

**VILLAGE OF KENMORE
PLANNING BOARD
September 27, 2022**

PRESENT: Bruce Shearer
Andrew Ross
Colleen Donavan
David McLaughlin
Robert Rumpl
Sara Schumacher-Marks

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Michael Foster

2832 DELAWARE AVENUE – KEN-TON INTERIORS

Vladimir Fedorishin presented the sign proposal to the Board.

Robert Rumpl confirmed that they are seeking sign approval for wall signs, window signs and a door sign. The color will match that of the business card.

Bruce Shearer moved to approve as presented.

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

2833 DELAWARE AVENUE – CUE BRAIDS & HAIR

Miasia Hillman Stroud presented the sign proposal to the Board.

The sign is non-illuminated, stainless steel, with white letters on a black background.

Sara Schumacher-Marks believes that the sign is too large to meet Code restrictions. It was noted that the smaller part of the sign must be included when calculating the total square footage. To be compliant, the sign must be reduced to a maximum size of forty square feet.

Bruce Shearer moved to approve as presented, conditioned that the total sign is no more than forty square feet and is Code compliant as determined by the building inspector.

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

2771 DELAWARE AVENUE – KENMORE PRESBYTERIAN CHURCH

Sean Hopkins and Rob Savarino are present to update the Planning Board on the project, including changes to the proposed site plan, since their original presentation on August 23, 2022.

The original proposal included three (3) rooftop units. Do to the structural costs to reinforce the roof, they have abandoned these units. They will now have twenty-seven (27) one bedroom and five (5) two- bedroom market rate apartments. They have also added landscaping and a patio for the commercial unit. There is a lot of interest in the commercial unit, but all of the businesses want a patio to allow for outdoor tables. As a result, they've eliminated two (2) of the original four (4) parking islands. This results in room for the patio and 45 parking spaces. They've increased the parking to make sure there is ample parking for the business that occupies the commercial space. The Landscape plan was also presented.

Mr. Savarino noted that the Village Board was conducting a public hearing for October 4, 2022 to review the project, and as part of its PUD and SEQR procedure.

Bruce Shearer asked about the parking adjacent to the residential house to the east, especially where there is a chain link fence. The applicant responded that they will replace the fence with an opaque fence if required.

The applicant is proposing elimination of the driveway cut on Delaware Avenue. This will allow for the patio to have a landscape buffer and will add to the curb appeal of the property.

Mr. Shearer noted that the tree island is missing a tree on the landscape design and that all egress would be on Parkwood if the Delaware Avenue curb cut is closed.

Robert Rumpl stated that the lighting looks good, and clarified that while the rooftop units are gone, interior is still the same.

Robert Rumpl moved to recommend PUD approval to the Village Board.

Seconded by Andrew Ross and approved by all members present.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for October 24, 2022 at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer