

**STATE OF NEW YORK  
COUNTY OF BROOME: CITY OF BINGHAMTON  
COMMISSION ON ARCHITECTURE & URBAN DESIGN**

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IN THE MATTER OF THE APPLICATION

OF

**DECISION NO. 2013-07**

Stellar 83 Court LLC, APPLICANT

**FOR DESIGN REVIEW PURSUANT  
TO SECTION 4 OF THE  
HISTORIC PRESERVATION ORDINANCE  
OF THE CITY OF BINGHAMTON, NEW YORK**

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The Applicant is the owner of the premises located at 83-87 Court Street and 15-17 Chenango Street, Tax Map Number 160.41-1-16, commonly known as "Midtown Mall." This property is a local landmark located within the Court Street Local and National Register Historic District and all exterior alterations must be reviewed by The Commission on Architecture and Urban Design ('CAUD').

The Applicant has filed an application with the Planning Department of the City of Binghamton for design review by CAUD for reauthorization of a previous approval (CAUD 2009-35) for modifications to the façades of the subject property.

The Applicant has complied with all applicable procedural requirements. CAUD held the public hearing at City Hall 30 April 2013 at 12:00 pm.

The Applicant presented the application. No one spoke in opposition.

After due deliberation, the Commission on Architecture & Urban Design by a 5-0-0 vote, (R. Levy, S. Massey, P. Klosky, J. Darrow, and M. Haas in favor; none in opposition; none abstaining) determined that the application be APPROVED subject to the following conditions:

1. That the Applicant come back for final approvals for any colors, awnings, and/or signage as appropriate.

Commission reviewed the proposal and used the following reasoning for its decision:

1. The presented plans are consistent with the previous approval;
2. The delay in completion of the project was due to extraordinary circumstances, and as such the Commission felt it appropriate to grant a reauthorization outside of the normal timeframe of one (1) year; and
3. The project also requires review and approval by the State Historic Preservation Office (SHPO).

Application: APPROVED

Ruth Levy, Chair  
Ruth Levy, Chair  
Commission on Architecture & Urban Design

May 16, 2013  
Date

Decision No. 2013-07