



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting September 15, 2025, 6:00PM

Minutes

Present: Kristin Derby, Dennis Garland, April Gampp, Erin Robinson, Chuck Weaver

Absent: Matt Bille

Excused: Scott Kuebler

Meeting called to order 6:02pm.

Regular Business

Motion to accept August 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)

Finalized designs and color choices presented and submitted with updated renderings. Building material samples provided for exterior siding of brick and hardie board cement siding. Presented at August 2025 meeting: 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.

Updates include: lighting added (black gooseneck downlighting to match existing on neighboring buildings), year of construction added to façade, awnings added (color is green, may be customized with logo depending on tenant), second story window materials changed to aluminum clad from vinyl, windows will be in antique white, exterior white colors changed to antique white based on conversation in August meeting for better weathering.

C. Weaver: Asked about alternative in case of supply chain issue, applicants are confident they will be able to secure materials as the veneer siding materials are well established service lines.

Asked about timeline to construction: excavation will occur within the next month, Spring 2027 is current timeline but are hoping to expedite in 2026.

E. Robinson: Asked about ditch remnants and if anything was found in exploratory excavation, nothing very significant was found and excavation went well.

A. Gampp: Asked about the basement access, only accessible to tenants for storage. Asked about tenant signage application, will be affixed to façade by doorway when finalized.

K. Derby: Asked to confirm if the horizontal band of fiber cement on façade was remaining in that material, confirmed yes.

Motion to accept final color and renderings as submitted.

1st Kristin Derby 2nd Erin Robinson

All in favor

 5 Aye 0 Nay

Motion to close

1st Kristin Derby 2nd April Gampp

All in favor

 5 Aye 0 Nay

Meeting close 6:50 pm.