



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: December 5, 2023	LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901
CALLED TO ORDER: 12:15 p.m.	RECORDER OF MINUTES: Dylan Pelton

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
J. Darrow (chair)	X	
M.E. Mauro	X	
D. Nead	X	
R. Heary	X	
D. Whalen	X	
B. Haas	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 November 7,2023 CAUD meeting		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (6-0-0)
AYE(S): J. Darrow, R. Heary, M.E. Mauro, D. Nead, D. Whalen, B. Hass	NAY(S): None	ABSTENTION(S): None
MOTION: To approve the minutes as recorded for the November 1,2023 CAUD meeting		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (6-0-0)
AYE(S): J. Darrow, R. Heary, M.E. Mauro, D. Nead, D. Whalen, B. Hass	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 79 Main Street	CASE NUMBER: CAUD-2023-63
DESCRIPTION FROM AGENDA: The applicant, Charanjit Bains, would like to replace approximately 15 windows in the residence with white vinyl windows.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Applicant states that Dave Micha will be the representative for Charanjit Bains, the owner of the property. • Commissioner states that the owner has a house with a bunch of historically significant windows; 1/3 are significant and 2/3 are not. The historically significant windows have to be kept or replicated, that is just the state’s preservation policy. You may be able to add exterior storm windows. • Applicant states that they replaced several and have 8 left to replace. • Staff points out the windows that are replaced. • Commissioner states that they will have to be put back and asks where they are now. 	

- Applicant states that window world took them and they have no idea where they are now.
- Commissioner states that they cannot just “take them” or they will have to replace them in kind.
- Staff states that there is a window dating to the building of the house circa. 1894 that they are not replacing.
- Staff states that contact was made with the county historian and there is a window restoration expert that can help restore the windows.
- Staff indicates the addition to the back of the house was built between 1928 and 1943. The windows are oddly inappropriate being that they are older than the addition and do not match the windows in the rest of the house. They also are not functional which is illegal.
- Commissioner States that it is his understanding by the regulations, he can replace the windows in the back, but they must be in kind with the same number of mullions in the upper pane of the window to retain historic integrity of the house.
- Applicant asks if they have to be black or can they stay white.
- Commissioner asks the staff if a vote has to be cast for the color of the windows.
- Staff replies yes.

VOTING

MOTION: To approve of the white-on-white windows for the replacement windows to the addition recognizing that the top pane of the windows will be mullioned to match the existing 6 pane array.

FIRST: J. Darrow	SECOND: D. Whalen	VOTE: (6-0-0)
AYE(S): J. Darrow, D. Nead, R. Heary, M. E. Mauro, B. Haas, D. Whalen	NAY(S): None	ABSTENTION(S): None

- Commissioner states that as far as the rest of the windows, there are other energy saving products to install while retaining the windows.
- Applicant states that the curved windows on the side of the building are not being replaced.
- Staff states the front windows were replaced because of bullet holes and previously three windows were replaced on the second story.
- Applicant asks if the only windows he cannot replace is the stained-glass window on the first floor.
- Commissioner states that particular window would have to be repaired.
- Applicant asks if there is any funding to help with the cost of the replacement.
- Staff replied that when it is a rental property, it limits your options, but I will see if there is a grant or some kind of funding available.
- Applicant asks what can be done about the upper story windows.
- Commissioner replies that we have to determine what Window World did with the windows they replaced and if they still have them.

- Other business
 - The commission is waiting on the resume for the open commissioner vacancy.
 - CAUD should investigate expanding the current districts to make them larger.

VOTING

MOTION: To adjourn the meeting

FIRST: J. Darrow	SECOND: R. Heary	VOTE: (6-0-0)
AYE(S): J. Darrow, R. Heary, M.E. Mauro, B. Haas, D. Whalen, D. Nead	NAY(S): None	ABSTENTION(S): None