



The City of New York

# CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
59-17 Junction Boulevard, 11th Floor  
Corona, NY 11368-5107  
(718) 595-4409

DEPARTMENT OF CITY PLANNING  
22 Read Street, Room 4-E  
New York, NY 10007-1216  
(212) 720-3420

E-52  
E-53

April 15, 1994

## NOTICE OF COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT

CEQR No. 88-087X  
ULURP No. (s) 940125MMX  
N940225HGX  
940226HUX  
940227ZMX  
940228HUX  
  
SEQRA No. P2600000-37

### Melrose Commons

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977 and amendments, and the regulations of the State Environmental Quality Review Act (SEQRA) as found in Part 617 of the NYCRR, a Final Environmental Impact Statement (FEIS) has been prepared on the action described below and is available for public inspection at the offices of the undersigned. The proposal requires approvals by the City Planning Commission and the Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). A public hearing was held to receive comments from the public on the Draft Environmental Impact Statement in conjunction with the City Planning Commission's city-wide public hearing pursuant to ULURP on March 2, 1994 and continued on March 16, 1994. The public comment period was held open after the close of the public hearing, until April 4, 1994, in order to receive written comments.

### Project Description

The New York City Departments of Housing Preservation and Development (HPD) and City Planning (DCP) are proposing the creation of the Melrose Commons Urban Renewal Area (URA), 45.2 acres excluding streets, located in the Bronx, New York in Community Districts 1 and 3. The URA would contain 33 contiguous blocks of land and is generally bounded by East 163rd Street on the north; East 156th,



**Page 2****Notice of Completion of FEIS  
Melrose Commons**

East 157th, East 158th and East 159th Streets on the south; Brook Avenue, St. Ann's Avenue and Third Avenue on the east; and Melrose Avenue, Courtlandt Avenue and Park Avenue to the west.

The proposed Urban Renewal Plan would facilitate a low to mid-rise residential community with various parks and open spaces, commercial uses, and community and cultural facilities.

The development of the Melrose Commons Urban Renewal Area is expected to occur over a ten year period. A 2004 final build year was selected for analysis, since potential significant impacts as a result of the project could occur by 2004.

It is projected that the proposed actions would result in 1,525 to 1,714 new multi-family residential units, approximately 177,170 sq. ft. of new commercial space and approximately 200,845 sq. ft. of new community facilities (including 176,885 sq. ft. of college and cultural facilities) and 1.55 acres of new parks and 2.37 acres of new public open space. Approximately 90 existing vacant residential units would be renovated, 1.56 acres of existing mapped parks and 0.22 acres of existing public open space would be retained and a number of existing developments would be unaffected by the actions.

The residential component of the project would consist of 946 two, three and four story walk-up townhouse units that are projected to be owner occupied. The remaining 768 of the total maximum of 1,714 dwelling units are projected to be mid-rise elevator buildings that are to be rentals. The 946 owner occupied units are projected to be subsidized at a total subsidy of \$23,650,000 with \$9,460,000 to be contributed by the City and \$14,190,000 by the State. The total monies allocated to the Melrose Commons plan in the Ten Year Capital Budget (FY 1994-2003) is \$59.8 million including monies for site acquisition, clearance, relocation, property management and subsidies. The public subsidy is based on the utilization of typical subsidy programs. Subsidy mechanisms and amounts other than that applied in this analysis may be identified and used at a later time.

**Required Actions**

There are a number of City actions that are proposed in order to facilitate the proposal. The City actions include those subject to Uniform Land Use Review Procedure (ULURP).

**Uniform Land Use Review Procedure (ULURP) Approvals**

The components of the proposed action that are subject to ULURP are described below:

Page 3

Notice of Completion of FEIS  
Melrose Commons

a. Approval of the Melrose Commons Urban Renewal Area Designation and Urban Renewal Plan and Amendment to the Morrisania Urban Renewal Area

The proposed Melrose Commons Urban Renewal Plan would need to be approved prior to disposition and development of the URA. The Morrisania Urban Renewal Area would be amended by the deletion of two blocks, Blocks 2409 and 2419, since they are proposed for inclusion in the Melrose Commons URA. The Morrisania Urban Renewal Plan does not designate these blocks for any development actions. The Morrisania Urban Renewal Plan would be unaffected by the deletion of these blocks.

b. Amendments to the Zoning Map

The Zoning Districts proposed to be mapped within the Melrose Commons URA would need to be approved and adopted. The northern portion of the project area west of Washington Avenue from East 163rd Street to just south of East 162nd Street would be rezoned from R6 and M1-1 districts to the R7-2 and R8 residential districts. The boundaries of existing districts would shift so that the existing C4-4 district would be expanded south to extend to East 158th Street east of Brook Avenue, an area currently zoned R6. The C4-4 zone would also extend slightly to the north to Elton Avenue. The existing C4-4 zone to either side of East 161st Street would be rezoned to R8. The remainder of the project area from just south of East 161st Street to the southern boundary of the URA would be rezoned from R6 to a combination of R7-2 and R8 zones with the R8 zones located along Third and Melrose Avenues. C1-4 commercial overlays would also be mapped along portions of East 161st and East 163rd Streets, Third Avenue, Washington Avenue, Melrose Avenue, and Courtlandt Avenue.

The City is proposing to map an "E" designation as part of the zoning action to address the potential significant noise and hazardous material impacts. To mitigate the potential significant noise impacts on future residents of the proposed development sites, an "E" designation requiring noise attenuation features would ensure an acceptable indoor environment.

An "E" designation to address potentially significant hazardous materials impacts is proposed for a number of

block and lots within the proposed URA. Some of these lots contain existing or past uses that may have stored petroleum

Page 4  
Notice of Completion of FEIS  
Melrose Commons

products on site. Therefore, an "E" designation on the zoning map would require that the DEP approve a sampling protocol for any hazardous materials on site and approve remediation measures prior to development. The other sites may be contaminated with hazardous materials other than petroleum products. Separate and apart from this action, a zoning text amendment is proposed to expand the text of the "E" designation to address all hazardous material contaminants in addition to petroleum-related products. The proposed modified text would provide a mechanism for ensuring the mitigation of potential hazardous materials impacts prior to development of the proposed project. If this text change is not adopted there would be no proposed mitigation to address the non-petroleum related hazardous materials impacts.

c. City Map Changes

Changes to the City Map would be required to alter the existing street pattern in the project area and provide for the proposed parks/open spaces.

d. Disposition of City-Owned Property

City-owned property would need to be disposed to the developer(s) eventually chosen for construction of the project. Disposition would not include those portions of the site designated for public streets or mapped parks. There is no specific disposition proposal as part of this action. It is expected that disposition would occur over the next decade.

e. Acquisition and Relocation Actions in the URA

HPD would acquire certain properties within the URA that are privately held in order to form developable parcels. These properties are identified in the URP. Many of these properties are currently occupied by homeowners, tenants and commercial occupants. These individuals and businesses would be offered relocation assistance in accordance with HPD programs.

f. Special Permits for the Decking Over of Railroad Right-of-Ways

Portions of the Penn Central open railroad cut which passes through the Melrose Commons area are proposed for decking over, subject to financial and technical feasibility. A special permit from the City Planning Commission would be required for any decking used to create development blocks but not for mapped streets or public parks. Discussions and regulations between the City and Penn Central would also be required. Ultimately, the City would seek an

Page 5  
Notice of Completion of FEIS  
Melrose Commons

acquisition approval at a later point in time. Portions of this railroad cut are proposed to be decked in order to provide land for public open space, parking and aesthetic improvements and continuity and cohesiveness of the new development.

Significant Impacts and Mitigation

Transportation/Traffic

The criteria for determining significant impacts is based on the 1985 Highway Capacity Manual and is presented below.

Significant Impact Criteria

The following criteria was used to determine the proposed action's traffic impacts:

V/C Criterion

In the Proposed Action condition, if the v/c ratio of any lane group exceeds 0.850 and the increase is greater than or equal to an increment of 0.01 over the No Action condition v/c ratio, then the Proposed Action condition must be mitigated to a Proposed Action condition v/c ratio equal to the No Action v/c ratio.

Delay Criterion

In the Proposed Action condition, if the delay of any lane group exceeds 30 seconds per vehicle (sec/veh), then the mitigating guidelines for delay thresholds would be established using two sliding scale groups:

- A). If the Proposed Action delay of any lane group is no less than 30 sec/veh but is 39 sec/veh or less and the No Action/Proposed Action delay difference is equal to or greater than 2 sec/veh, then the condition must be mitigated back to a No Action/Proposed Action difference of less than or equal to 2 sec/veh.
- B). If the Proposed Action delay of any lane group is no less than 40 sec/veh and the No Action/Proposed Action delay difference is equal to or greater than 1 sec/veh, then the condition must be mitigated back to a No Action condition delay.

Based upon the capacity analyses presented in the FEIS, approaches at the following intersections would result in significant impacts and would require mitigation.

Page 6

Notice of Completion of FEIS  
Melrose Commons

East 161st Street/ Grand Concourse (North)	AM, PM
East 161st Street/Grand Concourse (South)	AM, PM
East 161st Street/Morris Avenue	AM, PM
East 161st Street/ Melrose Avenue	AM, PM
East 163rd Street and Third Avenue	AM, PM

Mitigation

A total of 5 intersections would require traffic mitigation to reduce the volume to capacity (v/c) ratios and increases in delay as a result of the proposed action to the corresponding No Action volume to capacity ratios and Levels of Service (delay). The proposed mitigation measures for specific intersections are presented below.

Additionally, see the attached table for a comparison of the No Action, Proposed Action and Mitigation volume to capacity ratios and Levels of Service. The NYCDOT will determine the need for the implementation of the proposed mitigation measures at that time.

Public Transportation

Bus Service

Significant impacts are projected to occur on the following lines during the morning peak hour: Bx-6 EB, Bx-15 SB, Bx-21 NB, and Bx-41 NB. These lines would exceed capacity by 49, 1, 1, and 230 passengers, respectively.

During the afternoon peak period significant impacts are projected to occur on the following lines: Bx-6 EB, Bx-13 NB, Bx-15 NB, Bx-15 SB, Bx-21 SB, Bx-41 NB, Bx-41 SB, and Bx-55 NB. These lines would exceed capacity by 2, 18, 48, 19, 48, 147, 75, and 144 passengers, respectively.

Mitigation

To meet the projected demand generated during the morning peak hour, the Bx-6 EB, Bx-15 SB, Bx-21 NB, and Bx-41 NB, would require 1, 1, 1, and 4 buses, respectively. During the afternoon peak hour, the Bx-6 EB, Bx-13 NB, Bx-15 SB, Bx-21 NB, and Bx-41 NB, would require 1, 1, 1, 1, 1, 3, 2, and 3 buses, respectively. The NYCTA's general practice is to provide additional service where demand warrants such increased service, taking into account financial and operational constraints.

Pedestrians and Mitigation

Page 7  
Notice of Completion of FEIS  
Melrose Commons

The Proposed Action would result in significant impacts to one crosswalk. The significant impact identified on the south crosswalk at the Grand Concourse/East 161st Street location during the PM peak hour could be mitigated by increasing the crosswalk width. The crosswalk would require widening by 1.5 feet from 10.5 feet to 12.0 feet.

#### Historic Resources

The future with the proposed action would result in the redevelopment of a number of lots that have potential prehistoric and historic archaeological resources.

All existing buildings identified as having historic or potentially historic value would remain undisturbed. Twelve lots where prehistoric resources may be disturbed as a result of new construction under the proposed were identified. Seventeen lots where historic resources may be disturbed as a result of new construction under the proposed action were also identified.

#### Mitigation

The potential significant prehistoric and historic impacts would be mitigated by the provisions of the Urban Renewal Plan to address this issue. These provisions would require the City to ensure that either the City or selected developer(s) retain a SOPA certified archaeologist to conduct a more detailed history search or a subsurface field investigation, if necessary, at the locations discussed to determine the presence of resources. At that time, a detailed field investigation plan would be submitted to representatives of the Landmarks Preservation Commission (LPC) for approval. The findings of this investigation would be presented to the LPC. LPC would then determine the extent of research and excavation to be performed relevant to the areas identified. At the completion of LPC review, development could then proceed on those lots of concern.

#### Neighborhood Character and Community Facilities

##### Open Space Facilities

Recreational usage would be affected by the proposed action both by the increases in the study area's residential population and by planned new and upgraded recreational facilities. 1.55 acres of new parks and 2.37 acres of new public open space are proposed for the primary study area. This acreage added to existing parks and open space in the area would total 5.69 acres of mapped park and public open space. The open space ratio as a result of the proposed action

Page 8  
Notice of Completion of FEIS  
Melrose Commons

is 0.78 acres per 1,000 population which is the same as for the future no action scenario. It does, however, represent a decrease of 0.01 acres per/1000 population from the existing conditions ratio of 0.79 acres.

Mitigation

The active open space impacts resulting from the proposed action would remain unmitigated. The open space provisions of the proposed action have been developed in close consultation with the Bronx Borough President's office, DCP, HPD and DPR and local community groups representing the primary and secondary study areas. Several issues were raised in regard to the central park which was originally contemplated to be nearly 4 acres in size. The size of the central park raised community concerns about visibility, security and safety. The recent cutbacks in the Department of Parks and Recreation operating budget raised concerns about the current condition and maintenance of existing parks. Although the Parks Department proposed a staff person for the proposed central park, community concerns over visibility, security and safety took precedence over the promise of a new staff person and the proposed park size was scaled back to its present 1.07 acres. Also the goals of minimizing displacement to existing residents and businesses as well as the provision of a critical mass of new housing, lessened the availability of sites within the URA to be used for public open space.

Noise

Existing high ambient noise levels in the vicinity of the project place the site in the "Marginally Acceptable", "Marginally Unacceptable" and "Clearly Unacceptable" noise categories. Therefore, the siting of residences under the proposed project would result in unacceptable interior noise levels inside project buildings and would constitute a significant adverse impact on these residents.

Mitigation

In order to provide an acceptable interior noise condition, at all sites which would be constructed or rehabilitated as part of the proposed project, an "E" designation would be placed on the zoning map. This "E" designation would ensure mitigation of the significant adverse noise impact noted above. Based on the findings of a supplemental noise monitoring program conducted between the Draft and Final EIS, the "E" designation would require either 30, 35 or 40 dB(A) window/wall attenuation, depending on the measured ambient noise levels at a particular site, and a closed window condition.

Page 9  
Notice of Completion of FEIS  
Melrose Commons

In order to maintain a closed-window condition, an alternate means of ventilation must be provided to ensure that an acceptable interior noise level would be achieved. The NYC Department of Buildings would not issue a building permit for a site which has an "E" designation without proof that the proper noise attenuation has been provided.

Hazardous Materials

Analysis of the project area has indicated the potential for soil and/or groundwater contamination from hazardous materials on certain sites within the URA. As a result of the construction of the proposed project, potentially significant impacts on public health due to the presence of hazardous materials could occur, as follows:

- a. During construction, local residents and construction workers could be exposed to vapors and dust particles (through inhalation) and soil (through dermal contact) contaminated with petroleum products and other hazardous materials.
- b. Soil excavated during construction may require special handling and disposal methods. Potentially contaminated soil which is classified as "hazardous waste" would require handling by a licensed carter and disposal in a RCRA-certified hazardous waste site in accordance with all applicable regulations. If dewatering is required during construction, the groundwater may require treatment before it can be discharged into the City's sewer system.

Mitigation

As mitigation of the potentially significant hazardous materials impacts on public health identified above, a DEP approved program for detailed soil and/or groundwater sampling must be conducted in order to determine the extent and exact location of potential contamination. In addition, based on the sampling results, appropriate DEP-approved remediation measures must be implemented.

Due to the large number of sites which have the potential for hazardous materials contamination and the gradual development of these sites over time, soil and/or groundwater sampling and remediation is not considered feasible prior to approval of the proposed action.

The vehicle to ensure that appropriate mitigation measures would be implemented is by the placement of an "E" designation on the NYC Zoning Resolution map on those lots potentially contaminated with

**Page 10**  
**Notice of Completion of FEIS**  
**Melrose Commons**

hazardous materials. The "E" designation on the zoning map is now used as the vehicle for ensuring that sampling and applicable remediation takes place on sites where petroleum contamination may have occurred. The NYC Department of City Planning is currently proposing to include all potential hazardous materials contaminants in addition to the existing text of the "E" designation which only addresses petroleum-related hazardous materials. It is anticipated that the proposed zoning text change which would facilitate the expanded "E" designation would be approved by the NYC Planning Commission prior to the approvals required for the proposed project. If this text change is not adopted, the potentially significant non-petroleum related hazardous materials impacts upon public health which may occur as a result of the proposed project would remain unmitigated.

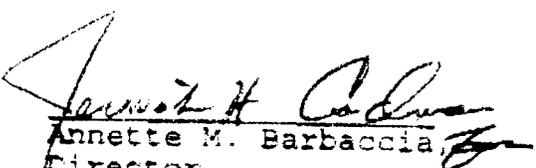
Project Identification

CEQR No. 88-087X  
 ULURP No. (s) 940125MMX  
 N940225HGX  
 940226HUX  
 940227ZMX  
 940228HUX

SEQRA No. P2600000-37

Contact Persons

Annette M. Barbaccia  
 Joseph W. Ketas

  
 Annette M. Barbaccia  
 Director  
 Environmental Assessment and  
 Review Division  
 NYC Department of City Planning

  
 Joseph W. Ketas,  
 Assistant Commissioner  
 Department of Environmental  
 Protection

Page 11  
Notice of Completion of FEIS  
Melrose Commons

C:

Joseph Rose  
Marilyn Gelber  
Fernando Ferrer  
David Klasfeld  
Joseph Ketas  
Shirley Jaffe  
Bill Bernstein  
Larry Parnes  
Matthew Stanley  
Jeremiah Candreva  
George Wright  
Marcy Anhouse  
Eric Kober  
John Philips  
Peter Sand  
Niam Rasheed  
Alberto Urbina  
James Lawrence  
Barry Greenhouse  
Jim Coyle  
Police Department

City Planning Commission  
Langdon Marsh  
Lee Sander  
Peter Valiente  
Lance Michaels  
Gail Benjamin  
Marilyn Mammano  
Scott Wise  
Charles Locrow/NYS DEC  
John Strauss  
Glen Price  
Marvin Roth  
Karen Votava  
Bernd Zimmerman  
Lee Weintraub  
Jim Watkins  
Marcella Brown  
John Ferguson  
Steven Whitehouse  
Board of Education  
Fire Department

Notice of Completion of FEIS  
Melrose Commons

Proposed Mitigation Measures  
Morning Peak Hour Significant Impacts

Intersection	Proposed Measure
1A. E. 161st Street & Grand Concourse (North)	No Standing Signs 7AM - 10AM E/W Approaches Restripe WB approach to provide Left (12'), Through (12'), and Through/Right (12') Lanes.
1B. E. 161st Street & Grand Concourse (South)	No Standing Signs 7AM - 10AM E/W Grand Concourse Approaches Restripe EB approach to provide Left (12'), Through (12'), and Through/Right Lanes Eliminate NB Leading Phase -14 Seconds Create SB Leading Phase +14 Seconds
2. E. 161st Street & Morris Avenue	No Standing Signs 7AM- 10AM E/W Approaches Restripe E/W approaches to provide Left (10'), Through (12'), and Through/Right (12') Lanes E/W Phase + 2 Seconds N/S Phase - 2 Seconds
3. E. 161st Street & Melrose Avenue	No Standing Signs 7AM- 10AM E/W Approach Restripe E/W approaches to provide Left (10'), Through (12'), and Through/Right (12') Lanes E/W phase + 2 Seconds N/S phase - 2 Seconds
4. East 163rd & Third Avenue	Relocate bus stops on all approaches Restripe to provide Left (10'), Through (11'), and Through/Right (11') lanes. EB Leading Phase - 4 Seconds E/W Phase - 4 Seconds Addition of NB leading phase +13 Seconds N/S Phase - 5 Seconds

Notice of Completion of FEIS  
Melrose Commons

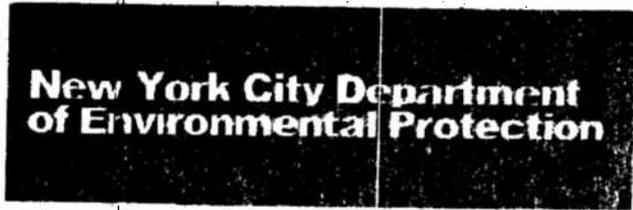
Proposed Mitigation Measures  
Afternoon Peak Hour Significant Impacts

Intersection	Proposed Measure
1A. E. 161st Street & Grand Concourse (North)	No Standing Signs 4PM - 7PM E/W Approaches Restripe WB approach to provide Left (12'), Through (12'), and Through/Right (12') Lanes.
1B. E. 161st Street & Grand Concourse (South)	No Standing Signs 4PM - 7PM E/W Grand Concourse Approaches Restripe EB approach to provide Left (12'), Through (12'), and Through/Right Lanes E/W Phase -6 Seconds Eliminate NB Leading Phase -14 Seconds Create SB Leading Phase +14 Seconds N/S Phase +11 Seconds
2. E. 161st Street & Morris Avenue	No Standing Signs 4PM- 7PM E/W Approaches Restripe E/W approaches to provide Left (10'), Through (12'), and Through/Right (12') Lanes E/W Phase + 2 Seconds N/S Phase - 2 Seconds
3. E. 161st Street & Melrose Avenue	No Standing Signs 4PM- 7PM E/W Approach Restripe E/W approaches to provide Left (10'), Through (12'), and Through/Right (12') Lanes Create WB leading phase +13 Seconds E/W Phase + 5 Seconds N/S Phase - 18 Seconds
4. East 163rd & Third Avenue	Relocate bus stops on all approaches Restripe to provide Left (10'), Through (11'), and Through/Right (11') lanes. EB Leading Phase + 4 Seconds E/W Phase - 6 Seconds Addition of NB leading phase + 13 Seconds N/S Phase - 11 Seconds

Department of Transportation, October, 1993.

8-12  
8-13

Director  
Project Management - NYC Projects  
Office of Environmental Planning and Assessment  
59-17 Junction Blvd., 11th Floor  
Flushing, New York 11373-5106  
Phone: (718) 595-4451  
Fax: (718) 595-4479  
E-mail: [dcebbs@ceq.nyc.gov](mailto:dcebbs@ceq.nyc.gov)



# Fax

<b>To:</b> James Moran	<b>From:</b> Darryl H. Cabbagestalk
<b>Fax:</b> 212 720-3495	<b>Pages:</b> 5
<b>Phone:</b> 212 720-3420	<b>Date:</b> 11/25/2003
<b>Re:</b> Melrose Commons E designations	<b>CC:</b> [Click here and type name]

Urgent   
 For Review   
 Please Comment   
 Please Reply   
 Please Recycle

• **Comments:**

Jim,

Attached, are the noise and Haz- mat "e" designations delineated in the FEIS for the Melrose Commons URA. I would recommend you contact Helen Gitelson and/or Walter Roberts regarding the accuracy of these lists. I was under the impression that there were more Haz Mat "e" designations associated with this action...

Thanks

D

**MELROSE COMMONS URA  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
BRONX, NEW YORK  
CEQR NO: 88-087X  
APRIL 1994**

1994 APR 15 PM 2:49

**Co-Lead Agencies**

**Department of City Planning**  
Annette M. Barbaccia, Director  
Jeremiah H. Candreva, Deputy Director  
Peter A. Valiente, Project Manager  
John J. Strauss, Project Manager  
Environmental Assessment and Review Division  
22 Reade Street, Room 4E  
New York, New York 10007  
(212) 720-3460

**Department of Environmental Protection**  
Joseph W. Ketas, Assistant Commissioner  
Matthew Stanley, Project Manager  
59-17 Junction Boulevard  
Elmhurst, New York 11373  
(718) 595-4492

Portions of this work have been funded by United Nations Development Corporation

Prepared by:

The City of New York  
and  
TAMS Consultants, Inc.

TABLE 2A  
 MELROSE COMMONS URA SITES  
 REQUIRING AN "E" DESIGNATION FOR NOISE

BLOCK	LOT
2360N	97
2364N	51, 52
2356W	9, 23, 25, 26, 27
2356E	37, 38, 39, 40
2367	3, 7, 8, 21, 22, 24, 28
2378W	4
2379E	51, 53
2379W	35, 36, 37, 38
2380	67
2380W	10, 34, 36
2381E	60, 64
2381W	1, 6
2382W	7, 16, 27
2383W	19, 48
2384W	7, 14, 16, 20, 43, 48, 51, 53, 54
2404	2, 24, 34
2405	3, 26, 32
2406	5, 6
2407	5, 8, 10, 11, 12, 16
2408N	33, 35, 45, 46, 52
2408S	1, 20, 27, 28, 29, 31
2418	25, 29, 31, 32
2419	11, 12, 13

TABLE 28

MELROSE COMMONS URA SITES REQUIRING "R" DESIGNATIONS  
DUE TO POTENTIAL HAZARDOUS MATERIALS IMPACTS

BLOCK	LOT(S)	ADDRESS	RAIS FOR LISTING	COMMENTS
2408	35	912 Courtlandt Avenue	55-gallon drums, tank	Unknown and oil
2408	46	921 Melrose Avenue	Autobody shop, (squatter)	Oil
2407	18	781 Melrose Avenue	Amoco gas station	Gasoline
2406	34	821 Melrose Avenue	Junkyard	Unknown
2405	22	809 Melrose Avenue	Junkyard	Unknown
2403	31	753 Melrose Avenue	Former dry cleaning establishment with solvent tanks	TCE, DCB
2384	1	910 Melrose Avenue	Visible oil stains on ground	Oil
2384	14	420 East 163rd Street	Unknown tanks present	Gas and oil
2383	3	898 Melrose Avenue	Visible oil stains on ground	Oil
2382	16,20	426 East 161st Street	10-550 gallon gas tanks	Gasoline
2381	1	451 Melrose Avenue	Ironworks factory	Metals, oil
2380	6	400 East 155th Street	Junkyard	Unknown
2380	31	424 East 159th Street	Former varnish mixing plant	Varnish
2367	26	502 East 161st Street	Soldering shop	Metals

TABLE 2B

MELROSE COMMONS, URA SITES REQUIRING "E" DESIGNATIONS  
DUE TO POTENTIAL HAZARDOUS MATERIALS IMPACTS

BLOCK	LOT(S)	ADDRESS	BASIS FOR LISTING	COMMENTS
2366	27	502 East 161st Street	10,000 gallon fuel oil	Oil
2366	40		Transformer	PCR'e
2365	23	490 East 162nd Street	5,000 gallon fuel oil tank	Oil
2378	13	414 East 157th Street	4,000 gallon fuel oil tank	Oil
2367	6		Brookfield Oil Company	Oil
2367	8		Brookfield Oil Company	Oil