

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE TRAFFIC & TRANSPORTATION COMMITTEE  
MEETING HELD AT THE FISHBACH ROOM AT MANHATTAN COLLEGE  
3825 CORLEAR AVENUE, BRONX, NY  
JUNE 12, 2013**

**PRESENT**

Daniel Padernacht  
Robert Press  
Sylvia Alexander  
Bob Bender  
Andrew Cohen  
Tony Creaney  
Margaret Donato  
Maria Khury  
David Kornbluh  
Tricia Mullen  
Georgia Santiago  
Herb Young  
Lori Copland  
Judy Sonett  
Daniel Johnson  
Andrew Sandler  
Ileana Alonzo  
Oscar De la Rosa  
Joseph Farkas  
Anna Geason  
Joseph Gordon  
Margaret Groarke  
Philip Habib  
Lynn Jones  
Richard Jones  
Fr. Robert Larkin  
Jack Martin  
Susan McMillan  
Tracy Shelton  
Cliff Stanton

**AFFILIATION**

CB8, Committee Chair  
CB8, Committee Vice Chair  
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rep. Congressman Engel  
rep. Senator Espaillat  
rep. Assemblyman Dinowitz  
rep. Councilman Koppell  
  
Riverdale Crossings  
  
  
  
  
  
  
  
  
  
  
Visitation Church  
  
  
KRVC

The single topic of this additional Traffic and Transportation meeting was to have a discussion about resident concerns for the new Riverdale Crossings Shopping Center located from West 236<sup>th</sup> Street to West 238<sup>th</sup> Street and Broadway to Putnam Avenue.

The meeting was called to order at 7:39 PM by Chairman Dan Padernacht who then explained to everyone that in the fall of 2013 the 6 smaller stores at Riverdale Crossing would open, followed a few months later by a BJ's Warehouse Club store as the anchor of the shopping center.

The Developer of the project, Joseph Farkas appeared at the meeting with Philip Habib, the traffic consultant for the project. Mr. Habib spoke of the access points to Riverdale Crossings; from Broadway there will be an employee parking lot on Putnam Avenue off West 236<sup>th</sup> Street. On West 237<sup>th</sup> Street there will be an entrance from Broadway that will service the BJ's and lead also to the other stores across from BJ's. On West 238<sup>th</sup> Street there will be an entrance which leads to rooftop parking and the BJ's parking area.

The large truck trailers were discussed. Mr. Habib stated that the large trucks to deliver goods to BJ's will be coming from New Jersey. These trucks will exit the Major Deegan Expressway at West 230<sup>th</sup> Street and then travel North on Bailey Avenue and enter at the West 238<sup>th</sup> Street entrance. These large trailers are expected to arrive at night since BJ's is a working warehouse and unloading goods into the warehouse is difficult when customers are present in the store. It is expected that smaller truck deliveries to other stores will enter from Broadway at West 237<sup>th</sup> Street.

Mr. Farkas stated that he had just signed a contract with Smash Burger who will join other tenants such as Bank of America, Petco, Subway, and Buffalo Wild Wings.

Habib stated that he believes that the West 237<sup>th</sup> Street entrance off Broadway will be the main entrance point for cars and trucks other than the BJ's trailers. He added that 6 trailers a day (or night) will supply BJ's. He added that West 238<sup>th</sup> Street is wide enough for the trucks to enter unlike Broadway at West 237<sup>th</sup> Street. It is not expected that any trailers delivering to BJ's will travel South on Putnam Avenue from Van Cortlandt Park South.

Lori Copland of Congressman Engel's office asked if the West 238<sup>th</sup> overpass of the Deegan could support the trailers. Mr. Habib answered that currently there are no weight limits on the overpass which would be a sign of weakness. It was suggested by others that DOT do a survey of the overpass.

In response to a question about a new traffic light on West 238<sup>th</sup> Street and Putnam Avenue West, Mr. Habib stated that DOT will do a survey after the shopping center opens to see if a light is needed. Chairman Padernacht stated that the committee can contact DOT prior to the opening.

In response to a question about cars traveling southbound on Broadway attempting to having to make a left turn at West 237<sup>th</sup> Street which is normally congested and has no traffic device, Habib answered that the cars could make the turn at West 238<sup>th</sup> Street where there is a light to cross Broadway.

A question was raised about coordination for access to the Putnam Trail which is planned to be built on the old railroad tracks next to the mall. The developer stated that they are willing to look into possibilities.

The developer stated that the plans for the mall should be on the Community Board's website after they are e-mailed to the board office.

Mr. Habib compared Riverdale Crossings to the Target Mall at West 225<sup>th</sup> Street where almost 40% of the people arrive by subway (West 225<sup>th</sup> Street station #1 line) then go home by either subway or by car service. He believes the same will be true at Riverdale Crossing. Cabs can line up on West 236<sup>th</sup> Street. A question was raised about taxis illegally lining up on West

238<sup>th</sup> Street as they do on West 231<sup>th</sup> Street waiting for customers. Habib answered that it is a matter of enforcement.

Mr. Habib said that West 237<sup>th</sup> Street which will be inside the new mall is a public street and that he can not put up any restrictions as that is up to the DOT.

Other suggestions by the public included a request for a stop sign or light at Putnam Avenue and Van Cortlandt Park South to make it safer to cross the street to go to the park and making Putnam Avenue a play street from 12pm – 3pm when school is in session.

Mr. Farkas and Mr. Habib stated that the traffic plan had been thought out very carefully, and if any problems occurred, they would be glad to meet with the community.

Dan Padernacht  
Chair  
Traffic & Transportation Committee