E-141

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M Burden, A.I.C.P., *Director*
Department of City Planning

March 28, 2005

James Heineman
Lemonides Heineman Associates
132 Fulton Street, Suite 619
New York, NY 10038

Re: **280-290 Logan Street Rezoning**
CEQR No. 04DCP031K
ULURP No. 040389 ZMK

Dear Mr. Heineman:

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 will not have a significant effect on the environment.

Enclosed is the Conditional Negative Declaration for CEQR No. 04DCP031K, 280-290 Logan Street Rezoning, including supporting statements for the finding that the project will not have a significant effect on the environment. The conditional negative declaration was published in the New York State Environmental Notice Bulletin on December 29, 2004. Pursuant to the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., a 30-day comment period followed. No comments were received.

The proposal involves an application by Parklane Enterprises, Inc., to amend the zoning map to rezone an M1-1 zoning district to an R5 zoning district by extending the adjacent R5 zoning district. The proposed action would facilitate a proposal by the applicant to construct of four (4), two-family detached residences on the applicant's property, located at 280-290 Logan Street (Block 4153, Lots 46 and 48), and grant conforming status to existing residential uses.

The approximately 36,000 square-foot rezoning area is located 100 feet south of Atlantic Avenue between Logan and Milford Streets in Block 4153 of Brooklyn, Community District 5, and encompasses Lots 25, 26, 27, 28, 29, 30, 31, 32, 46, 48, 51, 52, and portions of Lots 23, 24, 33, 34, 40, 44, 53, and 54 of Block 4153. The proposed eight (8) dwelling units would be located on Lots 46 and 48, the former of which is currently vacant and the latter of which is occupied by three (3) vacant loft buildings that would be demolished. One off-street accessory parking space

Robert Dobruskin, *Director*
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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 28, 2005

CONDITIONAL NEGATIVE DECLARATION

Project Identification
CEQR No. 04DCP031K
ULURP No. 040389 ZMK
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

280-290 Logan Street Rezoning
The applicant, Parklane Enterprises, Inc., seeks an amendment to the zoning map to rezone an M1-1 zoning district to an R5 zoning district by extending the adjacent R5 zoning district. The proposed action would facilitate a proposal by the applicant to construct of four (4), two-family detached residences on the applicant's property, located at 280-290 Logan Street (Block 4153, Lots 46 and 48), and grant conforming status to existing residential uses.

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The proposed rezoning area is primarily comprised of 2½-story residential structures and vacant lots, and the surrounding uses are primarily residential two- and three-story structures and three-story apartment buildings, and commercial/retail, warehousing, and automotive-related uses. Within 400 feet of the project site are R5, M1-1, and C8-2 zoning districts.

The Environmental Assessment Statement analyzed a Reasonable Worst Case Development Scenario involving the development of ten (10) dwelling units on Lots 46 and 48, and two (2) dwelling units each on vacant Lots 25, 27, and 28. Absent the proposed rezoning, existing conditions would remain unchanged and no new development would be likely.

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choosing sampling sites and performing sampling will be provided by NYCDEP upon request.

TASK 2
A written report with findings and a summary of the data must be presented to NYCDEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by NYCDEP if the results indicate that remediation is necessary.

If NYCDEP determines that no remediation is necessary, written notice shall be given by NYCDEP.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to NYCDEP for review and approval. The fee owner(s) of the lot(s) restricted by this (E) designation must perform such remediation as determined necessary by NYCDEP. 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.

A NYCDEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to NYCDEP for review and approval prior to implementation.

Statement of No Significant Effect on Modification:

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 December 16, 2004, prepared in connection with the ULURP Application (No. 040389 ZMK). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once modified as follows:

1) The applicant for the zoning map amendment, Parklane Enterprises, Inc., agrees via a restrictive declaration to prepare a hazardous materials sampling protocol including a health and safety plan, which would be submitted to the Department of Environmental Protection (DEP) for approval. The applicant agrees to test and identify any potential hazardous material impact pursuant to the approved sampling protocol and, if any such impact is found, submit a hazardous material remediation plan including a health and safety plan to DEP for approval. If necessary, remediation measures would be undertaken pursuant to the remediation plan.

280-290 Logan Street Rezoning
Conditional Negative Declaration
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I, the undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions, modifications, and alterations to the proposed action.

Signature of applicant or Authorized Representative

Date: 12/16/04

EDWARD DHANRAJ
Name of applicant or Authorized Representative
(Please Print)

Robert Dobruskin

Date: 12/17/04

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

Date: 3/28/05

Amanda M. Burden, AICP, Chair
City Planning Commission