



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: April 2, 2024	LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901
CALLED TO ORDER: 12:22 p.m.	RECORDER OF MINUTES: Dylan Pelton

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
J. Darrow (chair)	X	
M.E. Mauro		X
D. Nead	X	
J. Weissberg	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	
N. Ballard	Commissioner of Parks & Recreation	
R. Heary	Corporate Council	
R. Cavanaugh	City Council	

APPROVAL OF MINUTES		
MOTION: To approve the minutes as recorded for the March 5, 2024 CAUD meeting		
FIRST: J. Darrow	SECOND: J. Weissberg	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, B. Hass, J. Weissberg	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 1 Water Street	CASE NUMBER: CAUD-2024-3
DESCRIPTION FROM AGENDA: The applicant, Caitlyn Davey, would like to install a community message board and a mural on the interior of the tunnel at Confluence Park.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Commissioner asks if she is in attendance today. • Staff states that she was told she does not have to attend. • Commissioner and Staff state that the last time she presented we needed the rest of the artwork for the tunnel to vote on the mural. • Staff states that now as it stands there are some underlying first amendment issues with the message board, but the artwork of the mural could be voted on. • Commissioner asks if the commission must table the project. • Staff replies that we don't have to table the whole project, we can vote on the artwork of the mural. 	

VOTING		
MOTION: To approved of the artwork in the tunnel at Confluence Park.		
FIRST: J. Weissberg	SECOND: B. Haas	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, J. Weissberg, B. Haas	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 99 Collier Street	CASE NUMBER: CAUD-2024-5
DESCRIPTION FROM AGENDA: The applicant, Tamer Osman, would like to install a sign above his business.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Staff states that Brian Haas must recuse himself from voting because he works for the client. • Brian Haas recuses himself from the case. • Commissioner states that because quorum cannot be reached, it will have to be tabled until the next CAUD meeting. • Motion to table the case until the next meeting. 	

BUSINESS ITEM	
ADDRESS: 134 Court Street	CASE NUMBER: CAUD-2024-6
DESCRIPTION FROM AGENDA: The applicant, Michael Lombardi, would like to make interior and exterior improvements to the building located at 134 Court Street.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Corey Layton with L2 Architecture was presenting the case. • Applicant states that phase 1 of the project is what he is proposing for today, it involves brick repair, brick repointing, window replacement, storefront replacement and painting of the building. • Applicant states that the project is being reviewed by the NYS SHPO office for historic building tax credits. • Commissioner would like to go on record stating that he wished all plans were presented in such a professional manner. 	

VOTING		
MOTION: To approved of the plans for 134 Court Street as presented.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, J. Weissberg, B. Haas	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 39 Court Street	CASE NUMBER: CAUD-2024-7
DESCRIPTION FROM AGENDA: The applicant, Robert Wandell, would like to replace the current awning with one advertising his business.	

Certificate of Appropriateness

DISCUSSION POINTS & THOSE SPEAKING:

- Applicant states they have been in business 25 years, 9 years at present address and recently moved into the space next door at 37 Court Street.
- Applicant also states that they would like to change the awning to reflect the change from “Parlor City Collectables” to “Imagika” to reflect the change in ownership.
- Commissioner asks if the applicant took over both stores or are they moving to different location.
- Applicant states that they did take over both locations and constructed a door way in the store to connect to both locations.

VOTING

MOTION: To approved of the plans for 39 Court Street as presented.

FIRST: J. Darrow

SECOND: D. Nead

VOTE: (4-0-0)

AYE(S): J. Darrow, D. Nead, J. Weissberg, B. Haas

NAY(S): None

ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: 188 Court Street

CASE NUMBER: CAUD-2024-4

DESCRIPTION FROM AGENDA: The applicant, Phillip Akel, would like to demolish the residential structure and replace it with a parking lot.

Determination of Significance

DISCUSSION POINTS & THOSE SPEAKING:

- Staff informed commission that the client for the case would like to wait until as many of the commissioners could be present as possible.
- Staff informed commission that a special meeting of the CAUD commission may be necessary for the 188 Court Street location to be voted on.

VOTING

MOTION: To table the case until a suitable time and place could be established for a vote.

FIRST: J. Darrow

SECOND: D. Nead

VOTE: (4-0-0)

AYE(S): J. Darrow, D. Nead, J. Weissberg, B. Haas

NAY(S): None

ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: DECO District phase II

CASE NUMBER: CAUD-2024-8

DESCRIPTION FROM AGENDA: The applicant, the City of Binghamton, would like to continue with the second phase of the Downtown DECO project located on Washington, Water, Henry, Lewis, and State Streets.

Certificate of Appropriateness

DISCUSSION POINTS & THOSE SPEAKING:

- Applicant states that they would like to complete the second phase of the DECO District remodeling of the State and Henry Street District.
- Applicant states that the next phase will include Washington Street, Lewis Street, and part of Henry Street.
- Applicant states that many of the elements that were included in phase I will be included in the second phase of the District remodeling.
- Applicant states that the lighting will be the same as State Street and the benches will be all backless due to some vandalism of the larger benches.
- Applicant states that there would be approximately 19 or 20 new light posts installed, same model as State Street.
- Applicant states that there will be a raised mid-block crossing the same as State Street as well in front of the Forum.
- Applicant states that they are working with the construction company building the parking garage to work on the crossing of Water and Henry Street.
- Staff asks where the Gobo light will be located in the district.
- Applicant states that the Gobo light used in phase 1 would be installed at the end of the district on Henry Street across from Washington Street.
- Applicant states that the crosswalks in the district will not have the triangle pattern, but will retain the rainbow coloring.
- Staff asks how many poles will have to be utilized for the lights being strung across the street.
- Applicant replies that there will be 3 new poles.
- Applicant states that the city is acquiring a walkway between the two streets, State and Washington, to provide a gateway to both areas.
- Applicant also states that they will be removing a bench in front of The Shop and are meeting with representatives from The Forum and The Lost Dog for their input.
- Commissioner states that modern theatre lights may not normally fit into a historic district, but because of the “theatre” theme of the district, it does seem appropriate.

VOTING

MOTION: To approved of the Deco District phase II plans as presented.

FIRST: D. Nead

SECOND: J. Darrow

VOTE: (4-0-0)

AYE(S): J. Darrow, D. Nead, J. Weissberg, B. Haas

NAY(S): None

ABSTENTION(S): None

DISCUSSION POINTS & THOSE SPEAKING:

- Applicant states that they have meetings with the private stakeholders of the project as well as one more public meeting. There will also be a Traffic Board memo about the crossing on Water Street.
- Ex officio asks if there is any communication between the company constructing the garage and the Deco district engineers because the water street crossing seems like it would be an excellent place for a gateway.
- Applicant replies that there is not enough right-of-way property that the city owns to make a gateway and also there is a system of underground vaults for utilities that makes a gateway almost impossible.
- Staff states that although not all of the details are complete, it is about as complete a plan as can be expected at this time.

Other business

- Staff states that right now they are trying to get a 7th commissioner approved by the mayor's office.
- Staff also states that in order to make the Main Street Historic District a local district, there will have to be another public meeting the date and time of which will be set at a future date.
- Commissioner asks if the City Council has looked at it already and Ex officio responds that they have already voted it in.

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