



THE COUNCIL OF THE CITY OF BINGHAMTON
STATE OF NEW YORK

Date: November 20, 2013

Sponsored by Council Members: Webb, Mihalko, Berg, Motsavage, Matzo, Rennia, Papastrat

Introduced by Committee: Planning and Community Development

ORDINANCE

entitled

AN ORDINANCE AUTHORIZING THE SALE
OF 37 and 23 PINE STREET TO RED BARN
TECHNOLOGY GROUP, INC

WHEREAS, the City of Binghamton is the owner of certain real property located at 37 Pine Street, Binghamton, New York, Parcel ID Number: 160.34-1-54 and 23 Pine Street, Binghamton, New York, Parcel ID Number: 160.34-1-24, also known as the Greenman Senior Center, Binghamton, New York, (collectively the "Premises"); and

WHEREAS, the Board of Estimate and Apportionment approved and recommended approval of the bid and sale of the Premises to Red Barn Technology Group, Inc (the "Applicant") on November 20, 2013 for \$140,000.

NOW, THEREFORE, the Council of the City of Binghamton, duly convened in regular session, does hereby ordain as follows:

Section 1. That the Mayor of the City of Binghamton, or his designee, is hereby authorized to enter into a contract for sale and to execute all necessary and appropriate documentation, approved as to form and content by the Office of Corporation Counsel, to transfer 37 Pine Street, Binghamton, New York, Tax Parcel No. 160.34-1-54 to Red Barn Technology Group, Inc for \$140,000, to be paid by certified or local bank check.

Section 2. That this Ordinance shall take effect immediately.

I hereby certify the above to be a true copy
of the legislation adopted by the Council
of the City of Binghamton at a meeting
held on 11/20/13. Approved by the
Mayor on 11/21/13.



State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: None

Date: November 20, 2013

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Binghamton City Council as lead agency has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Sale of former Greenman Senior Center site.

SEQR Status: Type 1
 Unlisted X

Conditioned Negative Declaration: Yes
 No X

Description of Action:

The City of Binghamton wishes to transfer certain real property located at 37 Pine Street, Binghamton, New York, Parcel ID Number: 160.34-1-54 and 23 Pine Street, Binghamton, New York, Parcel ID Number: 160.34-1-24, also known as the Greenman Senior Center, Binghamton, New York.

Location: The City of Binghamton, Broome County, New York

Reasons Supporting This Determination:

The Greenman Senior Center was closed after the heating system failed. Subsequently the City elected to sell the property. The City issued requests for proposals/bids on three occasions. In addition to the sale price, the proposed use of the property and its consistency with the character of the neighborhood was a key factor in selecting a purchaser. The property is in a R-2 zoning district; however, there are many nearby commercial uses, including a restaurant across the street. The property is not suitable for residential use. The proposed use of the property for offices for a "high tech" computer company with limited retail sales is appropriate for this mixed use area. The proposed use will also be subject to zoning and site plan approval.

The lead agency has reviewed the Environmental Assessment Form and the criteria contained in 6 NYCRR 617.7 (c) to identify the relevant areas of environmental concern, thoroughly analyzed the identified relevant areas of environmental concern, and determined that the action will not have a significant adverse impact on the environment for the following reasons:

The action will not produce a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The action will not involve the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant or the habitat of such a species; or other significant adverse impacts to natural resources.

The action will not cause the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR 617.14 (g).

The action will not create a material conflict with a community's current plans or goals as officially approved or adopted.

The action will not impair the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The action will not cause a major change in the use of either the quantity or type of energy.

The action will not create a hazard to human health.

The action will not cause a substantial change in the use or intensity of use of land including agriculture, open space or recreation resources, or in its capacity to support existing uses.

The action will not change two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together results in a substantial adverse impact on the environment.

Impacts from the action may combine with impacts of other, possible independent actions in the vicinity. The lead agency finds that when considered cumulatively such combination will not create a significant adverse impact on the environment.

Any proposed development of the site will be subject to review by the City Planning Commission.

For Further Information

Contact Person: Teri Rennia, President
City of Binghamton City Council

Address: City Hall
38 Hawley Street
Binghamton, NY 13901

Telephone Number: 607-772-7005 (City Clerk's Office)