



Department of Planning, Zoning, & Historic Preservation

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

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: August 3, 2021	LOCATION: City Hall, 2 nd Floor Atrium
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:	
S. McGee	Historic Preservation & Neighborhood Planner, Planning Department	
J. Berling	Director, Planning Department	

APPROVAL OF MINUTES		
MOTION: To approve the July 13, 2021 CAUD special meeting minutes.		
FIRST: M. Atchie	SECOND: D. Nead	VOTE: PASSED (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 33 S. Washington Street	CASE NUMBER: CAUD-2021-27
DESCRIPTION FROM AGENDA: Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING: <ul style="list-style-type: none"> • Staff presented the application. • J. Collins spoke about the size of the sign and the internal illumination. • K. Ellsworth asked about the massing of the sign. • Staff replied. • D. Nead state he had no issues with the sign. • M. Atchie said he was concerned by the size of the signs. • J. Collins spoke about the size of the signs. • Staff mentioned the setback of the sign from the public right-of-way. 	

<ul style="list-style-type: none"> • M. E. asked about the location of the signs. • Staff answered. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Jenny Collins, Widmer Sign Co. Inc., speaking on behalf of the application. 		
VOTING		
MOTION: To approve the signs at both locations at 33 S. Washington Street for People’s Bank as submitted.		
FIRST: M. Atchie	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 33 S. Washington Street		CASE NUMBER: CAUD-2021-28
DESCRIPTION FROM AGENDA:		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • K. Ellsworth asked about placement and number of proposed signs. • B. Pritchard detailed the location of the proposed pole sign. • D. Nead asked about the red stripe on the design of the canopy. • B. Pritchard said he believed the canopy would have the red stripe. • K. Ellsworth spoke about branding. • B. Pritchard spoke about the location of signage facing along Mary St. • M. E. Mauro asked about the entrances to the building. • Staff clarified. • M. Atchie asked about parking. • B. Pritchard clarified. • M. Atchie spoke about the colors and branding 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ B. Pritchard, property developer, speaking on behalf of the application. 		
VOTING		
MOTION: To approve the proposed signs: two on the building, two on the canopy, and the detached pole sign as presented.		
FIRST: D. Nead	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 92 State Street		CASE NUMBER: CAUD-2021-22
DESCRIPTION FROM AGENDA:		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • D. Nead asked why the rodents were reintroduced. • S. Brewer said the property owner expressed wanting the rodent present. • D. Nead said public art was for the public, and that he did not believe the rodent would be perceived kindly by the community. 		

- M. Atchie spoke about how the use of the building could change.
- M. E. Mauro agreed.
- J. Layish said he believed the art was tasteful and that the rat could be seen as a historical reference.
- Staff asked if the applicant would accept an approval of the design without the rodent.
- S. Brewer said she would need to speak with the applicant.
- M. Atchie spoke about needing different designs.
- S. Brewer asked if the rodent was dressed up, would that help.
- M. Atchie said he thought it would.
- D. Nead agreed.
- K. Ellsworth said making the rodent more subtle might assist the project.

PUBLIC COMMENT:

- Stephanie Brewer, Broome County Planning Department, speaking on behalf of the application.
- John Layish

VOTING

MOTION: To table the application as presented until renderings depicting the mural with the following are presented:

1. No rodent
2. Rodent depicted but more subtly
3. Rodent dressed up.

FIRST: M. Atchie	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: 50 Exchange Street **CASE NUMBER: CAUD-2021-29**

DESCRIPTION FROM AGENDA:
Certificate of Appropriateness

- DISCUSSION POINTS & THOSE SPEAKING:**
- Staff presented the application.
 - M. Atchie asked about the background of the mural.
 - S. Brewer said that if there were any substantial changes, she would return before the Commission.

PUBLIC COMMENT:

- Stephanie Brewer, Broome County Planning Department, speaking on behalf of the application.

VOTING

MOTION: To approve the proposed mural as presented at 50 Exchange Street with the following condition:

1. No background will be present or the background will be transparent.

FIRST: M. E. Mauro	SECOND: M. Atchie	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: 159 Washington Street **CASE NUMBER: CAUD-2021-30**

DESCRIPTION FROM AGENDA:
Certificate of Appropriateness

- DISCUSSION POINTS & THOSE SPEAKING:**
- Staff presented the application.
 - “Artic White” was presented as the finish for the wall cladding material.

<ul style="list-style-type: none"> • K. Ellsworth spoke about the color selection. • J. Bishop said the color was a close match to the painted brick. • M. E. Mauro asked about the previous presentation. • K. Ellsworth and staff provided context. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Sarah Campbell, Hinman, Howard & Kattell, LLP, speaking on behalf of the application • Josh Bishop, speaking on behalf of the application 		
VOTING		
MOTION: To approve the application as presented for the Stair Tower with the following condition:		
1. The color of the wall material will be “artic white” as presented.		
FIRST: J. Darrow	SECOND: D. Nead	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: Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • No one was present to speak about the application. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ None 		
VOTING		
MOTION: To table the application for 3 Fayette Street.		
FIRST: K. Ellsworth	SECOND: M. Atchie	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 44 Fayette Street	CASE NUMBER: CAUD-2021-31	
DESCRIPTION FROM AGENDA: Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • No one was present to speak about the application. • J. Layish spoke about the issues with the property and future use. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ John Layish, Red Barn Technology Group, Inc., speaking on behalf of the application 		
VOTING		
MOTION: To issue a Determination of No Historical Significance.		
FIRST: K. Ellsworth	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

SEQR DETERMINATION		
ADDRESS: 44 Fayette Street	CASE NUMBER: CAUD-2021-31	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS: See above.		

VOTING		
MOTION: Motion to declare CAUD as Lead Agency for historic review purposes.		
FIRST: K. Ellsworth	SECOND: M. Atchie	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
MOTION: Motion to declare the action as an Unlisted Action.		
FIRST: K. Ellsworth	SECOND: M. Atchie	VOTE: PASSED (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
MOTION: The Commission then reviewed all relevant SEQR criteria and found no or small impact for each. Motion to issue a Negative Declaration for 44 Fayette Street. Voice vote, no on all criteria.		
FIRST: M. E. Mauro	SECOND: K. Ellsworth	VOTE: PASSED (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

OTHER BUSINESS		
<ul style="list-style-type: none"> • 9 Columbus Park West <ul style="list-style-type: none"> ○ D. Nead recused himself from the discussion as he works with CPL. ○ David Chase spoke about the project. ○ Kate Chesebrough spoke about the project's history. ○ K. Ellsworth spoke about the proposal. He mentioned being nervous about the wood products and weathering. ○ M. Atchie said he thought it looked great, but he mentioned concerns about parking. ○ M. E. Mauro mentioned concerns about wood. ○ Staff asked if the public meeting was recorded. ○ D. Chase said the PowerPoint was available. • National Register Eligible Main Street Historic District <ul style="list-style-type: none"> ○ M. Atchie mentioned, in the interest of full disclosure, he owned property within the district. The Commission requested that staff prepare a report stating that it is the opinion of the Commission that the Main Street Historic District meets the criteria for listing on both the State and National Registers of Historic Places. 		
National Register Eligible Main Street Historic District		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff provided an overview of the Main Street Historic District and the draft nomination form. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ None 		
VOTING		
MOTION: It is the opinion of the Commission that the Main Street Historic District meets the criteria for listing on both the State and National Registers of Historic Places.		
FIRST: K. Ellsworth	SECOND: M. E. Mauro	VOTE: (4-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

ADJOURNMENT		
Motion to adjourn.	TIME: 1:28 p.m.	
FIRST: K. Ellsworth	SECOND: D. Nead	VOTE: (4-0-0)

AYE(S): All	NAY(S): None	ABSTENTION(S): None
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