

**VILLAGE OF KENMORE  
PLANNING BOARD  
March 27, 2018**

PRESENT: Thomas Fleming  
Frederick Frank  
Marcia Brogan  
Noreen Flynn  
Andrew Ross  
Michael Foster

Kathleen Johnson, Clerk/Treasurer  
Michael Berns, Building Inspector

ABSENT: Bruce Shearer

**2853 DELAWARE AVENUE – RIVERSIDE CREDIT UNION**

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Dave Kazmierczak, architect, is present, along with other representatives from Riverside Credit Union, to review the site plan for the Riverside Credit Union façade. No signage is being presented at this time.

Clerk/Treasurer Kathleen Johnson explained that the Village Board recently enacted a moratoria in the business districts, the result of which precludes the Planning Board from issuing any approvals at this time. The Planning Board can review the application, however. The applicant presented renderings showing a new addition and façade which is needed to meet its needs. This includes:

1. 800 foot first floor, plus second floor
2. Extension of the guard rail/elimination of the side street driveway located to the south, which will allow for additional parking spots. Parking proposed would include 22 spots. Currently there are 19 spots. The applicant believes that the driveway entrance from Delaware Avenue would be wide enough for two way traffic
3. New landscape. They are keeping the rock and rod iron hardscape in front of the parking lot.
4. Six foot solid fence to be located on the property line abutting the residential properties

Michael Foster stated that he believes that the code requires landscaping as well as the fence. This would require at least 4 additional feet to accommodate the landscaping.

Frederick Frank would like to see planters included on Delaware Avenue and also would like to see enhancements to the park area (north side of the property) including new benches and other furnishings. The applicant, Stephanie Rew-Hazel, states that Riverside wants to be a part of the community. It is also noted that the southwest corner may be bumped out to allow for a two foot extension of overall frontage. It was noted by the Board that this is not reflected in the renderings, and requested updated renderings for its review.

Windows will be opened, just blinds. They are considering shelving to partially block the view into the building.

The ATM will be located on the west side. It will be an enclosed walk-up. Another ATM will be available at the drive thru. The business would like to open in the spring of 2019.

Michael Foster questioned the snow removal options. The applicant plans to take away/remove the snow. Mr. Foster also inquired about parking lot lighting. The applicant stated that lighting will be shielded.

Ms. Johnson noted that the applicant must make formal request to the Board of Trustees for consideration of any curb cuts.

#### **41 DELAWARE ROAD – TRELIS MARKETING**

The business rebranded and has a new logo. The application is for a new sign but the applicant seeks to have the sign backlit. The applicant was informed that the sign cannot be back lit under the local ordinance. The applicant is upset that it can't be back lit as she paid to have it wired by an electrician. It was noted that the applicant never received Planning Board approval for the original sign.

Building Inspector Michael Berns notes that the dimensions on the application exceed the allowed size.

Kathleen Johnson stated that she will check zoning variance records to see if there was a prior ZBA variance granted to allow for the larger size, but that otherwise the applicant will have to either reduce the size of the sign or seek a variance from the Zoning Board of Appeals.

Michael Foster moved to make a recommendation to the Zoning Board of Appeals in support of an area variance should the applicant apply for a variance, however he noted that his motion is that the ZBA not consider and request for internal lighting. Ms. Johnson noted that there would be 2 variances needed to accommodate the applicant's request – an area variance and a use variance, and that the standards for both types of variances are determined by law.

Seconded by Marcia Brogan and adopted by a full vote of all members present.

#### **OTHER BUSINESS**

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The meeting was adjourned, the next meeting is scheduled for April 26, 2018 at 6:00 P.M.

Kathleen P. Johnson  
Clerk/Treasurer