

**VILLAGE OF KENMORE
PLANNING BOARD
July 22, 2014**

PRESENT: Bruce Shearer
Noreen Flynn
Thomas Fleming
Michael Foster

ABSENT: Marcia Brogan
Frederick Frank

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

2565 ELMWOOD AVENUE – NORTHTOWN PREGNANCY

Northtown Pregnancy Center has been incorporated for two years and offers free pregnancy testing, ultrasounds, parenting classes through age two, and support to those in crises during their pregnancy. Its grand opening will be in August with their public opening in September.

Ground signs usually require landscaping, but here the sign will be located on the lawn, so the intent to include green space has been addressed.

Bruce Shearer moved to approve as presented.

Michael Foster seconded the motion and approved by all members in attendance.

2305 ELMWOOD AVENUE – KHARI IMAGERY

Michael Foster moved to approve the sign as presented upon confirmation that window letters fall within the twenty-five percent requirement.

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

1 DELAWARE ROAD – PUD REVIEW

Thomas Fox reviewed the plans, which have been revised based on comments from the June 24th Planning Board meeting. Based on Fred Frank's comments, the dumpster has now been moved into the grey building. This actually helped to free up

some parking. Originally, there were sixty-eight parking spots, and now they are up to eighty-nine, including four handicap parking spots.

Mr. Shearer stated that he feels a lot of spaces are non-functional.

Mr. Fox replied that six spaces are tandem spaces - providing stacked parking for residents who reside in the same unit. All apartments have assigned parking spaces. There are only three tandem offerings.

Mr. Shearer questioned the functionality of curb cuts.

Mr. Fox replied twenty-four feet is what is required. All curb cuts are twenty-four to twenty-five feet. Mr. Fox acknowledged some spaces may be difficult, but they are also willing to do single flow.

Mr. Shearer requested that two spaces be given up for green space.

Mr. Fox reviewed the dumpster re-design and access. Two yard container will be used. Deliveries will be made through the back or hand carted up. A new aluminum fence would match other.

Mr. Fox reviewed the landscaping at the gazebo. He notes that they would lose one to two bushes in order to continue sidewalk. Existing plantings could be transplanted. All others would remain. There will also be planters along the front to add to the green space. Planters would have boxwood, one to one and a half feet in depth, thirty to forty inches high. On Knowlton Avenue, they are adding Junipers. Also the two trees on the corner of Knowlton Avenue will stay. Site lighting will remain the same as before but upgraded to a more energy efficient source; there will be no pole lights.

Mr. Fleming added that the current lighting is non-obtrusive and adequate to the size of the lot.

Melissa Foster from the KVIS is recognized and she states that the gazebo provides photo opportunity areas and that this area is a back drop for decorating and pictures. She states that this area is the "heart of the Village of Kenmore" and that the landscaping provides a sense of privacy and makes the area seem "magical". The symmetry of the garden will be impacted with the changes. She also noted that there is a lot of pride in the space to those who did the plantings.

Mr. Fox replies that he's not sure if he can amend the design any further and that only one or two of the bushes would have to go. Mr. Fox added that he does not want a dead end sidewalk and wants to screen in the patio.

Mr. Fox then stated that he could eliminate a section of the sidewalk and slide the entry to the other end of the bay. They have four bays, and if he moves the door to the third bay on the south end, this would save all the landscaping while providing an intimate space for the patio and restaurant.

The Planning Board requests that the applicant tighten the curb cut on Wardman Avenue to line up with tandem spaces. Currently there is no green in Wardman Avenue's East corner as this is for snow removal. The South-East corner will have two to three spaces eliminated resulting in these being striped for snow removal, resulting in eighty-six spaces. The fencing will be black.

Mr. Foster wants the design to echo the design of the Village of Kenmore's fencing. Mr. Foster is also concerned with balconies and would like to see the language in the lease. He is concerned that the balconies will become unsightly.

Mr. Fox stated that the balconies add to appeal of these rentals and allows the tenants to take advantage of the views. Their leases are very specific with respect to what can and cannot go on the balconies. He will provide information to the Planning Board.

Parking at the day care is discussed. Mr. Fleming said that they park three to four cars at a time. Mr. Fox said that he feels the plans create better flow and increased safety.

Mr. Fleming added that the neighbors are very pleased with the design and thrilled to see it. He would also like the signs to read "One Way" instead of "Do Not Enter". He would also like to see the bollards removed and replaced with bumper curbs. He would also like to see the fence repaired and straightened.

Mr. Fox said that he will look into it.

Mr. Foster would like to have fence replaced (over twenty years old). He would also like to see the garage match the rest of the building.

Utility and Grating Plan is discussed. Mr. Shearer stated that the Village of Kenmore will operate all valves, and questioned where the sanitary service is located and how the addition will be connected. He also questioned the storm sewer drainage off of the new building.

Mr. Fox stated that the tie-ins will be internal to the auditorium space. Mr. Berns noted that this detail is not generally available at this point in review process and will be reviewed by him when final plans are submitted.

Mr. Shearer has specific detail that he wants to see in the plans. He will forward the language to Mr. Fox.

Mr. Shearer asked if there will be downspouts. Mr. Fox replied that there will be new roof drain and everything will be connected to the storm system

Mr. Shearer stated that he would like to see a green area on Wardman Avenue (by the grey garage). Mr. Shearer is still concerned about the spill-over parking from the church. Mr. Fox thinks that he can take out some concrete and replace it with green. As for the Church parking, he cannot be responsible for factoring parking for another property.

Mr. Fox added that there is no signage right now, but that it will be submitted for approval in the future.

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

Kathleen P. Johnson
Clerk/Treasurer