

**CITY PLANNING COMMISSION  
Regular Session  
North Tonawanda, New York 14120  
Monday, December 1, 2025  
6:00P.M.**

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**REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**Absent: None**

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

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**APPROVAL OF THE MINUTES OF THE MEETING NOVEMBER 3, 2025**

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Loxterman  
That the minutes of the meeting held November 3, 2025, be approved as circulated and  
filed in the Office of the City Clerk-Treasurer.  
CARRIED.**

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**NEW BUSINESS**

**1. Kaleida Health  
445 Tremont Street  
North Tonawanda, NY 14120**

**Re: Site Plan Approval to convert the DeGraff (5)  
story former hospital bed tower into  
residential senior housing, located at 445 & 452  
Tremont Street**

**People Inc.  
1219 North Forest Rd.  
Williamsville, NY 14221**

**Matthew Long R.A.  
8855 Sheridan Dr.  
Williamsville, NY 14221**

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Craigie  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 445 & 452 Tremont St. and will notify other agencies involved.  
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino      (7)  
Nays: None      (0)  
CARRIED.**

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**MOVED by Commissioner Grinnell      SECONDED by Commissioner Porto-Osborn  
That the Planning Commission hereby makes no decision on the SEQR and refers the  
aforementioned application out to the Niagara County Planning Board for their non-  
binding recommendation.  
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino      (7)  
Nays: None      (0)  
CARRIED.**

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**ADJOURNMENT**

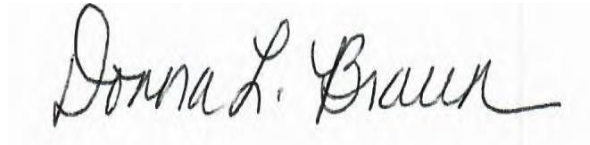
**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell  
That this regular session of the City Planning Commission be and hereby is adjourned.  
CARRIED.**

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**Time of Adjournment: 6:50 P.M.**

**Next Meeting: Monday, January 5, 2026, 6:00 PM**

**Respectfully submitted,**

A handwritten signature in black ink that reads "Donna L. Braun". The signature is written in a cursive style with a large initial 'D' and a long horizontal stroke at the end.

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