



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

SUMMARY OF MINUTES CITY OF BINGHAMTON COMMISSION ON ARCHITECTURE	
MEETING DATE: June 26, 2018	LOCATION: City Council Chambers, City Hall
CALLED TO ORDER: 12:00 PM	RECORDER OF MINUTES: S. McGee

ROLL CALL	
BOARD MEMBERS PRESENT:	BOARD MEMBERS ABSENT:
<ul style="list-style-type: none"> ▪ K. Ellsworth (chair) ▪ J. Darrow (vice-chair) ▪ P. Klosky ▪ M. E. Mauro (left at 1:09pm) ▪ M. Lombardini (left at 1:09pm) ▪ S. Edwards (arrived at 12:34pm) 	<ul style="list-style-type: none"> ▪ M. Atchie
STAFF MEMBERS PRESENT:	TITLE & DEPARTMENT:
S. McGee	Historic Preservation & Neighborhood Planner, PHCD
T. Konetchy	Planner, PHCD
M. Van Meter	Staff Clerk, PHCD
N. O'Neil	Assistant Corporation Counsel

BUSINESS ITEMS		
ADDRESS: 33 Front Street	CASE NUMBER: CAUD-2018-32	
DESCRIPTION FROM AGENDA: Certificate of Appropriateness/Signage		
DISCUSSION POINTS & THOSE SPEAKING:		
Jim Taber (Jax Signs) represented the application. Staff presented all findings in the staff report. It was noted that the updated rendering incorrectly indicated the sign was internally lit.		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Jim Taber speaking in favor ▪ No letters received 		
VOTING		
MOTION: To approve the application with the following condition.		
1. The sign will not be backlit (internally illuminated).		
FIRST: J. Darrow	SECOND: P. Klosky	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEMS	
ADDRESS: 113 Front Street	CASE NUMBER: CAUD-2018-44
DESCRIPTION FROM AGENDA: Certificate of Appropriateness for new barrier-free access entrance to the Church addition	

DISCUSSION POINTS & THOSE SPEAKING:		
Staff presented all findings in the staff report. Pete Perkins presented the application.		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Pete Perkins speaking in favor ▪ No letters received 		
VOTING		
MOTION: To approve the application as presented.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEMS		
ADDRESS: 15 Hawley Street	CASE NUMBER: CAUD-2018-47	
DESCRIPTION FROM AGENDA: Certificate of Appropriateness for a new deck		
DISCUSSION POINTS & THOSE SPEAKING:		
Staff presented all findings in the staff report.		
Mark Lyons spoke on behalf of the application.		
J. Darrow asked about the light post and the distance to the curb. The applicant indicated the updated site plan should display the deck as twenty-five feet in length and coming four and half feet in from the curb.		
P. Klosky asked about the total height of the deck. The applicant explained the current deck ramp.		
Mark Lyons indicated the tree will kept.		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Mark Lyons speaking in favor ▪ No letters received 		
VOTING		
MOTION: To approve the deck as proposed with the following conditions:		
<ol style="list-style-type: none"> 1) An updated site plan be sent to Planning Staff; 2) The pre-existing tree is kept and maintained with the deck to be constructed around the tree in a similar manner to the existing deck on the property; 3) Materials (i.e. decking, railing, detailing) used for the deck are to be identical to the existing deck on the property. 		
FIRST: M. Lombardini	SECOND: J. Darrow	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEMS		
ADDRESS: 217 Washington Street	CASE NUMBER: CAUD-2018-46	
DESCRIPTION FROM AGENDA: Certificate of Appropriateness/Signage		

DISCUSSION POINTS & THOSE SPEAKING:		
Staff presented all findings in the staff report. Daniel Sharp indicated that the size of the sign would be 3' x 1'. Daniel Sharp, new sign is 3ft in length. He indicated everything that is existing will be removed and replaced with the proposed white vinyl signage.		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Daniel Sharp in speaking in favor ▪ No letters received. 		
VOTING		
MOTION: To approve the application as presented.		
FIRST: J. Darrow	SECOND: M. Lombardini	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

J. Darrow and K. Ellsworth recused themselves.

VOTING		
MOTION: To appoint M. Lombardini as interim Chairman		
FIRST: M. E. Mauro	SECOND: S. Edwards	VOTE: PASSED (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEMS	
ADDRESS: 95 Court Street	CASE NUMBER: CAUD-2018-45
DESCRIPTION FROM AGENDA: Certificate of Appropriateness/Signage	
DISCUSSION POINTS & THOSE SPEAKING:	
Staff presented all findings as contained in the staff report.	
J. Smith presented the application. He indicated that appropriate signage for the building is difficult because of its prior use as a bank.	
M. Lombardini asked how the signs would be mounted to the building.	
J. Smith indicated that the banner signs will be anchored with a flat steel plate. He also indicated that this would be similar for the projecting sign, and the door sign will be adhered directly to the glass.	
M. Lombardini asked if spacers would be used for the flat steel plates.	
J. Smith indicated there would be some.	
P. Klosky asked about the projecting sign being illuminated.	

J. Smith indicated that giving the type of sign and the future tenant of the space, that applicant decided to present the Commission with edge lit signage for review.

P. Klosky spoke about the changing nature of sign lighting and commented that the sign may be too small.

Staff indicated that night images of the sign were available. J. Smith asked if Staff would email those images to him.

J. Smith that the applicant was not looking for any additional lighting besides the edge lit sign.

M. E. Mauro stated she had concerns about the projecting signage along both sides of the façade.

S. Edwards indicated she liked the proposal.

J. Smith said that an issue would emerge without projecting signs and tenants placing unapproved signs in windows.

M. E. Mauro indicated that those would not impact the streetscape physically at least.

P. Klosky asked how many tenants were going to occupy the space.

J. Smith indicated he did not know.

M. Lombardini asked if the applicant thought the hanging sign would be more appropriate than window signage.

J. Smith indicated that there were multiple different signs proposed given the nature of the building.

M. Lombardini asked Staff if there was enough information to deliberate and issue a decision letter.

Staff indicated that the application could be divided into three parts, given the way it was presented.

M. Lombardini directed the discussion to the Chenango Street façade.

M. E. Mauro reiterated her concerns.

P. Klosky spoke about the Banner sign found at the Printing House and CAUD's approval of that.

J. Smith indicated that that sign is extant on the building.

S. Edwards said the signage on the printing house looked nice. She asked if the tenants of this building would occupy the space at night.

J. Smith said it would be for events and openings.

P. Klosky spoke about how the location of the tenant in the building seemed to dictate the placement of the banner sign on the second building.

Staff spoke about consistency along building.

M. E. Mauro asked how many openings were along the side of the building.

Staff indicated there are three.

M. Lombardini asked if the Commission felt comfortable making a motion in regard to the vinyl door sign.

The Commission took action on the vinyl entrance sign.

J. Smith indicated there is a similar projecting sign on a nearby storefront.

M. Lombardini indicated the building and its style seemed to make signage on this building more difficult.

M. Lombardini asked if the banner and projecting sign could be tabled in order so that the applicant could consult with planning staff and arrive at a more appropriate signage proposal for the building.

S. Edwards asked about why the Commission was tabling the application.

The Commission spoke about signage applications and the building.

J. Smith indicated they were open to developing other signage types for the building.

PUBLIC COMMENT:

- J. Smith speaking in favor
- No letters received

VOTING

MOTION: To approve the vinyl entrance sign as presented.

FIRST: M. E. Mauro	SECOND: S. Edwards.	VOTE: PASSED (4-0-0)
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AYE(S): All	NAY(S): None	ABSTENTION(S): None
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MOTION: To table both the both projecting signs proposed along Court and Chenango Streets so that the tenant can coordinate Planning Staff to arrive a solution for signage on the building.

FIRST: M. Lombardini	SECOND: S. Edwards.	VOTE: PASSED (4-0-0)
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AYE(S): All	NAY(S): None	ABSTENTION(S): None
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VOTING

MOTION: To reinstate Ken as Chairman.

FIRST: M. Lombardini	SECOND: M. E. Mauro	VOTE: PASSED (4-0-0)
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AYE(S): All	NAY(S): None	ABSTENTION(S): None
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APPROVAL OF MINUTES

MOTION: Motion to approve the May 29 Regular Meeting Minutes as presented.

FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: PASSED (5-0-0)
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AYE(S):	NAY(S):	ABSTENTION(S):
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M. Lombardini and M. E. Mauro left the meeting at 1:09pm.

BUSINESS ITEMS		
ADDRESS: 168 Water Street		CASE NUMBER: CAUD-2018-48
DESCRIPTION FROM AGENDA: Certificate of Appropriateness/Outdoor Café Permit Application.		
DISCUSSION POINTS & THOSE SPEAKING: Staff presented all findings stated in the staff reported.		
Michele Bleichert spoke on behalf of the application by telephone. She spoke about the furniture selection for the proposed tables.		
K. Ellsworth asked if the proposed chain was plastic. Michele stated it was plastic.		
J. Darrow indicated that the Board had accepted plastic chains previously.		
J. Darrow asked about the aluminum base with the table and indicated the color was appropriate.		
Michele indicated that she could provide a black table instead.		
Michele also stated the stanchion base would be flat.		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Michele Bleichert speaking in favor ▪ No letters received. 		
VOTING		
MOTION: To approve the application as presented with the following conditions:		
1. The bollards and stanchions will have flat bases and will be black in color;		
2. The chairs will be black in color;		
3. The tables will feature a black center pole and pedestal base.		
FIRST: J. Darrow	SECOND: P. Klosky	VOTE: PASSED (4-0-0)
AYE(S): All	NAY(S): All	ABSTENTION(S): None

OTHER BUSINESS
<ul style="list-style-type: none"> • Staff updated the Commission about the CLG Grant. • The Commission discussed the Commissioner stipend.

ADJOURNMENT		
MOTION TO ADJOURN		TIME: 1:23pm
FIRST: S. Edwards	SECOND: J. Darrow	VOTE: PASSED (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S):