



Planning, Zoning, & Historic Preservation

Mayor Jared M. Kraham

Dr. Juliet Berling, Director
Tito L. Martinez, Assistant Director

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: June 7, 2022	LOCATION: Planning Conference Room, City Hall; Zoom
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 3, 2022 Regular Meeting Minutes		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: PASSED (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 221 State Street	CASE NUMBER: CAUD-2022-12
DESCRIPTION FROM AGENDA: Certificate of Appropriateness	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Staff presented the application. • Staff indicated that the applicant was seeking approval for Option #2 as illustrated on the exterior elevations provided. • G. Chianis mentioned the awning was still part of the application. • G. Chianis spoke about the light fixture selections. • G. Chianis spoke about the awning and that it would be a low impact addition to the structure. • N. Reynolds spoke about the awning. 	

<ul style="list-style-type: none"> • J. Darrow asked about the existing graphics. • S. McGee clarified they were included with the application and that those graphics had previously been approved by CAUD as part of another application for a different property. • M. E. Mauro asked about the light fixtures. • G. Chianis explained. • K. Ellsworth asked about the height of the awning and the height of the glass panel openings along the entrance. • G. Chianis answered. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Greg Chianis, Chianis & Anderson Architects, LLC, speaking on behalf of the application. • Nancy Barno-Reynolds, Broome County Arts Council, speaking on behalf of the application. 		
VOTING		
MOTION: To approve the application for the proposed façade renovation at 221 State Street as presented.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 192 State Street		CASE NUMBER: CAUD-2022-13
DESCRIPTION FROM AGENDA: Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented application. • J. Darrow asked if lighting was included with the application. • S. Brewer said that she would speak to the property owner about whether that would be possible. • S. Brewer said the mural may not go all the way to the ground as illustrated. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Stephanie Brewer, Broome County Planning Department, speaking on behalf of the application. 		
VOTING		
MOTION: To approve as presented with a recommendation to consider evening illumination.		
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 257 Washington Street		CASE NUMBER: CAUD-2022-14
DESCRIPTION FROM AGENDA: Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • K. Findley spoke about the new window installation. He explained the internal configuration beyond the doors. • K. Findley mentioned that the rear door was a secondary means of egress for the occupants on the second floor. • J. Darrow mentioned salvage. • K. Findley said he was happy to explore that. • K. Ellsworth mentioned that doors appeared reminiscent of a storefront. • M. Lombardini said it would be difficult to find that. • K. Findley mentioned that none of the doors are standard sizes. 		
PUBLIC COMMENT:		

<ul style="list-style-type: none"> Kevin Findley, speaking on behalf of the application. 		
VOTING		
MOTION: To approve the proposed door replacements at 257 Washington Street on the south façade of the building with a strong recommendation that the removed pieces be salvaged.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 105 Murray Street (Garage)	CASE NUMBER: CAUD-2022-15	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> Staff presented the application. CAUD reviewed the SEQR criteria. The Commission discussed the criteria for a Determination of Historical Significance for Demolition. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> None. 		
VOTING		
MOTION: As the applicant was not present, motion to move the application to the end of the meeting agenda and, if they do not appear, table the application until the next regular meeting.		
FIRST: K. Ellsworth	SECOND: J. Darrow	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 303 Clinton Street (Garage)	CASE NUMBER: CAUD-2022-17	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> Staff presented the application. J. Darrow asked about installation on the roof of the garage. Staff clarified. H. Peterson spoke about the application briefly. He indicated that the interior walls were caving in. CAUD reviewed the SEQR criteria. The Commission discussed the criteria for a Determination of Historical Significance for Demolition. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> Henry Peterson, speaking on behalf of the application. 		
VOTING		
MOTION: To issue a Determination of No Historical Significance for the garage at 303 Clinton Street.		
FIRST: J. Darrow	SECOND: M. Lombardini	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
SEQR DETERMINATION		
ADDRESS: 303 Clinton Street (Garage)	CASE NUMBER: CAUD-2021-17	
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: J. Darrow	VOTE: (6-0-0)
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 (6-0-0)
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 the existing garage at 303 Clinton Street. Voice vote, no on all criteria.		
FIRST: M.E. Mauro	SECOND: J. Darrow	VOTE: PASSED (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 105 Murray Street (Garage)	CASE NUMBER: CAUD-2022-15	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • M.E. Mauro mentioned salvage of the windows. • P. Mingrino said that he absolutely would consider salvage of the windows. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Paul Mingrino, speaking on behalf of the application. 		
VOTING		
MOTION: To issue a Determination of No Historical Significance for the garage at 105 Murray Street.		
FIRST: J. Darrow	SECOND: M. Lombardini	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
SEQR DETERMINATION		
ADDRESS: 105 Murray Street (Garage)	CASE NUMBER: CAUD-2021-15	
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: J. Darrow	VOTE: (6-0-0)
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 (6-0-0)
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 the existing garage at 105 Murray Street. Voice vote, no on all criteria.		
FIRST: M.E. Mauro	SECOND: J. Darrow	VOTE: PASSED (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 131 Chapin Street (Garage)	CASE NUMBER: CAUD-2022-16	
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • CAUD reviewed the SEQR criteria. • The Commission discussed the criteria for a Determination of Historical Significance for Demolition. 		
PUBLIC COMMENT:		

<ul style="list-style-type: none"> Paul Mingrino, speaking on behalf of the application. 		
VOTING		
MOTION: To issue a Determination of No Historical Significance for the garage at 131 Chapin Street.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
SEQR DETERMINATION		
ADDRESS: 131 Chapin Street (Garage)		CASE NUMBER: CAUD-2021-16
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: J. Darrow	VOTE: (6-0-0)
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 (6-0-0)
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 the existing garage 131 Chapin Street. Voice vote, no on all criteria.		
FIRST: M.E. Mauro	SECOND: J. Darrow	VOTE: PASSED (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 12 Wilson Street (Garage)		CASE NUMBER: CAUD-2022-18
DESCRIPTION FROM AGENDA: Determination of Historical Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> Staff presented the application. M. Abettan explained the proposal. CAUD reviewed the SEQR criteria. The Commission discussed the criteria for a Determination of Historical Significance for Demolition. 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> Michael Abettan, speaking on behalf of the application. 		
VOTING		
MOTION: To issue a Determination of No Historical Significance for the garage at 12 Wilson Street.		
FIRST: J. Darrow	SECOND: M. E. Mauro	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None
SEQR DETERMINATION		
ADDRESS: 12 Wilson Street (Garage)		CASE NUMBER: CAUD-2021-18
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: J. Darrow	VOTE: (6-0-0)
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 (6-0-0)

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 the existing garage at 12 Wilson Street. Voice vote, no on all criteria.		
FIRST: M.E. Mauro	SECOND: J. Darrow	VOTE: PASSED (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None

OTHER BUSINESS		
<ul style="list-style-type: none"> • J. Darrow asked about 80 Chestnut Street and whether or not it was a local landmark. • Staff answered. 		

ADJOURNMENT		
Motion to adjourn.		TIME: 1:09pm
FIRST: K. Ellsworth	SECOND: M. E. Mauro	VOTE: (6-0-0)
AYE(S): All	NAY(S): None	ABSTENTION(S): None