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The City of New York

# CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
59-17 Junction Boulevard, 11th Floor  
Elmhurst, NY 11373-5107  
(718) 595-4409

DEPARTMENT OF CITY PLANNING  
22 Reade Street, Room 4-E  
New York, NY 10007-1216  
(212) 720-3420

Douglas Brooks, Director  
Queens Borough Office  
Department of City Planning  
29-27 41st Avenue  
Queens, NY 11101

April 2, 1992

RE: CEQR No. 91-095Q  
Saint Saviours MD-1 Rezoning

100-111-10001  
APR 2 1992  
CITY PLANNING

Dear Mr. Brooks:

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 Negative Declaration for CEQR No. 91-095Q, the proposed rezoning of a 12 block area generally bounded by Rust Street and 57th Place, Maurice Avenue, 56th Drive, 59th Street, and Grand Avenue in Community Board 5, Maspeth, Queens, from M1-1 and M3-1 to M1-D. Due to the presence of underground storage tanks on a site within the rezoning area, the rezoning includes the provision for an "E" designation on the zoning map for two lots. This declaration includes statements for the finding that the project will not have a significant effect.

Sincerely,

Joseph W. Ketas  
Assistant Commissioner  
Department of Environmental  
Protection

Annette M. Barbaccia  
Director  
Environmental Assessment and  
Review Division  
Department of City Planning

JWK/AB: mas

cc: Richard Schaffer  
Rachel Shatz  
Larry Parnes  
Matthew A. Stanley  
Carlos Cuevas  
Claire Schulman

Gail Benjamin  
Liz Errico  
Lance Michaels  
Thomas Jorling  
Gary Giordano  
Fred Gross

William Valletta  
Danny Coleman  
Michelle Mangieri  
Barbara Rinaldi  
Vincent Arcuri





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## NEGATIVE DECLARATION

Proposal No. 91-0950

Date Sent: 4/2/92

Name, Description and Location of proposal:

Saint Saviours MD-1 Rezoning

Proposed rezoning of a 12 block area from M1-1 and M3-1 to M1-D. Due to the presence of underground storage tanks on a site within the rezoning area, the rezoning includes the provision for an "E" designation on the zoning map for Block 2675, Lots 105 & 108.

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 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 DEP upon request.



Task 2

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 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.

Location:

The rezoning area is generally bounded by Rust Street and 57th Place on the west, Maurice Avenue on the northwest, 56th Drive on the north, 59th Street on the east, and Grand Avenue on the south.

Community Board 5  
Maspeth, Queens

Blocks: \* (currently M1-1) 2668, 2669, 2670 (all lots except 1 & 14), 2671, 2672, 2673, 2674, 2675, 2676  
\* (currently M3-1) 2677, 2678, 2680

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STATEMENT OF NO SIGNIFICANT EFFECT:

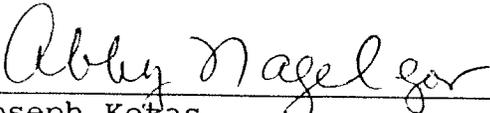
The Departments of City Planning and Environmental Protection, as CEQR Lead Agencies, have determined that the proposed action will have no significant effect on the quality of the environment.

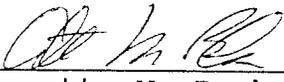
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SUPPORTING STATEMENTS:

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

1. The above "E" designation on the zoning map is necessary due to the presence of underground storage tanks adjacent to the lots in question. 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. No significant effects upon the environment which would require the preparation of an Environmental Impact Statement are foreseeable.

  
\_\_\_\_\_  
Joseph Ketas  
Assistant Commissioner  
Department of Environmental  
Protection

  
\_\_\_\_\_  
Annette M. Barbaccia  
Director  
Environmental Assessment and  
Review Division  
Department of City Planning