

**VILLAGE OF KENMORE
PLANNING BOARD
December 10, 2024**

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

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

1065 KENMORE AVENUE – GENERATOR PLACEMENT SITE PLAN

Building Inspector Michael Berns stated that there is a new Director at the Kenmore Housing Authority and that he wanted to move forward with the generator installation. The Housing Authority is getting a new generator for the Theatre Apartments.

Mr. Berns stated that the Planning Board is only being asked to review the general proposed location. Any other details will be determined by manufacturer specifications, as the Village Code doesn't address "Generators".

Robert Rumpl stated that the Housing Authority has tucked the generator in a pocket, and that it looks fine.

Michael Foster questioned whether there was any concern was for noise.

Karen Phillips noted that in a previous meeting, it was discussed that the weekly tests would be performed during regular business hours, and that these tests are only 5 – 10 minutes a week.

Michael Foster moved to approve, as presented.

Seconded by Robert Rumpl and approved by all members present.

3054 DELAWARE AVENUE – CLAY HANDI

Akos Seres, PDS is present, representing the applicant. He reminded the Planning Board that it had previously approved a new design, which included taking down the current building.

The cost for that project was \$3.4 Million which proved to be cost-prohibitive for the owner. The owner now wishes to renovate the existing building, which includes an addition to the back, and extending the front to where the old canopy was. Most of this project involves interior renovations. A side addition will be used as a display area for pots. This area will not be heated. Two pad-mounted coolers will be in the back. There will no longer be an outdoor dining space.

The turn radius is the same, but parking would be parallel parking along the sides, instead of angled parking. Black top will be replaced in the back, pending cost.

There will be a Drive-thru order and pick-up window in the back, with an extra lane for cars to pick up orders. He noted that the restaurant doesn't have a large drive through business. Most of these pickups are Door Dash-type orders.

The application shows that the pylon sign has been significantly lowered. They will be using the existing pylons to reduce costs. Mr. Aros stated that it would cost twenty-two thousand dollars to remove the pylons.

The building color will be a terracotta orange, with a darker color orange accent around the windows. The paint will be one solid color, with a fine sand texture.

Snow removal will be accomplished by using one of the parking spots, until it needs to be removed. There is no drainage on the property. If they can, they would like to slope to front for drainage. Mr. Rumpl stated that it needs to slope away from the building next door. It was suggested that perhaps a catch basin could be installed.

Mechanicals on the roof will be mostly shielded by the building façade. There will also be a new unit in the back. Nothing will be visible from the street.

The dumpster will be enclosed with a gate, and any other structures currently on the property will be removed.

Overall, there will be an eight hundred and sixty square foot kitchen addition, and nine hundred additional space, overall. Everything is within the owner's property line.

The Board also reviewed the lighting and signage presented on the elevation drawings. The wall sign on the front is metal, and backlit with LED. Lighting as presented.

Michael Foster moved to approve, as presented, including signs and lighting, subject to final approval by the Building Inspector. Colors are approved, as presented. Final plans are to include a catch basin or a pitch, which will carry snow melt away from the adjacent property.

Seconded by Colleen Donovan and approved by all members present.

OTHER BUSINESS

Kathleen Johnson let the Board know that the Village has been awarded a grant for development of a new Comprehensive plan, and that the Planning Board will be asked for its input. In the meantime, the Village Board would like to update the sign laws. The Planning Board is asked to provide input into this legislation, as well. Since the Planning Board routinely reviews sign applications, they are most familiar with the types of signs being sought and the current needs of the sign law updates, whether it be types of signs, or areas that need more clarification. Trustees Czopp and Jones would like to meet with the Planning Board to get its input. Ms. Johnson urged the Planning Board members to review the sign code and share any thoughts they might have as to how the code can be improved.

As there was no other business, the meeting was adjourned. The next meeting is scheduled for January 28, 2025 at 6:00 P.M.

Kathleen P. Johnson, Clerk/Treasurer