

**VILLAGE OF KENMORE
PLANNING BOARD
April 25, 2022**

PRESENT: Bruce Shearer
Andrew Ross
Michael Foster
Robert Rumpl
Sara Schumacher-Marks
Colleen Donovan
David McLaughlin

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

827 MILITARY ROAD – ALIBABA KABOB SIGNAGE

Paul Strada from NAS Sign Company presented two signs - a four foot by five foot wall sign and a pole sign with a new face and a black LED Cabinet.

Clerk Treasurer Kathleen Johnson confirmed that the pole will be black, and that the address will be on the pole sign.

Michael Foster moved to approve the wall sign and the pole sign as presented, conditioned that the pole be painted black.

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

2791 DELAWARE AVENUE – JINLAN SIGNAGE

The owner is represented by NAS Sign Company and is seeking approval for new signage. Mr. Strada noted that a language barrier with his client has created some difficulty in presenting options which are in compliance with the Kenmore Municipal Code. He sees 2 options for the front sign – either a non-illuminated yellow sign or (the other option presented) a black opaque background with red LED lighting of the letters only.

Mr. Shearer noted concerns pertaining to the sign size. He feels that the 40sf maximum pertains to the total square footage (both sides of the sign). Another issue requiring legal comment is the individual letters, spelling “Jinlan” that are on the roof on the side of the building. Ms. Johnson said she will try to get a legal opinion addressing these questions.

Paul Strata said that everything will be remounted and that he will discuss this further with his client, as well.

Michael Foster moved to table until the May 24, 2022 meeting.

Seconded by David McLaughlin, and approved by all in attendance.

3115 DELAWARE AVENUE – NOWHERE LOUNGE

The applicant, Jason Wood, is opening a new cocktail lounge, which will provide upscale cocktails. He lives in the Village of Kenmore and thought it would be a good fit. They will be teaching people how to make cocktails and learning more about spirits. He is seeking approval for a small neon sign, approximately 4 square feet. The window is 20 square feet. Façade approval is also requested. There will be cedar shingles on the side, painted to match the frame. Colors will be dark green, brown and yellow. Eventually another sign will be put in, but only one sign is being requested at this time.

Michael Berns had no issues with the requested signage.

Robert Rumpl moved to approve as presented, including colors.

Seconded by Sara Schumacher-Marks and approved by all members in attendance.

1025 KENMORE AVENUE – TIM HORTONS INITIAL PRESENTATION

Chris Wood (Carmina Wood) and Scott Buckley (Tim Hortons) were present. The initial plans show a Tim's with 22 dining seats located on the currently vacant lot, which is .45 acres. The store would be opened 5:00 am – 10:00 pm. There will be a drive-thru with plans to include fourteen stacking spaces. There will be minimal signage including a ground sign. A six foot board on board fence will separate the commercial property from the residential properties located behind. The dumpster will also have a six foot fence around it. Security cameras will be on the building (site directed) and waste receptacles will be located on the lot. Signs are LED, internally lit. The entrances are on Kenmore Avenue and on the side street, Marquette Avenue. Both driveways are full access. They note that plans include the longest drive-thru lane Tim's has ever done, in order to prevent cars from backing up on Kenmore Avenue or Marquette. Board members expressed concern for signage located near Marquette.

Robert Rumpl has concerns for traffic backup, despite the long stacking lane. He would like to see some sort of traffic study and would also like to see directional signage, as well as landscape design. The applicant noted that lights will be on dimmers and that LED lighting and speakers for the drive-thru won't carry over to the resident properties. They want to be

very neighbor-friendly. At night, the parking lot lights go off and lights will only be left on in the building. Outdoor dining will be a walkable style.

Colleen Donovan stated that she has seen Tim's customized to the community location and was wondering if "Kenmore" could be incorporated to this location's design. Mr. Buckley stated that they can customize to the market.

The Planning Board would also like to see colored elevations of each side of the building, as well as detail on building material, colors, and landscaping. Fence details were also requested, as well as the waste receptacles. The applicant said they will be using pine trees, in their landscape design.

The Planning Board also wanted to confirm that the project will include replacement of the existing sidewalk. The applicant stated that he wouldn't be opposed to doing so.

The applicant was encouraged to provide the requested information well in advance of the next meeting to allow sufficient time for Planning Board review. Electronic copies were requested. The applicant hopes to open before the end of the year

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for June 28, 2022 at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer