



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

Date: December 6, 2023

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

Introduced by Committee: Finance

ORDINANCE

entitled

**AN ORDINANCE AUTHORIZING THE SALE OF
24 STUYVESANT STREET TO MARC A.
MAZZEI D/B/A MATER REALTY, LLC**

WHEREAS, the City of Binghamton is the owner of certain real property located at 24 Stuyvesant Street, Binghamton, New York, Tax Parcel No. 160.42-3-35 (the "Premises"); and

WHEREAS, the City received an Offer to Purchase the Premises from Marc A. Mazzei D/B/A Mater Realty, LLC (the "Applicant") for \$250 as part of the City's side lot program; 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 December 6, 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 Marc A. Mazzei D/B/A Mater Realty, LLC by Quitclaim Deed for \$250 to be paid by cash, certified check, or local bank check.

Section 2. This transfer is subject to the following conditions (i) the Premises may only be used as green space and (ii) the Premises must be merged with the Applicants' adjacent property located at 20 Stuyvesant Street, Binghamton, New York, Tax Parcel No. 160.43-1-24, within one years of the date of this legislation.

Section 3. That this Ordinance shall take effect immediately.

Introductory No. 023-154

Permanent No. 023-153

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

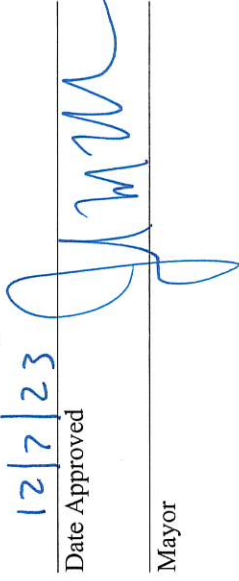
AN ORDINANCE AUTHORIZING THE SALE OF
24 STUYVESANT STREET TO MARC A. MAZZEI
D/B/A MATER REALTY, LLC

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

Date 12/6/23


City Clerk

Date Presented to Mayor 12/7/23

Date Approved 12/7/23



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 12/6/23. Approved by the Mayor on 12/7/23. 

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

Project Number: None

Date: December 6, 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 City-owned real property at 24 Stuyvesant St.

SEQRA Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
No

Description of Action:

Sale of 24 Stuyvesant St to be used as a residential yard for a neighboring property.

Location: 24 Stuyvesant St, Binghamton, Broome County, New York

Reasons Supporting This Determination:

The proposed action is the sale of vacant real property to a private owner for use as yard space for tenants.

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 sale will not conflict with an adopted land use plan or zoning regulations.
- The proposed sale will not impair the character or quality of the existing community.
- The proposed sale will not have an impact on a Critical Environmental Area.
- The proposed sale will not impact traffic or infrastructure, energy use, or water and sewer infrastructure.
- The proposed sale will not negatively impact important historic resources.
- The proposed sale will not result in an adverse impact to natural resources, erosion and flooding, or human health. The keeping of the subject property as green space will be beneficial in this flood-prone area.

For Further Information

Contact Person: Giovanni Scaringi, President
City of Binghamton City Council

Address: City Hall
38 Hawley Street
Binghamton, NY 13901

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