



Department of Planning, Zoning, & Historic Preservation

| SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN | |
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| MEETING DATE: January 10, 2023 | LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901 |
| CALLED TO ORDER: 12:20 p.m. | RECORDER OF MINUTES: Shalin Patel |

| ROLL CALL | | |
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| COMMISSIONERS PRESENT: | PRESENT: | ABSENT: |
| K. Ellsworth (chair) | X | |
| M. E. Mauro | X | |
| M. Lombardini | X | |
| D. Nead | X | |
| STAFF MEMBERS PRESENT: | TITLE & DEPARTMENT: | |
| J. Berling | Director, Planning Department | |
| S. Patel | City Planner, Planning Department | |
| T. Martinez | Assistant Director, Planning Department | |
| Dylan Pelton | Building, Construction & Code Enforcement | |

| APPROVAL OF MINUTES | | |
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| MOTION: To approve Meeting Minutes. | | |
| FIRST: M. E. Mauro | SECOND: D. Nead | VOTE: PASSED (4-0-0) |
| AYE(S): M. Lombardini, M.E. Mauro, K. Ellsworth, D. Nead | NAY(S): None | ABSTENTION(S): J. Darrow |

| BUSINESS ITEM | |
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| ADDRESS: 15 Hawley Street | CASE NUMBER: CAUD-2022-002 |
| DESCRIPTION FROM AGENDA: Installation of a new free-standing 8' x 4', 10.5" depth, 6.5' height sign along the property. The free-standing sign is a changeable copy sign, located along the side deck of the building. | |
| Certificate of Appropriateness | |
| DISCUSSION POINTS & THOSE SPEAKING: | |
| <ul style="list-style-type: none"> • Staff presented the application. • Sign will advertising/marketing, relaying specials, or special events/general messages from the business to the community and people walking by. Applicant only plans on using the front side of the sign. • Board member asked about the presence of an existing sign on the building. So, the new sign will be more of a message board rather than identifying sign. <ul style="list-style-type: none"> - Applicant: There is a small sign of letters indicating "The Stone Fox." Correct. • Staff member: according to the sign design guidelines, moving, changing, and flashing signs are discouraged. And panel box signs illuminated from the inside are not appropriate in a historical context. Signs flushed with the building's façade or are perpendicular to the historical front are preferred, it should not overpower the façade of the structure. Should be simply and easy to read, colors defined per design. • Board members commented: the whole idea of the historical character/context is an issue with what is being presented and respect to the guidelines. It is a free-standing sign too; it is supposed to be complementary | |

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| <p>and attached to the building. They are allowed in the commercial district, but this apart of the historical district, it goes against the guidelines significantly.</p> <ul style="list-style-type: none"> Sandwich boards could be placed on the sidewalks, identifying daily or weekly specials. These boards do not need to be illuminated; it is removed at the end of each day (free standing). | | |
| VOTING | | |
| MOTION: To table the project. The sign does not meet the current design guidelines, but the applicant could meet with the Planning staff and come back with alternative sign options. | | |
| FIRST: D. Nead | SECOND: M.E. Mauro | VOTE: PASSED (4-0-1) |
| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |

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| BUSINESS ITEM | | |
| ADDRESS: 120 Washington Street | CASE NUMBER: CAUD-2023- | |
| DESCRIPTION FROM AGENDA: Installation of exterior gooseneck lighting above the building’s previously approved sign and storefront display windows. Certificate of Appropriateness | | |
| DISCUSSION POINTS & THOSE SPEAKING: | | |
| <ul style="list-style-type: none"> Staff presented the application. | | |
| VOTING | | |
| MOTION: To Table this proposed project. | | |
| FIRST: D. Nead | SECOND: M. Lombardini | VOTE: (4-0-1) |
| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |

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| BUSINESS ITEM | | |
| ADDRESS: 44 Court St | CASE NUMBER: CAUD-2022- | |
| DESCRIPTION FROM AGENDA: Installation of a new un-illuminated sign above the commercial storefront of 44 Court Street Certificate of Appropriateness | | |
| DISCUSSION POINTS & THOSE SPEAKING: | | |
| <ul style="list-style-type: none"> Staff presented the application. There were renderings of the sign, but unable to present due to technical difficulties. Applicant: “my sign will be un-illuminated plastic sheets” Chair (Ellsworth) commented: the board would like to know the placement of the sign in reference to the building, solid background color, the green lettering does not affect anything. Board member (Nead): the location of the sign covers some of the decorative frames of the façade of the storefront, we usually try and preserve the visuals on those building features. Board member (Nead): the colors, font, sign, and design features should consider readability at a distance. Signage should be simple and easy to read. Complicated logos and inappropriately scaled graphics on sign(s) should be avoided. The blue sign is a very busy small graphics, for a historical context, we prefer something simpler and a traditional classic design. Meet with the planning department and discuss the guidelines and design another sign based on those guidelines that fits within the nature of the historical district | | |
| VOTING | | |
| MOTION: To table the project, for future consideration/communication of the design guidelines with the city Planning department | | |
| FIRST: D. Nead | SECOND: M. Lombardini | VOTE: PASSED (4-0-1) |

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| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |
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BUSINESS ITEM

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| ADDRESS: 62 Park St | CASE NUMBER: CAUD-2022- |
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DESCRIPTION FROM AGENDA: Demolition of the garage structure located at 62 Park Street. The garage roof has collapsed (all roofing and structure) and there is a significant deterioration due to the condition of the concrete block exterior.

Determination of Historical Significance for Demolition

DISCUSSION POINTS & THOSE SPEAKING:

- Staff presented the application.
- Applicant wants the option to have the garage demolished if he is not able to put on a new roof (the front part pre-dates before the house was purchased, the back part was before that).

VOTING

MOTION: To declare CAUD as lead agency under SEQR

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| FIRST: K. Ellsworth | SECOND: M.E. Mauro | VOTE: PASSED (4-0-1) |
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| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |
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MOTION: To declare this project as Unlisted action

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| FIRST: K. Ellsworth | SECOND: D. Nead | VOTE: PASSED (4-0-1) |
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| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |
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MOTION: To declare negative declaration

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| FIRST: M.E. Mauro | SECOND: D. Nead | VOTE: PASSED (4-0-1) |
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| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |
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MOTION: No historical significance was found

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| FIRST: D. Nead | SECOND: M.E. Mauro | VOTE: PASSED (4-0-1) |
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| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |
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OTHER BUSINESS

- **BLDC Banner(s) on Court Street by the City of Binghamton Local Development Corporation**
 - Put up banners on light poles between Court and State streets
 - Anticipation of significant number of people will be traveling to town, one, they should know where they are, but we would like to highlight that they are in Downtown Binghamton – placemaking opportunity showing people where they are and that there is an investment in our downtown post Covid era and that there is a resurgence of our Downtown area
 - I-district: from river to the south, all the way to Henry Street, bounded on east by the Brandywine and on west by the river, quite a large area. Colors and fonts of the banners are inspired from the branding exercise that took place among Endicott, Johnson City, and Binghamton governments
 - Chair (Ellsworth) asked if the Economic Development had reviewed the city’s historical design guidelines?
 - Board member (Nead) commented: the premise behind these banners is that people will traveling to our area because we are opening a Hamp or cannabis shop downtown?
 - The premise is that we anticipate 1000s of new people in our Downtown. The bigger thing we are focusing on is the newness and sheer number. “We will likely be the first in Upstate NY to have legalized Cannabis, it is not allowed in Syracuse, Buffalo, or Rochester.”

- There will not be any advertisements located on these signs, this is only advertising the Downtown of Binghamton as a destination
- Will be reaching out to businesses to let them know about the opportunity associated with potential influx of people into the community – it will be first come first server type thing (businesses will not be advertised on the poles itself)
- Board member (Nead): “I like the banners, the design, placement, and the meaning behind these banners.”
- Another board member: “I like the simplicity of it.”
- All board members are in favor of the sign(s).

ADJOURNMENT

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| Motion to adjourn. | | TIME: |
| FIRST: K. Ellsworth | SECOND: D. Nead | VOTE: (4-0-1) |
| AYE(S): D. Nead, M.E. Mauro, M. Lombardini, K. Ellsworth | NAY(S): None | ABSTENTION(S): J. Darrow |