



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: June 8, 2021	LOCATION: Planning Conference Room, City Hall; GoToWebinar
CALLED TO ORDER: 12:05 p.m.	RECORDER OF MINUTES: S. McGee

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
K. Ellsworth (chair)	X	
J. Darrow (vice-chair)	X	
M. E. Mauro	X	
M. Atchie		X
M. Lombardini	X	
D. Nead	X	
STAFF MEMBERS PRESENT:	TITLE & DEPARTMENT:	
J. Berling	Director, Planning Department	
S. McGee	Historic Preservation & Neighborhood Planner, Planning Department	

APPROVAL OF MINUTES		
MOTION: To approve the May 4, 2020 CAUD regular meeting minutes.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

Chairman		
MOTION: To appoint J. Darrow as chairman pro-tem as K. Ellsworth recused himself from the first application due to a conflict of interest.		
FIRST: M. E. Mauro	SECOND: D. Nead	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 27 & 31 Chenango Street	CASE NUMBER: CAUD-2021-16
DESCRIPTION FROM AGENDA: Certificate of Appropriateness	

DISCUSSION POINTS & THOSE SPEAKING:

- Staff spoke about the application and discussed the changes to the application since CAUD reviewed the preliminary drawings.
- Staff discussed compatibility with the historic design guidelines.
- M. Lombardini asked about the arched window on the primary façade of the Stone Opera House.
- Staff explained the treatment method.
- M. Lombardini asked about the muntin patterns.
- Staff explained the existing condition of the window and the previous appearance.
- J. Current spoke about the application.
- J. Darrow asked about the approach to the application.
- M. Lombardini said he no issues with ways the facades were being presented on the primary façade.
- A Discussion of the rear façade of the Strand Theatre took place.
- K. Patel spoke about the reasoning for the infill of the door.
- J. Darrow said that the archway of the door could be retained.
- M. Lombardini asked about the treatment of the Strand.
- K. Patel said the drawing was inaccurate in that location.
- Staff spoke about the door choice in that location.
- The Commission discussed the rear facades.
- M. Lombardini spoke mentioned that both were non-primary facades.

PUBLIC COMMENT:

- John Current, Pyramid Brokerage & C.S.S.F. Inc., speaking on behalf of the application.
- Kanti Patel, Keystone Associates, speaking on behalf of the application.

VOTING

MOTION: To approve the design of the exterior elevations at the Stone and Strand Theatre (27 & 31 Chenango Street) as presented with the following conditions:

1. The west façade of 27 Chenango Street (Strand Theatre) will be reflective of what's currently there with contemporary materials.
2. The arch of the opening will be retained.

FIRST: M. Lombardini

SECOND: M.E. Mauro

VOTE: (4-0-0)

AYE(S): All

NAY(S): None

ABSTENTION(S): None

Chairman

MOTION: To reinstate K. Ellsworth as Chairman of CAUD.

FIRST: J. Darrow

SECOND: M.E. Mauro

VOTE: PASSED (4-0-0)

AYE(S): All

NAY(S): None

ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: Chenango River Promenade

CASE NUMBER: CAUD-2021-14

DESCRIPTION FROM AGENDA:

Certificate of Appropriateness

DISCUSSION POINTS & THOSE SPEAKING:

- Staff provided an updated to the application.

<ul style="list-style-type: none"> • Staff asked the applicant about maintenance. • Emily stated that the project would likely be completed in two phases. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Emily Jablon, Jablon Studios, speaking on behalf of the application. 		
VOTING		
MOTION: To approve the mosaics on the Chenango River promenade planters as presented.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

SEQR DETERMINATIONS		
BUSINESS ITEM		
ADDRESS: 41 Lake Avenue	CASE NUMBER: CAUD-2021-19	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Christina Peirce, LCP Group, Inc., speaking on behalf of the application. 		
SEQR DETERMINATION		
ADDRESS: 41 Lake Avenue	CASE NUMBER: CAUD-2021-19	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS: See above.		
VOTING		
MOTION: Motion to declare CAUD as Lead Agency.		
FIRST: K. Ellsworth	SECOND: J. Darrow	VOTE: (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
MOTION: Motion to declare the action as an Unlisted Action.		
FIRST: K. Ellsworth	SECOND: J. Darrow	VOTE: PASSED (5-0-0)
MOTION: The Commission then reviewed all relevant SEQR criteria and found no or small impact for each. Motion to issue a Negative Declaration for 41 Lake Avenue. Voice vote, no on all criteria.		
FIRST: M. E. Mauro	SECOND: J. Darrow	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To issue a Determination of No Historical Significance.		
FIRST: J. Darrow	SECOND: M. Lombardini	VOTE: (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

SEQR DETERMINATION		
ADDRESS: 41 Lake Avenue	CASE NUMBER: CAUD-2021-19	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS: See above.		

VOTING		
MOTION: Motion to declare CAUD as Lead Agency.		
FIRST: K. Ellsworth	SECOND: J. Darrow	VOTE: (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
MOTION: Motion to declare the action as an Unlisted Action.		
FIRST: K. Ellsworth	SECOND: J. Darrow	VOTE: PASSED (5-0-0)
MOTION: The Commission then reviewed all relevant SEQR criteria and found no or small impact for each. Motion to issue a Negative Declaration for 41 Lake Avenue. Voice vote, no on all criteria.		
FIRST: M. E. Mauro	SECOND: J. Darrow	VOTE: PASSED (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
VOTING		
MOTION: To issue a Determination of No Historical Significance.		
FIRST: J. Darrow	SECOND: M. Lombardini	VOTE: (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 3 Fayette Street	CASE NUMBER: CAUD-2021-20
DESCRIPTION FROM AGENDA:	
Determination of Historical Significance for Demolition	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Staff presented the application and spoke about the neighborhood within which the building is located. • J. Darrow asked about the house in relationship to the neighborhood. • Staff explained. • J. Darrow asked if there was a plan for this property moving forward. • C. Peirce spoke about any future plans for the property and area. • J. Darrow recused himself from the application upon learning Isaac Anzeroot was the owner of the property. • M. Lombardini asked who the property owner was. • Staff answered. • K. Ellsworth asked about the Commission's review. • Staff spoke about the criteria for historical significance. • M. Lombardini asked about future use. • Staff explained. • C. Pierce spoke about the adjacent Vines project. • K. Ellsworth mentioned that it did not seem that there was enough information to issue a determination. • C. Peirce she would be comfortable with tabling the application. • M. Lombardini agreed. • M. E. Mauro agreed. 	
PUBLIC COMMENT:	
<ul style="list-style-type: none"> ▪ Christina Peirce, LCP Group, Inc., speaking on behalf of the application. 	
VOTING	
MOTION: To table the application until further is presented.	
FIRST: K. Ellsworth	SECOND: M. Lombardini
VOTE: (4-0-0)	

AYE(S): All	NAY(S): None	ABSTENTION(S): J. Darrow
--------------------	---------------------	---------------------------------

OTHER BUSINESS

- Staff spoke about 32 North Street.
- J. Darrow spoke about the property.
- K. Ellsworth asked about the process of local landmark designation.
- Staff explained.

VOTING

MOTION: To have staff prepare a Determination of Historical Significance report for the property at 32 North Street.

FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (5-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

OTHER BUSINESS

- Staff spoke about the eligible Main Street Historic District.
- The Commission spoke about scheduling a special meeting in July in lieu of the regular meeting.

ADJOURNMENT

Motion to adjourn.	TIME: 1:35 p.m.
FIRST: J. Darrow	SECOND: M. Lombardini
AYE(S): All	NAY(S): None
	VOTE: (5-0-0)
	ABSTENTION(S): None