



CITY ENVIRONMENTAL QUALITY REVIEW

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E-25

GAIL BENJAMIN, Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 2420
New York, NY 10007, (212) 669-8110

MARK LONDON, Director, ERD
Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007-1216, (212) 720-3420

June 5, 1989

Ms. Annette Barbaccia
Environmental Assessment Program
22 Reade Street, Room 6N
New York, NY 10007

Re: CEQR No. 89-271Q
ULURP No. 890609ZMQ
Bayside Rezoning

Dear Ms. Barbaccia:

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 Department's 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 Negative Declaration for CEQR No. 89-271Q, the proposed rezoning of ten sub-areas within a larger area generally bounded by 34th Road, 214th Place, Northern Boulevard, 48th Avenue and 211th Street in Queens. The rezoning of which includes the provision for a little "e" designation on the zoning map for the following blocks and lots:

Block/Lot

6320/18
6321/21
6322/24
6323/27
6323/22
7313/5
7313/part of 19.

The text of the little "e" for the above listed blocks and lots is as follows:

Due to the presence of underground gasoline storage tanks 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 applicant prior to any demolition or excavation of the site for development.

Task 1

The applicant must submit to 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

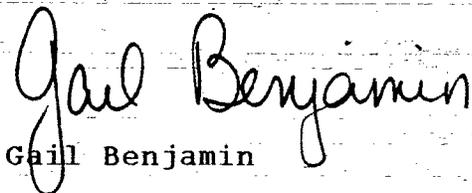
A written report with findings and a summary of the data must be submitted to DEP-DHMP after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be made by DEP-DHMP and the Department of Health (DOH) if the results indicate that remediation is necessary.

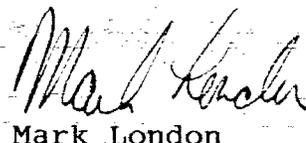
If DEP-DHMP and DOH determine no remediation is necessary written notice shall be given by DEP-DHMP.

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 need by DEP-DHMP and DOH. After completion of said remediation, the applicant should provide proof that the work has been satisfactorily completed.

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

Sincerely,


Gail Benjamin


Mark London

cc: Sylvia Deutsch	Jonathan Lindsay	Doug Brooks
Marilyn Pfeifer	Terry McShea	Marvin Roth
Ed Helenius	Lance Michaels	Henry Colon
Sandy Hornick	Ismail Khan	Larry Parnes
Betsy Donovan	Cyprial Cox	Vince Morris
Jeremy Woodoff	Thomas Jorling	Barbara Rinaldi
Betty Jo-Daly	Carlos Cuevas	Bernard Haber
Helen Philbin	Claire Schulman	Fred Gross
Lory Alcala	Doug Cogen	Michael Levine
Bruce Niss	Rachel Shatz	
City Planning Commission		
Board of Estimate		



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NEGATIVE DECLARATION

CEQR No. 89-271 Q
ULURP No. 890,609ZMQ

Date Sent: June 5, 1989

Name, Description and Location of Proposal:

Bayside Rezoning

The proposed action is the rezoning of ten sub-areas within a larger area generally bounded by 34th Road, 214th Place, Northern Boulevard, 48th Avenue and 211th Street in Queens. It is proposed that nine sub-areas be rezoned from R4 to either a R3-1, R3-2, R4A or R5B District and that the tenth sub-area be rezoned from a C8-1 to a R3-2 District. (Please see the attached block and Lot list.) The rezoning of which would include the provision for a little "e" designation on the zoning map for the following Blocks and Lots:

Block/Lot

6320/18
6321/21
6322/24
6323/27
6323/22
7313/5
7313/part of 19.

The text of the little "e" for the above listed blocks and lots is as follows:

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Task 1

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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 test 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 need by DEP-DHMP and DOH. After completion of said remediation, the applicant should provide proof that the work has been satisfactorily completed.

STATEMENT OF 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 human environment:

SUPPORTING STATEMENTS:

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

1. The above little "e" designation on the zoning map is necessary because of the presence of underground gasoline storage tanks on site. There is a potential for soil and groundwater contamination from existing or past leaking from such tanks and a determination is necessary to conclude if such contaminaiton exists and to perform necessary remediation.
2. The project, as proposed, will not result in any significant adverse impacts to the existing ambient noise levels, air qualilty or infrastructure of the surrounding environment.
3. No other impacts which would require the preparation of an Environmental Impact Statement are forseable.



Gail Benjamin, Director, OEI



Mark London, Director, ERM

BAYSIDE LOWER DENSITY REZONING

BLOCKS AND LOTS TO BE REZONED

AREA A <u>BLOCK</u>	R4 <u>LOT</u>	TO PROPOSED R3-1
6173 (1890)	9, 11, 13, 16, 19, 24, 26, 28, 31, 33, 38, 40, 44	
6174	1, 6, 9, 12, 14-20, 23, 25, 27, 29, 31, 32, 33, 35	
6177	1, 6, 12, 16, 17, 20, 22, 24, 25, 28, 31, 33, 36, 37, 39, 41, 43, 47, 49, 50, 51, 53, 54, 55,	
6239	1, 6, 9, 12, 14, 16, 18, 20, 24, 26, 28, 30, 33, 35, 37, 40, 42	

AREA B <u>BLOCK</u>	R4 <u>LOT</u>	TO PROPOSED R4A
6224	1, 6, 9, 11, 13, 15, 48, 51, 54	
6225	1, 6, 10, 12, 14, 15, 19, 34, 35, 54, 56, 58, 60, 62	
6235	1, 6, 10, 13, 15, 17, 18, 20, 23, 57, 58, 61, 63, 65, 153	
6236	1, 6, 11, 13, 15, 18, 22, 24, 25, 27, 61, 64, 66, 67; 70, 72, 75	

AREA C <u>BLOCK</u>	R4 <u>LOT</u>	TO PROPOSED R5B
6280	20	
6281	20	
6285	29	
6286	39	
7309	1, 3, 5, 7, 9, 11, 13, 15, 18, 21, 22, 23, 25, 27, 31, 33, 35, 37, 39, 41, 42, 49	
7313	1, 5, 9, 11, 13, 14, 15, 19(Part), 43, 46, 47, 51	

RECORDED

CLERK OF SUPERIOR COURT

89-2710

<u>AREA D</u> <u>BLOCK</u>	R4 TO PROPOSED <u>LOT</u>	R3-1
7314	1, 4, 5, 7, 9, 11, 12, 15, 17, 19, 21, 23, 25, 35, 38, 40, 42, 44, 45, 46, 48, 50, 52	
7315	1, 3, 4, 5, 9, 11, 13-16, 18, 20, 22, 24, 25, 37, 39, 40, 44, 45, 46, 47, 49, 51, 53	
7316	1, 6, 8, 9, 10, 11, 18, 51, 53, 56, 58, 60	
7325	1, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 24, 25, 26, 39 - 60	

<u>AREA E</u> <u>BLOCK</u>	C8-1 TO PROPOSED <u>LOT</u>	R3-2
6290	70	

<u>AREA F</u> <u>BLOCK</u>	R4 TO PROPOSED <u>LOT</u>	R3-1
6305	9, 10, 11, 12, 13, 17, 109	
6306	ALL	
6307	ALL	
6309	1, 3, 5, 7, 9	
6310	1(Part), 6, 12	

<u>AREA G</u> <u>BLOCK</u>	R4 TO PROPOSED <u>LOT</u>	R5B
7334	1	
7335	1, 7	
7336	1	
7337	1, 60, 56	
7338	10	
7473	1	
7472	5, 1	

AREA G R4 TO PROPOSED R5B (continued)

BLOCK

6308 29, 21(Part)
 6309 33, 23
 6310 28, 27, 22, 25, 23
 6320 18(Part)
 6321 21
 6322 29(Part), 24
 6323 22, 27

RECEIVED

CENTRAL INTAKE
 DEPT. OF CITY PLANNING

AREA H R4 TO PROPOSED R3-1

BLOCK

LOT

7335 10, 13, 15, 17, 23, 25, 26, 27, 28, 31, 33, 35, 141,
 147, 148, 149, 150
 Part of: 42, 43, 46, 51, 52, 53, 54, 55, 56, 57, 58
 7336 12, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 27, 28,
 29, 30, 32, 34, 35, 37, 38, 39, 41, 44, 46, 47, 48,
 50, 51, 52, 54, 55, 56, 58, 60, 62
 7337 6, 7, 8, 9, 11, 13, 14, 15, 16, 18, 19, 20, 21, 22,
 23, 24, 25, 27, 32, 34, 35, 36, 38, 40, 41, 42, 44,
 45, 46, 48, 49, 50, 51, 52, 54
 7343 ALL
 7344 1, 3, 5, 6, 7, 9, 10, 12, 13, 15, 17, 18, 20, 21, 22,
 23
 7350 ALL

AREA I R4 TO R2

BLOCK

LOT

7338 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 45, 48,
 50, 52, 54, 56, 57, 59, 61, 63, 65
 7344 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 45
 7345 ALL
 7472 12, 13, 14, 15, 16, 18, 20, 22, 24, 26, 28, 30, 32,
 35, 37, 39, 43, 44, 47, 49, 52, 53, 55, 58, 59
 7473 ALL

AREA I
BLOCK

R4 TO R2 (continued)
LOT

7474

60, 61, 64, 67, 70, 175, 178, 181, 184

AREA J
BLOCK

R4 TO R2
LOT

7351

ALL

RECEIVED

MAY 4 1989

CENTRAL INTAKE
DEPT. OF CITY PLANNING