

**VILLAGE OF KENMORE  
PLANNING BOARD  
October 28, 2014**

PRESENT: Bruce Shearer  
Frederick Frank  
Michael Foster

ABSENT: Noreen Flynn  
Marcia Brogan  
Thomas Fleming

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

**2365 ELMWOOD AVENUE – QUEEN CITY GAMES - SIGN**

Paul Strada of NAS Sign Company presented the proposed sign design. The sign would be a non-illuminated wall sign with a white background and logo to match the building and will be installed above the entrance.

Bruce Shearer stated that he found no problem with what was presented.

Michael Foster moved to approve as presented.

Frederick Frank seconded the motion and approved by all members in attendance.

**3189 DELAWARE AVENUE – GREEK ON THE STREET - SIGN**

Bill Ruffino, ASAP Signs, presented a sign design which includes a vinyl overlay over the existing frame. There would be canopy lighting. A temporary sign permit was obtained from the Village.

Michael Foster moved to approve as presented.

Bruce Shearer seconded the motion and approved by all members in attendance.

**2815 DELAWARE AVENUE –**

Bruce Shearer moved to table the application pending Building Department review.

Frederick Frank seconded the motion and approved by all members in attendance.

## **1025 KENMORE AVENUE – SITE PLAN**

---

Present were Doug Potter, the Architect from Zaxis Architectural P.C., and Ron Alsheimer, Plaza Group. The applicants presented proposed plans, including a revised grating plan, for the development of the former Benson's Surgical Supplies

Half of the building has already been demolished. It's a 10,500 foot building. They are looking to create one curb cut on Marquette Avenue which would lead to a parking lot with twenty-three parking spots (including two ADA spots) and a curb ramp. The property has the potential for two or three tenants. Pedestrians will have access via a ten foot walkway, and there will be landscaping at the four corners of the property. Lighting will be standard, but the applicant will provide photo metrics, if requested. There will be a covered canopy which will be within the six foot setback. They will be using the existing driveway in back for the dumpster. Curbs will be used to separate parking spots from the sidewalk and there will be two new catch basins.

The Board also reviewed the elevation renderings, noting that it is a unique design with a center entry. The exterior will be Dryvit and fieldstone and brick. The north elevation has no windows and is entirely constructed with brick.

Bruce Shearer stated that the north property line needs an opaque fence separating the commercial from the residential properties.

The power pole will stay. Snow will be taken off site.

Frederick Frank questioned landscape plan. The applicant notes that they had hoped for more landscaping but there is a concern because of the proximity to the street and that salt will preclude grass from growing. Mr. Alsheimer stated that he would be OK with having a grass area in the front of the building. Mr. Frank would like to see a final landscape plan which includes vertical shrubs.

Utility detail is reviewed, with the applicant noting that the size might increase if they have more tenants. They are planning on keeping the existing taps. Mr. Shearer noted that the sanitary and storm need to be separated.

The applicant would like to receive site plan approval.

Mr. Foster thanked them for making the investment.

Mr. Berns noted that he has no problem with approving a six foot sidewalk, with seed between sidewalk and curb. The sidewalk should be replaced.

Mr. Shearer moved to approve the site plan as submitted, including utility, with the condition that the six foot sidewalk be replaced and that the area between curb and sidewalk be seeded for grass (using present curb); Further conditioned that an opaque fence be installed along the north line, six feet tall and staggering to three foot; Further conditioned that a board fence be placed around the dumpster; Grass to be placed on West and East sides. The applicant will not be required to replace the curb. Applicant is required to provide fence detail and landscape detail to the Planning Board for approval. Fence and Landscaping are not approved at this time.

Mr. Shearer also notes that this motion is made with the understanding that separation of storm and sanitary waste is required.

Seconded by Fredrick Frank and approved by all members in attendance.

### **OTHER DISCUSSION**

It was noted that the Board of Trustees would be interested in the Planning Board's input on the current sign law to see if any changes are recommended. Mr. Shearer thought that the Planning Board members should review the book with signs for all the businesses and that the book itself should be updated with the current signs found on each property. This way they can ascertain which properties' signs are not compliant with the current legislation. Mr. Berns explained that those currently not in compliance need to be notified. It was also noted that A Frame signs still need to be addressed, as well as "flag signs".

Mr. Frank feels that there have been great strides in improving the signage throughout the Village. He doesn't see a need to enforce those still not in compliance as there are only a handful of pole and/or backlit signs. The Board asked that there be further discussion on this topic in November.

The meeting was adjourned and the next meeting will be November 25, 2014.

Kathleen P. Johnson  
Clerk/Treasurer