

**VILLAGE OF KENMORE
PLANNING BOARD
November 25, 2025**

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

Kathleen Johnson, Clerk Treasurer

ABSENT: David McLaughlin

Michael Berns, Building Inspector

1807 KENMORE AVENUE – 716 PHARMACY, INC. SIGNAGE

The applicant is present and is looking for sign approval and permission to put in a security “gate”. New York State requires pharmacies to have ability to secure medications when the store is closed. As part of this requirement, windows must be reinforced. The State leaves the design of the security feature up to the store, and the applicant feels that the proposed gate is the best option for his store. The metal security gate is stainless steel and is retractable. It would cover the entire front elevation, including the door. Raivoer Singh Dhaliwall is the lessee opening a full-service pharmacy. The hours of operation will be Monday through Friday 10:00 am to 6:00 pm.

Robert Rumpl asked if the Fire Chief is aware of the request. He is concerned that Kenmore Fire review the proposal to ensure that there are no obstacles to building entry in the event of a fire.

Karen Phillips recommends that the applicant double check with the fire department.

The applicant noted that there is a rear entrance.

Mr. Rumpl inquired if glazes can be used instead. He also noted that Kenmore Rx, located on Delaware Avenue, has its windows uncovered, even when the store is closed.

Clerk/Treasurer Kathleen Johnson mentioned Kenmore Pharmacy has a lockable area inside the building to secure medications. The applicant’s store doesn’t have enough interior space to have a locked area inside the store.

Ms. Phillips added that it is a cute logo and that she has no objections to the sign.

Michael Foster moved to approve the applicant's requests as presented, subject to the Kenmore Fire Department's review and approval.

Second by Sara Schumacher-Marks and approved by all the members present.

3030 DELAWARE AVENUE – BLUE AURA WINDOW SIGNAGE

Kathleen Meginley is present. She says that the MOD sign needs to come down. She is looking for two window clings, and signage with the business website address.

Michael Foster believes that the 3 separate panels need to be treated as a whole window, since nothing will be placed in the other two panels.

Mr. Foster moved for approval, as presented.

Second by Robert Ruml and approved by all the members present.

VICTORIA PLACE – PUD REVIEW

Brad Packard from Belmont Housing was present on behalf of Kanaka Partners and Dr. Greg Daniel, co-owner.

Mr. Packard reviewed the proposed Planned Unit Development (PUD) project, which would convert the former St. Paul's School into senior low-income apartments. There will be thirty-seven units in total – most of which will be one-bedroom. Mr. Packard noted that this project was approved prior to COVID, but that funding fell through during that time. They have now secured funding through New York State historic tax credits and low-income classification. The exterior will remain the same except for the inclusion of a front entry ADA ramp for entry, and ADA accessible side entry and window wells replacing the current lower windows.

They will also be replacing the current signage with "Victoria Place" using the same size and font of the existing channel letters. They also will put in a monument sign.

The applicant has secured twenty-seven parking spots through an easement with the church which they feel is adequate for a senior population in close proximity to public transportation.

All exterior lighting will be shielded and there will be infrared cameras. Residents will need a fob to get secure entry. A Generator will be installed which runs on natural gas. Inside they will have an elevator and emergency lighting. They will install one EV charger for tenant use only. Eight to nine of the units will have ADA bathrooms and all units will be adaptable to installation of ADA required equipment. All bathrooms will be fitted with grab bars.

The existing gym will be used as a community space, which will have a kitchen. There will be on site laundry located on every floor, and a manager will be present during the day. The existing courtyard will have a path. He notes that schools are well suited for senior apartments as their wide hallways are well suited for wheelchairs.

The applicant hopes to close by the end of the year, with demolition and abatement starting in January or February. It should take fourteen to sixteen months to complete the project, with tenants occupying in February 2027. They will be applying for a PILOT.

Robert Rumpl inquired about the generator. He wants to make sure that the generator is “charged” during normal business hours.

Karen Phillips moved to forward the application to the Board of Trustees with recommendation for PUD approval. Her approval was further conditioned that the Board of Trustees consider placement of the generator and that any changes to the site plan, design, signage, landscaping, or lighting be referred back to the Planning Board for approval.

Seconded by Robert Rumpl and approved by all the members present.

OTHER BUSINESS

As there was no other business, the meeting was adjourned. The next meeting is scheduled for January 27, 2026 at 6:00 PM. There will be no meeting in December.

Kathleen P. Johnson, clerk Treasurer