

**VILLAGE OF KENMORE
PLANNING BOARD
April 26, 2016**

PRESENT: Thomas Fleming
Bruce Shearer
Frederick Frank
Marcia Brogan
Noreen Flynn
Michael Foster
Andrew Ross

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

2809 DELAWARE AVENUE – MAJESTIC ELOQUENCE HAIR SALON SIGNAGE

Thomas Fleming moved to approve as presented.

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

2891 DELAWARE AVENUE – NORTHWEST SAVINGS BANK SIGNAGE

There are three (3) signs being presented for approval:

1. Monument sign is being replaced by a projecting sign
2. Parking sign
3. Chanel letters on north side of building (drive-through)

Mr. Frank was concerned that the customer parking sign was too high. Listed as eight foot, it seems higher in the rendering. The sign, however, is the same height as the current sign.

1. Thomas Fleming moves to approve the projecting corner sign, as presented.

Seconded by Frederick Frank and adopted by a full vote of all members present.

2. Michael Foster moved to approve Northwest channel sign, conditioned that the existing canopy material be painted to match when old sign is removed.

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

3. Frederick Frank moved to approve the Customer Parking sign, provided the actual height is no higher than existing sign.

Seconded by Andrew Ross and adopted by a full vote of all members present.

2608 ELMWOOD AVENUE – STATE FARM SIGNAGE

Dennis Wilcox from Wilcox Signs is present on behalf of State Farm. He notes that this is not illuminated sign. The sign is being updated to reflect the new State Farm logo.

Bruce Shearer moved to approve, as presented.

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

2608 ELMWOOD AVENUE – NICKEL CITY CHURCH SIGNAGE

The sign has a shadow effect, produced by aluminum fabricated letters, spaced one inch and a half off wall. Conduit is located behind the wall.

Frederick Frank moved to approve, as presented.

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

173 DELAWARE ROAD – MASONIC TEMPLE

David Shell and Melanie Anderson were in attendance to give an overview of a renovation project for the Masonic Temple. The applicant is also applying for Planned Unit Development (PUD) consideration. The proposal includes conversion of the hall to seven (7) high-end lofts with two American's with Disabilities (ADA) Act compliant access entrances in front and two in the back. The plan is to preserve the historical front and sides of the building and add windows in the back of the building. There will be a glass enclosure for egress.

Plans call for the front portion to be converted to grass in front with a loop. There will be ten parking spots, with one handicapped parking spot. Snow storage will be located in the back of the building. The fence will match the school fence and there will be a dumpster located in the back of the building. There will be one and a half spots per unit. The Planning Board expressed concerns for adequate parking. It was suggested that some spots be identified as "compact cars only".

The Planning Board also wants the dumpster moved to the school side so as not to impact the residential properties. Mr. Shearer wants to make sure the dumpster is enclosed and to double check the width of the driveway for adequate space for dumpster to be picked up.

Mr. Frank added that there can be totes in enclosure if the driveway is too tight for dumpster pick-up and delivery.

There will be no on site property manager. The stair enclosure on the south side has been added so as to comply with secondary egress requirements. The brick will match existing.

Thomas Fleming suggested that a couple of windows be added.

The applicant noted that the front door needs to be replaced for function and American's with Disabilities Act compliance. Most of the windows will remain the same with some added in back. Mailboxes will be located inside under the stairs. Residents would have a key bob to access the building. They will not have access to the basement. It will only be used for storage by the owner. There will be no elevator and the stage is remaining.

Mr. Fleming was concerned about the number of windows in the center unit's roof windows.

Mr. Frank suggested that the site plan be reviewed to consider inclusion of a bike rack.

Mr. Shearer stated that the formal submittal will need to include a drainage and a utility plan. A landscape plan will also need to be included.

Mr. Shearer also requested the plans be revised to include the stair addition, and to correct elevations, which are currently labeled incorrectly. The utility pole on the schools property should be identified in the drawings.

Mr. Fleming stated that this will be a great addition to the Village.

1 DELAWARE ROAD

Original photographs were presented of the Washington School under construction when it was developed in 1916. Tom Fox noted that the only change they have made to the plans is that the daycare space was reduced to twelve thousand square feet. Mr. Fox is seeking a PUD amendment to allow for window replacement over an extended period of time, due to unexpected costs incurred. The budget got out of hand with structural work. A lot of the windows are in poor shape. Originally looked into glazing the existing windows, but the current windows have no insulation. They want to do new windows with a historic match, but due to cost, they are looking to do the window replacements over a number of years, allowing them time to re-coup their expenses. The cost for the window replacements is \$150,000.00 - \$250,000.00.

There are twenty-one apartments. Mr. Fox stated that the units are seven hundred to two thousand square feet, with one unit being as two story 3&3. Rents are between nine hundred ninety nine dollars to two thousand dollars a month. There are sixty four parking spaces

Frederick Frank moved to recommend that the Board of Trustees approve the PUD Amendment, allowing for window replacement over 48 months.

Seconded by Noreen Flynn and adopted by a full vote of all members present.

OTHER BUSINESS

The meeting was adjourned and the next meeting will be May 24, 2016.

Kathleen P. Johnson
Clerk/Treasurer