development rights (i.e. square footage) were transferred from the SCA to Tishman Speyer as part of an easement agreement. Mr. Lodhi stated that Tishman Speyer did not receive any development rights from the SCA project and that, in fact, Tishman Speyer gave the SCA 17,000 square feet of their development site. Mr. Padernacht reaffirmed his belief that he read in the easement agreement that there was a transfer of development rights from SCA to Tishman Speyer. Mr. Lodhi stated that we could take it to the bank that no development rights were transferred from SCA to Tishman Speyer.

8. Traffic Flow of Building

Ms. Buford and Mr. Padernacht stated that it was important for the Committee to see where Tishman Speyer would be placing its additional building entrances, ingress/egress to the garage and other parking, curb cuts, loading docks for moving, building setbacks, garbage location, sidewalks and general traffic flow. Mr. Lodhi stated that he will get us the information. The CB8 members stated that preference was for the garbage to be located inside of the building with pickup at a loading dock off-street. Mr. Lodhi stated that was only done for projects of 500 units or more. The CB8 members asked Mr. Lodhi to ask their design team about such request.

Proposed Carshare Locations

Site Request	On Street	From	To	Closest Address (If applicable)	Side
New Request	Cambridge Avenue	West 235 th Street	West 236 th Street	3536 Cambridge Avenue	E
New Request	Palisade Avenue	Bradley Terrace	Henry Hudson Pkwy	2390 Palisade Avenue	W
New Request	Edsall Avenue	Johnson Avenue	Henry Hudson Pkwy	2251 Edsall Avenue	N
New Request	West 227 th Street	Henry Hudson Pkwy	Fairfield Avenue	648 West 227 th Street	W
New Request	Arlington Avenue	West 227 th Street	West 230 th Street	2785 Arlington Avenue	N
New Request	Lakeview Place	Post Road	Broadway	223 Lakeview Place	W
New Request	Arlington Avenue	West 227 th Street	West 230 th Street	2705 Arlington Avenue	S
New Request	Manhattan College Pkwy	West 242 nd Street	Manhattan College Pkwy	4652 Manhattan College Pkwy	S
New Request	West 236 th Street	Irwin Avenue	Tibbet Avenue	313 West 236 th Street	W