



An aerial photograph of North Tonawanda, Ohio, showing a waterfront festival. The scene includes a large crowd of people gathered on a promenade, numerous boats docked at a pier, and several multi-story brick buildings. In the background, a bridge crosses a river, and a dense forest is visible under a clear sky.

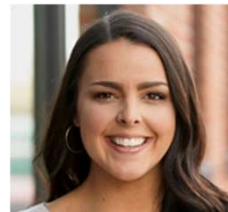
City of North Tonawanda Zoning Code Update Public Meeting 1 March 31st, 2026

Agenda

1. Project Team
2. Zoning Advisory Committee
3. Zoning Code Update Scope, Schedule, and Overview
4. Community Outreach Overview
5. Questions
6. Activities

This presentation was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Project Team



Emma Phillips, AICP
Project Manager



Tom Voigt, AICP
Lead Planner



C&S Companies



full-service engineering, architecture, interior design, and in-house construction services offering a “deep bench” to handle multiple concurrent assignments

76 professionals licensed in New York State

65 professionals certified in green building and sustainability



Strong Partnership with City of North Tonawanda

- Comprehensive Plan Update
- Downtown Revitalization Initiative
- Local Waterfront Revitalization Program
- Sweeney Street Trail

Full-service, project delivery specialists

- ✓ Planning
- ✓ Market Analysis
- ✓ Transportation
- ✓ Environmental
- ✓ Civil

We offer the support of **300+**
In the central and eastern NY regions.

Steering Committee

- ◆ Mayor Austin Tylec
- ◆ Joe Lavey, NT Common Council
- ◆ Maureen Harding, DOT
- ◆ Mike Tuzzo, Climate Smart Task Force
- ◆ Cheslea Spahr, City Engineer
- ◆ Rob DePaolo, Building Inspector
- ◆ Scott Kuebler, Historic Preservation Commission
- ◆ Charles Mikolajczyk
- ◆ Kate Wistner, Zoning Board
- ◆ Travis Sikora, City Engineer
- ◆ Ava LaBella, Lumber City Development Corporation
- ◆ Laura Wilson, Lumber City Development Corporation
- ◆ Gabrielle Richards, Oliver St. Merchants / Common Council
- ◆ Brianne Frawley, Visone Co. Site Development
- ◆ Frank Laurendi, Resident

Role of the Committee

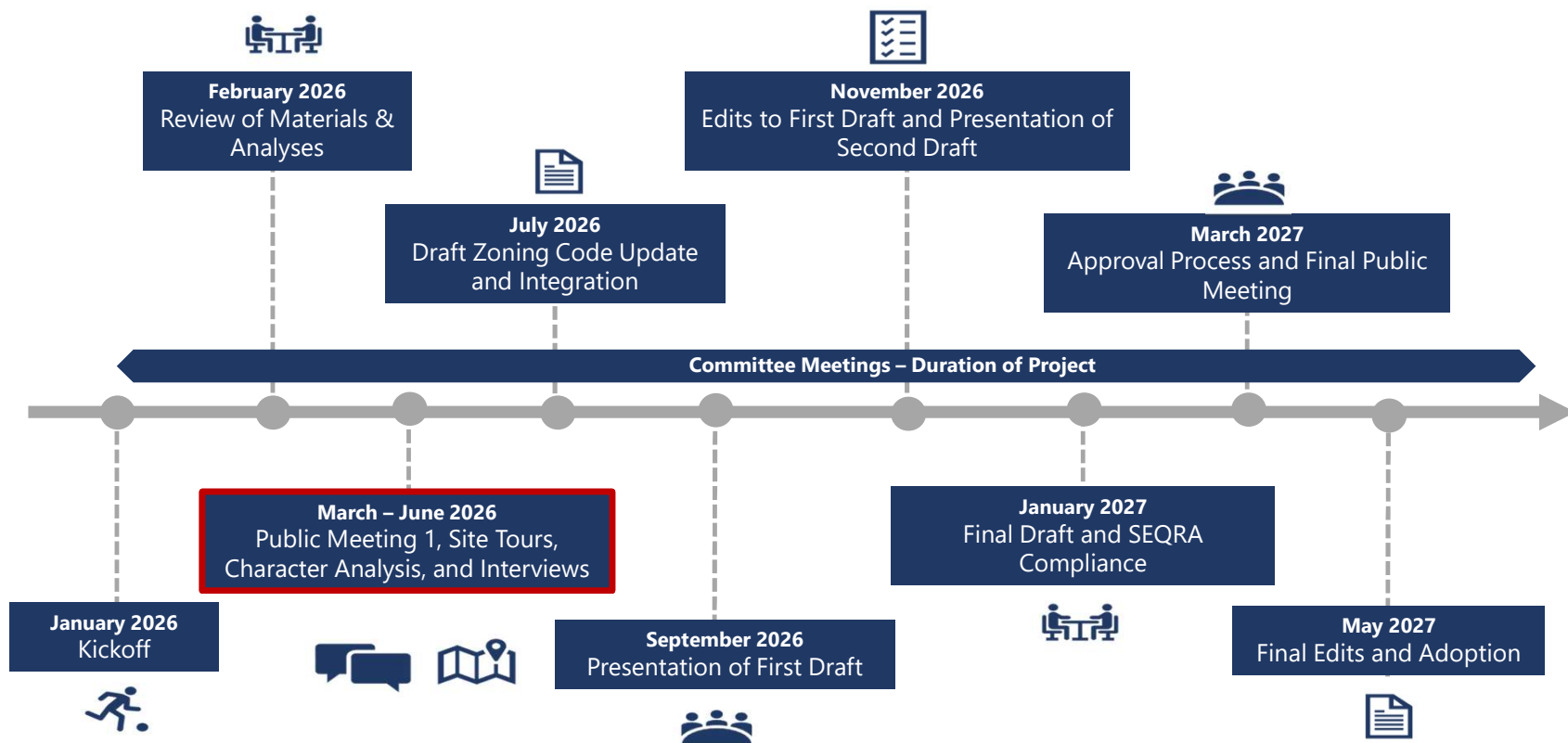
- ◆ Attending Committee Meetings & public outreach events
- ◆ Represent the larger community and board interest
- ◆ Provide direction to the project team
- ◆ Review documents
 - Draft versions of Zoning Code
 - Updated Mapping



Project Scope

1. Assessment of Existing Regulations & Previous Planning Efforts
2. Site Tours, Public Meetings & Stakeholder Interviews
3. Preparation of Draft Zoning Revisions
 - *New zoning districts*
 - *Modernized permitted uses*
 - *Dimensional Standards & Design Guidelines*
 - *Landscaping, Parking, Lighting, Signage, etc. (General Development Standards)*
 - *Administrative & Review Procedures*
4. Two Zoning Draft Revisions
5. Final Zoning Draft
6. NYSEQRA Compliance

Project Timeline



Smart Growth

Smart Growth Principles



Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.



Enable a diverse mix of housing types that provide for opportunity and choice for all.



Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.



Provide well-planned, equitable, and accessible public spaces.



Encourage compact neighborhood design and concentrated development around existing infrastructure.



Preserve open space, agricultural resources, and natural resources.



Prioritize transportation options such as walking, cycling, and public transportation.



Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.



Build on unique traits to create an attractive and welcoming community with a strong sense of place.

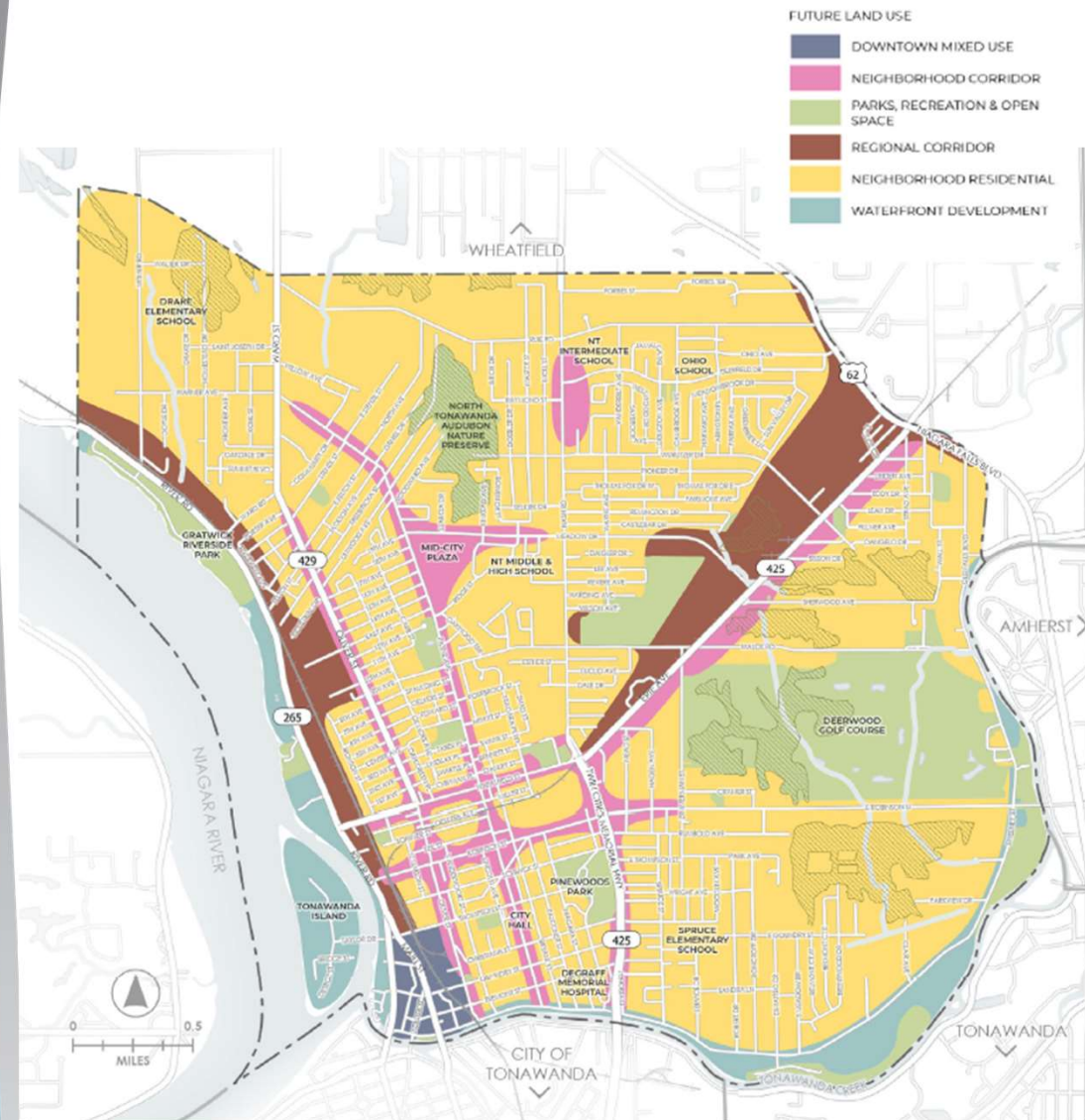


Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

- ◆ Project Funded by the NYS DOS Smart Growth Community Planning Program
- ◆ Smart Growth is an approach to building neighborhoods
 - Aims to decrease sprawl
 - Increase infill development
 - Protect natural resources
 - Develop diverse housing options
- ◆ North Tonawanda's 2025 Comprehensive Plan was built upon Smart Growth Principles

2025 Comprehensive Plan Land Use Goals

- ◆ Diversify housing opportunities
- ◆ Reinvest in neighborhoods and optimize land use
- ◆ Ensure recreation remains along the waterfront
- ◆ Focus on building form in Downtown and increase sense of place
- ◆ Preserve land for commercial and industrial use in appropriate areas



Zoning Overview

- ◆ Comprehensive Plan establishes guidance for areas of desired land use character (residential, commercial, industrial, parks, etc.)
 - These are broad categories that are meant to be a guide, not a set of rules
- ◆ Zoning is the set of rules that tells developers how their plan fits into the City's vision
- ◆ Zoning = advancing the general health and welfare of the residents



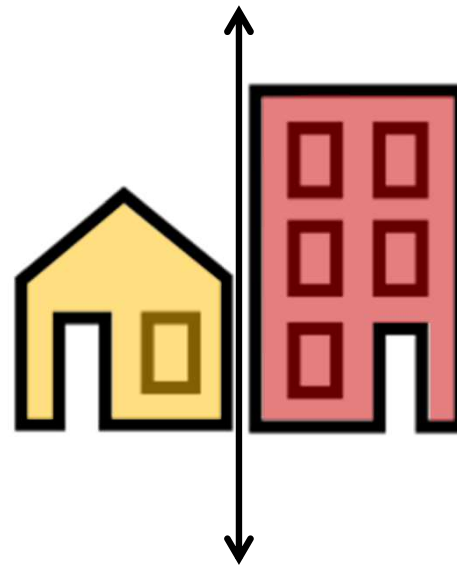
Zoning Overview

- ◆ A Zoning Ordinance is not...
 - A public highway design manual
 - Does not regulate on-street parking, speed limits, road signage, etc.
 - Prescription of every possible occurrence in development
 - Designed to make someone's life harder!

Why Would a Community Update Their Zoning?

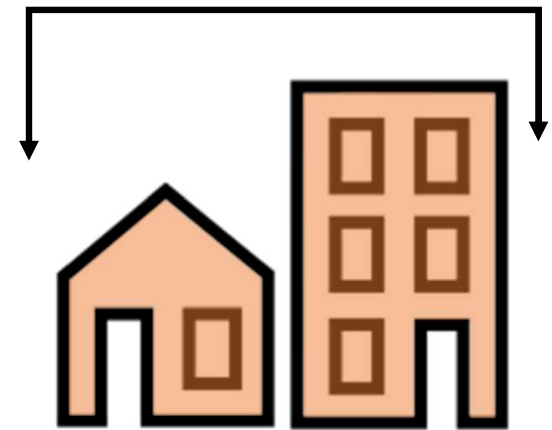
- ◆ To align as closely as possible with the Comprehensive Plan
- ◆ Out of date development regulations can hinder new development
- ◆ To reflect the changes in development practice and to be flexible to market conditions

Traditional (Euclidean)



Focus on separation of uses and prevention of negative effects

Form-Based/Hybrid



Focus on relationship and interaction between

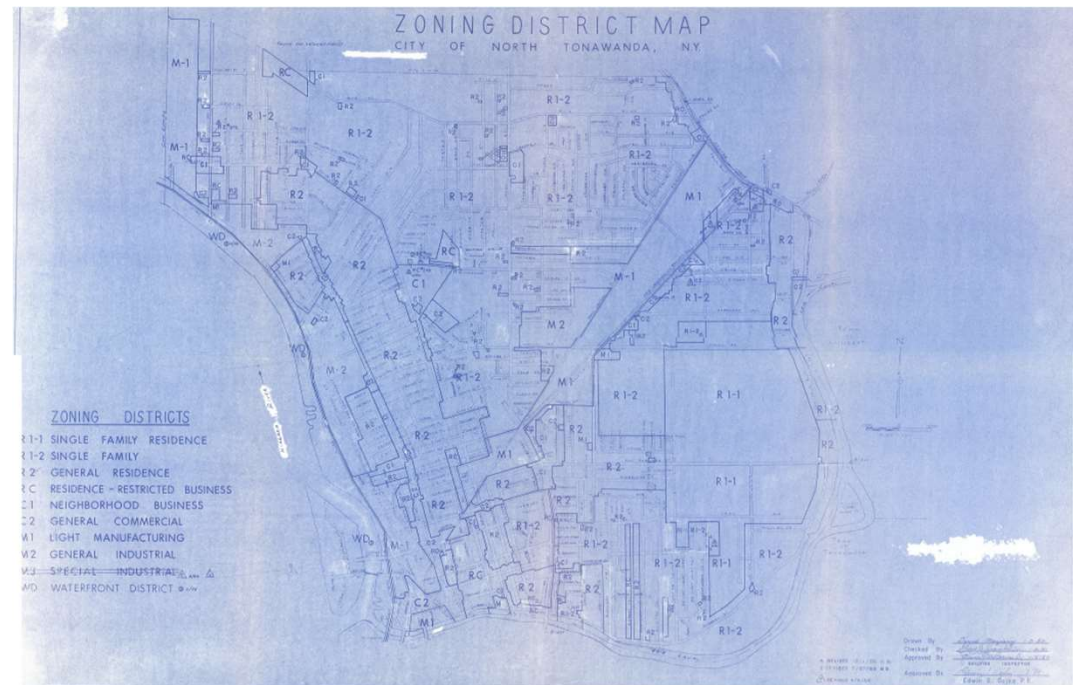
Examples of Zoning in Everyday Life

- ◆ Parking
 - Amount and organization of parking for businesses and larger scale residential development
- ◆ Landscaping
 - Certain amounts of plantings and their species can be required by zoning. Landscaping can also be used as a buffer between uses
- ◆ Lighting
 - Intensity and direction of lighting on residential homes and businesses
- ◆ Signage
 - Size, style, location of signage for businesses
- ◆ Fences
 - Size and location



Existing Zoning within North Tonawanda

- ◆ North Tonawanda's first zoning code was adopted in 1927
 - Last fully updated Zoning Code was adopted in 1959!
(There have been lots of amendments since)
- ◆ The City is split into 11 zoning districts
 - Downtown District & Waterfront District added in 2019



Community Outreach

- ◆ Committee Meetings
- ◆ Stakeholder Interviews
- ◆ Community Workshops
- ◆ Site Tours
- ◆ Online Survey
- ◆ Public Hearing



Questions



Tonight's Activities

1. A Story in Cards
2. Zoning Spectrum
3. Four Magic Questions
4. What Should Zoning Make Easier vs Harder?

Make sure to sign in at the sign in table to hear about future outreach!