

**NIAGARA FALLS HISTORIC PRESERVATION COMMISSION  
Brett Doster, Vice-Chairperson**

**Meeting Minutes  
Thursday, September 7<sup>th</sup>, 2023  
6:00 PM**

Council Chambers  
745 Main Street, Niagara Falls, N.Y., 14301

**CALL TO ORDER**

**Meeting was called to order at 6:00 pm.**

**Board Members Present**

Brett Doster  
Andrea Fortin-Nossavage  
Georgia Robinson-Bradberry  
Kristian Ruggiero  
Noah Munoz  
Jessica Berry  
Jessica Collins

**Staff Present**

Mike Pesarchick, Planner II  
Kevin Forma, Director of Planning

**Speakers Present**

Tom Yots, Preservation Studios  
Joseph Rudniski, LaBella Associates  
Daniel McMann, Niagara University  
Rameaz Qaiser

**The Pledge of Allegiance was recited.**

**APPROVAL OF AGENDA**

A motion to approve the agenda was made by **Kristian Ruggiero** and seconded by **Andrea Fortin-Nossavage**.

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	YES
Jessica Berry	YES
Jessica Collins	YES

**Motion passed unanimously.**

**APPROVAL OF MINUTES**

A motion to approve the minutes from the Special Meeting held on August 16, 2023 was made by **Brett Doster** and seconded by **Georgia Robinson-Bradberry**.

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	YES
Jessica Berry	YES
Jessica Collins	YES

**Motion passed unanimously.**

**PUBLIC PARTICIPATION**

There was no public participation.

**BOARD ORGANIZATION – ELECTION OF OFFICERS**

**1. Election of Chairperson**

Mr. Forma explained that former Chairperson Tyler Scriven officially resigned in May and that Mr. Doster has been the acting chairperson. Mr. Forma asked if anyone had a nomination for the Chair of the Historical Preservation Commission.

**Brett Doster** was nominated by **Kristian Ruggiero** and seconded by **Noah Munoz**.

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	YES
Jessica Berry	YES
Jessica Collins	YES

Mr. Doster was then given the Chairperson’s gavel.

**2. Election of Vice-Chairperson (if necessary)**

**Kristian Ruggiero** nominated **Jessica Berry** as Vice-Chairperson. Ms. Berry said she was unsure if she could take on the duty given her personal obligations. Mr. Doster explained the role of the vice chair. Ms. Berry said she would accept the nomination.

**Kristian Ruggiero** made a motion that **Jessica Berry** be named as Vice- Chairperson. **Brett Doster** seconded the motion.

VOTE HELD

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	YES
Jessica Berry	YES
Jessica Collins	YES

**ACTION ITEMS**

1. Certificate of Appropriateness – 760 4th Street

Applicant Rameaz Qaiser is seeking a Certificate of Appropriateness to repair original stucco facade on a residential structure at 760 4th Street (S.B.L. # 144.77-2-3) within the Park Place Historic District. This item was tabled at the Special Meeting held August 16, 2023.

**Brett Doster** made a motion to remove the item from the table. **Georgia Robinson-Bradberry** seconded the motion.

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	YES
Jessica Berry	YES
Jessica Collins	YES

**Motion passed unanimously.**

Mr. Qaiser reintroduced the project and said he would repair the stucco instead of new siding. Ms. Berry asked if the entire wall would be repaired. Mr. Doster said just the slats where clapboard siding was installed would be repaired. Mr. Qaiser said the stucco would be painted at the end.

A motion to approve the Certificate of Appropriateness was made by **Brett Doster** and seconded by **Kristian Ruggiero**.

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	ABSTAIN
Jessica Berry	YES

Jessica Collins

YES

**Motion passed.** Mr. Munoz abstained from the vote due to a conflict of interest.

2. Certificate of Appropriateness – 822 Cleveland Avenue

Applicant Niagara University is seeking a Certificate of Appropriateness to rehabilitate the former First Congregationalist Church at 822 Cleveland Avenue (S.B.L. 144.46-1-52). Repairs include exterior masonry work, replacement of some existing windows, and the addition of a new entry to accommodate Americans with Disabilities Act (ADA) requirements.

Tom Yots of Preservation Studios, working on behalf of Niagara University, gave a history of the First Congregationalist Church, explained the project scope, and described Niagara University’s goal to turn the building into a workforce training center while preserving worship space for the congregation.

Daniel MacMann of Niagara University explained the restoration process and what needed to be done to make the project viable.

Joseph Rudniski of LaBella Associates also explained the design and the construction process. Mr. Rudniski explained that one of the major moves was to transfer a fireplace to a different location for space reasons. He said that the fireplace was not original to the church.

A motion to approve the Certificate of Appropriateness was made by **Brett Doster** and seconded by **Kristian Ruggiero**.

Brett Doster	YES
Andrea Fortin-Nossavage	YES
Georgia Robinson-Bradberry	YES
Kristian Ruggiero	YES
Noah Munoz	YES
Jessica Berry	YES
Jessica Collins	YES

**Motion passed unanimously.**

## **OLD BUSINESS**

### 1. 25 Rainbow Boulevard – “The Turtle”

Mr. Pesarchick said that the Planning Board was voting to send in final comments at the upcoming meeting on September 13, 2023. That would finalize the comment period, and the Commission could vote to accept the comments at the October 5, 2023, meeting.

Mr. Doster said that the Commission still needed to update its bylaws in advance of the public hearing required for the Landmarking process. Mr. Ruggerio said that he had free time coming up to help finish off the bylaws.

## **NEW BUSINESS**

### **PLANNING AND HISTORIAN REPORT (COMMUNICATIONS)**

## **ADJOURN**

A motion to adjourn was made by **Brett Doster** and seconded by **Georgia Robinson-Bradberry**.