

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

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**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**

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**APPROVAL OF THE MINUTES OF THE MEETING FEBRUARY 2, 2026**

**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell  
That the minutes of the meeting held February 2, 2026, be approved as circulated and  
filed in the Office of the City Clerk-Treasurer.  
CARRIED.**

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**OLD 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 Craigie  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 67 Webster Street and will notify other agencies involved.  
Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (6)  
Nays: None (0)  
CARRIED.**

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**MOVED by Commissioner Grinnell SECONDED by Commissioner Craigie  
That the Planning Board finds that there will be no significant environmental impact for 67  
Webster Street and as such declares a Negative Declaration of the SEQR with a change to  
#13a to No.  
Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (6)  
Nays: None (0)  
CARRIED.**

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**MOVED** by Commissioner Loxterman **SECONDED** by Commissioner Grinnell  
That the Planning Commission hereby approves the site plan for a 2,370 sq ft addition to the existing Riviera Theatre on the east elevation (rear), to house new dressing rooms for performers, Job No. 2234, dated 12/22/2025

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

Nays: None (0)

**CARRIED.**

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**NEW BUSINESS**

1. Tony Madonia  
217 Walter Avenue  
Tonawanda, NY 14150

Re: Site Plan approval to construct a 6-unit storage building, located at 458 Zimmerman Street

**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Kuebler  
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 458 Zimmerman Street and will notify other agencies involved.

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

Nays: None (0)

**CARRIED.**

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**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Loxterman  
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: Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (6)

Nays: None (0)

**CARRIED.**

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**ADJOURNMENT**

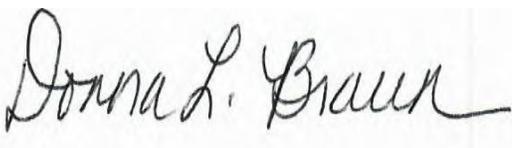
**MOVED** by Commissioner Kuebler **SECONDED** by Commissioner Porto-Osborn  
That this regular session of the City Planning Commission be and hereby is adjourned.  
**CARRIED.**

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Time of Adjournment: 6:21 P.M.

Next Meeting: Monday, April 6, 2026, 6:00 PM

Respectfully submitted,



Donna L. Braun  
City Clerk-Treasurer