



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: August 6, 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	
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	
R. Heary	Corporate Council	

APPROVAL OF MINUTES		
MOTION: To approve the minutes as recorded for the July 2,2024 CAUD meeting		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, B. Hass, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 33 S. Washington Street	CASE NUMBER: CAUD-2024-27
DESCRIPTION FROM AGENDA: The applicant, Kate Kane, would like to install a sign above her business and on the wall facing North at 33 S. Washington Street.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Representative states that they would like to put a sign on the front of the building 1’10” X 10” reading simply tan simply apparel. It will be an aluminum sign with plexiglass lettering so there should be no fading. • Representative states that the sign will hang on either side of the garage door in the front of the building. • Commissioner asks if the sign existing is theirs and the applicant answers “no, that is our neighbors”. • Representative states that the sign on the side of the building is the same construction as the one on the front. • Applicant states that the sign on the Vestal Avenue side would have the other businesses in the building above and/or below as well. • Staff states that the colors used are on the historic color palette. • Council states that the placement should be specified in the motion. 	

VOTING		
MOTION: To approve of the sign installations for 33 S. Washington Street in all areas presented.		
FIRST: D. Nead	SECOND: M. E. Mauro	VOTE: (5-0-0)
AYE(S): J. Darrow, B. Haas, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 128 Washington Street	CASE NUMBER: CAUD-2024-28
DESCRIPTION FROM AGENDA: The applicant, David Whalen, would like to change the doors to the front of the building.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> Applicant states that he would like a table to motion until a decision can be made on replacing or repairing the doors on the building. 	

VOTING		
MOTION: To table the case until the September meeting when more information will be available.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-1)
AYE(S): J. Darrow, B. Hass, D. Nead, M. E. Mauro	NAY(S): None	ABSTENTION(S): D. Whalen

BUSINESS ITEM	
ADDRESS: 142 Court Street	CASE NUMBER: CAUD-2024-28
DESCRIPTION FROM AGENDA: The applicant, Lou Anagnostakos, would like to demolish the rear stairs and replace them with new stairs compliant with current building and fire codes.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> Commissioner states that after doing a site inspection, he feels it is long overdue to replace the rear stairs. 	

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

- Commissioner asks if there are applicants from the 23 Henry Street project present.
- There is no reply.
- Commissioner moves past 23 Henry Street case and proceeds with the next case on the agenda.

- Commissioner states that he has a conflict of interest with the next case and must recuse himself from the case.
- Motion to approve of interim chairperson is made.

VOTING		
MOTION: To appoint Dave Whalen as acting chairperson.		
FIRST: D. Nead	SECOND: M. E. Mauro	VOTE: (4-0-1)
AYE(S): B. Haas, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): J. Darrow

BUSINESS ITEM	
ADDRESS: 9 Riverside Drive	CASE NUMBER: CAUD-2024-28
DESCRIPTION FROM AGENDA: The applicant, Jon Burgman, would like to install security lighting on the exterior of the Kilmer Mansion and the Temple Concord.	
Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Applicant states that a year and a half ago NYS and FEMA made available funds to ensure the safety of religious institutions from terrorism and hate crimes. From this we gathered reports of where we are at risk and why from the Binghamton Police Department and Homeland Security. • Applicant states that the reports focused mainly on the lighting and security camera aspects of the buildings. They also understand that the Kilmer mansion is a landmark property and on the National Registry, so the placement of the lights and cameras should be as minimal as possible to ensure the historic nature of the building remain intact. • Applicant states that the lights themselves are meant to light the mansion and not the area around the mansion for security purposes. The lights will be low level from dusk to dawn and if a motion detector is set off, they will turn on brighter. • Applicant states that the only residential properties that would be affected are the condominiums at 5 Riverside Drive and the house directly behind the mansion. • Applicant states that everything in the red line area of the site map presented meets the candle power requirements for the City of Binghamton. • Applicant states that the posts themselves will be 16’ high and will be placed in the approximate locations indicated on the map. • Applicant states that the light poles that are in the front of the property may move in towards the building but will not move out towards 5 Riverside Drive or towards the street. • Commissioner states that it is appreciated that the lights are not going on the building and the scale of the lights is slightly obscured by the size of the building next door and the trees in the front of the building. • Staff explains that there may be issues with the proposed light being next to a city streetlight and standards pertaining to lights on city streets and sidewalks as described in the Illuminating Engineering Society of North America. • Applicant explains that they believe the engineers that produced the lighting concept for the building considered the streetlight in their calculations. Also the lights are adjustable as to the intensity and the direction of the illumination. • Commissioner states that they may want to make the motion conditional regarding the city lighting and any interference with the security lighting. • Staff states that it would be appreciated if they could obtain a letter stating that the lights comply with the IESNA standards from the lighting engineer. 	

VOTING		
MOTION: To conditionally approve the project at 9 Riverside Drive as presented provided the city receives a letter stating that it complies with IESNA standards in the city charter from the project engineers		
FIRST: D. Nead	SECOND: M. E. Mauro	VOTE: (4-0-1)
AYE(S): B. Haas, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): J. Darrow

- Council explains the charter refers to the Illuminating Engineering Society of North America or IESNA for reference.
- Applicant asks if they would have to come back for the installation of security cameras on the outside of the mansion.
- Staff replies that they would have to return.

VOTING		
MOTION: To reinstate J. Darrow as the acting chairperson.		
FIRST: D. Whalen	SECOND: D. Nead	VOTE: (4-0-1)
AYE(S): B. Haas, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): J. Darrow

- Commissioner asks if there is anyone present to represent the 23 Henry Street project.
- Commissioner asks if we should attempt to contact the applicant.
- Staff states that the case is rather large and would feel more comfortable with a representative being present.

VOTING		
MOTION: To table the 23 Henry Street case until the September meeting.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, B. Haas, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

Other business

- Commissioner states that the Italianate building on Walnut Street (Hemingway House) has a fence and a garden wall that is in bad need of repair according to the CAUD guidelines must be addressed.

VOTING		
MOTION: To adjourn the August 6th CAUD commission meeting.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, B. Haas, D. Nead, D. Whalen, M. E. Mauro	NAY(S): None	ABSTENTION(S): None