



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 08DCP034X
ULURP Nos. N080247 ZRX and 080248 ZMX
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin

Name, Description, and Location of Proposal:

Special Hunts Point District

The New York City Department of City Planning (DCP) proposes to establish and map the Special Hunts Point District (SPHD) in the Hunts Point section of the Bronx, Community District 2. The proposed rezoning area is generally bounded by the Oak Point Rail Yard to the west, Halleck Street/Edgewater Road to the east, Bruckner Boulevard to the north, and Oak Point Avenue to the south.

The creation of the proposed Special Hunts Point District would involve the following public land-use actions:

Zoning Map Amendments

- Change the underlying zoning for 74 blocks (24 Tax Blocks) from M1-1, M2-1, and M3-1 to M1-2
- Map the Special Hunts Point District (SHPD); and
- Change the underlying zoning of one lot (Block 2762, Lot 160) from M1-1 to R6, and extend commercial overlay of C1-4 on three blocks along Hunts Point Avenue

Zoning Resolution Text Amendments

- Establish the Special Hunts Point District (SHPD)

The proposed rezoning is intended to provide a buffer between the residential neighborhood of Hunts Point and heavy industrial uses; provide a transition between the Hunts Point Food Distribution Center and adjacent heavy industrial uses; create additional opportunities for retail development; and to foster more productive land use on the Hunts Point peninsula.

The proposed action is projected to result in development on seven sites with a net increase of 30 residential units, a decrease of 58,783 square feet of commercial space, an increase of 159,616 square feet of industrial space, a decrease of 5,450 square feet of community facility space, and an increase of 20 parking spaces. A total of seven projected development sites and six potential development sites have been identified in the area.

The analysis year for the proposed action is 2017.

To avoid any potential impacts associated with hazardous materials, as part of the proposed rezoning, (E) designations (E-210) for hazardous materials would be placed on the following blocks and lots:

Block 2733, Lot 58
Block, 2755, Lot 52
Block 2761, Lot 126
Block 2762, Lot 160
Block 2763, Lot 335
Block 2763, Lot 384
Block 2765, Lot 168
Block 2766, Lot 31
Block 2769, Lot 102
Block 2769, Lot 205
Block 2777, Lot 353
Block 2777, Lot 428
Block 2777, Lot 433
Block 2777, Lot 442

The text of the (E) designations for hazardous materials is as follows:

Task 1-Sampling Protocol

A. Petroleum

A soil, soil gas, and groundwater testing protocol (including a description of methods), and a site map with all sampling location represented clearly and precisely, must be submitted to the NYCDEP by the fee owner(s) of the lot which is restricted by this (E) designation, for review and approval.

A site map with the sampling locations clearly identified and a testing protocol with a description of methods, for soil, soil gas, and groundwater, must be submitted by the fee owner(s), of the lot which is restricted by the (E) designation, to the NYCDEP for review and approval.

B. Non-Petroleum

The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any sampling and testing needed to determine if contamination exists and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to NYCDEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis. For all non-petroleum (E) designated sites, the three generic NYCDEP soil and ground-water sampling protocols should be followed.

A scope of work for any sampling and testing to be completed, which will determine the extent of on-site contamination and the required remediation, must be prepared by the fee owner(s) of the lot restricted by this (E) designation. The scope of work will include the following: site plans, sampling locations, and all other relevant supporting documentation. The scope of work must be submitted to the NYCDEP for review and confirmation that an adequate testing protocol (i.e., number of samples collected, appropriate parameters for laboratory analysis) has been prepared. The NYCDEP must approve the scope of work before it can be implemented.

For non-petroleum (E) designated sites, one of the three generic soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater, including: the release of a solid hazardous material to ground surface; the release of a liquid hazardous material to the ground surface; and the release of a hazardous material to the subsurface (i.e., storage tank or piping). The type of release defines the areas of soil to be sampled from surface, near-surface, to subsurface. Additionally, it determines the need for groundwater sampling.

A written approval of the sampling protocol must be received from the NYCDEP before commencement of sampling activities. Sample site quantity and location should be determined so as to adequately characterize the site, the source of contamination, and the condition of the remainder of the site. After review of the sampling data, the characterization should have been complete enough to adequately determine what remediation strategy (if any) is necessary. Upon request, NYCDEP will provide guidelines and criteria for choosing sampling sites and performing sampling.

Finally, a Health and Safety Plan must be devised and approved by the NYCDEP before the commencement on any on-site activities.

Task 2-Remediation Determination and Protocol

After sample collection and laboratory analysis have been completed on the soil and/or groundwater samples collected in Task 1, a summary of the data and findings in the form of a written report must be presented to the NYCDEP for review and approval. The NYCDEP will provide a determination as to whether remediation is necessary.

If it is determined that no remediation activities are necessary, a written notice will be released to that effect. However, if it is the NYCDEP's determination that remediation is necessary the fee owner(s) of the lot restricted by the (E) designation must submit a proposed remediation plan to the NYCDEP for review and approval. Once approval has been obtain, and the work completed, the fee owner(s) of the lot restricted by the (E) designation must provide proof to the NYCDEP that the work has been completed satisfactorily.

With the placement of the (E) designations on the above block and lots, no impacts related to hazardous materials are anticipated.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated January 4, 2008, prepared in connection with the ULURP Application (ULURP Nos. N080247 ZRX and 080248 ZMX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The (E) designations for hazardous materials would ensure that the proposed action would not result in significant adverse impacts due to hazardous materials.
2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Adam Lynn at (212) 720-3493.



Robert Dobruskin, AICP, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 01/04/08



Amanda M. Burden, AICP, Chair
City Planning Commission

Date: 01/07/08

