

EXECUTIVE SESSION

Board of Trustees
Village of Kenmore

Kenmore Municipal Building
January 20, 2026

PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Brittany Jones	Trustee
	Hon. Donna Genesky	Trustee
	Hon. Christopher Ring	Trustee

EXECUTIVE SESSION TO DISCUSS ONE (1) INVESTIGATIVE AND TWO (2) FINANCIAL MATTERS.

Trustee Ring moved to go into Executive Session to discuss one (1) Investigative and two (2) financial matters.

Seconded by Trustee Genesky and adopted by a full vote in the affirmative.

Trustee Jones moved to end the Executive Session.

Seconded by Trustee Catalano and adopted by a full vote of all members present.

Kathleen P. Johnson
Village Clerk/Treasurer

CORPORATION PROCEEDINGS

Board of Trustees
Village of Kenmore

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PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Brittany Jones	Trustee
	Hon. Donna Genesky	Trustee
	Hon. Christopher Ring	Trustee

The meeting was called to order at 7:30 p.m. by Mayor Mang. The Mayor led the Pledge of Allegiance.

BOARD CONDUCTED A HEARING CONCERNING THE REDEVELOPMENT OF 2765 DELAWARE AVENUE.

Trustee Jones moved to open a hearing concerning the redevelopment of 2765 Delaware Avenue.

Seconded by Trustee Genesky and adopted by a full vote in the affirmative.

The Mayor read a prepared statement, explaining that this property is classified as a Planned Unit Development (PUD) and that a PUD classification requires Board approval of any project located on the property. The applicant, he explained, had submitted an application to the Board for approval. The hearing was part of the legal process and will allow the Board and the public to learn more about the project and to comment on the project. He explained that the hearing was for information only and that no decision would be made tonight. He then asked property owner to present the project.

Matt Lester, owner, stated that they had submitted a PUD application to the Board for consideration. The application requests subdivision of the property into 2 lots, one of which

would have a stand-alone restaurant, identified as a Shake Shack. The restaurant would not have a drive through. The other lot would be developed in the future for a mixed use, 2-story building. There would be ten (10) residential, market-rate units.

Mr. Lester explained that its engineers had determined that the existing Church was unusable. Asbestos and structural issues would require too much money to make it an option to reuse.

John Barniak, from Carmina Wood, reviewed the elevations of the proposed project. Survey design includes a parking lot located behind the buildings. The parking lot would have 62 parking spaces, bike racks and a charging station. He said that the project includes storm management and utility upgrades. Lighting and landscaping plans have also been provided.

Mr. Barniak believes that the design of the mixed-use building is compatible with the look of the Village. The building is craftsman in design, using hardy board and brick siding. It was noted that the buildings would be placed at the front of the property along the west side, in accord with the Comprehensive Plan and to promote pedestrian traffic. It was noted that this placement also meant that all four sides of the building needed to be designed, as it would be visible from all angles, resulting in additional cost to the developer.

To accommodate those parking in the lot, there would be a walkway between the two buildings, which would be designed with upgrades.

They believe this project would provide a great anchor to the Village, especially for those traveling north from Buffalo.

Gregory Kuhaneck, 173 East Hazeltine, wants to make sure that the applicant has financing in place before the project is approved.

Eric Nagle, 119 Knowlton, stated that he came without any preconceived views about the project and that he appreciated the presentation and pedestrian-friendly design.

Kimberly Smith, 81 Parkwood, is concerned about the traffic that would be generated from a Shack Shack. She feels that Parkwood is already used as a cut through street and that this would get worse. Ms. Smith said that she thinks this will create a dangerous condition and is worried about the impact on her neighborhood. She said that, while reluctant to have this, she thinks the Village may have to consider using speed bumps on Parkwood to help control traffic.

Ron Wakefield, 48 East Hazeltine Avenue, also voiced concern for added traffic, noting that Delaware Avenue is already backed up during rush hours. He's concerned that this will encourage more drivers to use the side streets which will impact the residents. He thinks that the Rite Aid property on Elmwood would be a better location. He's glad that the property will again be paying taxes.

Marilou Peters, 95 Knowlton, said that people ignore the stop signs already and is concerned about the added traffic.

Heather Shaw, 30 Parkwood, expressed concerns of increased trash and rats with a new restaurant.

Niccole Macintosh, 75 Parkwood, noted that since the County changed the traffic pattern on Colvin (by Kenmore Avenue), there are back-up problems with the traffic on Colvin, too. She is concerned about added traffic and its impact on both Delaware and Colvin.

There were no more comments.

Mayor Mang thanked all those who came up to comment and thanked the gallery for being so respectful and courteous to all those speaking throughout the hearing.

Trustee Ring moved to close the Hearing

Seconded by Trustee Catalano and approved by a full vote in the affirmative.

BOARD APPROVED THE HIRE OF A PART-TIME VAN DRIVER FOR THE SENIOR NUTRITION PROGRAM.

Trustee Catalano moved to approve the hire of Peter Wolf as a part-time van driver for the Senior Nutrition Program, effective January 21, 2026.

Seconded by Trustee Ring and adopted by a full vote in the affirmative.

BOARD APPROVED THE 2026 HOLIDAY CALENDAR FOR THE MUNICIPAL BUILDING.

Trustee Jones moved to approve the 2026 holiday calendar for the Municipal Building.

Seconded by Trustee Genesky and adopted by a full vote in the affirmative.

BOARD APPROVED FINAL CHANGE ORDERS FOR THE POLICE DEPARTMENT CONSTRUCTION PROJECT.

Trustee Genesky moved to approve final change orders for the Police Department Construction Project: John W. Danforth (\$26,167.09 - Credit), DWC Mechanical (\$12,302.00 - Credit), CIR Electrical \$25,769.76 and R.B. Mac Construction \$94,347.00.

Seconded by Trustee Jones and adopted by a full vote in the affirmative.

BOARD APPROVED THE 2025 BUILDING DEPARTMENT ANNUAL REPORT.

Trustee Ring moved to approve the 2025 Building Department annual report.

Seconded by Trustee Catalano and adopted by a full vote in the affirmative.

ABSTRACT OF AUDITED VOUCHERS.

Trustee Genesky offered the following resolution and moved for its adoption:

RESOLVED, that the Mayor be and he hereby is authorized to sign the Abstract of Audited Vouchers dated January 20, 2026, in the amount of \$491,307.03; General Fund \$220,573.91; Water Fund \$138,454.54; Sewer Fund \$126,150.69; Capital Fund \$6,127.89; to direct the Treasurer to pay each of the listed claimants in the amount appearing opposite his/her name.

Seconded by Trustee Jones and adopted by a full vote in the affirmative.

INVITATION FOR PUBLIC COMMENT/QUESTIONS

The Mayor asked if anyone wished to be heard.

As there were no other questions or comments, the meeting was adjourned.

The next meeting of the Board of Trustees will be held on February 3, 2026, at 7:30 p.m.

Kathleen P. Johnson
Village Clerk/Treasurer