



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting March 18, 2024, 6:00PM

Minutes

Present: Kristin Derby, April Gampp, Erin Robinson, Dennis Garland, Jay Soemann
Excused: Joe Fonzi

Meeting called to order 6:00pm.

Regular Business

Motion to accept February minutes

1st Kristin Derby 2nd Erin Robinson

All in favor

 5 Aye 0 Nay

New Business

COA 235 River Road – New construction planned, HPC is reviewing initial renderings for 32-unit 4-story building and commercial space. This is a brownfield site and is expected to be shovel ready by end of year. Sale of parcel is contingent on all approvals from City reviews. The Main Street portion of this building and parking lot will be directly in the Local District. The fencing described will be a vertical style aluminum fence, preliminary landscaping provided, all materials presented conform to the Local District requirements using composite siding, metal, and glass for fenestration. With the understanding that the COA reviewed has initial renderings, HPC members voiced concerns over window style on residential commercial sections, lighting, and future signage. Attorney and representatives were open to considering traditional transoms and gooseneck lighting on first level.

Motion to approve initial concept only to complete sale and zoning review, approval on final design is contingent on finalized drawings to be submitted

1st Kristin Derby 2nd Jay Soemann

All in favor

 5 Aye 0 Nay

44 Webster Street

Owner of building was issued a notice of state of disrepair and came to discuss material siding. Owner was previously denied permission to use vinyl siding, current siding is vinyl but is now in

a state of disrepair. Owner presented material taken from 110 Sweeney Street construction showing a vinyl siding and presented an argument that vinyl makes residing Tremont/Manhattan side of building more economical. HPC explained that vinyl is not a compatible material and that each building is reviewed independently based on City code and historic compatibility. Owner commented that they will take down vinyl when other buildings in the district take down vinyl. Currently applying to façade improvement program to do Webster Street in masonry.

Old Business

Open Discussion

Goundry Street property demolished 3/18. No COA was presented. This is a DRI awarded project. Building inspector and Mayor will be contacted to confirm if a City permit was issued.

Meeting close 7:24pm.