

E55



The City of New York

CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 11th Floor
Corona, NY 11368-5107
(718) 595-4409

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

March 11, 1994

Mr. Richard Atwell
Richard B. Atwell-Planning Consultant
2 Bronxville Glen
Bronxville, New York 10708

RE: CEQR No. 91-194Q
Phillips Funeral Home Rezoning

Dear Mr. Atwell:

Under City Planning Quality Review, the lead agency is 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 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. 91-194Q, Phillips Funeral Home Rezoning, located at 179-24 Linden Boulevard, Queens including supporting statements for the finding that the project will not have a significant effect.

Sincerely,

Joseph W. Ketas
Joseph W. Ketas
Assistant Commissioner
Department of Environmental
Protection

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

MS/ct
Enclosure

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CITY ENVIRONMENTAL QUALITY REVIEW

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22 Reade Street, Room 4-E
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NEGATIVE DECLARATION

Proposal No. 91-1940

Date Sent: March 11, 1994

Name, Description and Location of Proposal: Phillips Funeral Home Rezoning. The project is a proposed zoning map amendment from R3-2 to R3-2 with a C2-2 overlay. The purpose of the proposed action is to bring an existing funeral parlor into conformance with zoning in order to facilitate the expansion of that facility. The funeral home is located at 179-24 Linden Boulevard, Jamaica, Queens, Community Board 12.

The rezoning includes the provision for an "E" designation for Block 12406, Lot 320. The text of the "E" designation is as follows:

Due to the presence of underground storage tanks containing petroleum products, or the on-site use of petroleum products, there is the potential for contamination of the soil and groundwater by existing or past leakage from such tanks or from on-site uses of petroleum products. To determine the extent of possible subsurface contamination associated with the underground storage tanks and to determine and perform appropriate remediation, the following tasks must be undertaken by the fee owners of the lot restricted by the "E" designation prior to any demolition or excavation of the site for development.

Task I

The applicant must submit to the Department of Environmental Protection's Division of Hazardous Materials Management (DEP-DHMM), 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 may occur until the protocol has been approved in writing by DEP-DHMM. 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-DHMM upon request.

TASK II

A written report with the findings and a summary of the data must be submitted to DEP-DHMM 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-DHMM whether or not the results indicate that remediation is necessary. If DEP-DHMM determines that no remediation is necessary, written notice shall be given by DEP-DHMM. If remediation is indicated from the test results, a proposed remediation plan must be submitted to DEP-DHMM for review and approval. The applicant must perform all necessary remediation as determined by DEP-DHMM. After completion of all remediation, the applicant shall provide proof that the work has been satisfactorily completed.

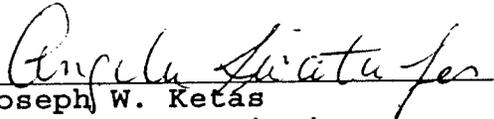
STATEMENTS OF NO SIGNIFICANT EFFECT;

The Departments of City Planning and Environmental Protection, as CEQR Lead Agencies, have determined that the proposed action will have not significant effect on the quality of the environment.

SUPPORTING STATEMENT:

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

1. The above "E" designation on the zoning map is necessary due to the presence of underground storage tanks on Lots 320. 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 determine and perform all necessary remediation.
2. No significant effects on the environment which would require an Environmental Impact Statement are foreseeable.


Joseph W. Ketas
Assistant Commissioner
Department of Environmental
Protection


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