



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

Date: September 20, 2023

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

Introduced by Committee: Planning

**ORDINANCE**

*entitled*

**AN ORDINANCE AUTHORIZING THE SALE OF  
9 SLAUSON AVENUE TO METRO GROUP  
PROPERTIES INC FOR \$1**

WHEREAS, the City of Binghamton is the owner of certain real property located at 9 Slauson Avenue, Binghamton, New York, Tax Parcel No. 160.22-1-41 (the "Premises"); and

WHEREAS, the City received an Offer to Purchase the Premises from Metro Group Properties Inc (the "Applicant") for \$1 in support of the affordable housing project at 187 Clinton Street; 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 September 20, 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 Metro Group Properties Inc, by Quitclaim Deed for \$1 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 for resident parking associated with the affordable housing project at 187 Clinton Street and (ii) the Premises must be merged with the Applicants' adjacent property located at 187 Clinton Street, Binghamton, New York, Tax Parcel No. 160.22-1-2, within five years of the date of this legislation.

Section 3. That this Ordinance shall take effect immediately.

Introductory No. 023-121

Permanent No. 023-118

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

AN ORDINANCE AUTHORIZING THE SALE OF 9  
SLAUSON AVENUE TO METRO GROUP  
PROPERTIES INC FOR \$1

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

9/20/23  
Date

*Sarina Faulkner*  
City Clerk

9/21/23  
Date Presented to Mayor

9/22/23  
Date Approved

*J. M. W.*  
Mayor

	Ayes	Nays	Abstain	Absent
Councilwoman Resciniti	✓			
Councilwoman Riley	✓			
Councilwoman Friedmann	✓			
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 9/20/23. Approved by the Mayor on 9/22/23 *(Signature)*

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

**Project Number:** None

**Date:** September 20, 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 9 Slauson Ave.

**SEQR Status:**           Type 1             
                                  Unlisted       

**Conditioned Negative Declaration:**       Yes     
  No   

**Description of Action:**

Sale of 9 Slauson Avenue to be included as part of the site of a multi-unit affordable housing development.

**Location:** 9 Slauson Ave, Binghamton, Broome County, New York

**Reasons Supporting This Determination:**

The proposed action is the sale of vacant real property to a private developer to facilitate the development of an affordable housing complex.

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 sale will not conflict with an adopted land use plan or zoning regulations. Any future development of the site will be subject to, at a minimum, site plan review and approval and SEQRA review by the Planning Commission.
- The proposed sale will not impair the character or quality of the existing community.
- The proposed sale will not have an impact on a Critical Environmental Area.
- The proposed sale will not impact traffic or infrastructure, energy use, or water and sewer infrastructure.
- The proposed sale will not negatively impact important historic resources.
- The proposed sale will not result in an adverse impact to natural resources, erosion and flooding, or human health.

**For Further Information**

Contact Person:       Giovanni Scaringi, President  
                                  City of Binghamton City Council

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                                  38 Hawley Street  
                                  Binghamton, NY 13901

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