



City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting Minutes June 1, 2026

Minutes

Present: Kristin Derby, Chuck Weaver, Dennis Garland, Matt Bille
Excused: Kelley Culp-Burton

Meeting called to order 6:02pm.

Minutes

Approval of May minutes

1st Dennis Garland 2nd Matt Bille

All in favor

 4 Aye 0 Nay

New Business

COA 67 Webster St – Final cut sheet, materials submitted

COA final cut sheet and materials for new safety lighting on exterior facing Main Street (rear of building). Updated elevations submitted for review showing final proposed lighting and safety glass on door. Previously the privacy vinyl/coating was requested to be less glossy. Ultimately, the decision was made to be safety glass instead to meet concerns of the HPC. Safety lighting is shown in black housing, down lighting, minimal design to reduce appearance on exterior while maintaining function. C. Weaver recommended bronze color, K. Derby agreed for weathering purposes. M. Bille asked if the lights are on all the time or if there is a motion sensor, Architect representing C & S was not sure at this time.

Motion to approve door as submitted, lighting with bronze housing as discussed in presentation

1st Kristin Derby 2nd Dennis Garland

All in favor

 4 Aye 0 Nay

Old business

Bylaw/zoning update discussion

Final language update: “Should there not be an appropriate candidate who holds residency within the City of North Tonawanda, the Mayor may appoint a Commission seat to a non-resident with a property or business ownership in good standing within an historic district in the City of North Tonawanda.”

Request to remove requirement of filing Local Landmark, District at the County level as this service is no longer offered.

Motion to approve Commission seat change language and removal of county level language

1st Chuck Weaver 2nd Matt Bille

All in favor

 4 Aye 0 Nay

Request will be submitted to the North Tonawanda Common Council to accept and amend City documents.

New discussion

City of Tonawanda boutique hotel update, “North House” opening in Fall. Adaptive reuse of 60 Main Street, Tonawanda, NY 14150. (COT does not have a historic district but of interest locally.)

Meeting close 7:00 pm.