

**VILLAGE OF KENMORE
PLANNING BOARD - SPECIAL MEETING
September 12, 2017**

PRESENT: Thomas Fleming
Bruce Shearer
Noreen Flynn
Marcia Brogan
Michael Foster

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Frederick Frank
Andrew Ross

283 WASHINGTON AVENUE – STANLEY G. FALK SCHOOL

Victor O'Brien presented plans. Also in attendance were Dawn Mirand, Ian Long and Tim Kapinski of the Falk School. Mr. O'Brien spoke about the parking lot expansion. He stated that there would be fifty-six parking spaces including five handicap spots. There will be two curb cuts removed resulting in four parking spaces on Kinsey Avenue. They would be adding a curb cut off of Washington Avenue.

Thomas Fleming stated that he wants to keep the playground.

Mr. O'Brien stated that it can be moved to the basketball court.

Marcia Brogan added that the basketball court is in ill repair and that the playground, if moved, should be moved to green space.

Mr. Kopinski does not want to keep the playground. He says that it is a liability and maintenance issue. In fact, Falk School has already eliminated at its other locations.

Mr. Long stated that the Falk School has a 10 year lease with the KenTon School District, with a 10 year renewal option. Under the Agreement, Falk School is responsible for the landscape and day to day maintenance. Child & Family Services is responsible for the parking lot. The District is taking care of mechanicals. He states that the District was unwilling to sell the property outright, which was the preference of the Falk School.

He also added that the District also would prefer to have no playground.

Noreen Flynn was concerned as she feels the community will be upset if the playground is removed

Michael Foster stated that it looks as if handicap spot location will require those using them to walk a further distance. Mr. Long stated that the goal was to prevent handicap persons from having to cross over green space to get to the building.

Mr. O'Brien stated that there may be a four foot fence. Mr. Fleming requested that this fence be board on board construction.

Mr. Shearer is concerned with the existing drainage. Mr. Shearer recommends that the Department of Public Works be consulted.

Mr. Shearer also wants a sidewalk installed.

Mr. Long noted that there is no requirement to unload busses on the property. Washington school unloaded students on the side street.

General information about the Falk School was provided. The ratio is six students to one teacher, plus 1 aide. There are 606 students on all campuses. There are 140 students at Roosevelt

Dawn Mirand stated that the Falk School has 35 years of public school education and takes meticulous care of its facilities.

Ian Long stated that there are currently 101 spots, but given the number of faculty (including aides) then would like to increase the number of spots to at least 115.

Mr. Shearer's two concerns were the playground and green space. He understands liability concerns.

Mr. Long will check with the school district to see if they will share liability, if the playground is not removed. Ms. Mirand says that perhaps the school district can donate the playground to the Village.

Bruce Shearer motioned to recommend to the Village Board approval of the site plan if the playground is moved to the Washington street side resulting in public accessibility from the sidewalk, provided the School District agrees to provide liability insurance. The curb cuts (elimination or additions) must be coordinated and approved by the Village Board. He also recommends softening the back fence line with some green, providing space for snow storage, and ensuring that there is proper drainage.

Site plan needs to be amended:

- Separating the playground from parking.
- Additional landscaping on East side.
- Except Kinsey Avenue west curb cuts, all others to be removed and replaced with grass and new curbs
- Fence to be board on board
- Check with the Department of Public Works and verify unrestricted outlet on drainage.

Thomas Fleming motioned to approve as presented.

Seconded by Thomas Fleming and adopted by a full vote of all members present.

2329 ELMWOOD AVENUE – ANDREW’S HAIR SALON

Thomas Fleming motioned to approve as presented.

Seconded by Noreen Flynn and adopted by a full vote of all members present.

657 COLVIN AVENUE – KENMORE HOUSING AUTHORITY

Thomas Fleming motioned to approve as presented.

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

OTHER BUSINESS

The meeting was adjourned, the next meeting is scheduled for October 24, 2017
at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer