

**VILLAGE OF KENMORE
PLANNING BOARD
August 23, 2022**

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

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: Andrew Ross

2765/2771 DELAWARE AVENUE – SITE PLAN

Sean Hopkins, Esq. and Robert Savarino were in attendance representing Savarino Development. The applicant is requesting that the Village Board re-zoned the property as a Planned Unit Development (PUD). They are seeking a positive recommendation from the Planning Board.

The property is currently the Kenmore Presbyterian Church, which includes church worship space, community rooms, and a day care. The applicant is proposing a mixed use building which will include 1- and 2-bedroom, market rate apartments and a small retail space. Most of the residential units will be configured in the existing building, but they are also hoping to include three roof top units. The building is 3800 square feet. They will be reducing the number of parking spaces from sixty to thirty-nine and adding green islands in the parking lot to increase appeal.

Interior changes will include the creation of a hallway in the current worship space that will connect to the units. This hallway will incorporate the existing stain glass windows, which will serve to lighten the space and also give a nod to the building's history as a church.

New landscaping has been included, including a dog area.

They will utilize garbage totes, which will be collected inside and brought out on garbage day. No dumpster will be on site.

The lighting plan includes low level-fifteen foot lights in the parking lot. They want to ensure resident safety, but these lights won't shine onto the neighboring properties.

They have also submitted the Environmental Assessment Form (EAF) to the Clerk, for review under the State Environmental Quality Review Act (SEQRA). This is an unlisted action.

The elevations of the building will be basically the same. Masonry design is still a work in progress, but will include cleaning (acid wash) and pointing the brick. There will be no changes, other than lighting and new windows. The new windows will replace the stain glass windows and will have the same dimensions. There will be a new canopy. The current planters will be replaced. They will also be removing any asbestos. Construction will take about twelve months and will start in the winter.

There will be a ground-mounted aluminum sign at the same location as the current sign. The applicant understands that the sign (and any other signage) will need to be approved by the Planning Board.

Robert Ruml questioned if the east property line will have a new fence.

The applicant responded that the wooden fence is the neighbor's and the metal chain link fence belongs to the Church. Mr. Savarino mentioned that the chain link can be removed and replaced with an opaque fence. He is unsure how snow removal will take place in that area but stated that Savarino Development has an entire division that handles snow removal.

Michael Foster asked if there will be any new trees.

The applicant replied that they are hoping to incorporate trees in the parking lot, if they can fit them. He also stated that the lot will be milled and repaved as part of the project. A full landscape plan will be re-submitted before the next Planning Board meeting. He said that they plan on having masonry columns and planting along fence strip to provide some additional green space.

Parking ratio was determined using the number of units and then calculating 1.15 spaces per unit. While they could put in more spaces, they feel this will be sufficient and that the tradeoff for increasing the number of spots would be less landscaping. They will also be including bicycle storage and repair in building.

Mr. Ruml questioned if there would be any patio or rooftop facilities.

The reply was that there would be no common space because it's too expensive. There will, however, be electric charging stations available, and three of the units will have patios.

The current statue will be going to the church. The design doesn't include an elevator, however they may decide to install one where the shaft is located.

Mr. Ruml inquired as to what the rents would be. The applicant replied that these will be market rate apartments similar to their property – Buffalo River Landing – on Ohio Street.

Mr. Savarino said that the Church is harder to renovate than the school.

He said that the Church wanted to make sure that Mr. Savarino's plans were a good fit.

Church member David Barton commented that the Kenmore Presbyterian Church has a one hundred twenty-five year history in Kenmore. It was important to them to sell the property to someone who would respect that history.

Mr. Savarino noted that part of that preservation will be in repurposing the lanterns which are in the chapel. Also, the original stair case will be included in second floor loft units. They will also be taking down some religious items, and moving them to new locations. For example, the cross on the outside of the building will be repurposed. He said that the exterior will look the same, but the inside will be all new.

Mr. Foster inquired as to whether the pipe organ would remain. In response, Mr. Savarino said that, while the pipe organ works, it is need of a lot of repair and will not be kept. Mr. Foster noted that the organ is the sixth largest organ in Buffalo.

Mr. Hopkins stated that Mr. Savarino's company is under contract for the church and asked for the Board's favorable response on the preliminary plan so they can move forward with their PUD application.

Michael Foster moved that the Planning Board issue its recommendation for Board of Trustee approval of the PUD status and for the preliminary approval of the initial designs.

Seconded by Robert Ruml and approved by all members in attendance.

7 Warren – Mural

Michael Foster, on behalf of KVIS, distributed information pertaining to a mural that the KVIS would like to have approved for the back of 7 Warren Avenue. This paperwork was not submitted in advance of the meeting, so there was no opportunity for building department or legal review.

Sara Schumacher-Marks moved to approve as presented, conditioned on Building Department and legal review and approval.

Seconded by Bruce Shearer, and approved by all members, with the exception of Michael Foster, who abstained.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for September 27, 2022 at 6:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer