



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

Date: October 18, 2023

Sponsored by Council Members: Resciniti, Riley, Burns, Strawn, Scaringi

Introduced by Committee: Planning

ORDINANCE
entitled

AN ORDINANCE AUTHORIZING THE SALE OF
32 AND 34 MUNSELL STREET & 75 AND 77
LIBERTY STREET TO GREATER
OPPORTUNITIES FOR BROOME AND
CHENANGO, INC FOR \$1 PER PARCEL

WHEREAS, the City of Binghamton is the owner of certain real properties located at 32 Munsell Street, Binghamton, New York, Tax Parcel No. 144.83-2-11, 34 Munsell Street, Binghamton, New York, Tax Parcel No. 144.83-2-12, 75 Liberty Street, Binghamton, New York, Tax Parcel No. 144.83-2-15, and 77 Liberty Street, Binghamton, New York, Tax Parcel No. 144.83-2-14 (the "Premises"); and

WHEREAS, the City received an Offer to Purchase the Premises from Greater Opportunities for Broome and Chenango, Inc. (the "Applicant") for \$1 per parcel for supportive housing units accommodating Seniors aged 55 and over and individuals/families earning up to 80 percent Average Median Income (AMI); and

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

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

WHEREAS, the Board of Estimate and Apportionment approved and recommended sale of the Premises on October 18, 2023.

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, or his designee, is hereby authorized to enter into a contract of 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 Greater Opportunities for Broome and Chenango, Inc. by Quitclaim Deed for \$1 per parcel to be paid by cash, certified check, or local bank check.

Section 2. This transfer is subject to the following conditions (i) the Premises must be used for supportive housing for Seniors aged 55 and over and individuals and families with earnings up to 80 percent AMI, and (ii) the Premises must be merged into a single parcel within three years of the date of this legislation.

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Section 3. That this Ordinance shall take effect immediately.

Introductory No. O23-133

Permanent No. 023-132

Sponsored by City Council Members:
Resciniti, Riley, Burns, Strawn, Scaringi

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

Date 10/18/23

Janina Faulkner
City Clerk

Date Presented to Mayor 10/19/23

Date Approved 10/19/23 J M g/h

Mayor

	Ayes	Nays	Abstain	Absent
Councilwoman Resciniti	✓			
Councilwoman Riley				✓
Councilwoman Friedman	✓			
Councilman Burns	✓			
Councilman Strawn	✓			
Councilman Scanlon	✓			
Councilman Scaringi	✓			
Total	<u>6</u>	<u>0</u>	<u>0</u>	<u>1</u>

Code of the City of Binghamton

Adopted Defeated

6 Ayes 0 Nays 0 Abstain 1 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 10/18/23. Approved by the Mayor on 10/19/23 (JK)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
City of Binghamton			
Name of Action or Project: Sale of 32 and 34 Munsell St, 75 and 77 Liberty St for use as construction of residential multi-unit dwellings.			
Project Location (describe, and attach a location map): 32 and 34 Munsell St, 75 and 77 Liberty St. Binghamton, NY. 13901.			
Brief Description of Proposed Action: Creation of 12 supporting housing units (6 units on 31 + 33 Munsell St, and 6 units on the other proposed properties). 6 units will serve seniors (age 55 and over) and other 6 units will server individuals and families up to 80% AMI.			
Name of Applicant or Sponsor: City of Binghamton		Telephone: (607) 772-7005	
Address: 38 Hawley St.		E-Mail: clerk@cityofbinghamton.gov	
City/PO: Binghamton		State: New York	Zip Code: 13901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Binghamton - City Council			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.51+/- acres			
b. Total acreage to be physically disturbed? _____ 0.51+/- acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.51+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Brook Floater	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>City of Binghamton</u> Date: <u>10/17/2023</u>		
Signature: _____ Title: _____		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Brook Floater
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

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

Project Number: None

Date: October 18, 2023

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 a 32 and 34 Munsell St., and 75 and 77 Liberty St to Greater Opportunities for Broome and Chenango Inc.

SEQRA Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Sale of 32 and 34 Munsell St., and 75 and 77 Liberty St for use as construction of residential multi-unit dwellings.

Location: 32 and 34 Munsell St, 75 and 77 Liberty St, Binghamton, Broome County, New York.

Reasons Supporting This Determination:

The proposed action is the sale of vacant real property to a private entity for use as construction of residential multi-unit dwellings. Action will lead to creation of 12 supporting housing units (6 units on 31 + 33 Munsell St, and 6 units on the other proposed properties). 6 of the units will serve seniors (age 55 and over) and other 6 units will server individuals and families up to 80% AMI.

The lead agency has reviewed an 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 proposed action will not conflict with an adopted land use plan or zoning regulations, nor result in a change in land use.
- The proposed action will not impair the character or quality of the existing community.
- The proposed action will not have an impact on a Critical Environmental Area.
- The proposed action will not impact traffic or infrastructure, energy use, or water and sewer infrastructure.
- The proposed action will not negatively impact important historic resources.
- The proposed action will not result in an adverse impact to natural resources, erosion and flooding, or human health.

For Further Information

Contact Person: Giovanni Scaringi, Ph.D., President
 City of Binghamton City Council

Address: City Hall
 38 Hawley Street
 Binghamton, NY 13901

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