



# City of North Tonawanda

## Historic Preservation Commission

City Hall  
216 Payne Ave.  
North Tonawanda, NY 14120

Regular Meeting July 21, 2025, 6:00PM

### Minutes

Present: Kristin Derby, April Gampp, Dennis Garland, Scott Kuebler, Erin Robinson, Matt Bille  
Excused: Chuck Weaver

Meeting called to order 6:01pm.

#### Regular Business

Motion to accept May minutes (no meeting in June)

1<sup>st</sup> April Gampp      2<sup>nd</sup> Dennis Garland

All in favor

\_\_\_ 6 Aye      \_\_\_ 0 Nay

#### New Business

Certificate of Appropriateness: 26 Webster Street (Signage)

Dark Side Ink (Tattooing shop) business owner is requesting to hang signage on the second story near their new shop. This is an LED sign that will be secured with a bracket and the electric cord will go through an existing hole in the second story window. The hole will be weatherproofed once it is installed. The installation will be in the mortar only and no drilling of bricks will occur. Mann Roofing will be installing the sign. Business owner does not want the sign in the window in order to stay in line with the current aesthetics of the other businesses (Frankie Primos), specifically attempting to have a more luxury type business. Sign is customizable and made for outdoor conditions. Colors will not change from mockup (red and black) except for holiday or special event. Business owner has already purchased the sign.

HPC members asked about any motion graphics or brightness and additional confirmation about countersinking installation to hang properly. Owner will have text static.

April Gampp and Kristin Derby noted that this type of signage is prohibited in the downtown district/code. Based on conversation about the installation, position, and expectation for static color mimicking a traditional sign, with the owner's aesthetic preferences, the HPC proposed a variance approval.

Motion to accept approve a variance for installation of LED signage with static text to mimic traditional signage

1<sup>st</sup> Kristin Derby      2<sup>nd</sup> Erin Robinson

All in favor

  6   Aye        0   Nay

#### Sales in Sweeney Estate Local District

Current houses on market have realtors listing without knowledge of district status/tax credit incentives. Each meeting, HPC members will discuss if properties are on the market and will reach out.

#### Violations

Open discussion about alternatives to housing court enforcement for violations. HPC discussed what is being done by the City for back taxes, water meter issues, etc. Is it a fine system? Would enforcement be better with a shift to this type of process? Kristin Derby will contact Mayor Tylec to weigh in on what other departments do in the City.

Photos of a “sidewalk audit” presented. Kristin Derby took a 15 minute walk through the Downtown District and documented issues.

38 Webster St (She Gathers) – No permit for signage (Confirmed Building Inspector did not issue permit either) Signage also looks too large per proportion requirements in code.

72 Webster (Prosper Brewing) – Façade is in state of disrepair. Peeling paint, buckling wood

89 River Road Rear – Trees growing on flat roof

14 Webster Street – Nonpermitted painting of original brick. Owner failed to provide information requested and has not replied since violation letters issued.

65 Webster St (Dwyers) Façade in state of disrepair. Buckling, weathered wood that is beginning to pull away from the wall. All permits expired, no response to previous violation letter.

54 Webster St (Rear) Metal siding remains and supports are hanging/bent, general state of disrepair and unsightly for a downtown small business district. Old history museum signage still in place. Ownership of building in limbo due to foreclosure process.

18 Webster (Forno e gelato) – Large wooden Adirondack chair place on sidewalk (public space), not secured, no permit. Chair is about 9-10’ tall.

15 Webster St – Signage directory is missing panels, peeling paint. At top of building light pole is bent and missing shade.

Main/Webster, Main/Sweeney, and River Road/Goundry “dowNTown” signage in varying states of disrepair with peeling finish, broken lettering. City was informed and is looking into how to rehab them.

This is a long list and Kristin Derby will contact Mayor’s office on concerns/fine vs fee conversation to determine what is best next steps.

#### Open Discussion

No update on clock tower RFP, bids were due at end of month.

Sweeney Cemetery Committee is still active. There is a new group that is organizing clean ups in the Cemetery. Previously, this area was discussed with the possibility of becoming a local landmark but no further action was taken. This is part of the Sweeney Estate Local District so still would require COA review for changes to historic resources such as stones, fencing, trees, and signage.

Motion to close

1<sup>st</sup> April Gampp      2<sup>nd</sup> Dennis Garland

All in favor

  6   Aye        0   Nay

Meeting close 7:12 pm.