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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, *Director*
Department of City Planning

MEMORANDUM

TO: Dennis Ferris
FROM: Jeremiah H. Candreva *JHC*
DATE: August 23, 1994
RE: DCP CEQR No. 94DCP035Q
ULURP No. 930399ZMQ

Under City Environmental 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 City Planning Commission has determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for DCP CEQR No. 94DCP035Q. Included in this declaration are supporting statements for the finding that the project will not have a significant effect.

Enclosure

c: Joseph B. Rose	The City Planning Commission
Gail Benjamin	Claire Shulman
Lance Michaels	Lawrence Parnes
Eric Kober	Marilyn Mammano
Dennis Ferris	Barbara Rosen
Annette Barbaccia	Syed Ahmed
Peter Valiente	Angela Licata
Regina Colletta	Eugene Kelty
Helen Philbin	Bernard Haber
Terrie Moran	Patricia Bussey





CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

DCP CEQR No. 94DCP0350

Name, Description and Location of Proposal: Aurburndale Rezoning,
Community Boards 7 and 11, Aurburndale, Queens.

The Department of City Planning is proposing to rezone an area of Aurburndale, Queens from existing low density residential zones to other low density residential contextual zones that more closely reflect the existing character of the neighborhood. The 39 block area proposed for rezoning is mostly located in the northwest corner of Community District 11 with 2 of the blocks in Community District 7. It is roughly bounded by 26th Avenue, the Clearview Expressway, 36th Avenue, 28th Avenue, Francis Lewis Boulevard 29th Avenue, and 203rd Road.

The proposed rezoning is broken down into subareas A, B, C, D and E. These subareas are described below:

	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
SUBAREA A	R3-2	R2
SUBAREA B	R3-2 R4	R3X
SUBAREA C	R3-2 R4	R4-1
SUBAREA D	R4 (C1-2/C2-2) R3-2 (C2-2)	R5B (C1-2/C2-2)
SUBAREA E	R4	R5B

To address potential hazardous materials concerns, the project will include an "E" designation on the Zoning Map for the following block and lot: Block 6077, Lot 43.

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

Due to the presence of underground storage tanks containing petroleum products or past or present 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. To determine if contamination exists on-site and to determine and perform any appropriate remediation, the following tasks must be undertaken by the fee owners of the lots restricted by the "E" designation prior to any demolition or excavation of the site for development.

Task 1

The fee owner of the lot restricted by the "E" designation 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 the 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 if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, written notice shall be given by the 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. After completion of said remediation, the fee owner of the lot restricted by the "E" designation should provide proof that the work has been satisfactorily completed.

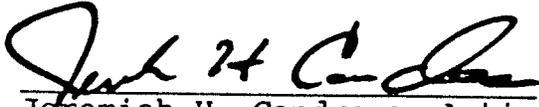
STATEMENT OF NO SIGNIFICANT EFFECT:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENTS:

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

1. The above "E" designation is necessary due to the presence of underground storage tanks or past or present on-site use of petroleum products on one lot within the proposed rezoning area. There is the potential for soil and groundwater contamination from existing or past leaking from such tanks or past or present on site use of petroleum products and a determination is necessary to conclude if such contamination exists and to perform necessary remediation.
2. No other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.



Jeremiah H. Candreva, Acting Director
Environmental Assessment & Review Division
Department of City Planning

Date: 7-7-94



Joseph B. Rose, Chairman
City Planning Commission

Date: 8-21/94