

**VILLAGE OF KENMORE  
PLANNING BOARD  
June 24, 2014**

PRESENT:

Frederick Frank  
Bruce Shearer  
Noreen Flynn  
Thomas Fleming  
Marcia Brogan  
Michael Foster

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

**2935 DELAWARE AVENUE – KIMBERLY CREEK**

Kimberly Salt of Kimberly Creek was present and presented a black and white sign with individual wooden letters applied to plywood background.

Bruce Shearer had no comments.

Frederick Frank stated that the applicant will need to make sure that the sign is screwed in all around the border or it will warp.

Marcia Brogan moved to approve as presented, conditioned that the sign is sealed/painted (front, back and edge).

Bruce Shearer seconded the motion and approved by all members in attendance.

**1201 KENMORE AVENUE – JB'S BARBER SHOP**

Bruce Shearer expressed that he loves the sign and finds it very eye catching. Mr Shearer added that the barber pole is approved to replace the current light.

Frederick Frank moved to approve the sign as presented (note this approval is for the rendering submitted 6/24/14 which has a 25% reduction in size).

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

**3263 DELAWARE AVENUE – PADDOCK CHEVROLET**

Lowell Duey presented plans for a new express service shop for Paddock Chevrolet at the corner of Kenton Road and Delaware Avenue. The existing building

will be torn down and a new building will be constructed with four bays for express service. The project will include one office, one bathroom, and the 4 bays will have and water. There will be no assigned parking. Landscaping is proposed in the front, where there will also be a handicap parking space and raised island. The Building will have Dryvit in front and striated concrete in back. The express shop will do more than oil changes.

Frederick Frank stated that he was concerned with drainage and whether the overflow will go to the garage across the street or be independent.

Right now, they are planning on using only the lighting on the building and what's on sight. If additional lighting is needed, it will be shielded.

Bruce Shearer questioned the demolition plan. Mr. Duey stated that the curb will be restored.

Mr. Shearer added that he would like to see the concrete taken out by the southeast side of Kenton Road and restored to green space.

Mr. Duey said that he was willing to ask the client – He feels this is a reasonable request. Mr. Duey was fine with that and added that it was a good idea. The Planning Board will make this a condition to approval.

Mr. Shearer questioned the hours of operation.

Mr. Duey replied that he was not sure, but anticipated they would probably be opened till 6:00 or 7:00 at the latest.

Mr. Shearer added that he was concerned about stack up on Delaware Avenue. Mr. Duey replied that there is not any anticipated.

Mr. Shearer asked about the set back. Building Inspector Mike Berns stated that this will be reviewed at a later stage but that a variance would be required if it is not compliant.

Mr. Shearer noted that the catch basin is full of debris and needs to be cleaned.

Mr. Frank questioned if the garage was remaining. Mr. Duey stated that it would remain and it would be snug but they want to keep it for storage. He added that the existing fence would be painted.

Pavement seems to come up to fence line. The Board recommends that extra grading be required to preclude drainage onto the neighboring properties. Mr. Shearer added that it looks like drainage all to inside.

There will be two street trees to help with transition on Kenton Avenue.

The applicant noted that signage is not being presented at this time.

Mr. Frank stated that he prefers not to have a pole sign and reminded Mr. Duey that he needs to come back for a sign permit. He added that there is no dumpster.

When questioned about snow removal, the applicant replied that snow will be pushed to the side or removed.

Michael Foster suggested that they keep the rod iron fencing and extend it to the corner which was agreed upon.

Bruce Shearer moved to approve as presented with the following conditions:

1. The rod iron fence (located on the south portion) will remain and not be removed.
2. A similar rod iron fence will be added to the northwest side of the property.
3. Kenton side – two (2) trees will be added to green area on north side of property.
4. Removing a portion of concrete on the Southeast corner and restore to green space.
5. Curb to be replaced where driveway apron is removed
6. Wood fence on the east line of the property is to be painted on both sides.
7. Applicant to use wall pack lighting and shielded so that there is no migration of site lighting.
8. Drainage remains on site. Applicant to clean out all DIs and pipes and to ensure that all are properly connected.
9. Set back issue – applicant must have a variance approved by the Zoning Board of Appeals.

10. Understanding that garage will remain at Southeast corner.
11. Applicant must submit a revised site plan with parking shown for approval.
12. Snow will be removed and not piled against the fence

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

### **2954 DELAWARE AVENUE – OFFICE AND MATTHEW CLARK ACADEMY**

Sign approval for two existing tenants. There is a uniform sign plan for the whole building. They will be converting to metal so as to provide a sharper edge – higher end. An awning will be located below the sign providing an eyebrow treatment. A Curved canopy will be at the corner to increase the presence of the corner. Awnings will be different colors – either burgundy or black with each tenant selecting the awning color. Signs will be white or silver vinyl. An indirect LED strip will be used to wash sign.

Lettering will be 3/8 inch letters in a typical font

Curved canopy at the corner          presence of corner

Bases will be finished off in brick – try and match the existing (not painted)

The applicant will be presenting renderings for new store fronts down the road.

The Board likes the plan.

The applicant states that he hopes goosenecks will not be needed as he doesn't want to drill into the façade which isn't in good condition.

Frederick Frank moved to approve the sign and awning as presented.

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

### **2285 ELMWOOD AVENUE – LA PIZZERIA**

Bill Rafino from ASAP Signs presented updated signage. LED signs that are internally lit and only the white will illuminate. There will be planters at the base, individual pots that are large so people in cars can see it. The pole will be painted black. Mr. Rafino added that the next part of the project is the façade. It will have a cabinet sign

that is 42 inches high by 16 feet long. He added that the sign will be internally lit and that the rendering is not to scale.

The Board suggested using brackets on pole and hanging baskets rather than planters as they have seen some problems with that. Window baskets in front are also suggested. The owner doesn't feel he can maintain hanging plants and prefers large planters in front of the entrance.

Bruce Shearer moved to approve the static cabinet sign as presented and the sign on the building with the understanding that it conforms to code size restrictions.

Approval is further conditioned as follows:

1. Pole to be cleaned and repainted
2. No greenery is needed at the base PROVIDED 2 large planters are placed in front of the building with bushes or flowers which are at least 2-3 feet in height and/or fabricated window boxes.

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

## **1 DELAWARE ROAD – WASHINGTON SCHOOL – SITE PLAN REVIEW**

### **UNDER PUD**

Kathleen Johnson introduced Chuck Malcolm, Esq. who talked about the newly-adopted PUD (Planned Unit Development) law. PUD is a mechanism to achieve greater flexibility in development. It is less rigid than current zoning restrictions.

Rezoning and site plan review are all done in one application with the applicant applying for an overlay and site plan review resulting in the zoning for that property. The Board of Trustees gives final approval with the Planning Board serving as an advisory board. Before the Board of Trustees decides, it would conduct a hearing and evaluate advisory comments of the planning board. All decisions under PUD must be consistent with the comprehensive plan and the goals of the Village.

Tom Fox from Ellicott Development then gave a presentation on the proposed changes to the Washington School which is being considered under PUD. The project proposed includes taking the existing 3 story 51,000 sf building and adding a single story addition which will then include 22 residential apartments (700-1600 sf) with patios, retail and restaurants. The Day Care would remain at the south end and have its own

entrance and parking area. They would re-stripe the existing lot and are currently proposing 68 spaces, 3 of which would be handicap. All masonry would match the existing building. They will expose the high ceilings and bring back to full windows for additional light. They are ready to proceed as soon as permissions are received and structural evaluations are completed. Hope to start by early fall and finish withing 6-9 months.

Bruce Shearer asked about deliveries. He notes the traffic study indicates deficit parking and he doesn't want to street parking to add to the congestion on the side streets. The applicant notes that resident parking would be reserved.

Michael Foster notes that the Baptist Church has used that lot for its congregation. The applicant noted that he cannot be responsible for providing parking for other properties.

The Board is also concerned about patio use. The applicant replied that they have strict policies on leases to address this which restrict obnoxious furniture, speakers, hanging laundry, etc.

The Board wants to see more green space. Mr. Malcolm points out that the PUD law requires at least 25% but it is flexible. Mr. Fox stated that the will be replacing the dead tree and would like to add planters.

The applicant is also asked to provide more information on the fence, the dumpster enclosure, the brick to be used, lighting in the parking lot, snow storage.

## **OTHER BUSINESS**

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The meeting was adjourned and the next meeting will be July 22, 2014.

Kathleen P. Johnson  
Clerk/Treasurer