

TEMPORARY PARKING PLAN

The Applicant and the Village of Bronxville are working closely on a temporary parking plan to handle not only displaced parkers from the Kensington Lot but also those on-street parking spaces that would be disrupted during the construction process. Exhibits TPP-1 and TPP-2 graphically represent the proposed Temporary Parking Plan.

This temporary parking would be considered in two forms, i.e., displaced parkers and construction worker parking. With the respect to each we note the following:

Displaced Parkers

The three Kensington lots provide parking for residents, commuters and merchants/businesses. At present, there are approximately 180 spaces in the three Kensington lots. In addition to these 180 spaces, an additional 40 on-street parking spaces - 20 on the east side of Kensington Road and 20 on the west side of Kensington Road (for a total of 220 parking spaces) would be displaced during the peak construction process¹.

Temporary parking will be addressed as follows:

- The Village of Bronxville is in the process of requesting the New York State Legislature to permit the use of up to 180 spaces on-street for 24-hour, 7 days/week “permit/reserved” parking. The spaces could be located along Sagamore Road, Valley Road, Paxton Avenue and Dewitt Avenue.

If the New York State Legislature grants the request, the Village of Bronxville would allocate on-street permitted parking along these designated roadways to the displaced parkers. It is assumed that parking allocated to each user group would be in close proximity to residences, shops and the Metro-North Railroad Station to minimize inconvenience. For example, parking for residents of Kensington Terrace would be located in front of their building.

In addition, consideration would be given to providing designated loading and unloading areas.

- The Village and the Applicant are working with Avalon Properties to utilize the existing Mobil lot on Parkway Road. The lot will be repaved and the existing building on site will be razed. This lot will provide parking for approximately 90 vehicles. The Applicant and the Village would determine a funding agreement for any costs associated with this alternative.

The combination of permitted on-street parking (180 spaces) and parking in the Mobil Lot (90) spaces would provide 270 spaces to accommodate an estimated 228 cars, which would be displaced during construction (86 neighborhood residents + 86 merchant/business space + 46 commuters + 10 long-term Village spaces = 228 parking spaces). The Village and the Applicant have also considered the possibility of utilizing the Maltby Park lot. However, as previously noted, it is assumed that the

¹ Assuming parking on either side of Kensington Road would be prohibited.

Insert TPP-1 and TPP-2 (black and white)

combination of on-street parking and the Mobil lot would provide sufficient parking to accommodate any temporary displacement.

Construction

During the construction process there will be typically approximately 30-40 construction workers on-site. The number of construction workers will increase to some 100 workers during the “finished phase” of the project. In order to ensure that the construction workers will not utilize on-street parking spaces, the Applicant is in the process of entering into agreement with the Bronxville Women’s Club to use their parking lot during the week. This parking lot would allow for parking of approximately 40 vehicles. During the time of peak activity, the General Contractor would be required to obtain alternate sites for parking construction workers. The General Contractor would be required to provide documentation of proposed parking areas to the Village of Bronxville in advance of construction.