

EXECUTIVE SESSION

Board of Trustees
Village of Kenmore

Municipal Building
September 6, 2022

PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Katherine Bestine	Trustee
	Hon. Joseph DeCecco	Trustee
	Hon. Andrea Czopp	Trustee

EXECUTIVE SESSION TO DISCUSS TWO (2) CONTRACTUAL, ONE (1) PERSONNEL/HEALTH, AND ONE (1) PERSONNEL/HIRE.

Trustee Czopp moved to go into Executive Session to discuss two (2) contractual, one (1) personnel/health, and one (1) personnel/hire matter.

Seconded by Trustee Catalano and adopted by a full vote in the affirmative.

Trustee Bestine moved to end the Executive Session.

Seconded by Trustee DeCecco and adopted by a full vote of all members present.

Kathleen P. Johnson
Village Clerk/Treasurer

CORPORATION PROCEEDINGS

Board of Trustees
Village of Kenmore

Municipal Building
September 6, 2022

PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Katherine Bestine	Trustee
	Hon. Joseph DeCecco	Trustee
	Hon. Andrea Czopp	Trustee

The meeting was called to order at 7:30 p.m. by Mayor Patrick Mang. The Mayor led the Pledge of Allegiance.

BOARD REVIEWED A PROPOSED PLANNED UNIT DEVELOPMENT (PUD) APPLICATION.

Trustee Bestine moved to review a proposed Planned Unit Development (PUD) application for 2771 Delaware Avenue (the former Kenmore Presbyterian Church).

Sean Hopkins, Esq. and Rob Savarino, the developer, presented information about the proposed plans to convert the former church into a mixed-use building comprised of 35 one- and two-bedroom residential market rate units, with a small store front. Mr. Hopkins mentioned that preliminary plans had already been presented to the Planning Board on August 23, 2022. They are requesting Board approval of a zoning change (specifically PUD designation) and approval of a final plan for this property.

The plans submitted to the Planning Board included three (3) rooftop lofts. Since that meeting, further structural evaluations led to the conclusion that the building is not structurally sound to include these roof top units and that it would not be financially prudent to do so. As a result, they are presenting updated plans which eliminate these units. There are now 32 units, rather than 35, six of which are 2 bedroom units.

In addition, the Planning Board had requested landscape and lighting plans, which are included in the packets presented to the Village Board and will be submitted to the Planning Board on September 27th.

The exterior of the building would, for the most part, remain the same with the addition of new windows, replacing the stained glass, lighting and signage. The design calls for new glass and a new canopy. They plan on pointing, power scrubbing and acid washing the brick. The parking lot will be repaved and the total number of spaces reduced to allow for green space, thereby improving the appearance of the parking lot. They will also be adding decorative fencing and landscaping around the perimeter. A bike storage/repair area, and an enclosed dog walk area are also included. There will be no dumpsters on site.

The intent is to promote walkability on site and in the Village.

Mr. Hopkins noted that the Environmental Assessment Form (EAF) was submitted and that the Board of Trustees will also need to evaluate this project under the State Environmental Quality Review Act (SEQRA).

Mr. Savarino noted that the plans will eliminate the Delaware entry, so all residents will enter via Parkwood. This will allow them to add greenspace to Delaware Avenue

The retail space is small – just over 800 square feet. It's really designed for small retail or food service, which wouldn't have need for a lot of parking. He noted that they already have received several applications.

Inside, the plan is to have a central corridor in church area with repurposed stain glass windows used as accent. There will be two lofted units on entry.

Mr. Savarino noted that these would be market rate units and that no historic credits are available, because they're not keeping chapel.

They hope to close in November/December and start work over the winter. Construction should run 9-11 months.

Trustee DeCecco expressed concern over the location of the dog park area which is adjacent to a residential home. He's concerned that noise and smell may adversely impact that property next door. Mr. Savarino said that he doubts that there will be more than one or two dogs in this area at any one time, and that clean up would be required.

Mr. Savarino reiterated that these will be market rate apartments.

Mayor Mang said that it looks like a nice project.

Clerk/Treasurer Kathleen Johnson noted that the next step for the Board would be to call for a legal notice of hearing.

Gregory Kuhaneck, 173 E. Hazeltine, stated that Walgreens made the same promises to maintain the property, but that they've failed to do so. He is concerned the same would happen here.

Mr. Savarino said Walgreens stores are usually owned by large investor groups and usually not locally-owned. Savarino, in contrast, is a local group and they build and manage their properties. He said that this is also different than Walgreens in that this property will be predominantly residential. Residents expect the property to be well maintained. Since people are living there 24/7, they expect more than a store-goer.

BOARD APPROVED AN AGREEMENT WITH ERIE COUNTY PERTAINING TO STOP DWI 2022.

Trustee Czopp moved to approve an agreement with Erie County pertaining to STOP DWI 2022. A copy of the agreement is appended to these minutes for record purposes.

Seconded by Trustee Catalano and adopted by a full vote in the affirmative.

BOARD APPROVED AN AGREEMENT WITH THE POLICE BENEVOLENT ASSOCIATION.

Trustee DeCecco moved to approve a Collective Bargaining Agreement with the Police Benevolent Association. A copy of the agreement is appended to these minutes for record purposes.

Seconded by Bestine and adopted by a full vote in the affirmative.

BOARD APPROVED AN AGREEMENT WITH T-MOBILE.

Trustee Catalano moved to approve an agreement with T-Mobile concerning placement of a temporary telecommunications antenna. A copy of the agreement is appended to these minutes for record purposes.

Seconded by Czopp and adopted by a full vote in the affirmative.

BOARD APPROVED PUBLICATION OF A LEGAL NOTICE OF HEARING REGARDING PUD APPLICATION FOR 2771 DELAWARE AVENUE.

Trustee Czopp moved to approve publication of a legal notice of hearing regarding PUD application for 2771 Delaware Avenue. A copy of the legal notice is appended to these minutes for record purposes.

Seconded by Trustee Catalano and adopted by a full vote of all members present.

BOARD APPROVED AN AGREEMENT WITH LARDON CONSTRUCTION.

Trustee DeCecco moved to approve an agreement with Lardon Construction for wood and wood chips. A copy of the agreement is appended to these minutes for record purposes.

Seconded by Trustee Bestine and adopted by a full vote of all members present.

ABSTRACT OF AUDITED VOUCHERS.

Trustee Czopp offered the following resolution and moved for its adoption:

RESOLVED, that the mayor be and he hereby is authorized to sign the Abstract of Audited vouchers dated September 6, 2022, in the amount of \$3,161,693.92; General Fund \$311,730.93; Water Fund \$93,828.36; Sewer Fund \$5,597.27; Capital Fund \$2,750,537.36 to direct the Treasurer to pay each of the listed claimants in the amount appearing opposite his/her name.

Seconded by Trustee Catalano and adopted by a full vote in the affirmative.

INVITATION FOR PUBLIC COMMENT/QUESTIONS

The Mayor asked if anyone wished to be heard.

Greg Kuhaneck, 173 East Hazeltine Avenue, stated that he is a 42-year Kenmore resident. He would like to know when East Hazeltine will be repaved. He also believes that a water line is leaking and caved in, and he complains that there are no curbs on his street. He feels the Village is ignoring East Hazeltine.

Superintendent David Root responded that there are no leaks, that he is aware of. While the Village has lined the sewer, the Village can't line the laterals, which are owned by the property owners.

Mayor Mang stated that there are no plans at this time to reconstruct any village street. He said streets are looked at and evaluated by an engineer and department of public works personnel. He noted, that there are other streets without curbs in the Village.

Mr. Kuhaneck also stated that the sidewalks on his street pose a tripping hazard and there is no enforcement, and reiterated his earlier comment that Walgreens is a mess and need to be cleaned up.

Mayor Mang said that Building Inspector Michael Berns will inspect and cite if he finds any violations.

Trustee Bestine then announced that she is resigning from the Board and that this will be her last meeting. She said that leaving is bittersweet. She has served since 1999 (23 years) and that it has been an honor to serve the Village residents. She is very grateful to have served and is proud of the accomplishments achieved during her tenure, including the introduction of trash and recycle totes, the streetscape projects, and long-needed renovations to the Community Center.

Trustee Bestine thanked the department heads and board for their support.

Mayor Mang stated that the Board is losing a great trustee and that she is going to be missed. He thanked Trustee Bestine for her service.

Mayor Mang ended the meeting with a moment of silence for Carrie Adamczyk, the wife of Village Historian Ed Adamczyk.

As no one else wished to be heard, the meeting was adjourned.

The next meeting of the Board of Trustees will be held on September 20, 2022 at 7:30 p.m.

Kathleen P. Johnson
Village Clerk/Treasurer