

**VILLAGE OF KENMORE
PLANNING BOARD
February 27, 2024**

PRESENT: Bruce Shearer
Michael Foster
Robert Rumpl
David McLaughlin
Sara Schumacher-Marks

Kathleen Johnson, Clerk/Treasurer

ABSENT: Colleen Donavan
Karen Phillips

Michael Berns, Building Inspector

877 MILITARY ROAD – KENMORE CONVENIENCE STORE SIGN APPLICATION

Inder Thind and Mr. Sandeep were present. The property was purchased in 2020 and the business owners never put up a wall sign over the entry. They will be using existing overhead lighting.

There was no presentation for window signs. The applicants will need to return for window sign approval.

Member McLaughlin moved to approve the wall sign, as presented.

Seconded by Member Foster, and approved by all members in attendance.

3165 DELAWARE AVENUE – PRIME PUFF SIGN APPLICATION

Adam Omar and Sa Liafi are present.

The applicant states that they are seeking window sign approval. They said that they've removed the window signs upon learning from Inspector Fahs that these signs had not been approved. David McLaughlin stated that the signage was up that afternoon. He saw the window signs. The applicant assured the Board that the window signs had been removed.

Clerk Johnson told the applicants that the Planning Board hasn't received any application for window sign approval. She states that the only application before the Board at this meeting is for an overhead wall sign. Mr. Foster showed the applicant the application paperwork.

The applicant states that the wall sign is already paid for and installed and that he thought the sign had already been approved.

The Clerk informed the applicant that, before the sign could be installed, a permit would have had to have been issued, and that the permit could not have been issued without a Planning Board review. The wall sign is unpermitted and has been put up illegally.

The applicant replied that they assumed their sign maker had taken care of that, and again repeated that it has already been paid for. The Board stated that the applicant's sign company should have known that permit was required, and should have checked with the Building Department before the sign was fabricated.

The applicant stated that they selected the sign design off of a website. It is not a pre-established company logo. The applicant said that the sign company had created the design.

The sign has channel letters, internally lit and the sign is on all of the time. The sign was blinking, but not anymore.

Bruce Shearer wanted the applicant to better understand what the Village is looking for with respect to signage. He read the intent section of the sign ordinance, noting that signage is to enhance the business and business district, and should be enjoyable and pleasant. He also read the general design section of the Comprehensive Plan, noting that signage should enhance the character of the community which is unique in that all commercial properties abut residential. Signs should enhance business district.

Mr. Shearer stated that he doesn't like the wall sign presented, and doesn't feel that it reflects the character of the Village of Kenmore.

Mr. Foster agreed and added that it is not cohesive with the other signage on that property.

Mr. Shearer stated that, unfortunately the applicant didn't come before the Planning Board earlier, as it was supposed to have done. If the proper procedure had been followed, the Planning Board would have reviewed the design before it was manufactured and installed. He said the Planning Board reviews and works with applicants to ensure that signage fits the character of the community, the business district, the specific property and the business.

Mr. Omar said the sign was already paid for, but that he would take care of it. He understands that the sign needs to be taken down, redesigned and then reviewed by the Planning Board. He asked for the Board's input so he can go back to the sign maker with direction.

Mr. Shearer said that he has no problem with the letters, but feels that the “mouth” is aesthetically unpleasing and not in keeping with the character of the community.

The Planning Board reviewed the steps going forward with the applicant. The applicant is to take down the wall sign, and any window signs, until permits are issued. He needs to remove the lights framing the windows. He will need to work with his sign maker to redesign the wall sign and any window signs. This design will take into account Planning Board comments. He will then need to resubmit with the application for a sign permit, as well as a complete application Planning Board review for the March meeting. This application needs to include color renderings of all signs, detail on color, materials, lighting and dimensions.

The applicant was also told that he could put up a temporary sign, but that, too requires a permit. He was encouraged to contact the Building Department for more information.

The applicant was told that all municipalities have sign ordinances and that it is incumbent on the owner, applicant and/or sign maker to find out what the rules and procedures are with respect to signage. Here, the owner failed to get a permit or to have the sign design reviewed and approved by the Planning Board.

David McLaughlin added that animated signs and “rope window lighting” are not allowed.

Sara Schumacher-Marks moved to deny the wall sign, as presented.

Seconded by Bruce Shearer and agreed on by all members in attendance.

1803 KENMORE AVENUE – REZA PIZZA SIGNAGE

The applicant, Reza Hamidi, was asked what “Reza” means. The applicant replied that it means “acceptance fulfilled”. The applicant is putting a new face on the existing wall sign frame. The applicant was reminded that separate approval will be needed for any window signs.

David McLaughlin moved to approve the wall sign, as presented.

Seconded by Robert Rumpel, and approved by all members in attendance.

3107 DELAWARE AVENUE – WICKED GLASS SIGNAGE

The applicant is not present. This is the second time that the applicant has not appeared. The application was tabled at the last meeting. The Planning Board discussed the application. The Board finds the sign to be aesthetically unpleasing and stated that it looks garish, unprofessional, and doesn't fit the character of the community. The Planning Board wants the applicant to be instructed to re-design the sign and attend the next Planning Board meeting.

It was also noted that the windows appear to be completely covered. They will need to submit applications that include the window signs. Dimensions must be included, but it appears that current window signs exceed the 25% requirement.

OTHER BUSINESS

The Board had general discussion of the need for the Building Department to cite businesses which have windows signs in violation of Code. They would also like the Building Department to address "rope lights" (lights used to frame the window) which is in some business windows.

As there was no other business, the meeting was adjourned. The next meeting is scheduled for March 26, 2024 at 6:00 P.M.

Kathleen P. Johnson, Clerk/Treasurer