



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

Date: June 28, 2023

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

Introduced by Committee: Finance

**ORDINANCE**

*entitled*

**AN ORDINANCE AUTHORIZING THE SALE OF  
537 STATE STREET TO MATTHEW A. TORTO  
FOR \$500**

WHEREAS, the City of Binghamton is the owner of certain real property located at 537 State Street, Binghamton, New York, Tax Parcel No. 144.67-3-9 (the "Premises"); and

WHEREAS, the City received an Offer to Purchase the Premises from Matthew A. Torto (the "Applicant") for \$500 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 June 28, 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 Matthew A. Torto, by Quitclaim Deed for \$500 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 535 State Street, Binghamton, New York, Tax Parcel No. 144.67-3-10, and within one year of the date of this legislation.

Section 3. That this Ordinance shall take effect immediately.

Introductory No. 023-89

Permanent No. 023-89

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

AN ORDINANCE AUTHORIZING THE SALE OF  
537 STATE STREET TO MATTHEW A. TORTO  
FOR \$500

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

Date 6/28/23

City Clerk *Janine Faulkner*

Date Presented to Mayor 6/29/23

Date Approved 6/29/23  
Mayor *J. M. M.*

	Ayes	Nays	Abstain	Absent
Councilwoman Resciniti	✓			
Councilwoman Riley	✓			
Councilwoman Friedman	✓			
Councilman Burns	✓			
Councilman Strawn	✓			
Councilman Scanlon	✓			
Councilman Scaringi	✓			
<b>Total</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>

Code of the City of Binghamton

Adopted  Defeated

7 Ayes 0 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 6/28/23. Approved by the Mayor on 6/29/23 *(Signature)*

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

**Project Number:** None

**Date:** June 28, 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 537 State St.

**SEQR Status:**           Type 1             
                                  Unlisted           

**Conditioned Negative Declaration:**           Yes     
  No   

**Description of Action:**

Sale of 537 State Street for use as residential green space.

**Location:** 537 State St, Binghamton, Broome County, New York

**Reasons Supporting This Determination:**

The proposed action is the sale of vacant real property to a private entity for use as residential green space.

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 action will not conflict with an adopted land use plan or zoning regulations, nor result in a change in land use.
- The proposed action will not impair the character or quality of the existing community.
- The proposed action will not have an impact on a Critical Environmental Area.
- The proposed action will not impact traffic or infrastructure, energy use, or water and sewer infrastructure.
- The proposed action will not negatively impact important historic resources, and the site was found to have no historical significance by the Commission on Architecture & Urban Design.
- The proposed action will not result in an adverse impact to natural resources, erosion and flooding, or human health.

**For Further Information**

**Contact Person:**           Giovanni Scaringi, Ph.D., President  
  City of Binghamton City Council

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  38 Hawley Street  
  Binghamton, NY 13901

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