



# Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
<b>MEETING DATE:</b> September 3, 2024	<b>LOCATION:</b> City Hall; 38 Hawley St, Binghamton, NY. 13901
<b>CALLED TO ORDER:</b> 12:15 p.m.	<b>RECORDER OF MINUTES:</b> 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	

VOTING		
<b>MOTION:</b> To appoint D. Nead as interim chairperson for this meeting of the CAUD commission.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> J. Weissberg	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

Approval of Minutes		
<b>MOTION:</b> To approve of the minutes of the August 6, 2024 meeting.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> M. E. Mauro	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> J. Weissman, B. Haas, D. Nead, D. Whalen, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

BUSINESS ITEM	
<b>ADDRESS:</b> 4 Travis Avenue	<b>CASE NUMBER:</b> CAUD-2024-38
<b>DESCRIPTION FROM AGENDA:</b> The applicant, Brody Smith, would like to demolish a residential house in an I3 district at 4 Travis Avenue	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Representative states that it is currently owned by Buckingham Manufacturing who would like to extend the parking facilities outside of the factory.</li> <li>• Commissioner states that it is unusual for the committee to agree to demolition for parking.</li> </ul>	

- Staff states that the building is in an I3 district, a district that does not allow residential structures but does allow parking lots.
- Commissioner asks if it is even old enough to be evaluated for demolition.
- Staff states that it is over 40 years old, so it does have to be evaluated by the commission.
- Commissioner asks if handicap parking was a consideration in the expansion.
- Representative stated that it was primarily expansion of the current lot and he was not aware of any issues with handicap parking.
- Commissioner motions for demolition, noting that the structure is not historic, the parking lot is an exception and that the project is wholly in the I3 district where residential homes are not allowed and parking lots are.

VOTING		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissberg</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

VOTING		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: B. Haas</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

VOTING		
<b>MOTION: The commission finds the building is of No Historical Significance.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissberg</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

BUSINESS ITEM	
<b>ADDRESS: 45 Chenango Street</b>	<b>CASE NUMBER: CAUD-2024-37</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, James Marotta, would like to install a window and a door sign at the 45 Chenango Street address.	
<b>Certificate of Appropriateness</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Representative states that she represents Beacon Management Group and they would like to advertise on the front of the building at 45 Chenango Street.</li> <li>• Representative states that there are four windows and they are just going to advertise on two of the four windows.</li> <li>• Staff states that measurements were not specifically taken to determine the exact space the signage takes up, but it is as small or smaller than the sign at 142 Washington Street and that was 20% of the window.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To approve of the window signs for the façade of 45 Chenango Street.</b>		
<b>FIRST: B. Haas</b>	<b>SECOND: M. E. Mauro</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 41 Chenango Street</b>	<b>CASE NUMBER: CAUD-2024-36</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, James Marotta, would like to install advertisement in the windows of the building located at 41 Chenango Street.	
<b>Certificate of Appropriateness</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Representative states that the advertisements would help with the privacy on the first floor for a gym and common area the students share.</li> <li>• Commissioner states that there was a case that shared similar concerns regarding coverage and what constituted advertising.</li> <li>• Staff recalls that the windows on the other case shared mullions that were less than 4 inches apart and therefore the windows could be seen as one window instead of several. Also, in the interest of privacy, what would be considered a window “treatment” and not advertising on the outside of the building.</li> <li>• Representative states that the pictures in the window are of students in the apartments without wording or any direct marketing.</li> <li>• Commissioner asks if the white will be in the treatment.</li> <li>• Representative states that the white in the photograph is a shade behind the sign which will not be there after the window treatment is installed.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To table the discussion of the window treatments for 41 Chenango Street.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissberg</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 49 Court Street</b>	<b>CASE NUMBER: CAUD-2024-49</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, John Matzo, would like to install two signs on the property known as the Metrocenter. One on the front of the City National Bank building and one in the Washington Street mall on the Metrocenter building.	
<b>Certificate of Appropriateness</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Representative states that he is John Matzo and he is on the ZBA board of appeals.</li> </ul>	

- Representative states that signs will be placed in two spots, one in the mall leading up to the Metrocenter in front of the bank itself. The current awning sign will be dismantled in lieu of the proposed sign.
- Commissioner asks how the sign will be affixed to the building on Court Street.
- Representative states that the sign will be hung from the front of the building to get more advertising downtown for the bank and it would be hung from the mortar seams. If the bank ever decided to leave that area, the sign would be dismantled, and the façade repaired.
- Commissioner states that the sign looks like it would be internally lit, which although not allowed, was given permission in the past due to the extended hours of the ATM and safety concerns.
- Staff explains some concerns regarding placement, one concern being that signs are meant to be installed in specific locations and this particular location was never meant to be used for advertising.
- Commissioner asks where the sign was located for the old bank.
- Staff replies that it was above the front of the building on the frieze of the old entrance.
- Staff explains that there was a discussion of putting a communal sign in the front of the walkway to the Metrocenter to post all businesses in the alley to the Metrocenter and in the Metrocenter as well.
- Commissioner states that he is in favor of putting a sign on a detached structure or flagpole, but not in the building itself being that it is a State and Nationally registered building.
- Representative stated the ZBA approved both signs for construction.
- Commissioner asks if it is on the national register.
- Staff states that it is listed as nationally registered, yes.
- Commissioner asks if the sign in the alleyway could be put in the middle or some other location to make customers aware of the businesses.
- Staff states that it was mentioned before to the city and the placement of a communal sign was where the conversations about the sign were never finished.
- Commissioner states that the guidelines encourage signage to be below the second floor.
- Council suggests that the commission should consider how to rule on this installation regarding signage on other historic buildings in the future as well.
- Representative states that signs in Binghamton go back to the 30's and 40's and are historic as well as the buildings and districts they exist in.

**VOTING**

**MOTION: To approve of the sign as presented on the Washington Street corridor of 49 Court Street.**

**FIRST: J. Weissberg**

**SECOND: M. E. Mauro**

**VOTE: (5-0-0)**

**AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro**

**NAY(S): None**

**ABSTENTION(S): None**

**VOTING**

**MOTION: To table the discussion of the sign located on the National Bank building located at 49 Court Street.**

**FIRST: D. Nead**

**SECOND: B. Haas**

**VOTE: (5-0-0)**

**AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro**

**NAY(S): None**

**ABSTENTION(S): None**

- Staff states that among the rest of the cases on the agenda, if not all, are city of Binghamton owned structures.
- Staff states that two of the structures are still occupied and demolition will not proceed without finding these individuals housing.

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 22 Clarke Street</b>	<b>CASE NUMBER: CAUD-2024-39</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff states that although the structure is historic in nature, a fire had destroyed much of the interior and most, if not all, of the windows were missing or broken.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissberg</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: B. Haas</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

- Commissioner asks what the post-use is for the city’s demolitions.
- Staff replies that turning lots into greenspace is the ongoing plan for all city demolitions.
- Staff states that the motion for the demolitions should read “No Historical Significance”.
- Council agrees with staff’s opinion and states that since the CAUD commission does not issue demolition permits, it’s scope is simply to determine historic significance.

<b>VOTING</b>		
<b>MOTION: The commission finds the building is of No Historical Significance.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissberg</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 2 Fayette Street</b>	<b>CASE NUMBER: CAUD-2024-40</b>

<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.
<b>Determination of Historical Significance</b>
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b> <ul style="list-style-type: none"> <li>• Staff states that the structure was a single residency, it had been turned into apartments over time.</li> <li>• Staff states that it does not have interior photos because of the possibility of squatters or other harmful situations.</li> <li>• Council states that it was condemned in 2021 because of leaking wastewater in the basement and the structure was not watertight as well.</li> </ul>

VOTING		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: B. Haas</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

VOTING		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

VOTING		
<b>MOTION: The commission finds the building is of No Historical Significance.</b>		
<b>FIRST: M. E. Mauro</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

BUSINESS ITEM	
<b>ADDRESS: 4.5 Fayette Street</b>	<b>CASE NUMBER: CAUD-2024-41</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b> <ul style="list-style-type: none"> <li>• Staff describes the building and notes that there were people living in the apartments and entering the property was out of the question.</li> <li>• Council states that there are broken pipes in many of the apartments, no working heat in any of the apartments, fire damage to one or more of the units and extensive maintenance issues with many of the apartments in the complex.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: B. Haas</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: The commission finds the building is of No Historical Significance.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissberg</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 42 Fayette Street</b>	<b>CASE NUMBER: CAUD-2024-42</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff explains that this property has some historical elements that are still present and currently the building is occupied.</li> <li>• Commissioner asks if the second story window is broken or missing.</li> <li>• Staff replies that from the street it is difficult to tell but it looks as though that is the case.</li> <li>• Staff states that there was a possibility of architectural salvage in the past, but the participants would have to sign a waiver to enter the property.</li> <li>• Commissioner asks what happens to the occupants if the building still has tenants.</li> <li>• Council states that the city addresses the situation with the occupants prior to demolition and secures housing.</li> <li>• Commissioner asks if the historical elements can be recommended to be removed.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: M. E. Mauro</b>	<b>VOTE: (5-0-0)</b>

<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None
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<b>VOTING</b>		
<b>MOTION:</b> To declare demolition as an unlisted action.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> B. Haas	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>VOTING</b>		
<b>MOTION:</b> The commission finds the building is of No Historical Significance.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> B. Haas	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>BUSINESS ITEM</b>	
<b>ADDRESS:</b> 58 Glenwood Avenue	<b>CASE NUMBER:</b> CAUD-2024-43
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff explains that it has board and baton on the front façade and clapboard on the side.</li> <li>• Staff states that it was a restaurant for many years and it had a fire on the first floor.</li> <li>• Staff states that the apartment above is not in bad shape but does have some water damage.</li> <li>• Commissioner asks is there are any historically significant architectural things in the building.</li> <li>• Staff states the pillars are likely from the 20's or 30's, but there are no other historically significant embellishments in the building.</li> </ul>	

<b>VOTING</b>		
<b>MOTION:</b> To declare CAUD as lead agency.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> D. Whalen	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>VOTING</b>		
<b>MOTION:</b> To declare demolition as an unlisted action.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> M. E. Mauro	<b>VOTE:</b> (5-0-0)



<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None
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<b>VOTING</b>		
<b>MOTION:</b> The commission finds the building is of No Historical Significance.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> J. Weissberg	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>BUSINESS ITEM</b>	
<b>ADDRESS:</b> 114 Henry Street	<b>CASE NUMBER:</b> CAUD-2024-44
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff indicates that it was an old residential building that had been turned into a commercial storefront at one time, a Post Grocery Store.</li> <li>• Staff indicates that much of the building is filled with garbage.</li> <li>• Council indicates that the building has been on the city’s vacancy list for at least two years.</li> <li>• Commissioner states that the building looks decrepit from the inside.</li> </ul>	

<b>VOTING</b>		
<b>MOTION:</b> To declare CAUD as lead agency.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> D. Whalen	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>VOTING</b>		
<b>MOTION:</b> To declare demolition as an unlisted action.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> M. E. Mauro	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>VOTING</b>		
<b>MOTION:</b> The commission finds the building is of No Historical Significance.		
<b>FIRST:</b> D. Nead	<b>SECOND:</b> D. Whalen	<b>VOTE:</b> (5-0-0)
<b>AYE(S):</b> B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro	<b>NAY(S):</b> None	<b>ABSTENTION(S):</b> None

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 193 Matthews Street</b>	<b>CASE NUMBER: CAUD-2024-45</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff explains the structure did not have an address until 1933 and it was then listed as vacant.</li> <li>• Staff states that the building’s description on historic maps is “auto” and “vend asst”.</li> <li>• Staff states that the entire building had been gutted and does not have any discernable interior, but the exterior is an excellent example of Tudor style construction.</li> <li>• Council states that the roof is no longer watertight and there is no functioning gas or water service to the building.</li> <li>• Council states that it has been on the city’s vacant properties list for 3 1/2 years.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: M. E. Mauro</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: To declare the structure at 193 Matthews Street as not historically significant.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 12 Rutherford Street</b>	<b>CASE NUMBER: CAUD-2024-46</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	

**Determination of Historical Significance****DISCUSSION POINTS & THOSE SPEAKING:**

- Staff indicates that the structure is old but does not contain many architectural elements that would make it unique to a specific time period, just a frieze at the bottom of the roofline and 2 over 2 windows throughout.
- Staff indicates that there was an occupant of the building and close scrutiny was not available for the exterior of the building on all sides.

**VOTING****MOTION: To declare CAUD as lead agency.****FIRST: D. Nead****SECOND: D. Whalen****VOTE: (5-0-0)****AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro****NAY(S): None****ABSTENTION(S): None****VOTING****MOTION: To declare demolition as an unlisted action.****FIRST: D. Nead****SECOND: J. Weissman****VOTE: (5-0-0)****AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro****NAY(S): None****ABSTENTION(S): None****VOTING****MOTION: The commission finds the building is of No Historical Significance.****FIRST: D. Nead****SECOND: J. Weissman****VOTE: (5-0-0)****AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro****NAY(S): None****ABSTENTION(S): None****BUSINESS ITEM****ADDRESS: 30 Thorp Street****CASE NUMBER: CAUD-2024-47****DESCRIPTION FROM AGENDA:** The applicant, the City of Binghamton, would like to demolish this structure for greenspace.**Determination of Historical Significance****DISCUSSION POINTS & THOSE SPEAKING:**

- Staff indicates that the structure the city wants to demolish is a garage, owned by the city, that may or may not have been associated with a primary structure.

**VOTING****MOTION: To declare CAUD as lead agency.****FIRST: D. Nead****SECOND: B. Haas****VOTE: (5-0-0)**

<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>
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<b>VOTING</b>		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: B. Haas</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: The commission finds the building is of No Historical Significance.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissman</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

- Commissioner asks if we could go back and discuss a prior case.
- Commissioner asks if we ever tried to sell that.
- Council states that the structure in question was evaluated to see if a return on investment would be possible and because it was vacant for so long. It was determined that it is likely not a viable candidate to auction or rehabilitate.

<b>VOTING</b>		
<b>MOTION: To table the case regarding 193 Matthews Street until next month’s meeting.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 31 Travis Avenue</b>	<b>CASE NUMBER: CAUD-2024-48</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff indicates that the building in question is in an I3 district similar to a prior case and the residential structure is not allowed in this district currently.</li> <li>• Staff indicates foundational issues with the concrete as it is an older mix and does not have the cohesiveness of current concrete.</li> <li>• Staff also indicates water damage as the house’s roof is inadequate and failing.</li> <li>•</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To declare CAUD as lead agency.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: To declare demolition as an unlisted action.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: B. Haas</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>VOTING</b>		
<b>MOTION: The commission finds the building is of No Historical Significance.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissman</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

<b>BUSINESS ITEM</b>	
<b>ADDRESS: 182 Hawley Street</b>	<b>CASE NUMBER: CAUD-2024-50</b>
<b>DESCRIPTION FROM AGENDA:</b> The applicant, the City of Binghamton, would like to demolish this structure for greenspace.	
<b>Determination of Historical Significance</b>	
<b>DISCUSSION POINTS &amp; THOSE SPEAKING:</b>	
<ul style="list-style-type: none"> <li>• Staff indicates that the building has dentils, cornices, moldings and it has a beaux-arts roof. The siding was likely replaced with particle siding recently.</li> <li>• Staff indicates that the interior of the building has been gutted down to the studs and some load bearing walls have been compromised in the structure.</li> <li>• Commissioner asks if this is a case that should be tabled for a full review when all members of the commission are present.</li> <li>• Commissioner states that the building could be incentivized to sell based on the need for low-income housing and possible rehabilitation based on it's structural integrity.</li> <li>• Council states that the historical significance of the building can include things such as interior embellishments and is largely left up to the local jurisdiction for determining historical importance.</li> <li>• Council also states that when considering economic return, the commission has to consider the time frame under which the buildings can be rehabilitated.</li> <li>• Council states that we can table the case until a better understanding of the structure is discussed.</li> <li>• Commissioner indicates that since John Darrow is the chair and the longest serving member, he may want to comment on the building's viability.</li> <li>• Commissioner states that PAST may be able to save the staircase and other architectural components to the structure.</li> </ul>	

<b>VOTING</b>		
<b>MOTION: To table the case regarding 182 Hawley Street until next month's meeting.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: J. Weissman</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>

Other business

- Staff explains that the roof of 80 Main Street, the Salvation Church, is compromised and if any of the members of the commission had ideas for funding it's replacement, it would be helpful.
- Staff states that along with the roof being compromised, the stone facing is disintegrating and will have to be replaced or repaired swiftly to avoid further damage.
- Staff explains that the church was built by Sanford Lacey and is historic in nature.
- Staff states that along with the structural issues, the fencing needs to be repaired. The iron fence is deteriorating and a portion of the stone fence along the property boundary needs to be replaced entirely.

<b>VOTING</b>		
<b>MOTION: To adjourn the September meeting of the CAUD commission.</b>		
<b>FIRST: D. Nead</b>	<b>SECOND: D. Whalen</b>	<b>VOTE: (5-0-0)</b>
<b>AYE(S): B. Haas, D. Nead, D. Whalen, J. Weissberg, M. E. Mauro</b>	<b>NAY(S): None</b>	<b>ABSTENTION(S): None</b>