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CITY ENVIRONMENTAL QUALITY REVIEW

The City of New York

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

September 14, 1992

Mr. Douglas Brooks
Department of City Planning
Brooklyn Borough Office
16 Court Street
Brooklyn, New York 11241

Re: CEQR No. 90-254K
Park Slope North Rezoning
Brooklyn

Dear Mr. Brooks:

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 significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 90-254K, the proposed rezoning of a 54-block area in the Park Slope North section of Brooklyn to Quality Housing multi-family contextual zones. The rezoning area consists of ten subareas that would be rezoned from R6 (with some C1-3 and C2-3 commercial overlays and two blocks fronts zoned M1-2) to R6A, R6B, R7A, R7B and R8A zones. To address potential hazardous materials concerns, the project would include an "E" designation on the zoning map for Block 198 (part of Lot 47 and all of Lot 48), Block 389 (Lot 10), Block 407 (Lot 26), and Block 934 (Lot 6). The rezoning area is generally bounded by Atlantic, Flatbush and Third Avenues, Plaza Street West

and Union Streets. This declaration also includes statements for the finding that the project will not have a significant effect.

Sincerely,

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

Joseph W. Ketas
Assistant Commissioner
Department of Environmental
Protection

AMB/JWK/as

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NEGATIVE DECLARATION

Proposal No. 90-254K **Date Sent:** 9/14/92
Park Slope North Rezoning

Description: The proposed rezoning of a 54-block area in the Park Slope North section of Brooklyn to Quality Housing multi-family contextual zones. The rezoning area consists of ten sub-areas that would be rezoned from R6 (with some C1-3 and C2-3 commercial overlays and two blockfronts zoned M1-2) to R6A, R6B, R7A, R7B and R8A zones. To address potential hazardous materials concerns, the project would include an "E" designation on the zoning map for Block 198 (part of Lot 47 and all of Lot 48), Block 389 (Lot 10), Block 407 (Lot 26), and Block 934 (Lot 6).

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

Due to the presence of underground storage tanks containing petroleum products, or the on-site use of petroleum products, there is the potential for contamination of the soil and groundwater by existing or past leakage from such tanks or from on-site uses of petroleum products. To determine the extent of possible subsurface contamination associated with the underground storage tanks and to determine and perform appropriate remediation, the following tasks must be undertaken by the fee owners of the lots restricted by the "E" designation 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. No sampling program will begin until written approval of the protocol by DEP. The fee owner of the lots restricted by the "E" designation must perform any remediation as determined necessary by DEP.

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 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. After receiving such test results, a determination will be made by DEP if the results indicate that remediation is necessary.

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

If remediation is necessary according to the test results, a proposed remediation plan must be submitted to DEP for review and approval. The fee owner of the lots 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.

Location: The rezoning area is generally bounded by Atlantic, Flatbush and Third Avenues, Plaza Street West and Union Street (see attached list of blocks and lots) in Brooklyn Community Boards 2, 6 and 8.

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 effect on the quality of the environment.

SUPPORTING STATEMENTS:

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

1) The above "E" designation is necessary due to the presence of underground storage tanks or the on-site use of petroleum products on five lots within the proposed rezoning area. There is the potential for soil and groundwater contamination from existing or past leaking from such tanks and determination is necessary to conclude if such contamination exists and to perform necessary remediation.

2) No other significant effects that would require the preparation of an Environmental Impact Statement are foreseeable.

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

Joseph W. Ketas
Assistant Commissioner
Department of Environmental
Protection

TABLE 1

BLOCKS AND LOTS OF THE
PARK SLOPE NORTH REZONING AREA

Subarea	Community District(s)	Existing Zoning	Proposed Zone	Block/Lots
1	2	R6	R7B	186/42(split), 49-61, 12(split) 192/1(split), 13-29, 30(split) 45(split), 46-64 198/3-8(split), 19-30, 32(split) [47(split), 48]*-64, 65(split) 389/10-31, 32(split), 45(split), 46-65, 66(split) 395/8-29, 44(split), 45-62 401/1(split), 32(split), 50(split)
2	6	R6	R8A	186/20-38, 42(split) 192/30(split), 31-44, 45(split) 198/32(split), 33-46, 47(split) 389/32(split), 34-43, 45(split) 395/30(split), 31-33, 34(split), 44(split) 928/1(split), 6, 13(split) 930/1,2,3(split), 6, 73(split), 74-77 932/1-10, 12(split), 77(split), 78 934/1-5,6*,7-10, 12(split), 77(spli
3	6	R6,M1-2	R7A	401/32(split), 38-48, 50(split) 407/25, [26]*-32(split, 34-36, 38-41(split) 413/35(split), 34-43, 45(split) 937/1-7, 11(split), 76(split), 78 940/1(split) 943/1-13, 14(split), 75 946/1-12, 13(split), 83(split), 84, 85 949/1-13, 14(split), 74(split) 952/1-8, 10(split), 69(split) 955/4(split), 6, 9(split), 78(split)

*Proposed E Designation to address buried gasoline tanks on site.

TABLE 1 (Cont'd)

Subarea	Community District(s)	Existing Zoning	Proposed Zone	Block/Lots
4	6	R6	R7A	928/27-36(split), 38-41, 43-51(split) 929/1 931/6-8(split), 9, 10-11(split), 13-18, 19(split), 20, 21(split), 22-27, 34-39(split) 933/25-32(split), 33-43, 44-51(split) 936/4-8(split), 12, 13, 17(split), 22, 35-37(split) 939/22-29(split), 30-34, 35(split), 39-42, 52(split) 1057/5(split), 14(split) - 19, 32-34(split) 1058/23-30(split), 31, 33(split) 35-39, 42(split) 1135/1-9, 11-22(split), 30-35 1143/1, 2, 3-5(split) 6, 7, 8-15(split), 88-91(split) 1150/1, 2, 3-4(split), 5, 6(split), 7-18, 19-24(split), 59-62(split) 105(split) 1164/1-6(split), 10-15, 19-24(split), 81-86(split)
5	6,8	R6	R6A	952/37(split), 38-68, 69(split) 953/1-5, 46(split), 47-81 954/1-4, 5(split), 49(split), 52-73 955/9(split), 13-30, 31-36(split), 37-44, 45-46(split) 956/5(split), 6-45, 47(split) 957/2-14, 17(split), 19-27, 29 (split)

TABLE 1 (Cont'd)

Subarea	Community District(s)	Existing Zoning	Proposed Zone	Block/Lots
6	6	R6	R6B	928/1(split), 13-26, 27-36(split), 40-51(split), 54-69 930/3(split), 13-31, 32(split), 47(split), 48-72, 73(split0 932/12(split), 13-37, 52-76, 77(split) 934/12(split), 14-36, 37(split), 47(split), 54-73, 74(split) 937/11(split), 12-35, 36(split), 41(split), 49(split), 50-75, 76(split) 940/1(split), 16, 117-127, 140(split), 54-63, 65(split), 250 943/4(split0, 15-36, 138, 139, 40, 140, 43(split), 49(split), 50-74 946/13(split), 14-42, 43(split), 56(split), 57-82, 83(split) 949/14(split), 15-41, 42(split), 55(split), 56-71, 74(split) 952/10(split), 12-25, 26-28(split), 29, 30 31(split)
7	6	R6	R6A	930/32(split), 35-46, 47(split) 932/38-51 933/1-10, 75 934/37(split), 38-46, 47(split) 935/1-11, 12(split), 73(split), 74 937/36(split), 38-40, 41(split), 43-46, 49(split) 938/1-10, 12(split), 77(split), 78 940/140(split) 941/1(split), 4-10, 12(split) 943/140(split), 43(split), 44-46 49(split) 944/1-10, 78(split) 946/43(split), 44-54, 56(split) 947/1-14 949/42(split), 44-51, 55(split) 950/1-9, 11(split), 72(split) 952/31(split), 32-36, 37(split) 953/6-10, 12(split)

TABLE 1 (Cont'd)

Subarea	Community District(s)	Existing Zoning	Proposed Zone	Block/Lots
8	6	R6	R6A	933/12-24, 25-32(split) 47-51(split), 52-73 935/12-73 936/1-3, 4-8(split), 31(split), 35-37 938/12(split), 13-76, 77(split) 939/1-21, 22-29(split), 35(split), 52(split), 53-71 941/12(split), 13-73, 74(split) 942/1-37, 38(split), 51(split), 52-78 944/12-77, 78(split) 945/1-35, 37(split), 50-77 947/15-79 948/1-37(split), 44-46(split), 51(split), 53-75 950/11(split), 12-70, 72(split) 951/1-38, 39(split), 43-95(split), 51-77 953/12(split), 13-45, 46(split) 954/5(split), 6-35, 36(split)
9	6	R6	R6A	931/1-5, 6-8(split), 10-11(split), 19(split), 21(split), 34-39(split) 942/38(split), 40-49, 51(split) 945/37(split), 39-42, 43(split), 44-48 948/37-46(split), 47, 48, 51(split) 951/39(split), 41, 43-45(split), 46-49 954/36(split), 37-50, 49(split) 957/29(split), 33 1057/1-4, 5(split), 34(split) 1058/1-11, 12(split), 27(split) 1059/1-11 1061/1-10, 12(split), 71(split) 1063/1-4, 5-7(split), 72(split) 1065/1-4, 5(split)

TABLE 1 (Cont'd)

Subarea	Community District(s)	Existing Zoning	Proposed Zone	Block/Lots
10	6	R6	R7B	1057/32-34(split) 1058/12(split), 13-19, 21-30(split), 33-42(split), 48-65, 66(split) 1059/13-64 1061/12(split), 13-70, 71(split) 1063/5-7(split), 10-71, 72(split) 1065/5(split), 6-23, 24(split), 26, 27-31(split)