

**VILLAGE OF KENMORE
PLANNING BOARD
April 27, 2021**

PRESENT: Marcia Brogan
Michael Foster
Andrew Ross
Robert Rumpl

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Andrea Czopp
John DiStasio
Bruce Shearer

45 VICTORIA AVENUE – PUD REVIEW ST. PAUL’S SCHOOL

Sean Hopkins, Esq. and other members of the development team are present. Mr. Hopkins reviewed the project with the Board, explaining that the Planned Unit Development (PUD) of the former St. Paul’s School was initially approved in 2016. The plan was reapproved in 2019. Since that time, they have secured all of their financing and are now ready to proceed. Originally there were multiple owners. Now, Dr. Greg Daniel has sole control. However, because of the delay, the PUD status has expired. They are seeking Planning Board recommendation of approval, which would then move the project to the Village Board. Mr. Hopkins noted that the project is basically the same – to convert the school to affordable senior housing (age fifty –five and over). There will be thirty-one one (1) bedroom apartments and six two (2) bedroom apartments. Some changes have been made, including:

1. Electrical Transformers
2. Enclosed Dumpster – properly screened
3. Safe & Secure Entry
4. Fewer parking spaces. Originally there were thirty-seven and now there are thirty-two.
5. The existing garage is being removed, at the Church’s request.

There were questions about the exterior signage. None is proposed at this time. The applicant was reminded that signage will also need Planning Board approval.

Since this property will be receiving historic tax credits, they are limited as to what they can do. The windows will be saved and restored with thermal pane glass. Kevin Curry added that the windows will be restored to their original size. Landscaping will be upgraded. A new roof will be installed, and all hazardous materials will be removed. There is minimal interior work, as classroom size corresponded with apartment sizes. There are two handicap access entries. There will be two elevators in the building - one existing and one new. There will be a community room for tenants, with a kitchenette. This will no longer be open to the public.

Security features were reviewed. There will be an alarm entry system, with intercom and video. A Site Manager will be present during the day. There will also be emergency cords included in bathrooms. Hearing, eye and mobility-friendly units will be available to allow for independent, not assisted, living. All construction will have NYS oversight.

There will be an eight-foot fence with wood slats surrounding the dumpster.

Michael Foster was concerned about the location of the dumpster. He is concerned that the smell and appearance will bother the adjacent property. He's also concerned with accessibility to get to the dumpster. He would like the developers to look at other locations. It was noted that there will be 2 different dumpsters – one for trash and one for recycling.

The applicant encouraged the Board to look at their most recent project at Amherst – Alberta Place on Maple. They have done twelve other senior projects. Mr. Foster commented that the Amherst location is a very attractive property.

Marcia Brogan stated that she thinks the project will be great for are businesses and that it will be nice to see building used.

The applicant stated that they hope to start construction in the Fall of 2022 and complete the project by March of 2023.

Andrew Ross asked if they had approached the NFTA about moving the bus stop from Lincoln Boulevard to Victoria Boulevard. The applicant will check, but with the a stop a block away and at a traffic light, they don't think this will be possible.

Mr. Foster recommended to approve a resolution recommending that the Village Board of Trustees approve the Planned Unit Development project, conditioned that the developers look to other possible locations for the dumpster to be presented to the Village Board.

Marcia Brogan seconded the motion and approved by all members in attendance.

2453 ELMWOOD AVENUE – RITE AID SIGNAGE

Neal Wilcox from Empire State Signs was present. The pole sign will stay the same height. It will just have a new face. The Board noted that the landscaping needs to be updated. There was a question on the paint color on the building and the pole, but it was felt that this could be subject to the building inspector's approval.

Marcia Brogan moved to approve signs as presented subject to the building inspector's approval of the paint color on the building and pole. It was also noted that the applicant must come back to the Planning Board for landscape design.

Seconded by Andrew Ross and approved by all in attendance.

3173 DELAWARE AVENUE – FIVE STAR CUTS SIGNAGE

Mohamed Soheil, owner, and Neal Wilcox from Empire State Signs were present. The letters are channel lights and will be illuminated. The face is plastic and the black will not show any lighting so the only part lit will be the letters. The wiring is all concealed. The Board then reviewed other items on the front of the building, specifically the barber poles, which light up and spin, as well as the two flags located on either side of the door entry. The Village has allowed the flags as a temporary sign, but reminded the owner that these must be removed within 60 days.

Robert Ruml stated that the barber poles do not go with the building and look out of place. Marcia Brogan added that she does not like it either.

Michael Berns stated that, before the poles were put up, there were lights located on either side of the entry. Mr. Foster stated that they need to remove the barber poles and that they can put them up inside, but not in the window.

Mr. Foster moved to approve the sign as presented. Further he noted that the barber poles are not approved, and must be replaced with original lights.

Seconded by Marcia Brogan and approved by all in attendance.

3030 DELAWARE AVENUE – MOJO AWNING

Michael Foster moved to approve as presented.

Seconded by Marcia Brogan and approved by all in attendance.

2476 ELMWOOD AVENUE – AWNING

Andrew Ross moved to approve as presented.

Seconded by Robert Rumpf, and approved by all in attendance.

COMPREHENSIVE PLAN

Preliminary discussion addressed the need for a Green Code which would outline types of species that would survive snow, road salt and cold weather, and would be low maintenance.

The Board also noted that the law should be amended to give the Planning Board more latitude with respect to landscaping around a sign pole. The Board notes that space may not be available at the pole base, and/or that plantings could infringe on sight lines.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting scheduled for May 25, 2021 at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer