



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: August 1, 2023	LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901
CALLED TO ORDER: 12:18 p.m.	RECORDER OF MINUTES: Dylan Pelton

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
K. Ellsworth (chair)		X
M.E. Mauro	X	
M. Lombardini		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	
D. Pelton	Historic Preservation Planner, Planning Department	
Patrick McGinnis	Commissioner of Parks & Recreation	

APPROVAL OF MINUTES		
MOTION: To approve the minutes as recorded for the July 11, 2023 CAUD meeting		
FIRST: M.E. Mauro	SECOND: R. Heary	VOTE: (4-0-0)
AYE(S): J. Darrow, D. Nead, M.E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM	
ADDRESS: 65 Court Street	CASE NUMBER: CAUD-2023-24
DESCRIPTION FROM AGENDA: The applicant, Hamza Khan, would like to display window signs for advertisement of The Grove.	
CERTIFICATE OF APPROPRIATENESS	
DISCUSSION POINTS & THOSE SPEAKING:	
<ul style="list-style-type: none"> • Commissioner arrived late and began with this case. • Staff presented the application. • A call was made to the applicant and the case was heard by phone. • Commissioner asked what the time frame was the poster to be hanging in the window. • Applicant replied that the posters were seasonal and not permanent. • Commissioner inquired if there was a size restriction to the square footage of the sign. • Staff replied the storefront is to be considered as one window based on the size of the mullions, so no. • Applicant stated that the building itself is not historic. • Staff replied that the building faces a historic district and is a contributing structure and therefore subject to the historic guidelines. 	

- Commissioner asked the applicant if they are changing the sign to reflect specials, will there always be a sign up regardless.
- Applicant stated that sometimes there will not be a sign up, they are seasonal.
- Commissioner pointed out that in a previous case, the sign requirements apply only to posters on the window and not behind the window. If the applicant could hang the posters in front of the window with some other means, the sign rules do not apply.
- Staff replied that if it is on the window, it is public domain, if it is behind the window and not directly on it, it is private property.
- Applicant stated he was aware of that, but he wanted to put the posters directly on the window.
- Commissioner emphasized the temporary nature of the signs and that swapping one sign for another is still a sign in the window.
- Commissioner stated that more information about the sign would be helpful.
- Commissioner asked if a sandwich board would be an option.
- Applicant stated no, the weather would not allow it.
- Commissioner inquired how long the posters would hang at a time, a day, a week, maybe more?
- Applicant stated they didn't know.
- Commissioner asked if something would always be posted.
- Applicant stated, "Yes".
- Commissioner stated that the definition of temporary may not apply then.

VOTING

MOTION: To table discussion regarding temporary status and content of the seasonal posters.

FIRST: D. Whalen	SECOND: J. Darrow	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM

ADDRESS: 31 Lewis Street	CASE NUMBER: CAUD-2023-36
DESCRIPTION FROM AGENDA: The applicant, Marty Dietrich, would like to build a structure encompassing the roof stairwell and extend the fire suppression system to the rooftop access. In 2014 a larger structure was previously approved by CAUD, but the project never materialized.	

Certificate of Appropriateness

DISCUSSION POINTS & THOSE SPEAKING:
<ul style="list-style-type: none"> • Staff presented the application. • Applicant stated in 2014 a plan for the construction was approved and started, but stalled. The decks for the vestibule were completed but the vestibule itself was not. • Commissioner asked if the construction had anything to do with the restaurant. • The applicant stated that it was not and it was primarily for the residents of the top floor. • Staff mentioned the construction was not visible from the street. • One commissioner stated, " I'm content with what I see."

VOTING

MOTION: To approve of the improvements as presented for the roof of 31 Lewis Street.

FIRST: D. Nead	SECOND: J. Darrow	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 234-236 Chenango Street		CASE NUMBER: CAUD-2023-32
DESCRIPTION FROM AGENDA: The applicant, Robert Pornbeck, would like to demolish the rear of the structure and construct a new wall for the rear of the building. He also must replace/repair the masonry in the Northeast corner of the building "in kind". Currently, the building is condemned due to the condition of the back wall of the structure.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • Staff clarified that in the review process for the case, it was discovered that the building was thought to be on both the State and National Register, and it was in fact, not on either. • Applicant was thinking of doing a gray corrugated metal on the back to match the building next door which had been recently remodeled at 59 Eldredge Street. • Commissioner stated that a rendering of some kind had to be presented for approval. • Applicant showed the commission a photo of the back of the building at 59 Eldredge Street for a rendering. • Commissioner stated that they were comfortable to proceed with a vote. 		
VOTING		
MOTION: To approve of the project as presented for the buildings at 234-236 Chenango Street for the stabilization and renovation of the structures and for the two toned corrugated metal rear facing wall.		
FIRST: J. Darrow	SECOND: D. Whalen	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None

BUSINESS ITEM		
ADDRESS: 103 Laurel Avenue		CASE NUMBER: CAUD-2023-16
DESCRIPTION FROM AGENDA: The applicant, Nicholas Parisi, would like to place a six-foot-high bronze statue of Rod Serling standing in front of a doorway engraved with the words, "You unlock this door with the key of imagination." The statue will stand on a base engraved with relevant dates and information from his career.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • Staff met with interested parties and all agreed on the statue placement in the park approximately where a flagpole once stood. • Staff also indicated it would be accompanied by an inlaid paver base. • Commissioner asked if there was any opposition, no response was given. 		
VOTING		
MOTION: To approve of the Rod Sterling statue project as presented.		
FIRST: D. Whalen	SECOND: D. Nead	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None

VOTING

MOTION: To adjourn this meeting of the CAUD commission

FIRST: J. Darrow

SECOND: M. E. Mauro

VOTE: (5-0-0)

**AYE(S): J. Darrow, D. Nead, D.
Whalen, M. E. Mauro, R. Heary**

NAY(S): None

ABSTENTION(S): None