

**VILLAGE OF KENMORE
PLANNING BOARD
July 25, 2023**

PRESENT: Bruce Shearer
Sara Schumacher-Marks
Colleen Donavan

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Michael Foster
Robert Rumpl
David McLaughlin
Karen Phillips

3054 DELAWARE AVENUE – CLAY HANDI SITE PLAN

Masud Qazi, owner, and Jacob Metzger, architect, are present. This property is in the Restricted Business District. The applicant explains that they have outgrown the current space and want to expand. The existing space is twenty-five by seventy-five square feet. They want to demolish the current building, build new, expanding to a dimension of one hundred-five by thirty-five. There are two entrances now. They will remove one, allowing for more defined parking. Applicant wishes to add a “Take-out” and “Pick-up” in the rear of the building, but will eliminate the “Drive-thru”. There will be no outdoor dining but windows to create an open atmosphere. Grease trap will be located in the dumpster chorale.

There currently is no landscaping plan, but the applicant will make sure everything is code-compliant. He notes that when he first arrived in the Village he wasn’t code-compliant, but that the Village worked with him to correct things.

They want the new building to be a beautiful landmark. The applicant states that, while he could move his business to another location, he really likes Kenmore. They feel they are part of a community. During the Winter storm they gave out free food to the homeless, which resulted in them tripling their business.

Right now the plan is to close at the end of September and re-open in April. He is looking for site plan review and approval.

Michael Berns notes that there is currently a pole sign, but the Village of Kenmore and the Planning Board want a ground sign.

The applicant replied that he intends to take down the pole sign and understands that signage will be reviewed later. He also understands that there needs to be a six foot fence along the property line abutting the residential property adjacent to his property.

Mr. Shearer notes that there's a manhole on the property. He's not sure if it's a sanitary. The applicant will look into this.

Kathleen Johnson explains to the applicant that the Planning Board has not yet reviewed the application in detail.

Applicant understands that this will kick off the thirty - day time frame.

It was also noted that drains and lines will need to be checked to meet current code and to make sure there's no cross contamination going with adjacent properties. In addition, a NYS Department of Transportation permit will be needed for curb cut.

The applicant hopes to get site plan review and SEQR completed at the August Planning Board meeting.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for August 22, 2023 at 6:00 P.M.

Kathleen P. Johnson, Clerk/Treasurer