VILLAGE OF KENMORE
PLANNING BOARD
October 27, 2026

PRESENT: Robert Rumpl
Colleen Donavan
David McLaughlin
Bruce Shearer

Kathleen Johnson, Clerk Treasurer
Michael Berns, Building Inspector

ABSENT: Sara Schumacher-Marks
Michael Foster
Karen Phillips

2765 DELAWARE AVENUE – PUD REVIEW – FORMER KENMORE PRESBYTERIAN CHURCH

Matt Lester, Jim Mancuso, Jon Barniak, Jeff Palumbo, Esq. and Dan Bosier were present. Elevations were reviewed. Mr. Lester stated that this was a two-building project which will be completed in two phases. Phase 1 will be construction of a standard-alone restaurant (3300 sq ft) and the parking lot, including all needed infrastructure. Phase 2 is a two-story mixed-use building with 5 doubles or 10 single residential units on the second floor. The second building is 11,300 square feet on each floor. The elevations show use of brick and hardy board.

Robert Rumpl stated that he doesn't like the look of the elevations, He feels it belongs on Maple Road in Amherst, as opposed to the Village. He feels that the Phase 2 structure needs more brick to preserve a historic look.

The applicants said that they pulled the same materials as other buildings within walking distance of the site. They also explained that the original submittals were all brick because the second building was only 1 story. The Village Board required a 2-story mixed-use building and therefore, they needed to modify the amount of brick to stay within budget. Even thin-brick would be outside of their budget as it is more costly than hardy board.

Mr. Rumpl also stated that he doesn't like the blue hardy board and requests that the developer look to a different color and incorporate more brick on the front of the building.

Mr. Mancuso said that the color can be modified and that he would submit elevations showing this. He noted that Shake Shack colors cannot be modified as the colors presented are its branding colors. Mr. Lester said that he is picking up the cost to add brick to the Shake Shack building, as they do not usually include brick in the building design.

Mr. Rumpl asked that the developer could reverse the front and back elevations so that the front will include more brick.

The developer will look at redistributing the brick so that more appears on the front with less on the back. The developer noted that the Village board required that the north side also include brick, which also significantly increased project cost.

The site plan was also reviewed. Mr. Rumpl stated that he likes the inclusion of trees and other shrubs, as presented.

There are 2 dumpsters included in the design – one for each building. Each dumpster will be enclosed by brick on sides and back and an aluminum framed swing gate on the front. The front gate will be covered in hardy board to match the buildings. The applicant says that this design minimizes damage to the dumpster enclosure.

The applicant explained that it is seeking Board of Trustee approval of a Subdivision, needed to obtain funding. Since the project is being done in 2 stages, the lender will be funding each phase separately and therefore requires the subdivision.

It was noted that while Phase 1 is underway, the Phase 2 building site will be a grassed, to prevent people from parking in this area.

The fence separating the property from residential properties is proposed to be white, two-sided with landscaping in front of the fence on the side facing the residential properties. The applicant would prefer not to include landscaping so as to allow for added space for snow.

The Planning Board stated that it prefers elimination of the landscaping in front of the fence to allow ample room for snow and to avoid issues with on-going maintenance. That said, Mr. Rumpl requested that landscaping be included on either end of the fence to soften the look. He also stated that he thinks the fence should be a different color, to better blend into the property. He feels the white is too stark.

The applicant is fine with changing the fence color and will present options to the Planning Board. Colors suggested were tan, grey and charcoal.

The parking lot will support both buildings. Designated spots will be created for the tenants once Phase 2 is completed. The applicant stated that a lot of Shake Shack's business is through third party delivery. Therefore, they believe the lot will adequately accommodate the needs of both buildings. Lighting in the parking lot is shielded and will not bleed into surrounding properties.

Signage for Shake Shack was reviewed. No signage is being presented at this time for the Phase 2 property. The developer noted that Shake Shack agreed to reduce the size of its signage, which will be channel letters with backlit halo glow.

Bruce Shearer moved to recommend Village Board approval of the site plan with condition that landscaping be removed from the residential side of the back fence and that the fence be moved back to better accommodate snow removal. The final location of the fence will be determined by the Building Inspector to make sure that it complies with any applicable code. Further conditioned that landscape be added to the north and south ends of the fence to soften these areas. This landscaping will minimally be six feet on each side. Plantings should include annuals and perennials, including seasonal plantings. Further conditioned that the color of the fence be changed to tan, grey or charcoal, and further conditioned that the Phase 2 area will be grassed until Phase 2 construction begins.

Seconded by Robert Rumpl and approved by all members present.

Colleen Donavan moved to recommend Village Board approval of the parking lot lighting and the lighting for the pass-through area, conditioned on all lights are properly shielded. Also conditioned that the Developer agrees to work with the Village to make sure that lighting is adjusted to meet safety and neighborhood needs.

Seconded by Bruce Shearer and approved by all members present.

Bruce Shearer moved to recommend Village Board approval of the signage for Phase 1 (Shake Shack) as presented, conditioned that a dimmer or other device be utilized to lower the intensity of the lighting, if needed, to accommodate the back neighbor and with condition that any additional signage for either phase needs to be reviewed by Planning Board.

Seconded by Robert Rumpl and approved by all members present.

Bruce Shearer moved to recommend Village Board approval the Phase 1 elevations as submitted.

Seconded by David McLaughlin and approved by all members present.

No approval recommendation is given for Phase 2 elevations at this time. The developer will provide alternate options for the façade, including color, and redistribution of brick to the west side.

OTHER BUSINESS

As there was no other business, the meeting was adjourned.

The next meeting is scheduled for November 24, 2026 at 6:00 PM.

Kathleen P. Johnson, Clerk/Treasurer