VILLAGE OF KENMORE
PLANNING BOARD
July 29, 2014

Roll Call: Bruce Shearer
Tom Fleming
Marcia Brogan
Fred Frank
Noreen Flynn
Michael Foster

1 Delaware Avenue – PUD review

Tom Fox from Ellicott Development is present to review revised plans. His cover letter enumerates the revisions which have been made following the 7/22/14 Planning Board meeting. He thanked the Planning Board for its willingness to meet.

C-001 Demo plan –

1. All plantings are to remain on the West elevation.
2. On the north side of the garage, concrete will be removed and replaced by grass.
3. Bollards will be removed on the north, east and south sides
4. Fence will be removed on the east side and replaced in kind.

C100 Site Plan –

1. All plantings will remain on the west elevation
2. Grass on the north side
3. West side will have an extension of the curb cut on Wardman
4. East side fence will be replaced
5. Southeast – 3 spaces were removed
6. South – new concrete curb will be installed with "One Way" signage. Also the garage will be painted red-brick to match the building.

C101 – Decorative iron fence with the same design as that in front of HSBC bank will be installed. Sidewalks will match the color of the existing Delaware Avenue Streetscape.

Parking bumpers will replace the bollards. The Planning Board has requested that plans be revised to show the location of these bumpers, including those to be installed on the east side in front of the fence. Mr. Shearer said that rubber bumpers would be fine as they are more durable.

C200 – These plans have been revised to include the comments and detail requested by Bruce Shearer regarding the street connections, that the Village will operate all valves and that the catch basins will be flushed out. There will be no downspouts on the addition.

The applicant inquired if there is any further word from the Village regarding the location of the water line. Kathleen Johnson stated that the DPW has not completed its sounding. Mr. Shearer noted that if the water line needs to be moved he will have additional comments on the connections, including that there be only one, that it be pressure tested and disinfected.

L100 – Existing plantings will remain. Mr. Shearer noted that grass should be also included on this document.

Fred Frank noted that Junipers may be too high for the corner and that, if not properly pruned, will grow into the sidewalk. He doesn't want to dim the corner. Noreen Flynn expressed concern for sightlines. Mr. Fox stated that he feels they help to define the corners and patios.

A500 - This was revised to show the painting of the garage and mechanical building to match the color of the brick for main building.

It was noted that permission will need to be given from the Board of Trustees in order to have planters located in the right of way. Mr. Fox will make a formal request to the Board of Trustees.

Tom Fleming noted that the elevations don't show all of the windows. Mr. Fox stated that no windows are being bricked up. Glasing will be done to insulate and vision glass will replace the covered upper portion of the windows. Bottom half stays the same – a sliding panel.

Mr. Frank feels the double hung better suits the character of the building. Mr. Fox replied that that is too cost prohibitive. The main building will use the pre-existing windows.

Michael Foster wants all framing of the windows to match the existing.

Mr. Berns stated that language should be added that any other changes will be reviewed and approved by the Planning Board.

Signage will be a separate application.

Mr. Fleming asked if the Day Care will be replacing its old/outdated sign. Mr. Fox said there has been no discussion yet on that.

Mr. Frank asked about snow removal. He doesn't want snow pushed onto the sidewalk. Mr. Fox said that all snow would be removed.

Michael Foster conditions his approval that if Creative Child should move out at a later date, the fencing will be replaced with a similar fence to the Streetscape on Delaware and that any fence application be reviewed by the Planning Board.

Fred Frank renewed his thought that the Board of Trustees consider allowing parking on Delaware Avenue. Mr. Fleming feels Knowlton residents would be OK with additional parking on their street

Mr. Shearer moved for approval of the submitted plans and that the application be moved back to the Board of Trustees for its consideration and approval with the following conditions:

1. Inner connection for the water line, if it needs to be moved, will be reviewed and approved by the Department of Public Works.
2. No windows will be bricked or covered
3. Site plan to include bumpers on the north, south and east lines
4. Any other changes will be reviewed and approved by the Planning Board
5. All window framing is to match
6. Landscape plan to be amended to reflect grass area on the north side of existing garage (to match the demo plan)

Seconded by Mr. Fleming and approved by all in attendance.

OTHER BUSINESS

The meeting was adjourned and the next meeting will be August 26, 2014.

Kathleen P. Johnson
Clerk/Treasurer