E-52

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification
CEQR No.: 98DCP012K
ULURP No.: 980077ZMK
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, N. Y. 10007

Name, Description and Location of Proposal:

Williamsburg Bridge Area Rezoning:
The Department of City Planning is proposing a zoning map amendment from M1-1 to R6, C4-3 and M1-2, and from M3-1 to C4-3 and M1-2 for a 22 block area in Williamsburg, Brooklyn (see attached list of Blocks and Lots to be rezoned). The amendment would provide opportunities for the development of residential uses on underutilized and vacant land and would legalize existing non-conforming uses.

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 2131, Lots 7, 8, 10, 11, 14, 15; Block 2133, Lot 5; Block 2442, Lot 11; Block 2443, Lots 11, 12, 13, 23; Block 2444, Lots 11, 13, 17; and Block 2471, Lots 1, 2, 6.

> **In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 30 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.**

In addition, the following "E" designation for noise will be placed on Block 2128, Lot 1; Block 2129, Lot 13, 14, 21; Block 2469, Lots 19, 20, 21; Blocks 2470, Lot 1; and Block 2456, Lots 40, 41.

> **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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To avoid potential impacts associated with hazardous materials, the proposed action includes the following "E" designations to be placed on Block 2131, Lots 7, 8, 10; and Block 2443, Lot 13:

- Block 2131, Lots 7, 8, 10 - There is potential for contamination of soil and groundwater by existing or past leakage of petroleum products from underground storage tanks located on an adjacent lot (Block 2131, Lot 35).

- Block 2443, Lot 13 - There is a potential for hazardous material contamination in an existing loft building, formerly operated as an adhesive factory.

To determine if contamination exists on the aforementioned designated sites 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.

<u>Task 1</u>

1.a Block 2131, Lots 7, 8, 10 - 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), for review and approval, a soil, soil gas, and groundwater testing protocol, including a description of methods, and a site map with all sampling locations clearly and precisely represented.

1.b Block 2443, Lot 13 - 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) for review and approval, a building 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 the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP upon request.

<u>Task 2</u>

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 provided by DEP if the results indicate that remediation is necessary.

Written notice shall be given by DEP 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 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. 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.

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 pursuant to the City's Environmental Quality Review (CEQR) process and 6 NYCRR 617. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENT:

The above determination is based on an environmental assessment which finds that no other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

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, you may contact Richard Jacobs at (718) 643-7535.

Robert Dobruskin

Date: 8-15-97

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

Joseph Rose

Date: 9/2/97

Joseph B. Rose, Chairman
City Planning Commission

ATTACHMENT
Williamsburg Bridge Area Rezoning
CEQR No.: 98DCP012K

LIST OF BLOCKS AND LOTS

M1-1 to R6
2130, Lots 1,2,3,4,21,25,26 and Part of Lots (P.O.) 5,17,104
2132, Lots 1,3,26,30,34,35,36,37 and P.O. 6,21
2442, P.O. 1,7,8,9,10,11,15,16,17,18,20,21,22,23,24,121
2443, Lots 6,8,9,10,11,12,13,23,26
2444, Lots 5,6,7,8,9,13 and P.O. 11,17,18,19,20,21,22,24,25
2446, Lots 72,73,74,75,76,77,78,80

M1-1 and M3-1 to C4-3
2128, Lots 1,5,15
2129, all lots
2130, P.O. 5,17
2131, Lots 1,7,8,10,11,14,15,16,17,18
2132, Lots 11,12,13,14,15,16,20,23 and P.O. 6,21
2133, all lots
2446, Lots 51, 57,58,59,60,61,62,91,93 and P.O. 56
2455, all lots
2456, all lots
2457, all lots
2467, P.O. lot 1
2468, all lots
2469, all lots
2470, all lots
2471, all lots

M1-1 to M1-2
2442, Lots 33 and P.O. 1,25
2443, Lots 1,4,5,28,29,30,34,37,41,42 and P.O. 6,26
2444, Lots 1,2,3,4,26,27,127,28,32,33 and P.O. 5,11
2446, Lots 63,68,71

M3-1 to M1-2
2428, all lots
2441, all lots
2454, all lots