



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: September 5, 2023	LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901
CALLED TO ORDER: 12:18 p.m.	RECORDER OF MINUTES: Dylan Pelton

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
K. Ellsworth (chair)		X
M.E. Mauro	X	
M. Lombardini		X
D. Nead	X	
R. Heary		X
D. Whalen	X	
J. Darrow	X	
STAFF MEMBERS PRESENT:	TITLE & DEPARTMENT:	
J. Berling	Director, Planning Department	
S. Patel	City Planner, Planning Department	
D. Pelton	Historic Preservation Planner, Planning Department	
Patrick McGinnis	Commissioner of Parks & Recreation	

APPROVAL OF MINUTES		
MOTION: To approve the minutes as recorded for the August 1, 2023 CAUD meeting		
FIRST: D. Nead	SECOND: D. Whalen	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, M.E. Mauro, D. Whalen	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 25 Court Street	CASE NUMBER: CAUD-2023-41
DESCRIPTION FROM AGENDA: The applicant, Pamela Van Putte, would like to renovate the façade of the building including: <ul style="list-style-type: none"> Remove old glass windows and framed façade Build out / frame new exterior wall flush to sidewalk New brick façade to match old brick exterior New bronze / brown color steel windows installed to match exterior windows New gooseneck lighting over current sign 	
CERTIFICATE OF APPROPRIATENESS	
DISCUSSION POINTS & THOSE SPEAKING: <ul style="list-style-type: none"> Staff presents the case. Commissioner stated applicant moved door towards middle for a more symmetrical façade. Applicant stated public walks through post entrance post and it is a liability issue. Commissioner asks if door is going to be recessed. Commissioner states there is no recessed door in rendering. 	

<ul style="list-style-type: none"> Commissioner asks applicant for a floor plan showing recessed door. 		
VOTING		
MOTION: To table discussion pending research into the history of the façade's symmetry.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 196 State Street	CASE NUMBER: CAUD-2023-33	
DESCRIPTION FROM AGENDA: The applicant, Thomas Haines, would like to build a deck protruding from the second story of the structure. The deck will be supported by footers on all sides and will be independent of the façade of the building.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> Staff presents the case. Commissioner states in the interests of full disclosure, they have known the applicant for many years. Applicant states that his proposal has renderings and drawings for approval. Applicant states the idea is not new and the rendering presented started in the year 2000. Applicant states that Ron Lake from the engineering department stated that if it was built freestanding the structure would not move. Applicant states that he has photos of the Arlington Hotel for historical reference of a building in Binghamton with a mezzanine. Commissioner states that previous drawings were more stylistic and the drawings presented are more stark by comparison. Commissioner states that the mezzanine would be more appropriate if it was more elaborate to match the style of the building. Applicant stated that he had already met with the Planning and Engineering departments regarding the project and taken aspects under advisement. Applicant stated that the engineering department adjusted street improvements for the mezzanine and elongated the sidewalk width to accommodate for the structure. Commissioner states that mezzanine would require lateral bracing not shown in rendering. Staff states the applicant would need to present the project to the Building and Code department as well as the Fire Marshal's office for compliance issues. Commissioner states that there are some missing details from rendering such as height, rise for staircase and overall dimensions. 		
VOTING		
MOTION: To table case until next month or when more accurate plans can be reviewed.		
FIRST: D. Nead	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 47 Court Street	CASE NUMBER: CAUD-2023-37	
DESCRIPTION FROM AGENDA: The applicant, Ghazala Ihsad, would like to replace the recessed front entry with a flat, plate glass entryway.		

Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presents the case. • Applicant states he is not the business owner. • Commissioner states that without the owner’s permission, no alterations can be done to the building. • Commissioner states that no approvals will be given without first obtaining written permission from the owner of 47 Court Street 		
VOTING		
MOTION: To table the case until written permission by owner can be obtained.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None
DISCUSSION POINTS AFTER VOTE:		
<ul style="list-style-type: none"> • Applicant asks if there are any objections to the plans as presented. • Commissioner states that we need a façade rendering for the rest of the floor plan. • Staff comments that recessed doorways in the city of Binghamton are meant to be kept recessed. • Applicant states that the recessed doorway looks as if the business is closed and hurts his business. • Commissioner asks if recessed doorways are mentioned in the Secretary of the Interior’s historic regulations. • Staff replies, “The second regulation under the Secretary’s standards states that the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.” • Staff also added the Historic Design Guidelines for the City of Binghamton state, “Recessed entries should be retained.” 		

BUSINESS ITEM		
ADDRESS: 35 Whitney Avenue	CASE NUMBER: CAUD-2023-42	
DESCRIPTION FROM AGENDA: The applicant, Robinson Plaza Realty LLC, would like to demolish the residence located at 35 Whitney Avenue.		
Determination of Significance		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presents the case. • Commissioner visited the property before meeting and could not see any redeeming quality that would stop the demolition from going forward. • Commissioner states that the structure is not located in a residential area. • Staff pointed out that the district it is in is an I-3 district, which is a Heavy Industrial zoned area. • The applicant stated that himself, Mike Maciak, is Robinson Street LLC and represents the company. • Applicant pointed out that he has plans to develop the whole block. • 		
VOTING		
MOTION: To declare CAUD as lead agency		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None
VOTING		

MOTION: To declare demolition as an unlisted action		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To find the structure has No Historical Significance.		
FIRST: M. E. Mauro	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 39 Whitney Avenue	CASE NUMBER: CAUD-2023-43	
DESCRIPTION FROM AGENDA: The applicant, Robinson Plaza Realty LLC, would like to demolish the residence located at 39 Whitney Avenue.		
Determination of Significance		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presents the case. • Commissioner visited this property as well and stated that it is beyond recognition and is a good candidate for demolition. 		
VOTING		
MOTION: To declare CAUD as lead agency		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To declare demolition as an unlisted action		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To find the structure has No Historical Significance.		
FIRST: M. E. Mauro	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 33 Court Street	CASE NUMBER: CAUD-2023-35
DESCRIPTION FROM AGENDA: The applicant, Owen Blye, would like to repair and paint the exterior front façade of the building.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Staff presents the case. • Applicant is contacted by phone. 	

<ul style="list-style-type: none"> Applicant states that he is seeking to improve his façade with some restorative repair and painting with pre-approved colors. Applicant states that wood trim is to be restored and replaced “in kind” and the painting is restricted to the wood and none of the masonry. 		
VOTING		
MOTION: To approve of the improvements to the façade as presented.		
FIRST: J. Darrow	SECOND: D. Whalen	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 215 State Street	CASE NUMBER: CAUD-2023-38	
DESCRIPTION FROM AGENDA: The applicant, Eric Ballard, would like to apply a window sign to the front of his barber shop.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING: <ul style="list-style-type: none"> Staff presents the case. Commissioner asks if the sign is going to deviate at all from the rendering presented to the commission. Applicant states that it is not. 		
VOTING		
MOTION: To approve of the window signs as presented.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 65 Court Street	CASE NUMBER: CAUD-2023-24	
DESCRIPTION FROM AGENDA: The applicant, Hamza Khan, would like to display window signs for advertisement of The Grove.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING: <ul style="list-style-type: none"> Staff presents the case. Applicant states that he has paper signs for advertisement of specials at his restaurant. Staff explained temporary signs have a limit to how long they can be used and are not indefinite. Staff then explains that the signs are affixed with tape and made of paper, and therefore, are temporary in nature. Because of this finding, considering they have already hung for approximately one year, they need to be taken down. Staff then explains that if he would like to make the signs permanent, it could be reviewed by the CAUD commission in that capacity, but another application would have to be filled out. Commissioner states that the posters are affixed to the window, but if the posters hung behind or were supported inside somehow, a CAUD review would not be necessary. Applicant asks what time frame is considered temporary in the City of Binghamton. Staff finds the City Charter and it defines temporary signs as 30 days. 		

- Other Business
 - The Italianate structure on Walnut Street and the Sunbrior Court Mansion should be examined for help with restoration.
 - John Darrow would like to be considered for the chairman position should Ken Ellsworth become unavailable indefinitely.
 - Replacements should be considered at this point for absentee members.

VOTING		
MOTION: To adjourn this session of the CAUD commission.		
FIRST: J. Darrow	SECOND: D. Whalen	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None