

**City of Binghamton**  
**Commission on Architecture and Urban Design**  
**26 February 2013**  
**Minutes**

**APPROVED AS SUBMITTED – 26 March 2013**

**Date:** 26 February 2013  
**Location:** Planning Department Conference Room  
**Present:** Ruth Levy – Commissioner, Chair  
Mike Haas – Commissioner  
Peter Klosky – Commissioner  
Jeff Smith – Commissioner  
Larry Borelli – Commissioner  
Councilman Matzo – 6<sup>th</sup> District  
H. Peter L’Orange – Historic Preservation Planner  
Joel Boyd – Economic Development  
Tom Costello – Building and Construction/Code Enforcement  
Lora Zier – Broome County Planning

Ms. Levy called the meeting to order at approximately 12:03 PM.

The minutes from the 29 January 2013 meeting were reviewed. Mr. Borelli made a motion to approve the minutes as submitted; it was seconded by Mr. Klosky. There was no further discussion. The motion was carried 4-0-0.

**Items Heard:**

**81 State Street – Signage:** The Applicant presented this case. The Applicant proposed to install one (1) hanging sign and two (2) window signs on State Street and one (1) window sign on the Parlor City Commons. A previously granted variance for a total of three (3) signs on State Street meant the project did not require review by the Zoning Board of Appeals. Staff suggested that the Applicant consider increasing the size of the wine glasses image on the hanging sign to better fill the sign; the Applicant agreed that this was a good idea and that they would do it. There was some brief discussion of the signage. Mr. Klosky made a motion to approve the signage as proposed, with the condition that the Applicant consider increasing the size of the wine glasses image on the hanging sign per Staff’s suggestion; it was seconded by Mr. Borelli. There was no further discussion. The motion was carried 4-0-0; the project was APPROVED with conditions.

**37 Court Street – Signage:** [Mr. Haas arrived at the beginning of this case.] The Applicants presented this case. The Applicant proposed to install a new sign on the existing awning frame. The proposed sign is larger than allowed by the Zoning Code and needs a variance; the case is scheduled to be heard by the Zoning Board of Appeals on 5 March 2013. The Applicants proposed to replace the existing black awning fabric with a green one, to be in keeping with their company’s branding; the color proposed was Pantone 362U. There was a long discussion of the awning color. The Commission voiced support for the approval of the area variance for

maximum size of an awning sign. Mr. Klosky made a motion to approve the sign as proposed, on the Pantone 362U awning fabric; it was seconded by Mr. Borelli. Mr. Smith asked that it noted that a consideration of the approval was the reuse of the existing awning frame; the motion did not require amendment. The motion was carried 4-1-0, with Mr. Haas opposing; the project was approved.

**135 Washington Street – Emergency Escape Ladder:** The Applicant presented this case. The Applicant had previously presented the concept for a retractable escape ladder to the Commission in September 2011. The Applicant needs a second means of egress for the residential unit on the fourth floor. They have applied to the State Division of Code Enforcement and Administration for a variance to allow for the retractable ladder to serve as that second means. The ladder still required Commission review and approval. There was a long discussion about the design and placement of the ladder. Mr. Haas made a motion to approve the ladder with the following conditions: that the Applicant obtain approval from the State before installation, that the ladder be placed on the south side of the front façade, that it be painted a dark bronze or a brown to match the brick, that the proper fasteners be used in accordance with the manufacturer’s instructions, that the Applicant use the opportunity while they are installing the ladder to repair and seal any other holes in the façade to prevent water penetration, and that should cutting of the stone between the first and second stories be necessary that the Applicant come back to Commission with details; it was seconded by Mr. Smith. There was no further discussion. The motion was carried 5-0-0; the project was APPROVED with conditions.

#### **Other Business**

- Staff presented some potential historic paint color palette options for the Commission to consider in preparation for the proposed Administrative Certificate of Appropriateness review process.
- Staff provided the Commission some information and updates on the Blueprint Binghamton project.

There was no further business.

Mr. Borelli made a motion to adjourn the meeting; it was seconded by Mr. Smith. The motion carried 5-0-0. The meeting adjourned at approximately 12:55 PM.

The next meeting of the Commission on Architecture and Urban Design is scheduled for 26 March 2013.