



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: January 2, 2024	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 December 6, 2023 CAUD meeting		
FIRST: D. Nead	SECOND: M.E. Mauro,	VOTE: (4-0-0)
AYE(S): J. Darrow, M.E. Mauro, D. Nead, B. Haas	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 7 Main Street	CASE NUMBER: CAUD-2024-1	
DESCRIPTION FROM AGENDA: The applicant, Gernsimos Kokosis, would like to make façade improvements in the Main Street Historic District to the building located at 7 Main Street.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Applicant’s representative states that he is one of the general contractors on the project. • Commissioner asks if there is any work besides what is being presented. • Staff comments that the project presented is to return the façade to it’s original entryway. • Applicant replied that that is the case. • Commissioner states that he is comfortable with what is being presented. 		
VOTING		
MOTION: To approve of the project as presented on 7 Main Street.		
FIRST: J. Darrow	SECOND: D. Whalen	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, M. E. Mauro, B. Haas	NAY(S): None	ABSTENTION(S): None

- D. Whalen joined the meeting late after the first case, CAUD-2024-1.

BUSINESS ITEM		
ADDRESS: 70 Evans Street		CASE NUMBER: CAUD-2024-2
DESCRIPTION FROM AGENDA: The applicant, Michael Igo, would like to demolish the residency at 70 Evans St. to extend his yard.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Applicant Michael Igo is not present but was reached by phone for the meeting. • Commissioner asks if there is anything about the building that is not in the packet. • Applicant replies that the building is structurally unsound and is not livable. • Staff asks what will happen to the land after demolition. • Applicant states that it will add to his side yard and no construction will take place after the demolition. 		
VOTING		
MOTION: To declare CAUD as the lead agency.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, M. E. Mauro, B. Haas, D. Whalen	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To declare the demolition as an unlisted action.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, M. E. Mauro, B. Haas, D. Whalen	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To declare the building holds No Historical Significance.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, M. E. Mauro, B. Haas, D. Whalen	NAY(S): None	ABSTENTION(S): None

- Other business
 - The Main Street Historic District is not recognized locally by the City of Binghamton. On the recommendation of the CAUD committee, would the commission like to make the district locally recognized?

VOTING		
MOTION: For City Council to adopt the Main Street Historic District as a locally recognized historic district.		
FIRST: J. Darrow	SECOND: M.E. Mauro	VOTE: (5-0-0)
AYE(S): J. Darrow, R. Heary, M.E. Mauro, B. Haas, D. Whalen, D. Nead	NAY(S): None	ABSTENTION(S): None

VOTING		
MOTION: To adjourn the meeting		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, M.E. Mauro, B. Haas, D. Whalen, D. Nead	NAY(S): None	ABSTENTION(S): None