



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting August 18, 2025, 6:00PM

Minutes

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

Meeting called to order 6:04pm.

Regular Business

Motion to accept July minutes

1st Dennis Garland 2nd Erin Robinson

All in favor

___ 5 Aye ___ 0 Nay

New Business

Certificate of Appropriateness: 122 Webster Street (New infill construction)

A mixed use/commercial and housing project included as part of the Downtown Revitalization Initiative (DRI) funds to encourage economic development. The building will be 15,000 ft² with 5 unites and one large single commercial space. The intention behind the façade design is to mimic what exists on the block. Parking lot is not finalized and is an ongoing discussion with the City of North Tonawanda.

Lighting is not on rendering/submission but sconces are intended on the West/South/North facades. The HPC advised that uplighting is not permitted in Downtown code.

S. Kuebler: Discussed that the band of fiber cement heading would typically be stone on a masonry design. The brick will need to be supported with flashing/weeping on both sides and a stone panel might be less labor as the additional waterproofing steps are not needed as well as be more design appropriate. Advised caution against arctic or glacier white materials as called out on submission as they dirty quickly in masonry/fiber cement materials. Antique white allows this to be more subtle.

K. Derby: Raised the point of identifying this as a new build with a cornerstone or acknowledgement of year of construction as the design is very traditional. Questioned how trash

corrals will be treated (artificial greenery as other businesses in the District have). Also questioned entrance to apartments (flat door).

E. Robinson: Second story windows discussed as called out as vinyl and white. Downtown and historic code do not permit vinyl although exceptions have been made in the past for second stories that are set back. Overall appreciate integrity of the design.

Due to timeline and availability of public funds, a request for site plan excavation was made. The final site plan and construction is contingent on soil and integral for the planning process. Buffalo Drilling is developing a foundation plan.

HPC would like to see final plans/materials for color schemes, color and material of windows, and any other façade design changes. Applicants were advised that additional changes like signage, awnings, lighting, etc. can be added as an amendment as those decisions are finalized.

Motion to issue exploratory excavation for site plan development. Restrictions: No building or foundation start until September 15, 2025 final COA review

1st Kristin Derby 2nd Erin Robinson

All in favor

__5__ Aye __0__ Nay

Business owner renting new space at 90 Webster Street came in to discuss their plans in changing façade and signage.

Buffalo Nickel Redemption will be opening a second location. No cans will be outside, there will be parking for 5 cars, open 2 days a week to the public where the other days are for sorting.

Owner discussed ideas for signage/murals on building and was advised about COA process, appropriate scale and materials for changes. Intends to have a 3x5' or 2x3' plexiglass sign on existing 10' pole. Temporary signage was discussed to help promote the opening while final details and designs are created. HPC agreed that temporary vinyl signage and A-frame signage would be appropriate at this corner location.

Motion to issue approval for temporary vinyl signage and A-frame signage to promote opening. Restrictions: 30 day expiration

1st Kristin Derby 2nd Matt Bille

All in favor

__5__ Aye __0__ Nay

Open Discussion

A new business was in the paper where former Alexander's Club was located. No COA for signage has been applied for. HPC questioned if bar or adult nightclub (per Downtown Code the grandfather window has closed and adult entertainment is not permitted.)

Motion to close

1st Kristin Derby 2nd Dennis Garland

All in favor

 5 Aye 0 Nay

Meeting close 7:52 pm.