City of North Tonawanda

Historic Preservation Commission

City Hall
216 Payne Ave.
North Tonawanda, NY 14120

Regular Meeting – June 20, 2016

Minutes

Present: Rae Proefrock, Jay Soemann, April Gampp, Dennis Pasiak, Joe Fonzi, Peter Trinkwalder, Linda Hayes
Absent: none

Meeting Called to Order at: 5:54 PM

Motion to approve May minutes
1st – Joe 2nd Dennis
All in favor 7 Nay 0

New Business

Ascension Church – applied on their own to the National Register, our commission needs to comment on the application before June 22nd. Rae to follow up.

Motion to approve/comment – 1st Joe, 2nd Linda
All in favor 7 Nay 0

Creative Hair Design, 76 Webster Street – has not done any repairs to the building in over a year since a car ran into it.

Kevin O'Connor – Tully's/American Skin Art – sent a text message to Jay Soemann stating that he was advised by his attorney not to make any improvements to the building until his divorce was finalized. April to send a letter and CC Mayor Pappas and Cos Capozzi stating he needed to be present at the July meeting with a finalized plan and sample materials.

Pirson Auto Parts – 101 Sweeney Street – Owner Lou and Architect John were present to discuss recent demolition of part of the building, as well as provide an update on plans. They stated Cos Capozzi ordered the emergency demolition, which is why it didn't come before the committee. Plans for the demolished space could include small mixed use businesses, 4 on the first floor with potential for 2-3 loft spaces on the 2nd floor. Building would be brick veneer with arches and simplified cornices over the windows, and roll out canopies. Dumpster area would be screened on the right corner of the building. Plan to use wood framed turn of the century millwork with frieze board for signage. Current open area will be stoned or concrete and will house an open air cooler system.

Joe Fonzi asked the timetable – Lou stated he was not sure, he was looking for financing. Joe asked Mike Zimmerman when new zoning laws would apply. Mike thought maybe by the end of the year. Joe stated that this design should be based on the old zoning then.

Committee asked what provisions would be for parking, Lou stated that parking would be on the street, or potentially leased in garage behind.

Discussion that City planning board should supply parking for new builds.

Committee reviewed concept.

Dennis asked how fluid the concept was. Lou stated that it was not really fluid, as the concept really reflected how he wanted it to look. Storefronts would look the same on the outside, or storefronts could be merged if tenants wanted.

Pete – looks great
Linda – looks great
Rae – likes it
Joe – looks great
April – concerns over garbage/dumpster area – Lou stated that they would ensure it is not an eyesore. Do they need an elevator? No, residential not required up to 4 stories.

Timeframe for restaurant opening – September? Lou is unsure but that is target.

70 Webster - Danielle Snidecki present to discuss signage. Showed the committee a 6ft x 2ft sign with rustic wood backing and galvanized lettering. Frontage of building is 13ft, sign would be centered at 6ft.

Motion to accept as shown – 1st April, 2nd Jay
All in favor 7 Nay 0

Rob Doel – Flavor Factory, Webster Street presented an application for signage. Corner sign, backlit with channel lettering.

Motion to accept as shown – 1st Dennis, 2nd Pete
All in favor 7 Nay 0

YWCA – Penny Armitage, architect, and Kathleen Granchelli, CEO, were present to discuss plans for the YWCA building. Also in attendance: Barb Strzyz, Jennifer Szol, and Valerie _____. Rae stated that she emailed proposed changes to SHPO Rep and they replied "No" as the changes were to a significant portion of the building.

Motion to Reject concept – 1st Joe, 2nd Dennis
All in favor 7 Nay 0

YWCA will appeal decision and a public hearing will be hosted on July 25th.

Lumber Baron Historic District – No progress with Kiersten. Rae to inform her that we are done, and get the flash drive with documentation that was submitted to SHPO, and get and estimate of hours that she spent.

Listing Payne Junior High as Historic Landmark – table until next month.
Rae to follow up with Cos on:
Treasure Market painting
Creative Hair Design
Salon Envy (request to remove temporary sign)

Motion to adjourn – 1st April, 2nd Dennis
All in favor 7 Nay 0

Meeting adjourned 7:15pm