

**VILLAGE OF KENMORE  
PLANNING BOARD  
May 22, 2018**

PRESENT: Thomas Fleming  
Bruce Shearer  
Noreen Flynn  
Andrew Ross  
Michael Foster

Kathleen Johnson, Clerk/Treasurer  
Michael Berns, Building Inspector

ABSENT: Frederick Frank  
Marcia Brogan

**173 DELAWARE ROAD – SITE PLAN MODIFICATION**

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Bryan Kulpa, architect is present to represent the Property Owner. Revised renderings are reviewed showing 3 changes:

1. Elimination of the building stair tower, previously located on the south wall.
2. Change in the windows.
3. Tunnel lighting is showing at the entrance.

Mr. Kulpa explained that once they were in the building, and the ceiling height was determined, they found that smaller openings would be required. Otherwise the mechanicals would be visible to the outside. Since they are unable to match the brick, a different infill material is needed which will match the look and color of the limestone. He feels that Hardy Board will not look authentic.

Clerk Treasurer Kathleen Johnson explained that this is a PUD project, therefore the Planning Board cannot approve the changes, but they are being asked to review and make a recommendation to the Board of Trustees. Ms. Johnson reminded Mr. Kulpa that he needs to submit a formal request for a PUD amendment, including a detailed written narrative, so that the Board of Trustees can review the matter.

Mr. Kulpa stated that the window modification is needed for all upper windows, including those punch openings on back portion. First floor windows will be the same. Mr. Kulpa added that the landscaping has not changed, the parking is the same, and actually pick up

a space due to elimination of stairwell. Mr. Berns noted that the back stairwell had been previously eliminated on the plans approved with the PUD designation.

Bruce Shearer motioned to recommend approval by the Board of Trustees of the requested changes.

1. Upper windows with infill matching the color of the concrete/limestone and to be composed of precast concrete (stucco-based).
2. Lighting as presented.

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

### **2853 DELAWARE AVENUE – SITE PLAN**

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David Kazmierczak, Architect, is present along with some personnel from Riverside Credit Union which has purchased the property.

Mr. Kazmierczak states that the long form EAF was completed and will be sent to the Clerk Treasurer electronically.

Mr. Foster was concerned with the green space and wants green space added along the back fence, by the drive through.

The applicant states that they would need a six foot strip to allow for ornamental landscaping and that that cannot be done in that location without losing a drive-through land. He states that the Code (Section 25-95) doesn't specify which side of the fence the landscaping needs to be on and therefore they can place it on the adjacent property's side. Kathleen Johnson tells the applicant that they cannot place landscaping on property owned by someone else.

Ms. Johnson also advises the applicant that the Planning Board cannot approve removal of driveway entry on side street. The applicant needs to make a separate request to the Board of Trustees along with a copy of the site plan.

The applicant promised as much green and landscaping as humanly possible and reminds the Planning Board that it is keeping most to the side area as green space. The applicant doesn't want any trees in the parking lot, because they believe leaves pose a slipping hazard.

Ms. Johnson explained that, unless the law is amended, the applicant's only option is to apply to the Zoning Board of Appeals for a variance.

The applicant stated that they will be using totes, not a dumpster. Mechanicals will be located on roof and will be screened.

Mr. Shearer requested a landscape plan, including reconfiguration of path on the north side of the property, (showing how it ties into the sidewalk). He also wants to see drainage, especially how it may be impacted by the proposed addition. Snow removal off site.

Updated site plan should include the following:

Renderings to show lighting at the exit door.

Landscaping design, including side street side.

Path revision and parking area detail, showing parking spaces.

There will be two ATM locations: a walk up and a drive thru for twenty four hour access. Members make deposits at all hours. The Planning Board expressed concern for the 24 hour drop access. Member Foster stated that headlights, radios and mufflers could negatively impact the next door neighbor. He feels there needs to be a landscape "buffer" to block and muffle the sound.

## **OTHER BUSINESS**

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The meeting was adjourned, the next meeting is scheduled for June 26, 2018  
at 6:00 P.M.

Kathleen P. Johnson  
Clerk/Treasurer