



Department of Planning, Zoning, & Historic Preservation

SUMMARY OF MINUTES THE CITY OF BINGHAMTON THE COMMISSION ON ARCHITECTURE & URBAN DESIGN	
MEETING DATE: July 11, 2023	LOCATION: City Hall; 38 Hawley St, Binghamton, NY. 13901
CALLED TO ORDER: 12:16 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	

APPROVAL OF MINUTES		
MOTION: To approve the minutes as recorded for the June 6, 2023 CAUD meeting		
FIRST: M.E. Mauro	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

BUSINESS ITEM		
ADDRESS: 138 Hawley Street	CASE NUMBER: CAUD-2023-27	
DESCRIPTION FROM AGENDA: The applicant, Amicus LLC, would like to demolish an accessory garage in the rear of the building.		
Determination of Significance for Demolition		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • A call was made to the applicant and the case was heard by phone. • Commission asks what may be done with the area once the building is demolished. • Applicant states it would likely be used for parking spaces, but no other structure is planned to be built on the site. 		
VOTING		
MOTION: To designate the CAUD commission as lead agency for SEQR in the demolition of the garage located at 138 Hawley Street.		
FIRST: J. Darrow	SECOND: R. Heary	VOTE: (5-0-0)

AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None
MOTION: To designate the action as an unlisted action under SEQRA determination.		
FIRST: J. Darrow	SECOND: R. Heary	VOTE: (5-0-0)
AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary	NAY(S): None	ABSTENTION(S): None
MOTION: To declare the garage at 138 Hawley Street has No Historical Significance.		
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: 120 Washington Street	CASE NUMBER: CAUD-2023-26	
DESCRIPTION FROM AGENDA: The applicant, Goldenrod Studios, would like to install window signs for advertisement.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • Commissioner stated the sign looks acceptable and does not take away from the historic nature of the store front. 		
VOTING		
MOTION: To approve of the window signs for the aforementioned business		
FIRST: J. Darrow	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

BUSINESS ITEM		
ADDRESS: 79 Court Street	CASE NUMBER: CAUD-2023-25	
DESCRIPTION FROM AGENDA: The applicant, Calzone Bros., would like to change the sign above the entrance to reflect the new name of the business.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • Applicant explained past lawsuit with D. P. Dough and the current name of the restaurant was temporary. • Applicant explained the only wording on the new sign would be "Calzone Bros.", slightly differing from the rendering presented with "specialty calzones" written underneath. • Applicant stated he may paint the background to brighten it. • Commissioner stated all paint decisions must be approved through the CAUD commission. • Commissioner asked how the letters are attached to the building. • Applicant states the lettering is not flush with the building, but rather spaced away from the surface with screws. • Commissioner asks if the letters would be centered in the sign on the façade and the applicant replies that it will be centered. 		
VOTING		
MOTION: To approve of the company sign above the business.		

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

BUSINESS ITEM		
ADDRESS: 49 Court Street	CASE NUMBER: CAUD-2023-28	
DESCRIPTION FROM AGENDA: The applicant, James Caramore, would like to change the current sign to comply with historic district design guideline standards.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • The applicant stated that he had nothing to do with the installation of the sign on the front of the building and the tenants of the suite never got approval from the city for the current sign. • Staff presented the current sign and the rendering of the new design presented that does comply with the guidelines for historic districts. 		
VOTING		
MOTION: To approve of the window sign 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

BUSINESS ITEM		
ADDRESS: 13 Main Street	CASE NUMBER: CAUD-2023-22	
DESCRIPTION FROM AGENDA: The applicant, 3i Graphics & Signs, would like to install a storefront sign for the business originating at 13 Main Street.		
Certificate of Appropriateness		
DISCUSSION POINTS & THOSE SPEAKING:		
<ul style="list-style-type: none"> • Staff presented the application. • Staff indicated the lighting design for the sign was previously approved. 		
VOTING		
MOTION: To approve of the sign at 13 Main Street as presented.		
FIRST: R. Heary	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: 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:

- The applicant was the same applicant from the prior case and left when the last motion was carried.
- Eventually, the commission left the case until the rest of the cases were heard and revisited the application.

BUSINESS ITEM**ADDRESS: 80 Court Street****CASE NUMBER: CAUD-2023-31****DESCRIPTION FROM AGENDA:** The applicant, 82 Court St LLC, would like to install a new internally lit awning sign replacing the SEFCU sign at 80 Court Street**Certificate of Appropriateness****DISCUSSION POINTS & THOSE SPEAKING:**

- Staff presented the application.
- A call was made to the applicant and the case was heard by phone.
- Commissioner asked if the applicant is changing the awning to match the sign.
- Applicant replied "I believe they do, yes."
- Staff asked, "Is the sign lit, and if so, how is it lit?"
- Applicant stated, "Yes it does illuminate, and when it illuminates at night, it illuminates white."
- Staff commented, "Generally banks are given a pass with the illumination restriction because people looking for an ATM at night will be able to see them. Also, several banks in downtown Binghamton already have illuminated signs such as Visions, M & T and the old Key Bank."

VOTING**MOTION: To approve of the illuminated awning sign as presented. - Note: there has been no window sign presented at this case hearing. -****FIRST: J. Darrow****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****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:**

- The applicant was the same applicant from the prior case and left when the last motion was carried.
- Eventually, the commission left the case until the rest of the cases were heard and revisited the application.
- After reaching the applicant, he decided to be heard at the next CAUD session August 1, 2023.

VOTING**MOTION: To carry over the case until the next meeting in August.****FIRST: J. Darrow****SECOND: R. Heary****VOTE: (5-0-0)****AYE(S): J. Darrow, D. Nead, D. Whalen, M. E. Mauro, R. Heary****NAY(S): None****ABSTENTION(S): None**

Other Business

- 109 Oak Street is progressing but is waiting for certain historical monetary State funding to be appropriated.
- All permits and planning approvals have been accepted.
- The Italianate house on Walnut Street should be salvaged if possible, it's between Main Street and North Street.

VOTING**MOTION: To adjourn this meeting of the CAUD commission****FIRST: D. Whalen****SECOND: J. Darrow****VOTE: (5-0-0)****AYE(S): J. Darrow, D. Nead, D.****NAY(S): None****ABSTENTION(S): None****Whalen, M. E. Mauro, R. Heary**