



Planning, Zoning & Historic Preservation

Mayor Jared M. Kraham

Dr. Juliet Berling, Director
TitoL. Martinez, Assistant Director

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: May 2, 2023	LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901
CALLED TO ORDER: 12:20 p.m.	RECORDER OF MINUTES: Dylan Pelton

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
K. Ellsworth (chair)		X
M.E. Mauro		X
M. Lombardini	X	X
D. Nead	X	
R. Heary		X
D. Whalen	X	
J. Darrow	X	
STAFF MEMBERS PRESENT:	TITLE & DEPARTMENT:	
J. Berling	Director, Planning Department	
S. Patel	City Planner, Planning Department	
T. Martinez	Assistant Director, Planning Department	
D. Pelton	Historic Preservation Planner, Planning Department	
P. McGinnis	Commissioner of Parks & Recreation	

APPROVAL OF MINUTES
No Approval of Minutes was brought before the commission at this time

BUSINESS ITEM		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">ADDRESS: 33 West State Street</td> <td style="width: 50%;">CASE NUMBER: CAUD-2023-15</td> </tr> </table>	ADDRESS: 33 West State Street	CASE NUMBER: CAUD-2023-15
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<p>DESCRIPTION FROM AGENDA: The City of Binghamton intends to acquire and demolish the structures and pavement on the site for the following purposes:</p> <ul style="list-style-type: none"> • expansion of the City's existing and adjacent Cheri Lindsey Park located at the northern portion of the proposed site by approximately 2.25 acres to provide for additional and enhanced facilities, amenities, and open space. • Improving public access to the existing and adjacent multi-use River Walk located along the eastern bank of the Chenango River and at the western portion of the proposed site, together with related improvements constituting approximately 9.5 acres • Clearing and preparation of the remaining 12.45 acres of the site along W State Street for an as yet undetermined productive use, most likely involving a mix of commercial and residential uses. 		
<p>Determination of Significance for Demolition</p>		
<p>DISCUSSION POINTS & THOSE SPEAKING:</p> <ul style="list-style-type: none"> • Staff presented the application. 		

- The City of Binghamton is considering acquiring and demolishing the structures on the site predominately for the expansion of Cheri Lindsey Park and the Chenango River Promenade.
- Seeking Determination of Significance for Demolition since all buildings on property are over 40 years old.
- The City Council is ultimately in control over acquisition of 33 W. State St.
- City Council must be elected as lead SEQR agency for project.
- Representatives for the City of Binghamton therefore, are asking CAUD permission to act as lead agency for the purposes of SEQR determination.
- The buildings in question are located on old city dump property.
- Acquisition to expand park, but also to increase access to Chenango River.
- It will provide economic opportunity to commercial properties along W. State St. as well.
- Applicants stated that eminent domain process may take a long time until voting on this agenda item is brought back before the commission.

VOTING

MOTION: To designate City Council as lead agency for SEQR in the acquisition and demolition of the properties located on the 33 W. State St. site.

FIRST: M. Lombarini	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. Lombardini	NAY(S): None	ABSTENTION(S): None
MOTION: To table the acquisition and demolition of 33 W. State Street properties for a later date.		
FIRST: D. Whalen	SECOND: M. Lombardini	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. Lombardini	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: 37 Front Street	CASE NUMBER: CAUD-2023-10	
DESCRIPTION FROM AGENDA: The applicant, Kevin Ekstrom, would like to install a window on the back gabled end facing west, parallel to Leroy Street. The window being considered is arched or palladian and likely vinyl construction. The second story windows will also be replaced, but with windows of the same size.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • Applicant wanted to replace 2nd story window with a peaked window that faced West looking up Leroy Street on back of structure. • All other windows on 2nd story will be replaced, but with windows that are the same fenestration as the current replacement windows. • Window that is being replaced with a larger size is not on the front or the street facing side of the building. • Arched window depicted fits into the historic nature of the building. • Is not the entire glass gable end of house previously presented. 		
VOTING		
MOTION: To approve rear facing arched window on gable end of structure		
FIRST: D. Nead	SECOND: D. Whalen	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. Lombardini	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: 12 Edwards Street	CASE NUMBER: CAUD-2023-13
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DESCRIPTION FROM AGENDA: The applicant, Mary Webster, would like to designate her house as a historical local landmark property.

Determination of Significance

DISCUSSION POINTS & THOSE SPEAKING:

- Staff presented the application.
- Property presented the Larrabee house at 12 Edwards Street.
- The property was acquired from the last member of the original family that inhabited the house.
- Interior and exterior of the house has been preserved as original.
- The reason the applicant is seeking historic status for the house is for it's future preservation.
- Seeking local landmark status for the property.
- The Commission may designate an individual property as a landmark if it:
 - Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation: **It Does**
 - Is identified with historic personages: **It Is**
 - Embodies the distinguishing characteristics of an architectural style: **It Does**
 - Is the work of a designer whose work has significantly influenced an age: **It Is**
 - Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood: **It Does**

VOTING

MOTION: to designate 12 Edwards Street, the Larrabee house, as a historical local landmark property.

FIRST: J. Darrow	SECOND: D. Nead	VOTE: PASSED (4-0-0)
AYE(S): D.Nead, M. Lombardini, D. Whalen, J. Darrow	NAY(S): None	ABSTENTION(S): None

ADJOURNMENT

Motion to adjourn.	TIME: 12:35 PM	
FIRST: J. Darrow	SECOND: D. Nead	VOTE: (4-0-0)
AYE(S): D. Nead, R. Heary, D. Whalen, J. Darrow, K. Ellsworth	NAY(S): None	ABSTENTION(S): None