



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

Date: October 6, 2022

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

Introduced by Committee: Planning

ORDINANCE

entitled

**AN ORDINANCE TO AMEND THE OFFICIAL
ZONING MAP OF THE CITY OF BINGHAMTON
TO REZONE 187 CLINTON STREET**

WHEREAS, the Planning, Zoning & Historic Preservation Department recommended an amendment to the Code of the City of Binghamton, Chapter 410, *Zoning*, to amend the Official Zoning Map of the City of Binghamton to rezone 187 Clinton Street, Tax Parcel No. 160.22-1-2, from I-2 Light & Medium Industrial to C-4 Neighborhood Commercial; and

WHEREAS, on September 12, 2022, the Planning Commission considered the proposed rezoning, and as a result, recommended the approval of the proposed rezoning as it did not conflict with the comprehensive plan, was reasonable given the predominance of mixed-use buildings along Clinton Street, and would be beneficial to the City given the need for housing; and

WHEREAS, on October 6, 2022 City Council held a public hearing regarding the proposed zoning amendments.

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

Section 1. That the City of Binghamton Planning Department is hereby directed to amend the Official Zoning Map of the City of Binghamton to rezone 187 Clinton Street, Tax Parcel No. 160.22-1-2, from I-2 Light & Medium Industrial to C-4 Neighborhood Commercial.

Section 2. That this Ordinance shall take effect immediately.

Introductory No. 022-138

Permanent No. 022-135

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

AN ORDINANCE TO AMEND THE OFFICIAL
ZONING MAP OF THE CITY OF BINGHAMTON
TO REZONE 187 CLINTON STREET

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

Date 10/16/22

Joanna Farkas
City Clerk

Date Presented to Mayor 10/7/22

Date Approved 10/17/22

J M The
Mayor

	Ayes	Nays	Abstain	Absent
Councilman Scaringi	✓			
Councilwoman Resciniti	✓			
Councilwoman Riley	✓			
Councilwoman Friedman	✓			
Councilman Burns	✓			
Councilman Scanlon	✓			
Councilman Strawn				✓
Total	6			1

Code of the City of Binghamton

Adopted Defeated

Ayes Nays Abstain 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 10/16/22. Approved
by the Mayor on 10/17/22.

J M The

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

Project Number: None

Date:

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 187 Clinton Street from I-2 Light & Medium Industrial to C-4 Neighborhood Commercial.

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The City wishes to amend the Official Zoning Map of the City of Binghamton to rezone 187 Clinton Street, Tax Parcel No. 160.22-1-2 from I-2 Light & Medium Industrial to C-4 Neighborhood Commercial to allow dwelling units to be included in any future development.

Location: City of Binghamton, Broome County, New York

Reasons Supporting This Determination:

The proposed amendment to the Zoning Map to move one lot from an industrial district to the adjacent commercial district is consistent with the existing uses and character of the adjacent commercial corridor on Clinton St. The zoning change is supported by the City's Comprehensive Plan and, as such, has been determined to be a sensible and beneficial change. In addition, the proposed change was reviewed by the City Planning Commission, which recommended approval of the rezoning. Therefore, City Council, acting as the lead agency, has found that the proposed rezoning will not have an adverse impact on the environment.

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 allow mixed-use development, which is a less intensive use than the previous heavy industrial facility located on the site.

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: Philip Strawn, President
City of Binghamton City Council

Address: City Hall
38 Hawley Street
Binghamton, NY 13901

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