

**VILLAGE OF KENMORE
PLANNING BOARD – Special Meeting
August 30, 2016**

PRESENT: Thomas Fleming
Bruce Shearer
Andrew Ross

Kathleen P. Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Frederick Frank
Marcia Brogan
Noreen Flynn
Michael Foster

173 DELAWARE – MASONIC TEMPLE

Brian Kulpa was in attendance and presents a revised plan with 3 parallel park spots on the north and 4 diagonal spots on the south side of the building. There are 7 units proposed.

Bruce Shearer questioned the parking, asking how this parking works if there aren't enough spots for each unit but that he feels there is not enough space being considered for backing out on the south side. He notes that 10 – 11 feet is the standard for diagonal parking.

Mr. Kulpa replied that they have three parking spots on the south side and since there is no dumpster (totes will be used), another spot can be placed there.

Mr. Kulpa added that, worst case scenario, they can re-configure the diagonal parking with parallel parking. He also noted that paving and drainage plans will be provided to Building Inspector Michael Berns, as this is not a Planning Board issue.

Mr. Shearer stated that he just wants to make sure that all drainage is located on this parcel. Mr. Shearer hopes that the parking issue can be satisfied because he sees only benefits coming from this project. He wants the applicant to know that he sees this as something nice being made out of a beautiful building.

Mr. Kulpa stated that he hopes that the planning board can make a recommendation to the Board of Trustees to approve their PUD application. He notes that he will amend the drawings to show:

- 1.) Drainage on parcel
- 2.) Parallel Parking on the both sides of parking lot

Thomas Fleming also requests an elevation of the stair way enclosure addition.

Mr. Kulpa stated that the intention is to have a glass enclosure so that you can see the historic interior - cleanly separating old from new. Mr. Kulpa added that he will correct the elevation, which are currently labelled incorrectly.

Mr. Berns reviews the surveys and notes the fence located on the school side which is currently identified as a split rail fence. He notes that opaque fencing is required. He also notes that, while they are indicating an 8' fence, the Code maximum is 6 feet.

Mr. Kulpa will provide either six or eight feet – whatever the Village prefers. Bruce Shearer likes eight foot fence for added privacy, and he feels it will blend with the school.

Mr. Ross stated that he still has concerns about the parking situation.

Mr. Kulpa repeated that there is one parking spot per household. At Planning Board request, he will have them labeled by unit to prevent guests from parking there. Mr. Ross would also like to know if grills are allowed on the front lawn. Mr. Kulpa did not know.

Thomas Fleming recommended that the Board of Trustees move forward with PUD application, conditioned that:

- 1.) Parallel parking on the north side, one spot per unit and numbered
- 2.) Drainage on property
- 3.) Elevations revised to show the correct location and the glass enclosure
- 4.) Eight foot, board on board fence

Seconded by Bruce Shearer and adopted by a full vote of all members present.

OTHER BUSINESS

The meeting was adjourned and the next meeting will be September 27, 2016.

Kathleen P. Johnson
Clerk/Treasurer