



The City of New York

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

JUN. 26 1991

June 28, 1991

Beverly Reith
NYC Housing Preservation & Development
100 Gold Street
New York, NY 10038

RE: CEQR No. 91-088K
John Walter Edwards Apartments

Dear Ms. Reith:

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 Revised Negative Declaration for CEQR No. 91-088K, the proposed disposition of City-owned land on Block 1473, Lot 25 and the rezoning from R6 and C8-2 to R6, to facilitate the construction of a seven-story 99-unit residence for the elderly and handicapped and one other apartment for the superintendent. Because of the presence of underground storage tanks adjacent to the proposed project site and the (15) 55-gallon drums and stained soil on-site, the rezoning includes the provision for an "E" designation on the zoning map for the entire area to be rezoned.

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

Sincerely,

Angela Licata for

Joesph W. Ketas
Assistant Commissioner, DEP

Annette Barbaccia

Annette Barbaccia
Acting Director, ERD



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NEGATIVE DECLARATION

Proposal No. 91-088K

DATE: June 28, 1991

Name, Description and Location of Proposal:

John Walter Edwards Apartments, the proposed disposition of City-owned land on Block 1473, Lot 25 and the rezoning from R6 and C8-2 to R6, to facilitate the construction of a seven-story 99-unit residence for the elderly and handicapped and one other apartment for the superintendent, in Brooklyn. Because of the presence of underground storage tanks adjacent to the proposed project site and the (15) 55-gallon drums and stained soil on-site, the rezoning includes the provision for an "E" designation on the zoning map for the entire area to be rezoned.

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

Because of the presence of underground storage tanks adjacent to the site containing petroleum products, there is a potential for contamination of the soil and groundwater on-site by existing or past leakage from such tanks. 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 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 and the New York City Department of Health (DOH) if the results indicate that remediation is necessary.

If DEP and DOH determine 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 applicant must perform such remediation as determined necessary by DEP and DOH. After completion of said remediation, the applicant should provide proof that the work has been satisfactorily completed.

Project Location

Block 1473, Lot 25.

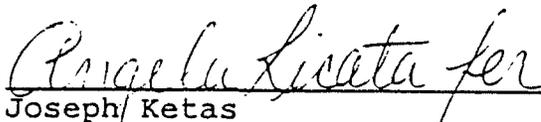
STATEMENT OF NO SIGNIFICANT EFFECT:

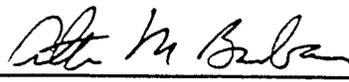
The Departments of City Planning and Environmental Protection as CEQR Lead Agencies, have determined that the proposed action will have no significant effect upon the quality of the environment.

SUPPORTING STATEMENTS:

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

1. The above "E" designation on the zoning map is necessary because of the presence of underground storage tanks adjacent to the proposed project site and the (15) 55-gallon drums and stained soil on-site. There is a potential for soil and groundwater contamination on-site from existing or past leaking from such tanks, and a determination is necessary to conclude if such contamination exists and, if so, to perform necessary mitigation.
2. No other significant effects which may result in the preparation of an Environmental Impact Statement are foreseeable.


Joseph Ketas
Assistant Commissioner, DEP


Annette Barbaccia
Acting Director, ERD

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CEQR No. 91-088K
John Walter Edwards Apartments
Revised Negative Declaration

cc: Irene Fanos
Richard Schaffer
William Valletta
Karen Burkhardt
Terry McShea
Larry Parnes
Lance Michaels
Diane Mehta
Chris Haas
Henry Colon
Ed Helenius
Carlos Cuevas
Jeannette Gadson

Cy Jones
Gail Benjamin
Luis Falcon
Winston Von Engel
Marvin Roth
Ismail Khan
Michelle Mangieri
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Allan Yu
Dan Pagano
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