



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

Date: March 29, 2023

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

Introduced by Committee: Planning

ORDINANCE

entitled

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BINGHAMTON TO REZONE PORTIONS OF HENRY STREET, FAYETTE STREET, PINE STREET, LEWIS STREET AND LIBERTY STREET IN ACCORDANCE WITH THE STADIUM DISTRICT MASTER PLAN

WHEREAS, the Planning, Zoning & Historic Preservation Department recommends 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 portions of Henry Street, Fayette Street, Pine Street, Lewis Street and Liberty Street in accordance with the Stadium District Master Plan; and

WHEREAS, on March 1, 2023 City Council held a public hearing regarding the proposed zoning amendments; and

WHEREAS, on March 7, 2023, the Planning Commission considered the proposed rezoning, and as a result, recommended the approval of the proposed rezoning without changes, as the amendment was in harmony with the adopted land use plan for the area; and

WHEREAS, the Planning Commission also recommended a Negative Declaration under SEQRA, which passed unanimously.

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 portions of Henry Street, Fayette Street, Pine Street, Lewis Street and Liberty Street in accordance with the Stadium District Master Plan as shown in the attached map.

Section 2. That this Ordinance shall take effect immediately.

Introductory No. 023-56

Permanent No. 023-56

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

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

Date 3/29/23

City Clerk Stephan L. Rogers

Date Presented to Mayor 3/30/23

Date Approved 3/30/23

Mayor [Signature]

	Ayes	Nays	Abstain	Absent
Councilwoman Resciniti	✓			
Councilwoman Riley	✓			
Councilwoman Friedman		✓		
Councilman Burrs	✓			
Councilman Strawn	✓			
Councilman Scanlon	✓			
Councilman Scaringi	✓			
Total	6	1	0	0

Code of the City of Binghamton

Adopted Defeated

6 Ayes 1 Nays 0 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 3/29/23 Approved by the Mayor on 3/30/23.

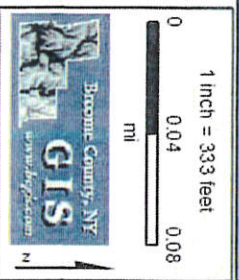
[Signature]

STADIUM DISTRICT REZONING



- Parcels
- Residential One & Two Unit Dwelling Zone
- Neighborhood Commercial Zone
- Service Commercial Zone
- Downtown Business District Zone
- Light & Medium Industrial Zone
- Heavy Industrial Zone
- New Service Commercial
- New Neighborhood Commercial

DISCLAIMER: Briscoe County does not guarantee the accuracy of the data presented. Information should be used for illustrative purposes only.



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

Project Number: None

Date: March 29, 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: Amendment to the Official Zoning Map to rezone various lots from C-4 Neighborhood Commercial District and I-2 Light & Medium Industrial District to C-1 Service Commercial District, and from R-2 One- and Two-Unit Dwelling District to C-4.

SEQRA Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The City of Binghamton wishes to amend the Official Zoning Map of the City of Binghamton to rezone sixty-five (65) properties in an area known as the "Stadium District" to conform to the recommendations adopted as part of the Stadium District Master Plan.

Location: City of Binghamton, Broome County, New York

Reasons Supporting This Determination:

The proposed amendment to the Zoning Map to rezone the Stadium District to allow dense, mixed-use development on Henry Street and the industrial areas of the district, and to allow low-intensity neighborhood commercial uses on the intersection of Pine St and Fayette St is consistent with the recommended land uses adopted in the Stadium District Master Plan, as well as with the existing character of the area. As noted, the rezoning is supported by an adopted land use 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 and the issuance of a Negative Declaration under SEQRA. Lastly, there were no comments in opposition submitted to the record during the public hearing. 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:

1. The proposed action will not involve construction or the physical alteration of land
2. The proposed action will not result in any changes to unique or unusual land forms
3. The proposed action will not affect one or more wetlands or other surface waterbodies
4. The proposed action will not use or contaminate ground water or the aquifer
5. The proposed action will not result in development on lands subject to flooding

6. The proposed action will not include a state regulated air emission source
7. The proposed action will not result in a loss of flora or fauna
8. The proposed action will not impact agricultural resources
9. The land use of the proposed action is in harmony with current land use patterns
10. The proposed action will occur adjacent to historic resources but will not result in any modification to said resources
11. The proposed action will not result in a loss of recreational opportunities or open space
12. The proposed action will not be located within or adjacent to a CEA.
13. The proposed action will not result in a change to existing transportation systems
14. The proposed action will not result in an increase in the use of any form of energy
15. The proposed action will not result in an increase in noise, odors, or outdoor lighting
16. The proposed action will not have an impact on human health from exposure to new or existing sources of contaminants
17. The proposed action is consistent with adopted land use plans for the Stadium District
18. The proposed action is consistent with the existing community character

For Further Information

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