



AND DEVELOPMENT
LILLIAM BARRIOS-PAOLI, Commissioner

Office of Planning, Policy and Intergovernmental Affairs
100 GOLD STREET, NEW YORK, N.Y. 10038

VERONICA M. WHITE, Deputy Commissioner
MARY A. BOLTON, Assistant Commissioner, Program Planning
JAMES F. LIMA, Assistant Commissioner, Land Use Planning
CALVIN PARKER, Assistant Commissioner, Policy and Program Analysis
JOSEPH ROSENBERG, Assistant Commissioner, Intergovernmental Affairs

E77 CC: Barry Michaels Parnes Dobruskin

8825
SEP 27 1996

September 26, 1996

Ms. Annette Barbaccia, Director
Mayor's Office of Environmental Coordination
1 Centre Street, Rm. 2358
New York, New York 10007

RE: Frederick Douglass Blvd. Partnership
Plaza (St. Nicholas Park URA
8th Amendment)
Manhattan, CD #10
CEQR No.: 97HPD002M
ULURP No's.: 960470HUM
970155ZMM
970156HDM

DEPT OF HOUSING PRESERVATION AND DEVELOPMENT
96 OCT -1 11:11:53

Dear Ms. Barbaccia:

Under the City Environmental Quality Review Procedure, the Department of Housing Preservation and Development (HPD), as CEQR lead agency, is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with these procedures, HPD has determined that the proposed action, referenced above, will not have a significant effect on the environment.

Enclosed is the Negative Declaration for Frederick Douglass Blvd. Partnership Plaza, (St. Nicholas Park URA, 8th Amendment), CEQR No. 97HPD002M, which involves the disposition of city-owned land for the construction of a 14 story building with 170 dwelling units of affordable housing for families, 42,400 square feet of retail commercial space, and a maximum of 140 accessory parking spaces in an on-site parking facility. See the attached Negative Declaration for a detailed description of the proposed action.

The revision involves the statement of block and lots affected by the Noise Attenuation requirement.

Sincerely,

James F. Lima

Enc.

c: DCP

Joseph Rose, Larry Parnes, Lance Michaels,
Robert Dobruskin, Marcy Anhouse

DEP - Joseph Ketas, Angela Licata

DEC - Michael Zagata, Mary Ellen Kris,
George Danskin

DOT - Naim Rasheed

Gina Santucci, LPC

Daniel Pagano, LPC

Gail Benjamin, City Council

Ruth W. Messinger, Boro President

Willie Walker, CB Chairperson

Linda Wood, CB Dist. Manager



AND DEVELOPMENT
LILLIAM BARRIOS-PAOLI, Commissioner

Office of Planning, Policy and Intergovernmental Affairs
100 GOLD STREET, NEW YORK, N.Y. 10038

VERONICA M. WHITE, Deputy Commissioner
MARY A. BOLTON, Assistant Commissioner, Program Planning
JAMES F. LIMA, Assistant Commissioner, Land Use Planning
CALVIN PARKER, Assistant Commissioner, Policy and Program Analysis
JOSEPH ROSENBERG, Assistant Commissioner, Intergovernmental Affairs

REVISED NEGATIVE DECLARATION

CEQR NO.: 97HPD 002M DATE: September 26, 1996

ULURP NO.'s: 960470HUM
970155ZMM
970156HDM

NAME: Frederick Douglass Blvd. Partnership Plaza
(St. Nicholas Park URA, 8th Amendment)

LOCATION:

Block: 1959
Lots: 31-52 and 54
Address: Harlem, New York, CD#10
The site is generally bounded by W. 135th St., Frederick Douglass Blvd., and West 134th St.

DESCRIPTION OF PROPOSED ACTION

The proposed action involves the construction of a 14 story building with 170 units of affordable housing for families; 40,000 square feet of ground and second-floor retail commercial space; 2,400 square feet of retail space in a one-story building on Lot 54, and a 140-space on-site accessory parking facility.

The following ULURP actions are involved:

- changes to the St. Nicholas urban renewal plan, as specified in the proposed 8th Amendment;
- rezoning of Block 1959, Part of Lot 32 and Lots 33 to 53 from R7-2 with a C1-4 overlay (on a portion of the affected lots) to C4-6;
- the disposition of City-owned land.

The proposed action includes the provision of an "E" designation on the zoning map of the New York City Zoning Resolution, requiring noise attenuation and soil and groundwater testing, as specified below. The "E" designation shall set forth the following requirements:

Noise Attenuation

For the residential units facing West 135th Street, Frederick Douglass Boulevard., and St. Nicholas Avenue (Block 1959, Lot 32-52), the developer shall provide in every unit a minimum window-wall attenuation of 30dB(A) so that, with the windows closed, the internal noise level does not exceed 45dB(A). An alternate means of ventilation is, therefore, required. Alternate means of ventilation include, but are not limited to (a) provision of central air conditioning; or (b) provision of air conditioner sleeves containing air conditioners or HUD-approved fans. The above methods of ventilation must conform to sub-article 1206 of the New York City Building Code (Standards of Mechanical Ventilation).

Hazardous Materials

Due to the presence of a former dry cleaning establishment on Block 1959, Lot 46, there is a potential for significant soil and groundwater contamination. Drains in the basement of the dry cleaner could have been used for disposal of chemicals. Therefore, a soil testing protocol and a remediation plan, if needed, must be prepared for submittal to the city DEP Bureau of Air, Noise and Hazardous Materials (BANHM) for review and approval.

HPD and the developer shall not start site grading, excavation or building construction until testing and remediation (if needed) has been completed and written approval given by the DEP/BANHM.

The soil testing protocol shall include the following components:

- a plan showing the location of the test pits or trenches and specifying the dimensions of the testing pits or trenches. The number and location of test pit/trenches should be selected to adequately characterize the type and extent of suspected contamination. The characterization should be complete enough to determine what remediation strategy (if any) is necessary.
- a protocol identifying the number and type of samples to be taken from each test pit/trench and the parameters for lab testing of the samples.

A written report with findings and a summary of the data must be submitted to the DEP for review and approval after completion of the testing phase and laboratory analysis. After receiving such test results, a determination will be made by DEP/BANHM as to the need for remediation.

If DEP determines no remediation is necessary, written notice shall be given that the site may be developed as proposed. If remediation is deemed necessary, then a proposed remediation plan must be submitted to DEP for review and approval. HPD or the developer must perform such remediation. After completion of such remediation, HPD or the developer must provide DEP with proof that work has been satisfactorily completed.

Upon receipt of such proof that remediation is complete, DEP/BANHM will give notice that the site may be prepared and excavated for construction.

STATEMENT OF NO SIGNIFICANT EFFECT

Pursuant to the CEQR rules adopted on June 6, 1991, Executive Order 91, the Department of Housing Preservation and Development (HPD) has assumed the role of Lead Agency for the purposed of making the following determination.

HPD has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENTS

1. The above determined is based upon an Environmental Assessment Statement (EAS), dated September 9, 1996. The EAS is on file with HPD and available for public review.
2. The proposed urban renewal plan change reflects the level of development, as described herein. Any increase in development requires an urban renewal plan modification and further environmental review.
3. If the provision described above is not fully implemented as part of the proposed action, then this Negative Declaration shall become null and void. In such event, a Draft Environmental Impact Statement must be prepared before proceeding further with said proposal.



James F. Lima
Assistant Commissioner
Division of Land Use Planning

9/20/96
DATE