

MEMORANDUM

To: Village of Mamaroneck Planning Board

From: Brian Dempsey, P.E., PTOE, RSP1

Subject: Traffic/Pedestrian Control Plan Memo
129 – 133 Prospect Avenue - Village of Mamaroneck, NY

Date: December 21, 2022

Project No.: 0963

DTS Provident Design Engineering, LLP (DTS Provident) has prepared this Traffic/Pedestrian Control Plan Memorandum to summarize the proposed construction phasing for the proposed Multi-family Residential Development to be constructed at the existing 129 – 133 Prospect Avenue site, in the Village of Mamaroneck, Westchester County, New York. The site is just west of Mamaroneck Avenue and is currently two (2) residential homes. This Memorandum expands on the Construction Phasing information previously provided in the November 22, 2022 Traffic and Parking Study by DTS Provident and the Phasing Plans prepared by Hudson Engineering & Consulting, P.C. (Hudson Engineering), dated November 7, 2022, as well as discussions during the December Planning Board Meeting.

Construction Conditions and Phasing

Hudson Engineering previously submitted preliminary Phasing Plans for the construction of the Project. As illustrated on the Phasing Plans, there will be four construction phases. Loading and unloading of materials and equipment will generally be from the adjacent property, the Chase Bank parking lot, to minimize any impacts to Prospect Avenue. A detailed Construction Management Plan will be submitted in conjunction with the Building Permit Application. The following is a discussion of the four phases. The sidewalk will only be closed during Phase 2. Attached are expansions of Hudson Engineering Phase 2 and 3 Plans with indications added that illustrate the pedestrian movements available during those two phases.

Phase 1

As illustrated on the Hudson Engineering Phasing Plans, Phase 1 would be initial work on the property and involve the installation of the security fence with two access gates and stabilized

construction access locations. The security fence would not block the sidewalk so the sidewalk would operate as it does currently.

Phase 2

Phase 2 will involve the foundation work. In Phase 2, the security fence will be shifted to the curb line with temporary construction barriers along the fence. The pedestrian sidewalk in front of the Site will be closed during Phase 2 of the construction. It is estimated that the sidewalk could be closed for 18 weeks based upon preliminary estimations for the construction. Pedestrian safety measures will be followed, consistent with the MUTCD and NYSDOT standards. Signs such as “Sidewalk Closed Ahead” will be provided and barriers will be provided at each end of the closure. There are existing striped crosswalks on both sides of the Site which can be used to cross Prospect Avenue, one at Library Lane to the west and one at Mamaroneck Avenue to the east. Both of these crosswalks are currently utilized. The Library Lane crosswalk has various signage and striping while the Mamaroneck Avenue crosswalk has pedestrian heads. Pedestrians destined to the adjacent properties will be able to walk to those respective properties.

Phase 3

The commencement of the above ground construction would occur in Phase 3. During Phase 3, the security fence will be brought back and a “Sidewalk Bridge” will be added. Thus, the sidewalk will be re-opened for pedestrians to use.

Phase 4

Phase 4 is the interior construction. The Sidewalk Bridge and the temporary construction panels will be removed and the sidewalk will continue to operate as it does currently.

Conclusion

Construction of the Project is not projected to have a significant impact on vehicular or pedestrian traffic. From a vehicular standpoint, if the westbound lane on Prospect Avenue is to ever be temporarily blocked, flag-personnel will be utilized, if necessary. The sidewalk will only be closed during Phase 2, which is when the foundation is being constructed. The construction will be coordinated with the Building Department and the Police Department, due to the Police Department’s close proximity to the Site.

PHASE 2

SIDEWALK CLOSED
AHEAD
→
CROSS HERE

STABILIZED
CONSTRUCTION
ACCESS

STABILIZED
CONSTRUCTION
ACCESS

SIDEWALK CLOSED
AHEAD
←
CROSS HERE

8-FOOT TALL SECURITY
FENCE WITH GATED
ENTRANCES

TEMPORARY CONSTRUCTION
BARRELS ● 10' O.C. (TYP.)

PROSPECT AVENUE

MAMARONECK AVENUE

LIBRARY LANE

←→ POTENTIAL PEDESTRIAN MOVEMENTS

PHASE 3

STABILIZED
CONSTRUCTION
ACCESS

STABILIZED
CONSTRUCTION
ACCESS

SIDEWALK BRIDGE

8-FOOT TALL SECURITY
FENCE WITH GATED
ENTRANCES

TEMPORARY CONSTRUCTION
BARRELS ● 10' O.C. (TYP.)

PROSPECT AVENUE

LIBRARY LANE

MAMARONECK AVENUE

POTENTIAL PEDESTRIAN MOVEMENTS