



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

Date: August 18, 2021

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

Introduced by Committee: Planning

**ORDINANCE**

*entitled*

**AN ORDINANCE TO AMEND THE OFFICIAL  
ZONING MAP OF THE CITY OF BINGHAMTON  
TO REZONE FIVE TAX LOTS RELATED TO  
BATES TROY DRY CLEANER**

WHEREAS, Bates Troy Inc. and its related company, 28-30 Mendelssohn St LLC, (collectively "Bates Troy") are the owners of five Tax Parcels, to wit: a portion of 151 Laurel Ave., Tax Parcel No. 160.29-3-2; No street address (referred to as "Inside Lot"), Tax Parcel No. 160.29-3-9.2; 20 Mendelssohn St., Tax Parcel No. 160.29-3-5; 22 Mendelssohn St., Tax Parcel No. 160.29-3-6; and 28 Mendelssohn St., Tax Parcel No. 160.29-3-9.1 (collectively the "Parcels"); and

WHEREAS, Bates Troy has requested the Parcels be rezoned from R-3 Residential Multi Unit Dwelling District to a C-1 Service Commercial District; and

WHEREAS, on June 9, 2021, pursuant to City of Binghamton Code § 410-103, *Referral to Planning Commission*, City Council referred the proposed zoning amendments to the Planning Commission for a report on said amendments; and

WHEREAS, on July 20, 2021, the Planning Commission considered the proposed rezoning and on or about July 28, 2021, issued a report in support of the rezoning; and

WHEREAS, City Council held a public hearing regarding the proposed rezoning on August 18, 2021; and

WHEREAS, the proposed rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council wishes to approve the rezoning application.

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

Section 1. That the City Clerk and City of Binghamton Planning Department are hereby directed to amend the Official Zoning Map of the City of Binghamton to rezone 28-30 Mendelssohn St LLC, (collectively "Bates Troy") are the owners of five Tax Parcels, to wit: a portion of 151 Laurel Ave., Tax Parcel No. 160.29-3-2; No street address (referred to as "Inside Lot"), Tax Parcel No. 160.29-3-9.2; 20 Mendelssohn St., Tax Parcel No. 160.29-3-5; 22 Mendelssohn St., Tax Parcel No. 160.29-3-6; and 28 Mendelssohn St., Tax Parcel No. 160.29-3-9.1, from R-3 Residential Multi Unit Dwelling District to a C-1 Service Commercial District.



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Section 2. That the owners will merge these lots as may be directed by the City of Binghamton Planning Department.

Section 3. That this Ordinance shall take effect immediately.

Introductory No. 021-85

Permanent No. 021-86

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

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TO REZONE FIVE TAX LOTS RELATED TO  
BATES TROY DRY CLEANER

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

Date 9/11/21

City Clerk Justin L. Ingram

Date Presented to Mayor

Date Approved 9/21/21

Mayor [Signature]

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

Code of the City of Binghamton

Adopted  Defeated

6 Ayes 0 Nays 1 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 9/11/21. Approved  
by the Mayor on 9/21/21. [Signature]

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

**Project Number:** None

**Date:** August 18, 2021

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:** Amendment to the Official Zoning Map to rezone various lots from R-3 Residential Multi Unit to C-1 Service Commercial.

**SEQR Status:**       Type 1         
                          Unlisted       

**Conditioned Negative Declaration:**       Yes     
  No   

**Description of Action:** Bates Troy, Inc. wishes to amend the Official Zoning Map of the City of Binghamton to rezone 28-30 Mendelssohn St LLC, (collectively "Bates Troy") are the owners of five Tax Parcels, to wit: a portion of 151 Laurel Ave., Tax Parcel No. 160.29-3-2; (Inside Lot), Tax Parcel No. 160.29-3-9.2; 20 Mendelssohn St., Tax Parcel No. 160.29-3-5; 22 Mendelssohn St., Tax Parcel No. 160.29-3-6; and 28 Mendelssohn St., Tax Parcel No. 160.29-3-9.1, from R-3 Residential Multi Unit Dwelling District to a C-1 Service Commercial District.

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

**Reasons Supporting This Determination:** 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 rezoning is consistent with the City's Comprehensive Plan

The proposed rezoning will not result in a significant change in the use or intensity of use of land. It will bring an existing legal, non-conforming use into conformance.

The proposed rezoning will not impair the character or quality of the existing community. The subject area will be annexed to the adjacent commercial zoning district, which is one of the City's principal commercial corridors.

The proposed rezoning will not have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA).

The proposed rezoning will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway.

The proposed rezoning will not cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities.

The proposed rezoning will not impact existing:

- A. public / private water supplies.
- B. public / private wastewater treatment utilities.

The proposed rezoning will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources.

The proposed rezoning will not result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna).

The proposed rezoning will not result in an increase in the potential for erosion, flooding or drainage Problems.

The proposed rezoning will not create a hazard to environmental resources or human health.

**For Further Information**

Contact Person:       Sophia Resciniti, President, City of Binghamton City Council  
Address:                City Hall, 38 Hawley Street, Binghamton, NY 13901  
Telephone Number:   607-772-7005 (City Clerk's Office)

