

**VILLAGE OF KENMORE
PLANNING BOARD
May 24, 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

2791 DELAWARE AVENUE – JIN LAN SIGNAGE

Paul Strada from NAS Sign Company presented updated measurements for the front and side signage. Mr Strada explained that the restaurant has been in existence for 25 years. The original sign had been damaged in a storm. The new sign would be yellow aluminum, not acrylic. He understands that the property is now zoned Restricted and that internally lit signs are no longer allowed. He also noted that he's tried to encourage the owner to not get a new sign for the side of the building, but the applicant wants full replacement of all signage previously on the building. The applicant is looking to replace with the same sign design, but that the sign will not be illuminated.

Member Shearer believes that the side sign is not in compliance as it exceeds the total square footage allowed. He is adding the the individual letters (spelling Jin Lan along the side roof line) which he believes needs to be included. It was noted that the Code which is appearing on line is not reflecting the detail which has been in the hard copy book. Table 25-231-.50 is not appearing on line. Mr. Strada stated that they are just replacing what fell off in the wind. He wants to move forward.

Mr. Strada stated that the Village should have sent notices to the property owners who were now located in the Restricted Business District advising them of the new zoning designation and the rules that apply to that zone, which they were now in violation of.

Member Schumacher-Marks expressed frustration that the Village didn't make the owner aware of the zoning change.

Bruce Shearer moved to accept the front sign, conditioned that it is not lit. He further moved to table the discussion on the side sign, pending legal review to determine if the side sign, coupled with the “Jin Lan” lettering on the side roof, meets the size restrictions.

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

David McLaughlin added that the sign does not need a permit where it’s replacement, repair and normal maintenance. It was noted that the previous sign was internally lit, and that the new zoning district does not allow this type of sign. Mr. McLaughlin also questioned whether legal was contacted. Clerk Johnson responded that they had been asked to review.

1701 KENMORE AVENUE – SITE PLAN

Anthony Pandolfe, Carmina Wood, was present. This project involves a pre-fabricated warehouse, made of aluminum frame and siding which would be placed on the old parking lot. There would be a storage unit and six tenant spaces. There are two pre-existing curb cuts.

Chris Volter is also present and says that he only has three tenants of six. They are replacing the parking lot, including new drainage. They are also adding a six-foot board on board fence in the back. The distance between the fence and the units would provide a walkway space. Security lighting will be included, perhaps motion detected. There would be a light on the exit door

Robert Ruml stated that the Board needs colored drawings to properly review.

The applicant stated that it would have a black roof with white siding. They were planning on having a railing to separate parking from the sidewalk, but would be willing to place bumpers there to prevent cars from going over sidewalk. They actually would prefer to take down the current railing and use concrete bumpers

Michael Foster stated that there was no green space and that he would like to see some on the east and west side.

The applicant stated that the back entrances have some green space. It was suggested that the striped islands could be removed and replaced with green space. The applicant has concern that trailers would have a hard time navigating around the raised beds and that a bump out would be a problem with maneuvering, as well. There is no access from Wilber Avenue.

Mr. Foster wants to see a landscape design showing exactly where trees would be planted, as well as the variety.

The applicant is concerned with sightlines of a tree were planted on the corner? He stated that smaller shrubs, six feet high, would be located between buildings.

Mr. Foster said that, right now, it is concrete dessert, so perhaps the whole length of Wilber Avenue could be landscaped and said that the Village of Kenmore has a list of trees.

Mr. Ruml added that, he doesn't feel there's a need for a landscape design if they're just having grass behind the building.

Michael Foster moved to accept as presented with the following conditions:

1. Inclusion of deciduous trees on the east and west side of the property.
2. Greenspace on the back edge.
3. Light required at the exit door.
4. Removal of the barrier and replacement with parking bumpers, and
5. No entry from Wilber Avenue.

Seconded by Bruce Shearer, and approved by all in attendance.

1025 KENMORE AVENUE – TIM HORTONS

Carmina Wood is present to discuss the proposed Tim Hortons, which would be 1,600 square feet with a drive-thru. Curb cuts would be needed on Marquette Avenue and Kenmore Avenue. The applicant notes that on May 17th, they provided detail on the lighting, landscape and traffic flow. They don't believe a full traffic study is needed. Colored elevations are presented and reviewed.

David McLaughlin stated that the 14 car drive-through queue shown is a stretch. People don't wait bumper to bumper, and the rendering doesn't include large cars or trucks, which further reduces the available off street queue.

The applicant stated that the rendering assumes a twenty-foot vehicle.

Color renderings show brick on metal, just like the Tim's at Niagara Street. The stamp with "Kenmore" will face customers as they walk up to the building, like at the Sheridan Drive store.

Sidewalks will be replaced on Marquette Avenue and Charleston Avenue. The Kenmore Avenue sidewalk will be repaired. There will be a pressure treated board on board fence on all four sides of the property with security lighting at night.

Sara Schumacher-Marks moved to approve as presented.

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

3123 DELAWARE AVENUE – DENTAL OFFICE

Doctor Scott Burke from Kenmore Dental Associates was present. He will be refurbishing the former Pizza Hut by removing the vestibule. The curb cut on Delwood Road remains. They will be removing the rotted panel, and incorporating a lower section of darker grey with an off white band. The roof will be metal, black or charcoal grey. Parking lot and landscaping were also reviewed. New plantings will be included along Delaware Avenue.

Signage was reviewed. The existing pole fixtures remain. More specific lighting information will be presented later. They are currently uncertain as to how the sign will be lit. Michael Foster requested a lighting plan, including accent lighting.

The back entrance will be used by the practice's 10 employees. Patients will only use the front entrance. The hours of operation are Monday and Tuesday from 8:00am to 5:00pm, Wednesday from 12:00pm to 9:00pm, Thursday from 7:00am until 12:00pm and Friday from 7:00am until 3:00pm.

Robert Rumpf moved to approve the site plan as presented.

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

Michael Foster moved to table approval of the lighting, pending receipt of more detail.

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

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for July 26, 2022 at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer