

**VILLAGE OF KENMORE
PLANNING BOARD
February 23, 2016**

PRESENT: Thomas Fleming
Bruce Shearer
Frederick Frank
Marcia Brogan
Noreen Flynn
Michael Foster

Kathleen P. Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Lori White

1615 – KENMORE AVENUE – BOOST MOBILE SIGNAGE

Michael Foster moved to approve the signage as presented.

Seconded by Bruce Shearer and adopted by a full vote of all members present.

33 VICTORIA BOULEVARD – SITE PLAN

Larry Bicz is present to review plans for St. Paul's school. He explained that the old rectory will be converted to the business office. They will be creating a new parish hall that can be rented. This hall will be approximately 2700 square feet. The applicant is presenting initial plans to the Planning Board. He is seeking Planning Board recommendation for approval as part of his application to the Board of Trustees under the Planned Unit Development (PUD) law.

Mr. Bicz stated that peach-shaded area of the plans represents the new rectory. The blue-shaded area represents the location for new offices. Yellow represents the new hall. He stated that the plans create a vibrant facility and a faith based community. Bruce Shearer voiced his concerns for parking. The plans call for 1 spot per unit; 37 total spaces solely for use of the apartments. They are entering into an agreement with the church for shared use of the remaining 29 -31 spots. There will be some ADA compliant spots.

Mr. Foster stated that he is concerned with the parking lot moving to a twenty-four hour use as opposed to a school or church use which would be only for part of the day.

The project includes two (2) direct access entrances to school which would be for handicap use. Saint Paul's school is currently used for CCD classes. All lighting is existing and will not change. The parking lot will be owned and can never be sold.

Ninety to ninety-five percent of parishioners are Village of Kenmore residents. The Diocese has also inquired about the parking as they have masses at eight o'clock and eleven o'clock on Sundays and five o'clock on Saturday. There will be access from church to the Nave Reception area-new openings from sacristy to new parish center. Six over six double hung windows will replace the existing windows on one wall. Wood frame is being used to maintain the historical look, as they are looking for historical tax credits.

The Architects are Mr. Bob Shepard and Mr. Sean Pellow.

Kathleen Johnson noted that the Village Board had passed a Section 485-a tax incentive and that the applicant will need to have a small percentage of commercial space to qualify for this.

The applicant explained that the gym space will be rented out allowing him to qualify for the 485-a credit. The Planning Board wanted more details as to how this space will be utilized.

Mr. Bicz stated that he will be in control in the use of gym space. Kathleen Johnson explained that the PUD application will need to specify all of the possible uses for the room and that, if approved, the applicant would only be able to use the room, as specified in the PUD application. Any changes would need to be approved by the Board of Trustees through a PUD amendment. Mr. Bicz noted that the gym is currently used by various community groups. These groups will move to a new facility and gym will be for the residents. Storage is also available for the residents only. An elevator is included as part of the design.

Mr. Frank asked about the landscaping on Westgate Road. Nothing is presented at this time.

The Planning Board also inquired about the solar panels located on the church. Mr. Bicz noted that the panels belong to Saint Paul's and were obtained through a grant. He is unsure as to how the sale of the building may impact the grant and 503c.

Mr. Fleming asked about the trash collection. Mr. Bicz stated that they are looking to use totes, as opposed to a dumpster, with the possibility of collection more than once a week. He stated that they are still discussing this and that more detail will be forthcoming.

There will be no new signage at this time.

The applicant stated that they are planning on using a tankless water heater and that there will be a dishwasher and garbage disposal in each unit. Mr. Shearer expressed concerns on the size of service and wants to review proposed utility connection-especially with respect to the water and sprinkler system. The units will be one bedroom, approximately 600 square feet. There will be no pets or smoking allowed. Laundry will be locate on the second and third floors. The garage is coming down.

Thomas Fleming was in agreement with the project moving forward, but can't make final recommendations without more site plan detail and landscape design. He also wants detail on usage of old gym. He moves to table, pending receipt and review of this information.

Seconded by Bruce Shearer and adopted by a full vote of all members present.

1139 – KENMORE AVENUE – ISHTAR MARKET SIGNAGE

The applicant, Mushtak Almosaudi, was present.

Thomas Fleming inquired as to what the Arabic wording on the sign translates to. The applicant stated that the translation is Ishtar Market. He also stated that the deli sign in the photograph would not be in the window. Mr. Fleming added that he liked the sign and thought it looked good.

Thomas Fleming moved to approve as presented.

Seconded by Marcia Brogan and adopted by a full vote of all members present.

OTHER BUSINESS

The meeting was adjourned and the next meeting will be March 22, 2016.

Kathleen P. Johnson
Clerk/Treasurer