



**THE COUNCIL OF THE CITY OF BINGHAMTON
STATE OF NEW YORK**

Date: April 7, 2020

Sponsored by Council Members: Resciniti, Burns, Strawn, Scanlon

Introduced by Committee: Planning

ORDINANCE

entitled

AN ORDINANCE AUTHORIZING
ABANDONMENT AND SALE OF A PORTION
OF ELIZABETH STREET AND FOR THE SALE
OF 168 OAK STREET TO FRONT STREET
RESIDENCES LLC

WHEREAS, the City of Binghamton is the owner of certain real property located at 168 Oak Street, Binghamton, New York, Tax Parcel No. 160.24-3-7 (the "Premises"), Elizabeth Street (from Gerard Ave to the end); and

WHEREAS, the City received an Offer to Purchase the Premises by Front Street Residences LLC (the "Applicant") for \$4800 for future use of the Premises for the construction of 115 affordable housing units in two separate buildings and for recreation space; and

WHEREAS, the City has no public use for the Premises; and

WHEREAS, the Assessor of the City of Binghamton has determined the sale price to be fair and equitable; and

WHEREAS, the Board of Estimate and Apportionment approved and recommended sale of the Premises on February 12, 2020.

NOW, THEREFORE, the Council of the City of Binghamton, duly convened in regular session, does hereby ordain by at least a three-fourths vote as follows:

Section 1. That the Mayor of the City of Binghamton 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 the Premises to Front Street Residences LLC, by Quitclaim Deed for \$4,800 to be paid by cash, certified, or local bank check.

Section 2. This transfer is subject to the following conditions: that the Premises may only be used for the construction of 115 affordable housing units in two separate buildings and for recreation.

Section 3. That this Ordinance shall take effect immediately.

Introductory No. 020-34

Permanent No. 020-39

Sponsored by City Council Members:
Resciniti, Burns, Strawn, Scanlon

AN ORDINANCE AUTHORIZING
ABANDONMENT AND SALE OF A PORTION OF
ELIZABETH STREET AND FOR THE SALE OF 168
OAK STREET TO FRONT STREET RESIDENCES
L I C E

The within Ordinance was adopted by the Council of
the City of Binghamton,

Date 4/7/2020

City Clerk Christina G. Heyman

Date Presented to Mayor 4/18/2020

Date Approved 4/20/20

Mayor William D. Barr

	Ayes	Nays	Abstain	Absent
Councilman Scaringi	✓			
Councilwoman Resciniti	✓			
Councilwoman Riley	✓			
Councilwoman Friedman	✓			
Councilman Burns	✓			
Councilman Strawn	✓			
Councilman Scanlon	✓			
Total	7	0	0	0

Code of the City of Binghamton

Adopted Defeated

7 Ayes 0 Nays 0 Abstain 0 Absent

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 4/7/2020. Approved
by the Mayor on 4/18/2020.



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

Project Number: None

Date: April 7, 2020

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: Abandonment and sale of a portion of Elizabeth Street, from Gerard Ave to the end and sale of 168 Oak Street, Binghamton, New York, Tax Parcel No. 160.24-3-7, (collectively the "Premises")

SEQR Status: Type 1
 Unlisted X

Conditioned Negative Declaration: Yes
 No X

Description of Action: Abandonment and sale of a portion of Elizabeth Street, from Gerard Ave to the end and sale of 168 Oak Street, Binghamton, New York, Tax Parcel No. 160.24-3-7, (collectively the "Premises"). The Purchaser, Front Street Residences LLC, is the owner, or contract vendee, of the adjacent property.

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

Reasons Supporting This Determination:

That portion of Elizabeth Street, from Gerard Ave to the end, is only used for access to the real property owned by, or is the contract vendee for, the adjacent property. No public access is at issue. The street serves no public purpose and is not otherwise used by the public. 168 Oak Street is a vacant lot after demolition of a single family house. It has no public purpose. Sale of the Premises will allow for commercial development consistent with zoning and the character of the neighborhood. Any future development, if any, will be subject to all Code, zoning, and planning regulations, including stormwater runoff.

The lead agency has 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.

For Further Information

Contact Person: Thomas Scanlon, Pres.
City of Binghamton City Council

Address: City Hall
38 Hawley Street
Binghamton, NY 13901

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

