

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, February 2, 2026
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Commissioner Brennan

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

APPROVAL OF THE MINUTES OF THE MEETING DECEMBER 1, 2025

**MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the minutes of the meeting held December 1, 2025, be approved as circulated and
filed in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD 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 Commission finds that there will be no significant environmental impact
for 445 & 452 Tremont Street and as such declares a Negative Declaration of the SEQR
with changes to B. Government Approvals – e. to Yes, D.2 Project Operations -t. to Yes,
E.1 Land uses on and surrounding the project site – h. *i* to No and h. *ii* to No.**

Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Craigie
That the Planning Commission hereby approves the site plan to convert the DeGraff (5) story former hospital bed tower, located at 445 & 452 Tremont Street, into residential senior housing, Job No. 2024-12, Drawing No. SP-101-D contingent on ZBA approval of variances and new landscape plans submitted.

Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

NEW BUSINESS

**1. Riviera Theatre and Organ
Preservation Society
Chris Mahiques, Controller
67 Webster Street
North Tonawanda, NY 14120**

**Re: Site Plan approval for a 2370 sq addition to
existing theater on east elevation (rear), to
house new dressing rooms for performers,
located at 67 Webster Street**

**Courtney Creenan-Chorley, AIA
CJS Architects
755 Seneca Street
Buffalo, NY 14210**

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Loxterman
That the Planning Commission hereby moved to table the aforementioned request, applicant did not have a representative present for meeting.

Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

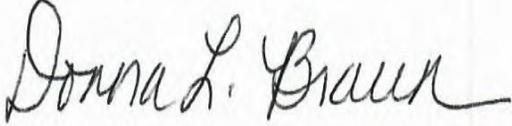
ADJOURNMENT

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

Time of Adjournment: 6:28 P.M.

Next Meeting: Monday, March 2, 2026, 6:00 PM

Respectfully submitted,



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