

**VILLAGE OF KENMORE
PLANNING BOARD
August 22, 2023**

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

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

2938 DELAWARE AVENUE – BELLA DULCE CAFÉ SIGNAGE AND FACADE

Christie and Rick Andrews were present. They are twenty year Ken-ton residents. Their business hours of operation will be Tuesday through Sunday 11:00am to 7:00pm. They will serve espresso, gelato and small lunches. The signage will be the same as other businesses on the strip. They would like to paint the brick with a white wash to help distinguish their business from the other businesses, which are all the same cohesive color. Their building is already a different color.

David McLaughlin notes that painting brick is not allowed under the Code.

Kathleen Johnson stated that the owner would also need to provide written permission for any façade changes, including any change to the brick color. Mr. Foster added that we need renderings and the owner's approval.

Bruce Shearer also noted that this strip of storefronts was approved as a package to ensure uniformity of signage, etc. Mr. Berns notes that that approval was given to the prior owner, Plaza Group, and there is now a new owner.

Michael Foster and Robert Rumpl are not a fan of white wash.

Colleen Donovan moved to approve the front wall sign as submitted.

Seconded by Michael Foster, and approved by all members in attendance.

Applicant was informed that they will need to return for approval of any wall signs or exterior finish changes.

2958 DELAWARE AVENUE – LAVISH BEAUTY SALON & BOUTIQUE

The Planning Board noted that the only change from the existing business is the name change.

Sara Schumacher-Marks moved to approve as submitted.

Seconded by Robert Ruml, and approved by all members in attendance.

2795 DELAWARE AVENUE – JOVI'S FAÇADE

Mark Vitale was in attendance. The restaurant was awarded a grant from Erie County for Revitalization for façade changes. The restaurant is looking to open the front of building with garage doors.

The applicant clarified that the sign is staying where it is. He was informed that, if there is any change to the sign, or its location, he will need to re-submit an application

Bruce Shearer questioned if the roof line would be the same. The applicant replied that it's going to be straight up and the height will be the same.

Karen Phillips moved to approve the front façade as presented, except the signage.

Seconded by Robert Ruml, and approved by all members in attendance.

3054 DELAWARE AVENUE – CLAY HANDI SITE PLAN

The architect is present with the business owner. Addressing the points brought up by the Planning Board at the last meeting, he provides the following responses:

- 1.) Fence between neighbor's property will be moved to the property line
- 2.) They have looked into everything and the drains go out to Delaware Avenue
- 3.) There is an easement with the power company, which runs along property line to maintain lines
- 4.) There is another easement granting access to the building next door to their property which is fifteen feet, running along the south line which provides access to the back. The property owner will work with them to allow continued access.

The Board then reviewed the site plan.

Michael Foster was concerned about parking since the building site plan is doubling.

The applicant responded that many of their customers walk-up and that there is also on street parking available. The Board expressed concern for the residents on the side street who may find that on-street parking is no longer available.

The applicant replied that the capacity upstairs is fifty. They are talking to funeral home to use its lot, if not needed.

Karen Phillips moved to approve the Negative Declaration, finding that there was no significant adverse environmental impact, as presented.

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

Michael Foster moved to approve the site plan as presented with the signage to be presented later.

Seconded by Karen Phillips, 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 September 26, 2023 at 6:00 P.M.

Kathleen P. Johnson, Clerk/Treasurer