

DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

Memorandum

TO: John Phillips  
Xiomara Chang

FROM: Robert Dobruskin *RD*  
Glen A. Price III *GAP*

DATE: March 31, 1997

RE: CEQR No. 97DCP045X  
ULURP No. 970463ZMX  
Hostos Community College Area Zoning Map Amendment

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 97DCP045X, the proposed Hostos Community College Area Zoning Map Amendment. Included in this declaration are supporting statements for the finding that the project would not have a significant effect.

If you have any questions, please call Glen Price at (212) 720-3692.

- c: Joseph B. Rose            City Planning Commissioners  
Lance Michaels            Pat Bussey            James Heineman  
Melanie Meyers            Larry Parnes            Glen Price  
Phil Sperling            Susan Wong  
Fernando Ferrer            Annette Barbaccia    Gail Benjamin  
George Rodriguez        Roberto Crespo, CB # 1X  
Robert Hannibal Jr.      Margarita Hunt, CB 4X

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**DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK**

**Memorandum**

TO: Members of the City Planning Commission

FROM: Robert Dobruskin  
Glen A. Price III *MAP*

DATE: March 28, 1997

RE: CEQR No. 97DCP045X  
ULURP No. 970463ZMX  
Hostos Community College Area Zoning Map Amendment

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The Environmental Assessment and Review Division has reviewed the Environmental Assessment Statement of the above referenced CEQR application. Based on our review, pursuant to the City's Environmental Quality Review process and 6 NYCRR 617, we have come to the conclusion that the proposed action will not have a significant effect on the quality of the environment.

Attached are copies of the Environmental Assessment Statement and the Negative Declaration.

C: Lance Michaels  
Pat Bussey  
James Heineman  
Larry Parnes  
John Phillips  
Phil Sperling  
Susan Wong

Attachment

GP/gp



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

March 31, 1997

**NEGATIVE DECLARATION**

CEQR No.: 97DCP045X  
ULURP No. 970463ZMX

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NAME, DESCRIPTION, AND LOCATION OF PROPOSAL: Hostos Community College Area Zoning Map Amendment

The Department of City Planning is proposing to rezone three sections, north, east, and south of the intersection of East 149th Street and The Grand Concourse, surrounding Hostos Community College, located in Community Districts 1 and 4 in the Bronx. The proposed changes for each section, are as follows:

- Area 1a, rezone from M1-2 and C8-3 to C4-4
- Area 1b, rezone from M1-2 to C4-4 and
- Area 2, rezone from M1-2 to R6

The boundaries of the rezoning areas are described below and shown on Figures 3 and 4 of Attachment 1 of the EAS.

Area 1a

Property bounded by Grand Concourse, East 149th Street, a line midway between Gerald Avenue and Walton Avenue, a line 100 feet northerly of East 149th Street, Cedar Lane and its southerly and northerly prolongation, the northerly boundary line of the Metro North Commuter Rail Hudson Division Railroad Right Of Way, Spencer Place and its northerly prolongation, and East 150th Street.

Property bounded by East 150th Street, Spencer Place and its northerly prolongation, the northerly boundary line of the Metro North Commuter Rail Hudson Division Railroad right-of-way, and the northerly prolongation of Anthony J. Griffin Place.

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Area 1b

Property bounded by Gerard Avenue, a line 100 feet southerly of East 149th Street Walton Avenue, the northerly boundary line of the existing park and its easterly prolongation, Grand Concourse, a line 50 feet northerly of East 144th Street, a line 100 feet easterly of Grand Concourse, a line 120 feet southerly of East 144th Street, Grand Concourse, East 144th Street, Walton Avenue, and a line 100 feet southerly of East 146th Street.

Area 2

Property bounded by a line 100 feet northerly of East 149th Street, a line midway between Gerald Avenue and Walton Avenue, the northerly boundary line of the Metro North C.R. Hudson Division Rail Road right-of-way, Cedar Lane and its southerly and northerly prolongation, and a line 100 feet northerly of East 149th Street.

The three above referenced rezoning areas cover portions of the following 16 blocks and 109 lots.

Area 1a (Portions of 5 blocks\*, 25 lots and portions of three (3) lots)

**Block Lots**

2443 29, 40, 41, 42, 43, 44, 45, p.o./4, p.o./18  
2347 1, 19, 20, 23, 24, 31, 33, 34, 35, 37, 38, p.o./4, p.o./5  
2348 36, 45, p.o./65  
2352 49, 50, 51, 52, 53, p.o./47, p.o./48, p.o./147

Area 1b (Portions of 5 blocks\*, 12 lots)

2341 54, 55, 58  
2343 6  
2346 1, 18  
2350 5, 11, 24, 29, p.o./34, 63

Area 2 (Portions of 6 blocks\*, 58 lots and portions of eleven (11) lots)

2347 p.o./4, p.o./5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18  
2348 1, 4, 5, 13, 14, 15, 28, 29, 30, 31, 32, 33, 34, 35, 53, p.o./65  
2352 40, 41, 42, 43, 45, 46, p.o./47, p.o./48, p.o./147

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2353 p.o./20, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, p.o./45,  
p.o./46, p.o./47, p.o./48, p.o./49, 50, 51, 52, 53, 54, p.o./57, p.o./ 62, p.o./120

\* This includes two separate blocks designated by one block number.

The proposed action would facilitate projected development of approximately 46 dwelling units and 35,845 square feet of commercial space within the Hostos Community College Area.

To avoid potential impacts associated with hazardous materials, the proposed action includes the following "E" designation for petroleum products to be placed on Block 2347, Lot 24:

**Due to the presence of underground storage tanks containing petroleum and/or previous automobile repair uses on Block 2347, Lot 24, there is potential for contamination of the soil and groundwater by existing or past leakage from the tanks. To determine if contamination exists on the site and to determine and perform any appropriate remediation, the following tasks must be undertaken by the fee owners of the lot restricted by this E designation prior to any demolition or excavation on the lot prior to development.**

**Task 1**

**The fee owner(s) of the lot restricted by this E designation must submit to the New York City Department of Environmental Protection's (DEP) Bureau of Environmental Review and Enforcement (BERE) 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 BERE. The number and location of sample sites should be selected to adequately characterize the site, the specific source of 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 the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP BERE upon request.**

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Task 2

A written report with findings and a summary of the data must be presented to DEP BERE after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by DEP if the results indicate that remediation is necessary.

Written notice shall be given by DEP BERE if it determines that no remediation is necessary.

If remediation is necessary according to the test results, a proposed remediation plan must be submitted to DEP BERE for review and approval. The fee owner(s) of the lot restricted by this E designation must perform such remediation as determined necessary by DEP BERE. After completing the remediation, the fee owner(s) of the lot restricted by this E designation should provide proof that the work has been satisfactorily completed.

To avoid any potential impacts associated with noise, as part of the proposed action, the following "E" designation for noise will be placed on Block 2443, Lots 40, 41, and 43.

**In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.**

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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. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

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ULURP No. 970463ZMX

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SUPPORTING STATEMENTS:

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

1. No other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.



Date: 3/28/97

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



Date: 3/31/97

Joseph B. Rose, Chairman  
City Planning Commission

The CEQR lead agency has prepared the Negative Declaration in accordance with Article 8 of the Environmental Conservation Law 6 NYCRR Part 617.

Should you have any questions pertaining to this Negative Declaration, please contact Glen Price at 212-720-3692.

Project Identification

CEQR No. 97DCP045X

ULURP No. 970463ZMX

SEQRA Classification: Unlisted

Lead Agency

City Planning Commission

22 Reade Street, Room, 1W

New York, New York 10007