

**VILLAGE OF KENMORE
PLANNING BOARD
September 23, 2025**

PRESENT: Bruce Shearer
Michael Foster
Sara Schumacher-Marks
Robert Ruml
Colleen Donovan
Karen Phillips

Kathleen Johnson, Clerk Treasurer
Michael Berns, Building Inspector

ABSENT: David McLaughlin

2956 DELAWARE – ACTUAL BOOKS SIGNAGE

Patrick Kewley, the applicant, was present and reviewed his request. This sign will be illuminated using existing gooseneck lights.

Michael Foster moved to approve as presented.

Second by Bruce Shearer and approved by all the members present.

903 MILITARY ROAD – SITE PLAN

Building Inspector Michael Berns explained that this is just a preliminary site plan review. The applicant wants to pave the lot and use it as a parking area.

The Planning Board noted that there doesn't appear to be a fence showing on the Mang Avenue, side or along the back lot line. Mr. Berns pointed out that this has been a problem property that is in poor condition. Any upgrade is important. He also noted that landscaping is an issue. While the Planning Board is always keen to include landscaping where possible, he notes that the reality of landscaping is that it can easily result in weedy, overgrown beds which look terrible. He said that this is very difficult for him to enforce.

Robert Ruml asked if there were any environmental issues and the answer was "unknown".

Bruce Shearer added that they are showing some green space, but no landscaping. He also notes that the application narrative indicates that a board on board fence will be installed.

Michael Foster added that he was worried it will be used for storage, just parking

Mr. Foster is concerned that the property will just be used as a storage space for equipment. There is also concern for the site line at the corner.

The Planning Board has requested that the applicant provide:

- 1.) Landscape plan
- 2.) Fencing detail

Michael Berns stated that, under the Village Code, the fence could end one foot from the sidewalk

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for October 28, 2025 at 6:00 PM.

Kathleen P. Johnson, clerk Treasurer