



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: August 19, 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:	
S. Patel	City Planner, Planning Department	
D. Pelton	Historic Preservation Planner, Planning Department	
R. Heary	Corporate Council	

VOTING		
MOTION: To appoint D. Nead as interim chair in John Darrow’s absence.		
FIRST: M. E. Mauro	SECOND: J. Weissberg	VOTE: (4-0-0)
AYE(S): B. Haas, D. Nead, J. Weissberg, M. E. Mauro	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 23 Henry Street	CASE NUMBER: CAUD-2024-34
<p>DESCRIPTION FROM AGENDA: The applicant, Steve Vassallo, would like to:</p> <ol style="list-style-type: none"> Windows/ Doors: All standard double hung windows on the South, West, and Southwest facade to be replaced. All arched/round top windows to be restored. All existing exterior casing to be replaced with extruded aluminum casing to match existing profiles and color. Replacement sills to be wood to match existing. Replace exterior entry doors on levels two-five at fire escape with hollow metal doors, painted black to match black windows and exterior trim. New storefront and glass door at stair enclosure/entry door, relocate to original location under existing re-glazed arched transom. Walls/ Facade: Existing painted masonry to be re-painted. All existing stone and brick masonry to be cleaned using low pressure water (not to exceed 150 psi) as necessary to expose natural color, u.n.o. Missing or damaged masonry to be repaired as necessary. Where required, joints to be repointed using mortar that matches original mortar in strength, color, texture and tooling as per preservation brief #2. Loose or shifted cast stone pieces to be reset. Existing decorative wood columns to be refinished and repainted as required. 	

3. Ramp: Provide new concrete ramp/landing and new aluminum handrail at stair enclosure/entry door to provide accessible building entrance.

4. Light Fixtures: Provide new flood lights at existing locations. Provide new exterior wall sconces on either side of stair enclosure/entry door.

Certificate of Appropriateness

DISCUSSION POINTS & THOSE SPEAKING:

- Applicant states that the building was student housing and the use of the building will not change, but there will be less bedrooms and the layout will differ.
- Applicant states that they are pursuing historic tax credits for this project and currently the part 2 submission for SHPO is being reviewed by the Parks Department.
- As far as the exterior work, the applicant states that they are adding a ramp for handicap accessibility.
- Applicant states that the storefront windows will be patched and painted, but no new assembly will be necessary.
- Applicant states that the windows will be replaced “in kind” with newer windows or refurbished to keep with the historical standards of the project.
- Applicant states that they will be painting and cleaning the masonry “in kind” also within the guidelines of the historic standards of SHPO.
- Applicant states that the light fixtures on the exterior near the accessible entrance is the only “new” addition to the exterior.
- Applicant states that not much of the original interior is left but they will be exposing the framing and flooring of the original building.
- Commissioner asks what light fixture will be used for the exterior of the building.
- Applicant states that the final fixture has not been picked, but it will be an led light that is translucent so you cannot see the light source and it will be a historically appropriate wall sconce.
- Commissioner asks how many bedrooms it was compared to what they are proposing.
- Applicant states that it was around 60 beds and now it will be approximately 48 beds.
- Staff states that it was 20ish bedrooms on the exterior with one large living space and it will be turned into three separate apartments.

VOTING

MOTION: To approve of the proposal as presented

FIRST: B. Haas

SECOND: J. Weissberg

VOTE: (4-0-0)

AYE(S): D. Nead, M. E. Mauro, J. Weissberg, B. Hass

NAY(S): None

ABSTENTION(S): None

- Other Business
 - SEQR Determination for 188 Court Street
 - Commissioner asks if this passed the Planning Commission as of yet.
 - Staff replied that it had not.
 - Staff explained that the commission’s job is twofold. The first, the part the commission passed onto Planning, was to determine if the house was historically significant. The second, the part still left to do, is to rule on a SEQR determination for the structure.

VOTING		
MOTION: To declare CAUD as lead agency for SEQR determination.		
FIRST: D. Nead	SECOND: J. Weissberg	VOTE: (4-0-0)
AYE(S): D. Nead, M. E. Mauro, J. Weissberg, B. Hass	NAY(S): None	ABSTENTION(S): None

VOTING		
MOTION: To declare the SEQR action as unlisted.		
FIRST: D. Nead	SECOND: B. Hass	VOTE: (4-0-0)
AYE(S): D. Nead, M. E. Mauro, J. Weissberg, B. Hass	NAY(S): None	ABSTENTION(S): None

- Commissioner asks if by doing this we are determining that demolition is approved.
- Staff explains that it is a determination of no environmental impact for demolition of the structure, not that it is approved or disapproved.
- Commissioners ask if the impact to the architectural or historic significance is small or moderate.
- Council simplifies the statement by asking, “does any of the factors of the case elevate the decision to moderate or large impact?”.
- Commissioners respond no.

SEQR EAF Part 2 - Impact Assessment. The <u>Lead Agency</u> is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available. When answering the questions the reviewer should be guided by the concept “Have our responses been reasonable considering the scale and context of the proposed action?”		
TYPE OF ACTION Unlisted	<i>CAUD should make a motion to (1) declare intent to act as lead agency, and to (2) define the type of action under SEQR. The Chairman should then open the public hearing or set the date for the public hearing on the case.</i>	
LEAD AGENCY Commission on Architecture and Urban Design (CAUD) Or, motion to defer lead agency to the Planning Commission		
	NO OR SMALL IMPACT MAY OCCUR	MODERATE TO LARGE IMPACT MAY OCCUR
Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
Will the proposed action result in a change in the use or intensity of use of land?	✓	
Will the proposed action impair the character or quality of the existing community?	✓	
Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	

Will the proposed action impact existing: A. public / private water supplies? B. public / private wastewater treatment utilities?	✓	
Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	
Will the proposed action result in an increase in the potential for erosion, flooding or drainage Problems?	✓	
Will the proposed action create a hazard to environmental resources or human health?	✓	
EAF Part 3 - Determination of significance. For every question in Part 2 that answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.		
BASED ON THE ABOVE, MOTION:	Negative Declaration ✓	Positive Declaration

VOTING		
MOTION: To declare small or no impact to SEQR determination.		
FIRST: B. Hass	SECOND: J. Weissberg	VOTE: (4-0-0)
AYE(S): D. Nead, M. E. Mauro, J. Weissberg, B. Hass	NAY(S): None	ABSTENTION(S): None

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