

E-39



The City of New York

# CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
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DEPARTMENT OF CITY PLANNING  
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New York, NY 10007-1216  
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## NEGATIVE DECLARATION

Proposal No. 90-0870

Date Sent: June 6, 1991

### Name, Description and Location of proposal:

#### **South Jamaica Urban Renewal Area - Site 12**

The proposed disposition of Site 12 in the South Jamaica Urban Renewal Area for light manufacturing use, and associated actions including: a text change to the South Jamaica Urban Renewal Plan to permit light manufacturing on the site; the rezoning of the entire project site as follows: the rezoning of 17 lots in Block 10164 from C8-1 to M1-1; the rezoning of 3 lots in Block 10170 from C8-1 and R4 to M1-1; the rezoning of 4 lots in Block 10170 from C8-1 to R4; the rezoning of 6 lots in Block 10170 from C8-1 to R4 with a C1-2 overlay; and the mapping and widening of Hendrickson Place. As part of this proposal, the disposition agreement would require archaeological testing prior to any construction activities, and the urban renewal plan amendment would prohibit Use Group 18 uses on the site. Due to the presence of underground storage tanks on the proposed project site, the rezoning includes the provision for an "E" designation on the zoning map for the entire area to be rezoned.

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

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

#### Task 1

The applicant 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

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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 NYCDEP upon request.

Task 2

A written report with findings and a summary of the data must be presented to NYCDEP 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 and the New York City Department of Health (DOH) if the results indicate that remediation is necessary.

If DEP and DOH determine that no remediation is necessary, written notice shall be given by 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 and DOH. After completion of said remediation, the applicant should provide proof that the work has been satisfactorily completed.

Project Location

Block 10164, Lots 46, 53, 60, 61, 66, 68, 72, 74, 76, 79, 80, 84, 89, 90, 95, 97, 103, bounded by South Road, Merrick Boulevard, 107th Avenue and 165th Street.

Block 10170, Lots 21, 59, 60, 62, 64, 65, 66, 67, 74, 131, 140, 141, 142, bounded by Merrick Boulevard, 108th Avenue, 107th Avenue and 166th Street.

Community Board 12  
South Jamaica, Queens

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STATEMENT OF NO SIGNIFICANT EFFECT:

The Department 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.

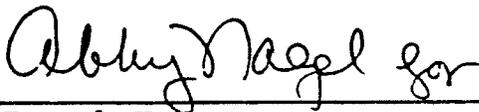
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SUPPORTING STATEMENTS:

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

1. The above "G" designation on the zoning map is necessary due to the presence of underground storage tanks on the proposed project 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 contamination exists and to perform necessary remediation.
2. The potential for recovery of archaeological remains from Native American settlements from the 18th and 19th centuries would be studied through a Phase 1B field testing program which has been approved by the NYC Landmarks Preservation Commission and would be required prior to any construction activities as part of the disposition agreement for Site 12.
3. The development of noxious uses on Site 12 would be prevented by the prohibition of Use Group 18B on the site within the amendment to the urban renewal plan.



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Joseph Kefas  
Assistant Commissioner, DEP



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David Preece  
Acting Director, ERD