



RL Number: _____

Date Submitted: _____

Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 (607) 772-7005

INTERNAL REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for possible consideration at City Council Work Sessions. Incomplete/incorrect RLs will be returned to applicant for revisions. Please include as much supplemental material as is necessary to substantiate the request for legislation. Use "Additional Presenters" line to include anyone that will appear to present this in City Council Work Session.

Applicant Presenting RL at Work Session

Robert Cavanaugh II

Council Member - 3rd District

(Name)

(Title)

(Phone number)

Additional Presenters:

N/A

To Be Completed By Applicant

Proposed Title:

AN ORDINANCE AMENDING CHAPTER 410 OF THE BINGHAMTON CITY CODE TO ALTER TOWNHOUSE DENSITY

Executive Summary (Explain why legislation is necessary):

This legislation aims to update zoning code to allow for more efficient use of available parcels in the City by modifying the definitions and requirements for Townhouse style construction.

Effective Date (if applicable):

Budget transfer or amendment: RL Budget Transfer Worksheet **must** be attached w/ Department. Head signature.
RL related to a grant: RL Grant Worksheet **must** be attached.

RL related to previously adopted legislation: Perm. Number:

Adoption Date:

Contract: Person/Company:

Total Cost:

Funds available in Budget Line:

Title:

Public Hearing required? Yes Not Applicable

SEQRA required? Yes Not Applicable

Additional information related to this RL attached? Yes No

Expedition requested for this RL? Yes No

Please explain why expedition is necessary:

For Internal Use Only

Mayor: _____ Comptroller: _____ Corp. Counsel: _____

CITY OF BINGHAMTON TOWNHOUSE ZONING UPDATE

WORKING DRAFT: 8/1/24

TO BE REFERRED TO CITY COUNCIL PLANNING COMMITTEE

TITLE:

AN ORDINANCE AMENDING CHAPTER 410 OF THE BINGHAMTON CITY CODE TO ALTER TOWNHOUSE DENSITY, UPDATE THE DEFINITIONS OF TOWNHOUSE, CONDOMINIUM AND COOPERATIVE OWNERSHIP, AND MODIFY PARKING REQUIREMENTS

WHEREAS, the City of Binghamton desires to promote new avenues of development within the City that fulfill a wider range of housing needs; and

WHEREAS, the City Council recognizes the benefits of townhouse style housing units; and

WHEREAS, the City Council believes that facilitating the development of condominiums and cooperatives can offer additional ownership options for residents seeking single-family dwelling experiences at attainable costs;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Binghamton, New York, as follows:

Section 1. Amendment to Chapter 410. Chapter 410 of the Binghamton City Code, entitled "Zoning," is hereby amended as follows:

(a) Townhouse Density:

The number of Townhouses permitted per lot shall be based on the lot coverage and parking requirements only for the zoning district in which the lot is located. No other bulk requirements shall apply. Multiple townhouses are permitted on one lot.

(b) Condominium and Cooperative Ownership:

- In all Residential Districts (R1, R2, R3), developments designed as townhouses may be owned by a single entity holding title to the entire development, provided such entity is a condominium or cooperative association established in accordance with New York State law. This ownership structure is intended to facilitate the creation of independent single-family dwelling experiences within a townhouse development.

(c) Redefinition of Townhouse:

- The definition of "Townhouse" within Chapter 410, Article II, Section 410-5 of the Binghamton City Code is amended as follows:

Townhouse: A single-family dwelling attached to one or more similar units by a common wall. A townhouse may be located on a single lot or multiple townhouses may be located on a single lot. Townhouses may be held by a condominium or cooperative association.

Section 2. Severability. If any provision of this Ordinance or its application to any person or circumstance shall be held invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

Section 3. Effective Date. This Ordinance shall take effect thirty (30) days after its passage and publication as provided by law.



RL Number: 24-162

Date Submitted: 8/14/24

Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 (607) 772-7005

INTERNAL REQUEST FOR LEGISLATION

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Applicant Presenting RL at Work Session

Tito Martinez
(Name)

Assistant Dir. of Planning
(Title)

(607) 772-7028
(Phone number)

Additional Presenters:

Sarah Glose

To Be Completed By Applicant

Proposed Title:

An Ordinance amending Chapter 410 Zoning to facilitate the construction of new housing

Executive Summary (Explain why legislation is necessary):

See attached for details.

Effective Date (if applicable):

Budget transfer or amendment: RL Budget Transfer Worksheet must be attached w/ Department. Head signature.

RL related to a grant: RL Grant Worksheet must be attached.

RL related to previously adopted legislation: Perm. Number:

Adoption Date:

Contract: Person/Company:

Total Cost: \$0.00

Funds available in Budget Line: \$ 0.00

Title:

Public Hearing required? Yes Not Applicable

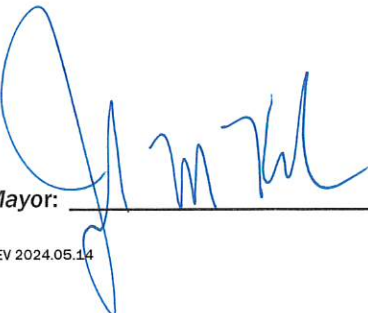
SEQRA required? Yes Not Applicable

Additional Information related to this RL attached? Yes No

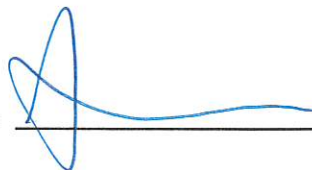
Expedition requested for this RL? Yes No

Please explain why expedition is necessary:

For Internal Use Only

Mayor: 

Comptroller: 

Corp. Counsel: 



City of Binghamton Planning Department

PRO-HOUSING LEGISLATION

Bulk Requirements

- Decrease minimum lot size in all districts where housing is permitted. This would facilitate subdividing lots to be able to build more housing.
- Increase allowable lot coverage in all districts where housing is permitted. This would allow the construction of larger buildings and facilitate subdividing lots to be able to build more housing.
- Increase allowable height in R-3 and commercial districts.
- Simplify and decrease setbacks in the R-3 and commercial districts.
- Allow planning staff to reduce bulk requirements administratively for 1-3 unit dwellings. This would allow builders/property owners to avoid going to the Zoning Board for relief when building houses.

Parking

- Eliminate parking requirement for senior housing
- Eliminate parking requirement for affordable housing.
- Reduce parking requirement to 1 space per unit for units with up to 4 bedrooms. Keep existing higher requirement for units with 5 or more beds and congregate living.
- Allow Planning Commission to reduce parking requirements by up to 75% when appropriate.

Land Use and Rezoning

- Lessen restrictions for the construction of attached townhouses. Allow up to 3 townhouses (each on their own lot) in the R-1. Allow up to 6 in the R-2. Both would be subject to a special use permit and Planning Commission approval. Make up to 4 townhouses permitted by right in the R-3.
- Allow condominiums in the R-1 and R-2 districts
- Clarify where Accessory Dwelling Units (ADUs) are allowed
- Selectively expand R-3 where high density already exists. This would make "grandfathered" apartment buildings conforming, allowing them to add units. The following blocks would be rezoned from R-2 to R-3:
 - Chestnut St between Main St and College St
 - 26-33.5 Griswold St (both sides)
 - 40-52 Griswold St (even #'s only)

TEXT AMENDMENT

§ 410-5. Terms defined.

AFFORDABLE HOUSING -- A dwelling unit that is or will be restricted, pursuant to a regulatory agreement, to occupancy by a household whose income does not exceed 80% of the area median income (AMI) for the Binghamton Metropolitan Statistical Area as defined annually by the U.S. Department of Housing and Urban Development (HUD)

CONDOMINIUM -- A building project of ~~single~~ individually owned dwelling units, which may consist of one or more buildings per lot, wherein the real property title and ownership are vested in an owner having an interest with others in the common usage areas and facilities which serve the project. Administration and maintenance of common usage areas and facilities must be provided for.

DWELLING, ACCESSORY -- An accessory dwelling unit that is on the same lot, but incidental to, an owner-occupied principal dwelling unit, not more than 325 square feet in area.

~~SENIOR HOUSING-- Senior housing, also known as senior living communities or retirement communities, are multiple-unit residential developments designed for persons 55 and older. Senior housing may include a range of housing options, such as apartments, cottages, condominiums, or detached dwelling units. Residents include those who do not require assistance with daily activities or 24/7 skilled nursing. A dwelling unit that is or will be restricted, pursuant to a regulatory agreement, to occupancy by a household that contains at least one (1) person aged 55 or older.~~

§ 410-19. Accessory buildings and uses.

[A-E UNCHANGED]

F. Accessory dwelling. Accessory dwellings are permitted within the R-1, R-2 and R-3 zoning districts when the following conditions are met:

(1) Such a dwelling is occupied by a person or persons included in the household residing in the principal dwelling on the lot.

(2) ~~No separate exterior entrance is provided~~ In the R-1, the accessory dwelling must be attached to the principal dwelling, and no separate exterior entrance shall be provided. In the R-2 and R-3 districts, an accessory dwelling may have one or more exterior entrances, and may be detached from the principal dwelling provided it can meet all applicable bulk requirements.

(3) The dwelling shall be no more than 325 square feet in gross floor area.

(4) There is only one such dwelling on the lot.

(5) The addition of an accessory dwelling will not increase the total number of dwelling units on the property beyond the number allowed in the applicable zoning district

§ 410-27. Schedule I: Land Uses in Residential Zoning Districts.

The following uses are permitted in residential zoning districts:

The following uses are permitted in residential zoning districts:

A. R-1 Residential Single-Unit Dwelling District.

(1) *NO CHANGE*

(2) Permitted with Planning Commission Review and Approval of a special use permit:

- Community center, subject to 410-29B
- Dwelling, manufactured home, subject to 410-29C
- Educational institution, subject to 410-29A & B
- Place of worship, subject to 410-29Bf
- Townhouses, ~~two~~ up to three attached
- Condominium, subject to 410-29D

B. R-2 Residential One- and Two-Unit Dwelling District.

(1) Permitted by right, subject to Article IX:

- Dwelling, one or two units, no more than four bedrooms per unit
- Garden, community or neighborhood
- Townhouses, ~~two~~ up to three attached

(2) Permitted with Planning Commission Review and Approval of a special use permit

- Community center, subject to 410-29B
- Dwelling, manufactured home, subject to 410-29C
- Educational institution, subject to 410-29A & B
- Place of worship, subject to 410-29B
- Townhouses, ~~three~~ up to six attached
- Condominium, subject to 410-29D

C. R-3 Residential Multi-Unit Dwelling District.

(1) Permitted by right, subject to Article IX:

- Dwelling, one to three units, no more than four bedrooms per unit
- Garden, community or neighborhood
- Townhouses, ~~two or three~~ up to four attached

(2) Permitted with Planning Commission Review and Approval of a special use permit

- Community center, subject to 410-29B
- Dwelling, manufactured home, subject to 410-29C
- Dwelling, multiple-unit, including Condominiums, subject to 410-41A(1)
- Congregate living
- Educational institution, subject to 410-29A & B
- Nursing home
- Overnight lodging, subject to 410-29A
- Parking, ancillary, subject to 410-55
- Parking, commercial, subject to 410-55
- Place of worship, subject to 410-29B
- Townhouses, ~~four~~ five or more attached

§ 410-28. Schedule IA: Bulk Requirements in Residential Zoning Districts.

The following bulk requirements apply to residential zoning districts:

	R-1	R-2	R-3
Min. lot area (square feet)			
One unit	5,000 <u>2,500</u>	5,000 <u>2,500</u>	5,000 <u>2,500</u>

Two units	-	5,000 <u>2,500</u>	5,000 <u>2,500</u>
Three units	-	-	5,000 <u>2,500</u>
Multiple-unit	-	-	10,000 <u>5,000</u>
Townhouse (per unit)	2,500 <u>1,500</u>	2,000 <u>1,500</u>	2,000 <u>1,500</u>
All other permitted uses	5,000 <u>2,500</u>	5,000 <u>2,500</u>	5,000 <u>2,500</u>
Min. lot width (feet)			
One unit	50	50	50
Two units	-	50	50
Three units	-	-	60
Multiple-unit	-	-	100
Townhouse (per unit)	20	20	20
All other permitted uses	50	50	50
Front setback (feet)	15	10	5
Rear Setback (feet)	15	15	20
One side <u>minimum</u>/ total side setback (feet)	5 / 15	5 / 15	10/20 <u>5 / 15</u>
Maximum lot coverage	40% <u>50%</u>	50% <u>70%</u>	70% <u>90%</u>
Maximum building height (feet)	35	35	45 <u>60</u>

§ 410-29. Special conditions for certain land uses in residential districts.

The following are special conditions that apply to certain land uses as noted in §410-27, above:

[A-C NO CHANGE]

D. Condominiums.

In the R-1 and R-2 districts, condominium developments are permitted, subject to a special use permit, when each unit meets the height, setback, and parking requirements applicable to a Single-Unit Dwelling in the district. In the case of attached townhouse-style condominiums, the Townhouse setback requirements shall apply. In all other districts, the requirements for multi-unit dwellings shall apply to condominium developments.

§ 410-33. Schedule IIA: Bulk Requirements in Commercial and Industrial Zoning Districts.

The following bulk requirements apply to commercial and industrial zoning districts:

	C-1	C-2	C-3	C-4	C-5	C-6
Min. lot area (square feet)	0	6,000 <u>0</u>	6,000 <u>0</u>	6,000 <u>0</u>	6,000 <u>2,500</u>	6,000 <u>2,500</u>
Min. lot width (feet)	0	0	50	0	50	50
Min. front setback (feet)	0	0	15 <u>5</u>	0	15 <u>5</u>	15 <u>5</u>
Min. side setback (feet)	0	0	10	0	5 +5-per 15 feet of building height	5 +5-per 15 feet of building height

Min. rear setback (feet)	20	20	20	20	20	20
Max. lot coverage	70% <u>90%</u>	90% <u>95%</u>	70% <u>90%</u>	70% <u>90%</u>	70% <u>90%</u>	70% <u>90%</u>
Max. principal building height (feet)	65 <u>75</u>	120	65 <u>75</u>	45 <u>60</u>	45	35 <u>45</u>
Max. accessory building height (feet)	24	24	24	24	24	24
	I-1		I-2		I-3	
Min. lot area (square feet)	6,000		6,000		6,000	
Min. lot width (feet)	50		50		50	
Min. front setback (feet)	10 <u>5</u>		20		25	
Min. side setback (feet)	10 + 5 per 15 feet of building height		10 + 5 per 15 feet of building height		20 + 5 per 15 feet of building height	
Min. rear setback (feet)	20		20		25	
Max. lot coverage	75% <u>90%</u>		75%		75%	
Max. principal building height (feet)	65 <u>75</u>		65 <u>75</u>		65 <u>75</u>	
Max. accessory building height (feet)	24		24		24	

§ 410-48. Modification of certain regulations.

- A. Review by the Planning Department. In reviewing an application for the construction of, or conversion of an existing building to, a one- to three-unit dwelling, the Planning Department may modify the minimum bulk requirements specified in Schedules IA (§ 410-28) and IIA (§ 410-33) when it would not adversely affect the site development or alter the essential character of the area. Such authority to modify bulk requirements shall be limited as follows:

Requirement	Maximum Percent Change
Minimum lot area: reduce by no more than	10%
Minimum lot width: reduce by no more than	10%
Minimum front, side, and rear setback: reduce by no more than	25%

- B. Review by Planning Commission. When the Planning Commission determines that special conditions or circumstances exist which make the ~~site development conditions and~~ bulk requirements set forth in this chapter inappropriate, the Commission, in acting on any site plan approval application, or on an appeal from a site plan decision of the Planning Department, may modify such ~~condition or~~ requirement if the best interest of the City

would be served and the spirit of this chapter can be maintained. Such ~~modification by the Planning Commission shall not, however, be such as to permit a land use which would not otherwise be possible in the district. In addition, such~~ authority to modify bulk requirements shall be limited as follows:

Requirement	Maximum Percent Change
Minimum lot area: reduce by no more than	25%
Minimum lot area per dwelling unit: reduce by no more than	25%
Minimum lot width: reduce by no more than	25%
Minimum front yard setback: reduce by no more than	33%
Minimum side and rear yard setback: reduce by no more than	33%
Maximum building height: increase by no more than	10%
Maximum percentage of lot covered: increase by adding no more than	5%
Minimum off-street parking: reduce by no more than	50% 75%

- C. Justification. Justification for any modifications by the Planning Department or the Planning Commission, as authorized by this § 410-48, shall be documented in writing and filed in the records of the application for site plan approval.

§ 410-53. Off-street parking requirements by land use. [Amended 8-7-2013 by Ord. No 13-49; Amended 2-3-2016 by Local Law 16-02]

[A-G. UNCHANGED]

H. Schedule III.

Residential Use Classifications	
Land Use or Activity	Space(s) Required
Dwelling, 1-5 bedrooms	1 space for the first bedroom, plus 0.5 spaces per each additional bedroom
<u>Dwelling unit, 1-4 bedrooms</u>	<u>1 space per unit</u>
<u>Dwelling unit, 5+ bedrooms</u>	<u>1 space for the first bedroom, plus 0.5 spaces per each additional bedroom</u>
Congregate living	1 space per bedroom
<u>Affordable housing, 1-4 bedrooms</u>	<u>No parking required</u>
<u>Senior housing, 1-4 bedrooms</u>	<u>No parking required</u>

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Pro-Housing Zoning Amendment		
Project Location (describe, and attach a general location map): Citywide		
Brief Description of Proposed Action (include purpose or need): Amend zoning ordinance to facilitate the construction of new housing.		
Name of Applicant/Sponsor: City of Binghamton	Telephone: 6077727028	E-Mail: planning@cityofbinghamton.gov
Address: 38 Hawley St		
City/PO: Binghamton	State: NY	Zip Code: 13901
Project Contact (if not same as sponsor; give name and title/role): TITO MARTINEZ	Telephone: 607-772-7028	E-Mail: TMARTINEZ@CITYOFBINGHAMTON.GOV
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City of Binghamton City Council	
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Major Basins: Upper Susquehanna, Remediation Sites: V00072, Remediation Sites: 704031, Remediation Sites: 704053, Remediation Sites: C704047, Remediation Sites: 704022, Remediation Sites: 704027, Remediation Sites: 704021, Remediation Sites: 704030, Remediation Sites: C704058, Remediation Sites: C704046, Remediation Sites: 704061, Remediation Sites: 704024, Remediation Sites: C704048, Remediation Sites: 704041, Remediation...	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

All _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,
i. What is the proposed new zoning for the site? R-2 converted to R-3 _____

C.4. Existing community services.

a. In what school district is the project site located? BCSD _____

b. What police or other public protection forces serve the project site?
BPD _____

c. Which fire protection and emergency medical services serve the project site?
BFD _____

d. What parks serve the project site?
All _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____

Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): V00072, 704031, 704053, C70...
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): V00072, 704031, 704053, C704047, 704022, 704027...
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 931-142, 930-4, 931-149, 931-902, 930-5, 931-143 Classification C, A, B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
 Name - Pollutants - Uses: Susquehanna River, Lower, Main Stem - Metals -- Fish Consumption, Name - Pollutants - Uses: Susquehanna ...

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names: Clinton Street Ballpark SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____
Peregrine Falcon, Bald Eagle, Brook Floater

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. 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? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: Eligible property: 4 Sturges Street, Eligible property: Binghamton City Court City Hall, Governmental Plaza, Eligible p... iii. Brief description of attributes on which listing is based: _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

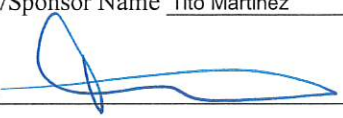
Attach any additional information which may be needed to clarify your project.

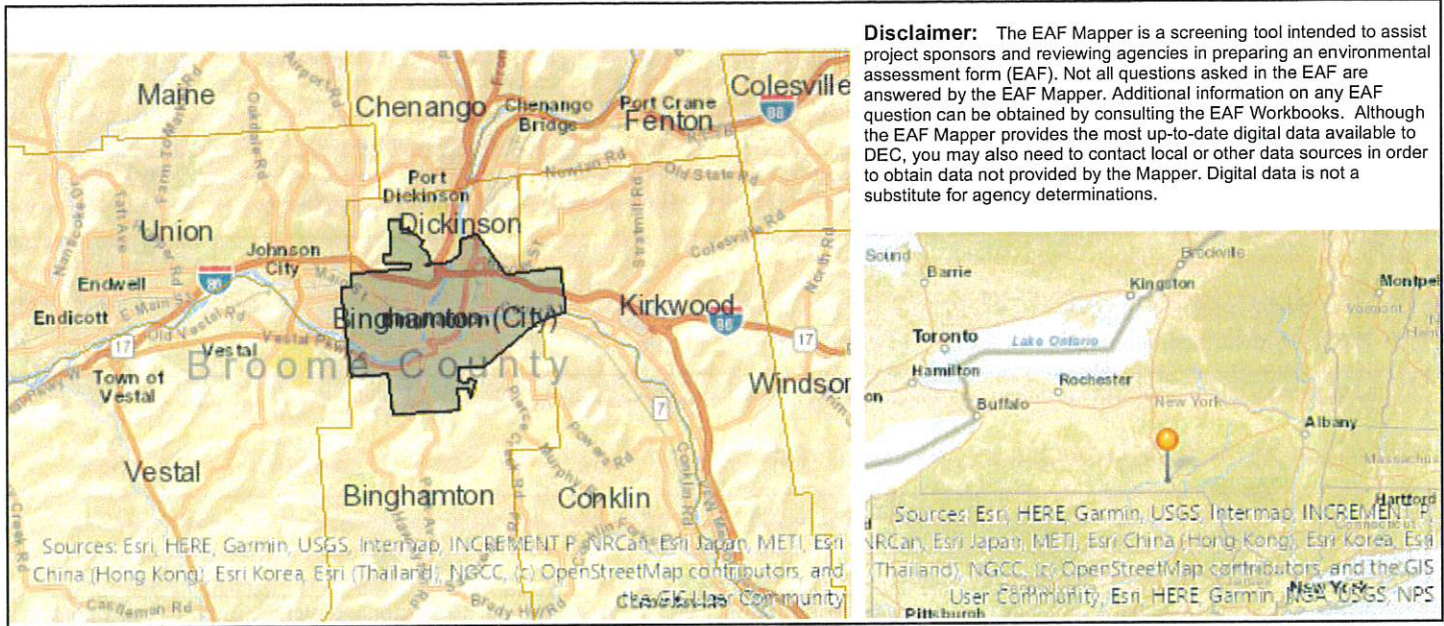
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Tito Martinez Date 8-14-24

Signature  Title Assistant Director of Planning



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Susquehanna, Remediaton Sites:V00072, Remediaton Sites:704031, Remediaton Sites:704053, Remediaton Sites:C704047, Remediaton Sites:704022, Remediaton Sites:704027, Remediaton Sites:704021, Remediaton Sites:704030, Remediaton Sites:C704058, Remediaton Sites:C704046, Remediaton Sites:704061, Remediaton Sites:704024, Remediaton Sites:C704048, Remediaton Sites:704011, Remediaton Sites:V00298, Remediaton Sites:C704057, Remediaton Sites:C704049, Remediaton Sites:C704059, Remediaton Sites:C704059A, Remediaton Sites:704025, NYS Heritage Areas:Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	V00072, 704031, 704053, C704047, 704022, 704027, 704021, 704030, C704058, C704046, 704061, 704024, C704048, 704011, V00298, C704057, C704049, C704059, C704059A, 704025
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00072, 704031, 704053, C704047, 704022, 704027, 704021, 704030, C704058, C704046, 704016, 704061, 704024, C704048, C704041, C704060, 704011, V00298, C704057, C704049, C704059, C704059A, 704025
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes

E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-142, 930-4, 931-149, 931-902, 930-5, 931-143
E.2.h.iv [Surface Water Features - Stream Classification]	C, A, B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Susquehanna River, Lower, Main Stem – Metals – Fish Consumption, Name - Pollutants - Uses:Chenango River
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names:Clinton Street Ballpark SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon, Bald Eagle, Brook Floater
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:4 Sturges Street, Eligible property:Binghamton City Court City Hall, Governmental Plaza, Eligible property:42 North Street, Eligible property:10 Edwards Street, Eligible property:1 Balcom Avenue, Eligible property:Horace Mann Elementary School, Eligible property:Residence, Eligible property:BIN 2226120, East Clinton Street Bridge, Eligible property:Benjamin Franklin Elementary School, Eligible property:St. Ann's Rectory, Eligible property:11 Doubleday Street, Eligible property:St. Paul's Roman Catholic Church Complex: Former Rectory, Eligible property:St. Ann's Catholic Church, Eligible property:Red Barn Computers, Eligible property:St. Paul's Roman Catholic Church Complex: Parish Offices and Garage, Eligible property:St. Ann's Convent, Eligible property:New Heights Ministries Church, Eligible property:224 Front St., Eligible property:Thomas Jefferson Elementary School, Eligible property:West Middle School, Eligible property:HEATING PLANT A/BLDG 1 (1979) NON-CONTRIB, Eligible property:BUS STATION/BLDG 66, Eligible property:Binghamton Wollen Co/Gotham Shoe Mfg, Eligible property:Memorial Bridge, Eligible property:Tenement House, Eligible property:STORAGE/BLDG 8 (1880) NON-CONTRIB, Eligible property:Garvin Building (Building 75), Eligible property:STAFF HOUSE/BLDG 86, Eligible property:Crowley Milk Company, Eligible property:GARAGE/BLDG 30 (1886) DEMOLISHED, Eligible property:PUMP HOUSE/BLDG 56, Eligible property:STAFF HOUSE/BLDG 88 (1968), Eligible property:Lustron house & garage, Westchester model, Eligible property:HEATING PLANT B/BLDG 2 (1980) NON-CONTRIB, Eligible property:KIOSK/NORTH TUNNEL/BLDG 63,

Eligible property:KIOSK/SOUTH TUNNEL/BLDG 64, Eligible property:SHOP-MAINTENANCE/BLDG 94 (1948), Eligible property:National Cigar Box Co, Eligible property:88 Carroll Street, Eligible property:YMCA, Eligible property:North Presbyterian Church, Eligible property:A & J Manufacturing Company; W.A. Case & Sons Company, Eligible property:Columbus School, Eligible property:WATER TANK/BLDG 93, Eligible property:STOREHOUSE/BLDG 21 (1964), Eligible property:GARAGE/BLDG 24 (1943), Eligible property:GARAGE/BLDG 25 (1905), Eligible property:GARAGE/BLDG 81, Eligible property:INDUSTRIAL SHOP/BLDG 31 (1901), Eligible property:DIRECTOR'S RESIDENCE/BLDG 48 (1905), Eligible property:ROSS PARK: BEAR CAGE, 1919, Eligible property:Marine Midland Trust Company Building, Eligible property:SAFETY/BLDG 19 (1960), Eligible property:STAFF HOUSE/BLDG 83, Eligible property:STAFF HOUSE/BLDG 84, Eligible property:Titchener Iron Works, Eligible property:CARPENTER STORAGE/BLDG 18 (1892) DEMOLISHED, Eligible property:DAY CARE/BLDG 36 (1929), Eligible property:MAINTENANCE SHOP/BLDG 17 (1898), Eligible property:ROSS PARK: GRAINERY - FORMER PUMPHOUSE FOR WATERWORKS, Eligible property:ROSS PARK: OLD STONE BUILDING 1902 - ANIMAL OR BIRD HOUSE, Eligible property:226 Front St., Eligible property:Greyhound Bus Terminal, Eligible property:TOOL HOUSE/BLDG 73, Eligible property:GROUNDS STORAGE/BLDG 7 (1909), Eligible property:VEHICLE STORAGE/OLD FIRE STATION/BLDG 32 (1891) DE, Eligible property:Business Officer's Residence, Eligible property:GOTHAM SHOE MANUFACTURING CO, Eligible property:Hezekiah Lee Residence, Eligible property:TRUCK GARAGE/BLDG 4 (1880) DEMOLISHED, Eligible property:LAUNDRY/BLDG 13 (1965), Eligible property:KEELER/BLDG 77, Eligible property:Binghamton Boiler Compound/Schuler Haas Electric, Eligible property:STAFF HOUSE/BLDG 82, Eligible property:HECOX HALL/BLDG 37 (1929), Eligible property:Exchange St Bridge BIN 2226160, Eligible property:VEHICLE REPAIR/BLDG 55, Eligible property:HIGHLAND COTTAGE/BLDG 27 (1882), Eligible property:STAFF HOUSE/BLDG 89 (1933), Eligible property:WOODLAWN/BLDG 15 (1848) DEMOLISHED, Eligible property:Virgil Whitney House, Eligible property:EAST BUILDING/BLDG 42 (1886) DEMOLISHED, Eligible property:STAFF HOUSE/CREDIT UNION/BLDG 41 (1890), Eligible property:FAIRMOUNT/BLDG 52 (1929) DEMOLISHED, Eligible property:GARAGE/BLDG 35 (1926) DEMOLISHED, Eligible property:COMMUNITY RESIDENCE/BLDG 87 (1968), Eligible property:BROADMOOR/BLDG 10 (1907), Eligible property:STAFF HOUSE/BLDG 11 (1882), Eligible property:LABORATORY/BLDG 28 (1896), Eligible property:ROSS PARK: OLD BARN, 1904; 1920, Eligible property:ROSS PARK: ELECTRICAL POWERHOUSE, C 1908, Eligible property:ROSS PARK: PICNIC SHELTERS, 1909 - TWO, Eligible property:218 Front St., Eligible property:WORK CONTROL CENTER/BLDG 54 (1929), Eligible property:STORAGE/BLDG 16 (1894) (DEMOLISHED), Eligible property:LUMBER SHOP/BLDG 20 (1925), Eligible property:GARAGE/BLDG 74, Eligible property:STAFF HOUSE/BLDG 85, Eligible property:Cream Dove Manufacturing; Binghamton Knitting Co., Eligible property:Gas Station, Eligible property:ROSS PARK: LION CAGE & HOUSE C 1900, Eligible property:Binghamton Armory (West End Armory), Eligible property:OLD POWER PLANT/BLDG 60 (1941), Eligible property:GLENVIEW/PHYSICIANS COTTAGE/BLDG 12 (1910), Eligible property:220 Front St., Eligible property:ROSS PARK: ZOOKEEPER'S COTTAGE 1896, Eligible property:Ross Park: Binghamton Zoo Educational Center, Eligible property:ROSS PARK: GIFT SHOP, Eligible property:Ross Park and Zoo, Eligible property:Lourdes Hospital, Eligible property:GAS STATION, Eligible property:FERRIS HALL/BLDG 44 (1908), Eligible property:WAGNER HALL/BLDG 53 (1917), Eligible property:ROSS PARK: STONE ENTRANCE PILLARS AND WALL 1896, Eligible property:ROSS PARK: OPEN AIR PAVILLIONS & KITCHEN C 1903, Eligible property:COMMUNITY RESIDENCE/BLDG 1 (1920), Eligible property:STAFF HOUSE/BLDG 90 (1933), Eligible property:Public Restroom/BLDG 80 (1917), Eligible property:INDEPENDENT HOSE CO BLDG #5, Eligible

property:STORAGE/GARAGE/BLDG 29 (1881) DEMOLISHED, Eligible property:31 Front Street, Eligible property:ROSS PARK: FIRST AID STATION, Eligible property:East Middle School, Eligible property:BARN & GROUNDS STORAGE/BLDG 6 (1925), Eligible property:MASON STORAGE/BLDG 9 (1880), Eligible property:ROSS PARK: CONCRETE BRIDGE , C 1933, Eligible property:POLE BARN/BLDG 14 (1979) NON-CONTRIB, Eligible property:GARAGE/BLDG 38 (1959), Eligible property:National Biscuit Company Warehouse (Greenblott Met, Eligible property:STAFF HOUSE/BLDG 26 (1905), Eligible property:HOLDEN HALL HOUSE, Eligible property:222 Front St., Eligible property:Woodrow Wilson Elementary School, Eligible property:TRUCK GARAGE/BLDG 3 (1880), Eligible property:GARAGE/BLDG 65, Eligible property:Binghamton Chair/Montgomery St Table & Chair, Eligible property:GARAGE/BLDG 72 (DEMOLISHED), Eligible property:The Larabee House, Eligible property:112 Grand Boulevard, Eligible property:110 Grand Boulevard, Eligible property:Brown Park, Eligible property:Discovery Center, Eligible property:Minden Court Apartments: Building 3, Eligible property:Minden Court Apartments: Building 7, Eligible property:Minden Court Apartments: Building 1, Eligible property:Minden Court Apartments: Garage (Building 10), Eligible property:Minden Court Apartments: Building 4, Eligible property:Minden Court Apartments: Building 8, Eligible property:Treadway Inn, Eligible property:Minden Court Apartments: Building 9, Eligible property:Minden Court Apartments: Building 2, Eligible property:US Post Office, Eligible property:Minden Court Apartments: Building 5, Eligible property:Minden Court Apartments: Building 6, Eligible property:Theodore Roosevelt School, Eligible property:Thomas Jefferson School, Eligible property:Columbus Education Center, Eligible property:Broome Day Services, Eligible property:Woodrow Wilson School, Eligible property:116 Grand Boulevard, Eligible property:242 Front, Eligible property:Horace Mann School, Eligible property:Calvin Coolidge Elementary, Eligible property:99 Grand Boulevard, Eligible property:104 Grand Boulevard, Eligible property:100 Grand Boulevard, Eligible property:Benjamin Franklin School, Eligible property:114 Grand Boulevard, Eligible property:9 Kress St Binghamton, NY 13903, Eligible property:Hamilton House & Apartments, Eligible property:Lincoln Court Apartments, Eligible property:6 Crandall Street, Eligible property:47 North Street, Eligible property:Floyd L. Maines Veterans Memorial Arena, Eligible property:8 Crandall Street, Eligible property:101 Grand Blvd., Eligible property:80 Walnut St, Eligible property:22 North St, Eligible property:16 North St, Eligible property:Binghamton Water Treatment Plant - Settling Tanks, Admin/Filter Building, EQ Basin, Eligible property:Broome County Office Building, Eligible property:NYS Office Building in Binghamton, Eligible property:13 Mather St., Railroad Terminal Historic District, State Street-Henry Street Historic District, Court Street Historic District, Binghamton City Hall, Phelps Mansion, Christ Church, South Washington Street Parabolic Bridge, Roberson Mansion, Rose, Robert H., House, Whitmore, John T., Broome County Courthouse, Dunk, Alfred, Johnson, George F., Recreation Park Carousel, Trinity Memorial Church, Clinton Street, Building at 171-177, Jones, General Edward F., Residence, Kilmer, Jonas M., Binghamton Railway Company Complex, Saints Cyril and Methodios Slovak Roman Catholic School, Bennett, Abel, Tract Historic District, Binghamton Theatre, Marlborough Building, Rivercrest Historic District, J. Stuart Wells House, Emmanuel Church of the Evangelical Association, Harlow E. Bundy House, AnSCO Company Charles Street Factory Buildings, Endicott-Johnson Medical Clinic, Lithuanian National Association Hall, Ross Park Carousel, United States Post Office and Courthouse, Main Street Historic District, Sheltered Workshop for the Disabled Building, State Street-Henry Street Historic District Boundary Expansion, New York State Inebriate Asylum, Cameo Theatre, Johnson City Square Deal Arch, Johnson City Historic District, General Cigar Company-AnSCO Camera Factory

E.3.f. [Archeological Sites]

Yes

E.3.i. [Designated River Corridor]

No