

**VILLAGE OF KENMORE
PLANNING BOARD
August 23, 2016**

PRESENT: Bruce Shearer
Noreen Flynn
Michael Foster
Andrew Ross

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

ABSENT: Thomas Fleming
Frederick Frank
Marcia Brogan

2882 DELAWARE AVENUE - M & T BANK

Ralph Baranes and Bob Bendor were in attendance for M & T Bank-property management. They are looking to replace the existing signage with a more “metropolitan look” and updated logo. The sign will be internally lit. The back corner sign proposal is a wrap-around sign which relocates the current sign on Lincoln which was hidden behind the tree. The new signage is eight and a half square feet less from the existing. The signs will be fully translucent LED.

Building Inspector Michael Berns stated that florescent lighting is not allowed under the Code.

The applicants stated that they can use resin- filled letters so that only the letters would be illuminated. Letters would stick out just a little with resin, but not as much as with channel lighting.

Clerk/Treasurer Kathleen Johnson inquired if the bank was going to address the south side where the bricks have degraded as part of the overhaul. The applicant is only addressing signage, and knew nothing of the condition of the south wall, but said he would inspect this and follow-up.

Bruce Shearer moved to approve the signage with an opaque background (green and gold letters) with LED resin-filled letters.

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

2970 DELAWARE AVENUE – M & T DRIVE THRU

The applicant is seeking updated signage. In keeping with the discussion for the branch signage, the applicant will revise his proposal: Opaque background with resin-filled letters. The wall to be repaired and painted. The Do Not Enter sign is also being eliminated.

Bruce Shearer moved to approve, with the condition that the opaque background of green and gold and letters with embedded LED lights; Chanel letters on north side of building.

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

2844 DELAWARE AVENUE – SHARP EDGEZ BARBER INSTITUTE

Thomas Garrity of Kohler Awnings was present.

Bruce Shearer stated that what was presented met the codes for an awning sign.

Michael Foster moved to approve as presented, with condition that any siding removed must match the brick color at the top of the building, subject to the Building Inspectors review and approval for color and material.

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

The members noted that the Awning code is not very well written, and that it should be updated. They note that here, the awning could be bigger and would look fine. They note that the Code should focus on the type of material (no glossy vinyl; umbrella fabric). Overall, the focus should be on regulating graphics verses the size of awning. It was suggested that the Code should note that awnings can't cover architectural detail of the building.

173 DELAWARE ROAD – MASONIC TEMPLE SITE PLAN (PUD)

The applicant is seeking the Planning Board's recommendation to Village of Kenmore Board of Trustees to proceed with the Planned Unit Development (PUD) designation.

Bruce Shearer notes that the applicant has failed to revise the parking. The Planning Board previously stated that the parking presented doesn't work and still doesn't. There are too

many spaces shown for what can be safely parked. There is not a sufficient turning radius and there is also concern with respect to cars coming in and out.

Three parallel spots are better than four diagonal spots.

The applicant noted that garbage will be collected in totes and brought to the curb so there is no worry about a truck getting in there. The Planning Board is still concerned about snow removal.

Mr. Shearer stated that there were a lot of assumptions in the report regarding storm water connections. He added that the Village is under order to eliminate SSOs. He wants to see a dye test performed to confirm connections. He wants to make sure that there is ample sanitary sewer to cover seven units and wants calculation. Mr. Shearer thinks it's closer to 2,300 per day. Mr. Kulpa said he would prep consumption calculations. He has no fire inspection information.

Mr. Berns noted that the sanitary sewer piece is not something that the Planning Board reviews. This is part of the building review.

Regardless, Mr. Shearer notes there is no paving or drainage plan and he wants confirmation that there will be no changes to existing drainage if paved. He notes that the applicant wants to remove grass which will reduce drainage.

There will be an enclosure around the building stairwell on south side. Mr. Berns added that it would be reviewed by the Department of Public Works, Building Inspector and Engineer.

Mr. Kulpa requests that the Planning Board issue a "conditional recommendation", pending receipt of a functional parking plan. The Board was unwilling to issue a conditional approval at this time but was agreeable to a Special Meeting on August 30th to review revised plans for the parking et al.

OTHER BUSINESS

The meeting was adjourned and there will be a special meeting August 30, 2016 at 5:00 P.M.

Kathleen P. Johnson
Clerk/Treasurer