VILLAGE OF KENMORE
PLANNING BOARD
January 27, 2026

PRESENT: Bruce Shearer
Michael Foster
Robert Rumpl
Colleen Donavan
David McLaughlin

Kathleen Johnson, Clerk Treasurer

ABSENT: Sara Schumacher-Marks
Karen Phillips
Michael Berns, Building Inspector

2765 DELAWARE AVENUE – SEQR REVIEW

The Planning Board reviewed the Environmental Assessment Form provided by the applicant. David McLaughlin has traffic concerns but otherwise sees no indication of any significant adverse environmental impact. There were no other comments.

David McLaughlin moved for the Planning Board to issue a finding of no significant adverse environmental impact, with recommendation that the Board of Trustees look into possible traffic congestion.

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

2938 DELAWARE AVENUE – DIMPLES CAFE SIGNAGE

Michael Foster moved for approval, as presented.

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

2765 DELAWARE AVENUE – PUD REVIEW

Chris Wood of Carmina Wood reviewed the updated project with the Planning Board. He notes that the property is zoned as a Planned Unit Development (PUD).

Clerk Johnson reviewed that PUD classification requires the Board of Trustees to give approval to any project located on this property. She explained that the Board of Trustees had designated this property as a PUD in order for the prior developer to convert the church into a

mixed-use property. The prior developer had abandoned the project because of the cost to rehabilitate the building. While the approved project is no longer in effect, the PUD designation continues. The Board of Trustees would need to approve any new project.

Mr. Wood explained that the applicants are looking for two things:

1. Subdivision of the property into 2 separate lots.
2. Stand-alone Shake Shack, to be located on one of the subdivided lots, and a ten thousand square foot, two-story, mixed-use building on the other lot which would have ten (10) market rate apartments.

He explained that the project includes generous landscaping in front, back and in between the two properties. He noted that the Village Board of Trustees has insisted that all elevations have hardy board, brick, and cornices so that the building looks nice from all visible sides. There will also be a seasonal patio between the properties to allow a gateway to those walking from the parking lot. He stated that the mixed-use building would require municipal assistance to move forward. He noted that all of the Board's requests have added to the cost of the project.

Mr. Wood stated that Phase One would include demolition of the twenty-five thousand square-foot church. This piece alone will cost two hundred thousand dollars to abate existing asbestos, and another six hundred thousand to demolish the church. After demo, this phase would address the parking lot and infrastructure for the entire property, as well as construction of the Shake Shack. The project includes bike racks and other environmental improvements. The entire project will cost approximately $7 million dollars. They need to start work on this phase as soon as possible to secure Shake Shack.

They have flexibility for the start of phase two and would be looking for 10-year tenants for stability. They would reserve ten spots in the back for apartments. They have adjusted placement of the fence, dumpster, and lighting based on the Planning Board's prior review and recommendations. He stated the Phase 2 building space would remain grass covered and that minimal sidewalks in the back would be installed until work begins on Phase 2. Sidewalks would be enlarged in back as part of Phase 2.

Colleen Donavan moved to recommend approval by the Village Board, with a note for Board of Trustees to review traffic on Delaware and side streets, and recommendation that the

resolution of approval include wording that all plans, signage, lighting and landscaping be reviewed and approved by the Planning Board before permits are issued and work begins.

Seconded by Michael Foster and approved by all the members present.

3171 DELAWARE AVENUE – STRETCHED OUT BUFFALO SIGNAGE

The applicant was not present.

Michael Foster moved for approval, as presented.

Second by Colleen Donavan 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 February 24, 2026 at 6:00 PM.

Kathleen P. Johnson, Clerk/Treasurer