

E51



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Richard L. Schaffer
Director, Department of City Planning

Rosina K. Abramson
Executive Director, Department of City Planning

NEGATIVE DECLARATION

Proposal No. 93-DCP-037K

Date Sent: 5/27/93

Name, Description and Location of Proposal:

Prospect Heights Rezoning: The proposed rezoning of a 53-block area in and around the Prospect Heights neighborhood of Brooklyn, Community Districts 8 and 6, from M1-1 to R7A with a C2-4 overlay, R6B and R6A; from R6 to R6A, R6B, and R7A; from R7-1 to R7A; and from R8 to R8X. The proposal also includes rezoning the commercial overlays along Flatbush, Vanderbilt, and Washington Avenues from C1-3 to C1-4 and from C2-3 to C2-4.

To address potential hazardous materials concern, the project would include an "E" designation on the zoning map for the following block and lots: Block 1127, Lot 1, Block 1121, Lot 47, Block 1122, Lot 71, Block 1129, Lots 46 and 50, Block 1139, Lots 15-17, Block 1131, Lot 22, Block 1140, Lot 48, Block 1146, Lot 127.

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

Due to the presence and potential presence of underground storage tanks containing petroleum products or past or present on-site use of petroleum products there is potential for contamination of the soil and groundwater 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 fee owners of the lots restricted by the "E" designation prior to any demolition or excavation of the site for development.

Task 1

The fee owner of the lot(s) restricted by the "E" designation 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 if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, written notice shall be given by the 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. After completion of said remediation, the fee owner of the lots restricted by "E" designation should provide proof that the work has been satisfactorily completed.

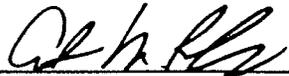
STATEMENT OF NO SIGNIFICANT EFFECT:

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.

SUPPORTING STATEMENTS: The above determination is based on an environmental

assessment which finds that:

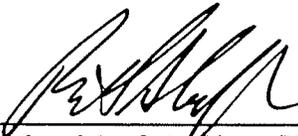
- 1) The above "E" designation is necessary due to the presence and potential presence of underground storage tanks or past or present on-site use of petroleum products on 11 lots within the proposed rezoning area. There is the potential for soil and underwater contamination from existing or past leaking from such tanks or past or present on-site use of petroleum products and a 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

5/21/98

Date



Richard L. Schaffer, Chairman
City Planning Commission

5/27/98

Date

93-DCP-037K

Richard Schaffer

Gail Benjamin

William Valletta

Doug Brooks

Eric Kober

Karen Johnson

Lawrence Parnes

Lance Michaels

Wilbur Woods

Jackie Esquirol

Marilyn Mammano

Gina Santucci

Alphonso Wright

Craig Hammerman

Howard Golden

Sean Spear

Glen Price

Pat Bussey



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Richard L. Schaffer
Director, Department of City Planning

Rosina K. Abramson
Executive Director, Department of City Planning

M E M O R A N D U M

TO: Howard Golden Lance Michaels Wilbur Woods
 Larry Parnes Doug Brooks Jackie Esquirol
 Sean Spear Larry Parnes Gina Santucci
 Eric Kober Marilyn Mammano Alphonso Wright
 Tom Wargo William Valletta Craig Hammerman
 Gail Benjamin Glen Price

FROM: Annette Barbaccia *AB*
 Jed Candreva *JC*

DATE: June 17, 1993

RE: CEQR No. 93-DCP-037K
 ULURP No. 930430 ZMK
 Prospect Heights Rezoning

In order to remain consistent with policy and procedure, attached please find EARD's recommendation for a Negative Declaration for the proposed Prospect Heights rezoning.

The proposed rezoning will be brought to Review Session on June 28, 1993 for certification. In accordance with the new CEQR rules, if the action is deemed complete by the Commission, the Negative Declaration will be signed by Chairman Schaffer and appropriately distributed.

AB/JC/lr #16-53

c: Marianne Paciulli





DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW

Richard L. Schaffer
Director, Department of City Planning

Rosina K. Abramson
Executive Director, Department of City Planning

NEGATIVE DECLARATION

Proposal No. 93-DCP-037K

Date Sent: _____

Name, Description and Location of Proposal:

Prospect Heights Rezoning: The proposed rezoning of a 53-block area in and around the Prospect Heights neighborhood of Brooklyn, Community Districts 8 and 6, from M1-1 to R7A with a C2-4 overlay, R6B and R6A; from R6 to R6A, R6B, and R7A; from R7-1 to R7A; and from R8 to R8X. The proposal also includes rezoning the commercial overlays along Flatbush, Vanderbilt, and Washington Avenues from C1-3 to C1-4 and from C2-3 to C2-4.

To address potential hazardous materials concern, the project would include an "E" designation on the zoning map for the following block and lots: Block 1127, Lot 1, Block 1121, Lot 47, Block 1122, Lot 71, Block 1129, Lots 46 and 50, Block 1139, Lots 15-17, Block 1131, Lot 22, Block 1140, Lot 48, Block 1146, Lot 127.

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

Due to the presence and potential presence of underground storage tanks containing petroleum products or past or present on-site use of petroleum products there is potential for contamination of the soil and groundwater 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 fee owners of the lots restricted by the "E" designation prior to any demolition or excavation if the site for development.



Task 1

The fee owner of the lot(s) restricted by the "E" designation 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 if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, written notice shall be given by the 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. After completion of said remediation, the fee owner of the lots restricted by "E" designation should provide proof that the work has been satisfactorily completed.

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.

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 and potential presence of underground storage tanks or past or present on-site use of petroleum products on 11 lots within the proposed rezoning area. There is the potential for soil and underwater contamination from existing or past leaking from such tanks or past or present on-site use of petroleum products and a 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

6/17/93

Date

Richard L. Schaffer, Chairman
City Planning Commission

Date