

**VILLAGE OF KENMORE
PLANNING BOARD
February 22, 2022**

PRESENT: Bruce Shearer
Andrew Ross
Michael Foster
Robert Rumpl

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Sara Schumacher-Marks

1153 KENMORE AVENUE – FRANCO’S PIZZA ADDITION & SIGNAGE

Jessica Somers and Franco Kroese were present at the meeting. The applicants were here in July, and they have revised their expansion plan. They are now looking to move the addition to the other side of the building. The revised plan includes tan cement board siding and a new awning, black and white in color. The front façade will also have stone. They are losing four (4) parking spots, but most of their customers are pick-up only. There will be twenty-nine spots, in total. They hope to begin construction in April and it is anticipated to take six weeks.

Michael Foster moved to approve as presented, including sign with white letters, replacing the red.

Seconded by Bruce Shearer, and approved by all in attendance.

2858 DELAWARE AVENUE – KEY BANK

Chris Rood is present, representing VOCON, the Architect for Key Bank to review a revised proposed ATM and canopy. Initially, the bank was looking to place the ATM on the side street, but there was concern that it would intrude too much on the right of way. Village legal agreed, so they are now presenting plans with the ATM located in the front of the building. It is a canopy design, so it will not be touching the building. It will be secured with posts. There would be three LED down lights located inside the canopy. Re-load will be done outside on the side of the ATM. The design is very basic and is located on the front north corner of the building, right next to the next store. While in the bank’s property line, Mr. Rood acknowledges that it is very tight.

Robert Ruml stated that they need to present design, so as not to block entry options.

Michael Foster expressed concern that the design presented would pose a problem with snow plowing, because it is so tight. He also stated that the design is not in keeping with the architectural style of the building. He feels that the ATM should be repositioned to be centered with the front window.

Mr. Rood stated that if they moved the ATM in front of the window, it would interfere with the stair entry into the building.

Mr. Foster asked if they could close off the stairs, and just have a ramp entry. The window isn't used, so the positioning would look better, and the canopy could then match the canopies located on the side of the building. Mr. Foster also suggested that the bank use filigree on posts to help match the historic look of the building.

Mr. Ruple concurred that these changes would help to preserve the historic detail of the Village of Kenmore restricted district, as well as that of the building.

Robert Ruple moved to table, allowing the plans to be revised.

Seconded by Bruce Shearer, and approved by all in attendance.

3116 DELAWARE AVENUE – FATTEY BEER COMPANY

Joseph Zarbo and Nick Fattey are in attendance. They hope to open a Fattey's at the current Super Cuts location. They are looking for planning board approval of change of use, outdoor space and some signage. The company offers hundreds different beers, and non-alcoholic beers. Fattey's originally in 2017 in Hamburg. They also have locations in Orchard Park, downtown Buffalo and at the Wurlitzer building. The hours of operation will be noon to 10:30 pm. They like to describe their atmosphere as a "Coffee shop with beer" and believe Kenmore's walkable community is the perfect fit.

They will not need a dumpster, as there will be minimal waste.

Totes will be located behind the back door. The brick will remain, and the canopy will have the Fattey logo. Sign permits will be submitted at a later date. The side outdoor dining will be fifteen square feet and will use a similar concept to their North Tonawanda store. It will be a low lit beer garden with a raised patio, defined with concrete posts, standing three to four inches higher than parking lot.

The driveway into Fattey's will be from Delaware Avenue, with exit out of the side street. Bruce Shearer and Rob Ruml request that the applicant show this detail in revised drawings of the parking lot and beer garden.

The existing pole sign is to be removed by the property owner. Fattey's is the tenant. Building Inspector Berns stated that he is working with the owner to have the pole sign removed.

The Planning Board requests that bollards be installed for safety reasons. A lighting plan, as well as paint information, was also requested. The applicant said the paint color will be a tan, such as "saddle wood".

The applicant will need to submit an outdoor dining permit application, which will need to be reviewed by the Planning Board before the permit is issued.

Mr. Ruml moved to approve the change of use and the signage, as presented, conditioned that it is held to maximum size allowed under code, as determined by the Building Inspector. He also moved to approve the awning presented, in black or deep brown.

Seconded by Michael Foster and approved by all members in attendance.

Mr. Foster moved to approve the front and side colors presented, and the use of up to 3 gooseneck lights in the front and one gooseneck light on the side (no back lit signage).

Seconded by Bruce Shearer and approved by all members in attendance.

Applicant is to provide a site plan better describing the parking, outdoor dining, traffic ingress/egress, green space detail, and any additional signage for Planning Board review and approval.

2510 ELMWOOD AVENUE – DENNIS EVCHICH INSURANCE SIGNAGE

Michael Foster moved to approve as presented.

Seconded by Bruce Shearer, and approved by members Ruml, Shearer and Foster.

Andrew Ross Abstained.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for March 22, 2022 at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer