



CITY ENVIRONMENTAL QUALITY REVIEW

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OFFICE OF ENVIRONMENTAL IMPACT ENVIRONMENTAL REVIEW DIVISION
Department of Environmental Protection Department of City Planning
Municipal Building, 1 Centre Street, Room 2420 22 Reade Street, Room 4E
New York, NY 10007, (212) 669-8110 New York, NY 10007-1216, (212) 720-3420

February 11, 1991

Mr. George Apostolakos
Ethan C. Eldon Associates
40 Cutter Mill Road
Great Neck, New York 11021

RE: CEQR No. 86-165Q
ULURP No. 870154ZMQ
Pan Am Motor Inn

Dear Mr. Apostolakos:

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. 86-165Q, the proposed rezoning of Block 2453, Lots 1, 3, 17, 18, 25, 40, 42 and 44 in Queens from an R4 district with a C2-2 overlay to a C4-2 district. The rezoning action would facilitate the expansion of the Pan Am Motor Inn (lots 3 and 40) including a one-story addition containing a 32-seat conference room, an eight-story building containing 64 hotel rooms, approximately 2200 square feet of retail space and a two level, open parking garage for 63 vehicles. The action would also include the provision for an "E" designation on the zoning map for Block 2453 Lots 1, 3, 17, 18, 40, 42 and 44

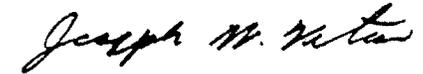
The original Negative Declaration, dated on January 25, 1991, was issued for a rezoning action that included the provision for an "E" designation on lots 1, 40 and 42. Due to the potential for the migration of contaminants, however, the "E" designation is necessary for additional lots.

Also included are supporting statements for the finding that the action will not have a significant effect.

Sincerely,



David Preece



Joseph Ketas

TM:cec

cc:

Richard Schaffer	William Valletta	Luis Falcon	Doug Brooks
Marilyn Pfeifer	Terry McShea	Dan Pagano	Ismail Khan
Barry Dinerstein	Lance Michaels	John DiMartino	Ed Wagner
Michelle Mangieri	Deborah Carney	Milt Valenta	Jim Watkins
Samuel Hornick	Harold Nudelman	Henry Colon	Cyprian Cox
Claire Shulman	Martin Engelhardt	Angela Licata	Fred Gross
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Rose Rothschild	Charles Stidolph	Lucius Riccio	Larry Parnes

City Planning Commission



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REVISED NEGATIVE DECLARATION

CEQR No. 86-1650
ULURP No. 870154ZMQ

Date Sent: February 11, 1991

Name, Description and Location of Proposal:

The proposal for a rezoning of Block 2453, Lots 1, 3, 17, 18, 25, 40, 42 and 44 in Queens from an R4 district with a C2-2 overlay to a C4-2 district. The rezoning action would facilitate the expansion of the Pan Am Motor Inn (lots 3 and 40) including a one-story addition containing a 32-seat conference room, an eight-story building containing 64 hotel rooms, approximately 2200 square feet of retail space and a two level, open parking garage for 63 vehicles. The action would also include the provision for an "E" designation on the zoning map for Block 2453 Lots 1, 3, 17, 18, 40, 42 and 44. The text for the "E" designation is as follows:

Due to the presence of underground storage tanks there is the potential for contamination of the soil and groundwater from existing or past leakage of 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 Department of Environmental Protection's Division of Hazardous Materials Program (DEP-DHMP) for review and approval, a 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-DHMP. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination and the remainder of the site's condition. 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-DHMP upon request.

Task 2

A written report with findings and a summary of the data must be submitted to DEP-DHMP after completion of the testing phase and laboratory analysis for review and approval. After receiving such tests results, a determination will be made by DEP-DHMP and the

Department of Health (DOH) if the results indicate that remediation is necessary.

If DEP-DHMP and DOH determine no remediation is necessary written notice shall be given by DEP-DHMP.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to DEP-DHMP for review and approval. The applicant must perform such remediation determined as needed by DEP-DHMP and DOH. After completion of said remediation, the applicant should provide proof that the work has been satisfactorily completed.

Location: 79-10 Queens Blvd.

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.

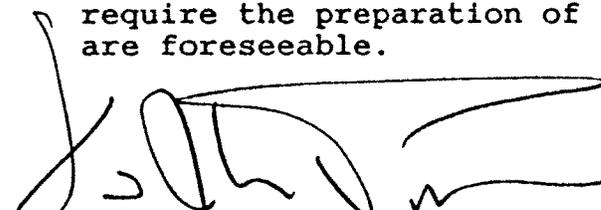
SUPPORTING STATEMENTS:

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

1. The action, as proposed, with the provision for an "E" designation on the zoning map is necessary because of the presence of underground storage tanks on the site. There is the potential for soil and groundwater contamination from existing or past leaking from such tanks. Therefore, a DEP protocol is necessary to define the extent and exact location of potential contamination and appropriate mitigation measures for remediation.
2. The action, as proposed, would not result in a significant adverse impact on traffic conditions in the study area. The Department of Transportation (DOT) has determined that sufficient measures exist to maintain the levels of service at the intersections of Queens Boulevard/51st Avenue and Queens Boulevard/Grand Avenue.

At the time of completion of any development facilitated by this action, DOT would implement any measure necessary to maintain the above referenced intersections at sufficient capacity levels.

3. No significant effects upon the environment which would require the preparation of an Environmental Impact Statement are foreseeable.



David Preece, Acting Dir., ERD



Joseph Ketas, Asst. Commiss. DEP