

5/14/93

E-49



# CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
59-17 Junction Boulevard, 11th Floor  
Elmhurst, NY 11373-5107  
(718) 595-4409

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

Mr. Joseph Maio  
676 Hunts Point Realty Corp.  
676 Hunts Point Avenue  
Bronx, N.Y. 10474

Re: 676 Hunts Point Avenue  
CEQR No. 91-203X

Dear Mr. Maio:

Under City Environmental Quality Review, the lead agencies are required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the Departments of Environmental Protection and City Planning, as CEQR co-lead agencies, have determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 91-203X, the proposed zoning map amendment to change the zoning of Block 2766, Lots 145, 165, 167 and 168 from C2-4 in an R6 zone to an M1-1 district to facilitate the construction of a one-story automotive repair shop in the Bronx.

Due to the presence of petroleum-stained soil resulting from the sites land use history (automobile salvage activities), the rezoning includes the provision of an "E" designation on the zoning map for the entire area to be rezoned.

This declaration includes a supporting statement for a finding that the project will not have a significant effect.

Sincerely,

Annette M. Barbaccia  
Director  
Environmental Assessment & Review  
Department of City Planning

Joseph W. Ketas  
Assistant Commissioner  
Department of Environmental  
Protection

AMB:lr #16-25  
Encl.



Mr. Joseph Maio  
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April 23, 1993

c: Richard Schaffer  
City Planning Commission  
Thomas Jorling  
Albert Appleton  
Gary Deane  
John Ferguson  
John Phillips  
William Valletta  
Samuel Hornick  
Gail Benjamin  
Philip Sperling  
Jed Candreva

Manual Lagares  
Barry Dinerstein  
Marjorie Bryant  
Gonzalo Corredor  
Scott Sloane  
Chris Haas  
Luann Codispoti  
Edwin Nieves  
John Robert  
Laurence Parnes  
Gina Santucci



The City of New York

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## NEGATIVE DECLARATION

Proposal No. 91-203X

Date Sent: \_\_\_\_\_

\_\_\_\_\_  
Name, Description and Location of Proposal:

The proposed Zoning Map Amendment to change the present zoning designation of Block 2766, Lots 145, 165, 167 and 168 from C2-4 in an R6 zone to an M1-1 District to facilitate the construction of a one-story automotive repair shop in the Bronx. Due to the presence of petroleum stained soil on site, the rezoning includes the provision of an "E" designation on the Zoning Map for the entire area to be rezoned.

The text of the "E" designation would be as follows:

Due to the presence of petroleum-stained soil resulting from the site's land use history (automobile salvage activities), there is potential for soil and groundwater contamination.

To determine if contamination exists on-site and to determine and perform any appropriate remediation, the following tasks must be undertaken by the applicant prior to any demolition or excavation of the site for development.

### Task 1

The applicant must submit to the New York City Department of Environmental Protection (DEP) for review and approval, a soil gas, soil and groundwater testing protocol including a description of methods, and a site map with all sampling locations clearly and precisely represented. No sampling program should begin until written approval of a protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the site, the specific source of the suspected contamination and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP upon request.



Task 2

A written report with findings and a summary of the data must be presented to DEP after completion of the testing phase and laboratory analysis for review and approval. The applicant must perform such remediation as determined necessary by DEP. After completion of said remediation, the applicant should provide proof that the work has been satisfactorily completed.

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STATEMENT OF NO SIGNIFICANT EFFECT:

The Departments of City Planning and Environmental Protection, as CEQR Lead Agencies, have determined that the proposed action will have no significant effects upon the environment.

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SUPPORTING STATEMENT:

The above determination is based on an environmental assessment which finds that no significant effects upon the environment that would require the preparation of an Environmental Impact Statement are foreseeable.

  
\_\_\_\_\_  
Annette M. Barbaccia  
Director  
Environmental Assessment & Review  
Division  
Department of City Planning

\_\_\_\_\_  
Joseph W. Ketas  
Assistant Commissioner  
Department of Environmental  
Protection