



OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President
Angela Holmes, City Clerk

**BOARD OF ESTIMATE AND APPORTIONMENT
AGENDA
DPW Conference Room, 3rd Floor City Hall
Wednesday July 16, 2014**

OLD BUSINESS

Permanent Easement for Portion of 70-72 Court Street. Request to enter into an agreement for a permanent easement for a portion of 72 Court Street, submitted by 33 State Street Associates. Alan Pope, Andrew Urso and Larry Pasquale attended the meeting held January 15, 2014 to discuss the proposal. The Board reviewed this matter, and concluded that any agreement should be limited to the space required for a stairway, but should not include space for a patio. The Board of Contract and Supply approved a Request for Sealed Bids for 70-72 Court Street at a meeting held on February 12, 2014. Such Request for Sealed Bids includes a restriction stating that the sale would be subject to a permanent easement for pedestrian ingress and egress from a basement stairwell at 92 State Street, but that construction above the stairwell would be permitted. Kenneth J. Frank to discuss the details of the permanent easement with Mr. Pope.

8 Meadow Street. Offer to purchase 8 Meadow Street for \$100, submitted by Tonya Dakari on December 23, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on January 2, 2014. Steve Quinn responded on January 3, 2014, stating that this property is one of several properties that the First Ward Action Council is scheduled to purchase and develop under the City's Restore NY grant application and NYS Tax Credit application. Scott Snyder responded on January 3, 2014, confirming that the property is listed as a Restore NY property. Mayor David met with Jerry Willard from First Ward Action Council, who indicated that they are still slated to receive funding for the development of the property. First Ward Action Council should know the outcome within the next few months. Item held pending confirmation of funding for First Ward Action Council.

19 Emma Street. Request to donate 19 Emma Street to the City of Binghamton. Submitted by Staiman Industries, Inc. on May 7, 2014. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on May 7, 2014. Scott Snyder responded on May 21, 2014, stating that he is not in favor of accepting the donation, noting that the City recently auctioned off surplus properties in the City's inventory. Tom Costello responded on May 23, 2014, agreeing with the Assessor's comments. Jennie Skeadas-Sherry responded on May 30, 2014, noting that it is an industrial site, formerly used by a recycling company. She stated that Planning is not in favor of accepting the donation at this time. Ms. Skeadas-Sherry requested a Phase I Environmental Assessment, with the intent to revisit the request to donate the property upon receipt of the results, as Economic Development has expressed interest in the site. E&A referred the matter to Economic Development on June 6, 2014. Ms. Skeadas-Sherry responded on July 2, 2014, stating that the property is within the Endicott-Johnson Industrial Spine BOA, which is a Broome County project. A review of New York State databases shows that there are no recorded spills on the property, but there is a history of keeping storage tanks on site. No environmental information is available.

4 Yager Street. Offer to purchase 4 Yager Street, submitted by Jason Marsh on June 9, 2014. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement, the Department of Planning, Housing & Community Development, and the Office of Economic Development on June 9, 2014. Scott Snyder responded on June 11, 2014, stating that this was one of seven properties the City received in April 2013 prior to the Broome County auction. Tom Costello responded on June 17, 2014, agreeing with the Assessor, noting that this building was included in the CDBG program. Jennie Skeadas-Sherry responded on June 18, 2014, outlining the history of the parcel. In 2010 the



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structure was damaged by fire. The Fire Department recommended demolition within 30 days, as 46% of the structure was damaged. In July 2013, Keystone Associates inspected the structure for asbestos. No asbestos was initially found, but a lab test would be required for a final analysis. This structure is one of eight scheduled demolitions. Planning has no objection to the sale, as the parcel is not part of any other land planning project. Ms. Holmes sent letters to all adjacent property owners on June 25, 2014, notifying them of the applicant's intent to purchase the property. Adjacent property owners have been given until July 11, 2014 to respond should they be interested in purchasing the property. If any other adjacent property owners are interested in the property, sealed bids will be requested. Scott Snyder noted that with previous sales of similar property, the normal accepted purchase price is around \$500, with the condition that the property is merged with the owner's parcel. He further noted that after demolition the assessment on the property would be \$4,400. No other adjacent property owners expressed interest in the property by July 11, 2014.

47 Chenango Street. Request to re-open the alleyway adjacent to 47 Chenango Street. Submitted by Bearsch, Compeau & Knudsen. Mr. Holmes and Mr. Murphy will visit the property to obtain additional clarification.

336 Court Street. Offer to purchase a strip of land in front of 336 Court Street in order to erect a sign. Submitted by ScottTech. Mr. Murphy noted that the property is located in New York State Department of Transportation's right-of-way. Mr. Holmes and Mr. Murphy will review this matter to obtain additional clarification.

22 Lisle Avenue. Offer to purchase 22 Lisle Avenue for \$15,000 (negotiable), submitted by Isaac Fisch on June 24, 2014. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement, the Department of Planning, Housing & Community Development, and the Office of Economic Development on June 27, 2014. Jennie Skeadas-Sherry responded on July 1, 2014, stating that the property is part of the Restore NY Program, and the City cannot sell it. Thomas Costello responded on July 1, 2014, agreeing with Ms. Skeadas-Sherry's recommendation. Angela Holmes contacted Ms. Skeadas-Sherry on July 2, 2014 asking for clarification.

Flynn Avenue. A combined offer to purchase Flynn Avenue, received from John W. Young & Associates on behalf of Binghamton Giant Market, Inc. and Vestal Penn Enterprises, Inc. for \$500 per applicant. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement, the Department of Planning, Housing & Community Development, and the Office of Economic Development on June 27, 2014. Thomas Costello responded on July 1, 2014, stating that Flynn Avenue is a paper street, mostly undeveloped except for a small portion, intersecting Vestal Avenue, which was developed with asphalt. Mr. Costello recommends obtaining additional information prior to issuing a recommendation. Jennie Skeadas-Sherry responded on July 2, 2014. The parcel is in a C-4 zoning district, where the minimum lot size is 6,000 SF. The proposal would create three non-conforming lots (5,983 SF / 289 SF / 1,228 SF). Ms. Skeadas-Sherry requested additional information and clarification on the necessity for subdivision and the creation of non-conforming lots. Scott Snyder responded on July 2, 2014, stating that the offer price of \$500 per applicant is low and unacceptable. Mr. Young will attend the meeting on July 16, 2014.

NEW BUSINESS

Approval of Minutes. Request to approve the minutes from the Board of Estimate and Apportionment meeting held on July 2, 2014.