

**VILLAGE OF KENMORE
PLANNING BOARD
July 23, 2024**

PRESENT: Bruce Shearer
Robert Rumpl
Sara Schumacher-Marks
Michael Foster

Kathleen Johnson, Clerk/Treasurer
Michael Berns, Building Inspector

ABSENT: David McLaughlin
Karen Phillips
Colleen Donovan

2765 DELAWARE AVENUE PUD SITE REVIEW

Jeff Palumbo, Esq. was present, representing the applicant/owner. Mr. Palumbo noted that the applicant had supplied all the information requested by the Planning Board, specifically revised elevations, parking lot detail, including the dumpster location, landscape plan and lighting.

Mr. Palumbo acknowledged that there is no great location for the dumpster. He understands that the Village doesn't want the dumpster abutting residential properties, but the only other alternative is to have patrons walk passed the dumpster. In short, they are not sure where it's best be located. It will be screened.

A light plan was reviewed. Mr. Palumbo verified that night shielding will ensure that there will be no spillover onto adjacent properties. Poles will be 15 feet tall.

The Board reviewed the elevations presented. Awnings will be black metal. The square footage will stay the same. Back doors are shown on the East Elevation, but they may not be there, and/or may only be accessible to the employees. This will depend on the businesses that ultimately go into these spaces.

It was noted that the mechanicals are not blocked. Mr. Rumpl added that the Developer needs to update these elevations to show the parapet fully blocking the mechanicals. The parapet need to be shown on all sides, to fully screen the mechanicals. The elevation currently doesn't show parapet on the south and east sides.

The Board requested exposed aggregate, or other upgrade to the concrete pathway located between the buildings. Lighting and landscaping for this pathway needs to be addressed by the Village Board.

With respect to the parking lot, Mr. Rumpl noted that it appears unchanged, with sixty to sixty-two parking spaces. Mr. Palumbo confirmed that they won't be hauling snow. The Board noted that there is no space designated to address snow removal and that that will need to be addressed by the Village Board.

No signage is presented. The applicant will come back to address this once tenants are under lease.

Landscaping was not reviewed, although it was noted that all trees (species) need to meet Village specifications. The Village board may want to look into landscaping in the back of the buildings. It was noted that, currently, there is only concrete in the right of way on the East Hazeltine side, and that there are no trees on the Parkwood side. The Village Board should look into having the applicant remove the concrete and replace with grass. The Village Board should also look into tree planting in the right of way on both streets.

Mr. Rumpl moved to move the application back to the Village Board, with the applicant providing updated copies of the elevations showing the revisions discussed at this meeting.

Seconded by Bruce Shearer and approved by all members present.

Clerk Johnson requested that the applicant provide hard copies of all documents to the Village Board showing the revisions. It was recommended that these revised documents first be sent electronically for Planning Board review, to make sure everything has been addressed before providing the paper copies to the Village Board.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for July 23, 2024 at 6:00 P.M.

Kathleen P. Johnson, Clerk/Treasurer