

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, August 4, 2025
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Jaccarino
Commissioners Brennan, Grinnell, Craigie, Kuebler, Porto**

Absent: Commissioner Loxterman

**Also Present: Assistant City Attorney Mario Gregori
Building Inspector Robert DePaolo**

APPROVAL OF THE MINUTES OF THE MEETING JULY 7, 2025

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the minutes of the meeting held July 7, 2025 be approved as circulated and filed in
the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

**1. Kevin Hughes II Re: Site Plan review for a mixed use 2 story
148 ½ William Street building, located at 122 Webster Street
Tonawanda, NY 14150**

**James Manguso
Lauer-Manguso & Associates Architects
4080 Ridge Lea Rd.
Buffalo, NY 14228**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Porto
That the Planning Board finds that there will be no significant environmental impact for
122 Webster Street and as such declares a Negative Declaration on the SEQR with changes
discussed at the July 7th meeting.
Ayes: Brennan, Grinnell, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Kuebler SECONDED by Commissioner Craigie
That the Planning Board hereby approves the site plan Job #25013 dated 5/18/2025 that
was submitted to the Planning Board at the July 7th meeting.
Ayes: Brennan, Grinnell, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.**

NEW BUSINESS

**1. Nor-Ton Red Jacket Club, Inc.
Karl Heilemann
1601 Sweeney Street
North Tonawanda, NY 14120**

**Re: Site Plan review for a 10' x 10' bathroom and
16' x 10' storage room to existing building,
located at 1601 Sweeney Street**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 1601 Sweeney Street and will notify other agencies involved.
Ayes: Brennan, Grinnell, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Jaccarino SECONDED by Commissioner Grinnell
That the Planning Board hereby tables the aforementioned request to send out to the
Niagara County Planning Board for their non-binding recommendations.
Ayes: Brennan, Grinnell, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.**

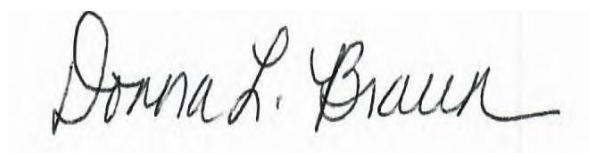
ADJOURNMENT

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That this regular session of the City Planning Commission be and hereby is adjourned.
CARRIED.**

Time of Adjournment: 6:12P.M.

Next Meeting: Monday, September 8, 2025 6:00 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Donna L. Braun". The signature is written in a cursive, flowing style.

**Donna L. Braun
City Clerk-Treasurer**