

MEMORANDUM

To: Gary Reetz, Chairman, and the Village of Bronxville Planning Board

Date: June 2, 2022

Subject: **Peer Review – Health Professional Office for the Prelude Network, 128 Parkway Road, Village of Bronxville, New York (F5552.02)**

As requested, we have reviewed the Response to Comments Memorandum prepared by Colliers Engineering & Design dated May 26, 2022, which responds to our Peer Review Memorandum dated May 17, 2022. The Applicant has provided a discussion regarding the effects of COVID-19 on downtown parking. Data was provided which illustrates that traffic volumes in November 2021 were slightly higher than May 2017 volumes at the Westside Circle.

MTA day-by-day ridership numbers on the day of the parking survey were at 59 percent when compared to the same month of April in 2019. The parking count noted that, on the day of the count, on average 14 permit commuter parking spaces were occupied in the lot behind the site, or 40 percent. Field observations have indicated that during the lunchtime period, parking demand is at similar levels or maybe even higher than pre-pandemic, as some residents work from home and are now patronizing businesses in the downtown throughout the day.

The Applicant is willing to purchase four Merchant Parking spaces through the Village's Meter Buyout Program so that the street parking spaces can remain free and available for customer parking.

Findings

Based on our review of the response to comments, we agree that the parking surveys conducted are appropriate and indicate actual parking demand conditions. The Applicant should purchase the four Merchant Parking spaces through the Village's Meter Buyout Program so that the street parking spaces remain free for not only their patients but other patrons to the area.

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Director of Traffic
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