

**VILLAGE OF KENMORE
PLANNING BOARD
April 23, 2024**

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

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

2771 DELAWARE AVENUE – KENMORE PRESBYTERIAN

Jeff Palumbo, Esq. and Chris Wood and Carmina Wood were present to provide a project overview. Kathleen Johnson explained that this property has Planned Unit Development (PUD) designation, but that the project which was previously approved by the Board, under the PUD, has been withdrawn. The new owner needs to present its project which will need to be approved by the Village Board before anything can move forward. The new project would include demolition of the church. Two buildings would be constructed at the Delaware Avenue side, with parking behind. The new buildings would include two restaurants and a retail store. Mr. Palumbo stated that they already have tenants lined up for the restaurants.

Mr. Wood showed the elevations and said that, while it appears that the buildings are 2 stories, the “second floor” is a façade designed to hide utilities.

Robert Rumpl feels that the design should be more historic in appearance. Mr. Rumpl was told that any comments will be forwarded to the owner. Mr. Rumpl added that the church was historic and that the new buildings need to fit in with the surrounding restricted business district. He feels the current design is “too modern”.

Sara Schumacher-Marks stated that more stone and brick is needed.

Michael Foster noted that the property is in the “gateway” to the Village, so it’s important that it be a property that reflects the character of the surrounding buildings, like the Iskalo building across the street. He, too, feels that the building design is too modern and doesn’t blend in.

The Planning Board liked the parking behind the building. It likes buildings located on street front. They feel that the third “stand alone” building looks desolate and boring. They also note that it doesn’t visually look to be the same height as the other structure.

The Board questioned the frontage and the applicant stated that there is enough room for the attached restaurant.

The Board has requested that the applicant consider other locations for the dumpster. Currently, it is right next to the residential property. The Board raised concern, that with two proposed restaurants, this could create a lot of odor for the property next door.

The applicant was asked to submit revised drawings, including signage (front and back), lighting, parking lot detail and landscaping.

3107 DELAWARE AVENUE – WICKED GLASS

Adam Cyphers is present and notes that he has taken down all signage and lights. He said that he had a shop in Tonawanda for three years, and that they didn’t have any restrictions.

Ms. Johnson explained that the Village of Kenmore has different regulations than the Town. This property is located in the restricted business district, which has additional restrictions in place.

The Planning Board feels that the sign is unprofessional in appearance and appears to be hand-painted. The Board wants to see a more professional looking sign, as the business is in the restricted business district. Mr. Cyphers said that he is “100%” agreeable to changing the sign to reflect a more professional look. The Board noted that the font of the wording “Smoke shop” is an example of professional. The applicant was asked to re-submit a wall sign design and to include the sizes of windows (including the side window) and the proposed window signs so that the Board can make sure that the window signs proposed are in compliance. The applicant stated that the window signs are made of polycarbonate-vinyl. The applicant needs to re-submit and include side signage and window sign detail.

Michael Foster moved to table.

Seconded by Karen Phillips, and approved by all members in attendance.

1805 KENMORE AVENUE – REZA MARKET

Reza Hamidi is present with an interpreter. He is opening a small market and would like to get approval for a plastic sign, using decals for lettering. The sign will be eighteen inches on and the window is seventy-five inches tall. The sign colors are black on white.

Sara Schumacher-Marks asked what sign company would do the work and was told that Tomar Sign would do the work. The Board suggested that the font between “Reza” and “Market” should match with both words in all capital letters.

The Planning Board suggested that the sign be placed higher on the window, provided it is still compliant with the dimensions.

Michael Foster moved to approve the sign conditioned that the font is changes and is all in capital letters to match “MARKET” and conditioned that the sign can be relocated on the window, provided it still meets the required measurements, as determined by the Building Inspector.

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

Michael Berns added that the signage still needs to be permitted, so the applicant will need to come to the Building Department to get his permit. Mr. Berns stated that he will review what was approved with the applicant.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for May 28, 2024 at 6:00 P.M.

Kathleen P. Johnson, Clerk/Treasurer