



DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT

FELICE L. MICHETTI, Commissioner

Office of Development

100 GOLD STREET, NEW YORK, N.Y. 10038

KATHLEEN A. DUNN, Deputy Commissioner

BARBARA LEEDS, Assistant Commissioner  
CHARLES PUMILIA, Assistant Commissioner  
SARAH SHEON GERECKE, Assistant Commissioner  
ELLIOTT YABLON, Assistant Commissioner

NEGATIVE DECLARATION

PROJECT NO. 92-HPD-008K

DATE: AUGUST 27, 1992

NAME, LOCATION AND DESCRIPTION OF PROPOSAL

NAME

The East Lincoln and Vacant Building RFP VI Rehab/Rezoning, Brooklyn CB 16.

LOCATION

Blocks 1471; 1474 (2 Blocks); 1476; 1472;  
Lots 4-12, 16, 20, 25 and 29; and Block 1468 (the Vacant Building  
RFP VI Rehab Project), which is also included in this rezoning.

PROJECT DESCRIPTION

The proposed action involves the rezoning of a six-block area, as described above, from C8-2 to R-6, to facilitate the rehabilitation and disposition of four (4) vacant city-owned buildings to provide 60 units of affordable housing and a 9,480-square-foot day care center on the ground floor of two adjacent buildings.

The proposed action also includes the rehabilitation of five (5) vacant city-owned buildings to provide 63 units of affordable housing and 1700-square-feet of ground floor retail commercial use on Block 1468, Lot 35. This project is referred to as the Vacant Building RFP VI Rehab, which was previously the subject of a CEQR review and determination, dated July 10, 1991; and which has been incorporated into the EAS for the six-block rezoning and this determination.

In addition, the proposed action includes the provision of an "E" designation on the zoning map of the NYC Zoning Resolution, due to the potential leakage of underground storage tanks and the need for noise attenuation measures at the locations given below. The text of the "E" designation would be as follows:

- A. On Blocks 1468, 1471, 1472, 1474 and 1476, the units shall include double-glazed windows providing a minimum of 30 dB(A) window-wall attenuation and an alternate means of ventilation in order to achieve an acceptable indoor noise environment of 45 dB(A). Alternate means of ventilation includes but is not limited to a) provision for central air conditioning, b) provision for air conditioner sleeves for use with an air conditioner or HUD approved fan.
- B. Due to the presence of gasoline storage tanks on two sites (Block 1471, Lot 65 and Block 1474, Lot 1) and an auto body repair shop (Block 1472, Lot 25), there is potential for soil and/or groundwater contamination. To determine if contamination exists on site and to determine and perform any appropriate remediation, the following steps must be undertaken by HPD or the developer prior to any demolition or excavation of the site for development.

Task 1 - HPD or the developer must submit to DEP 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 for the protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the type and extent of suspected contamination. The characterization should be complete enough to determine what remediation strategy (if any) is necessary.

Task 2 - A written report with findings and a summary of the data must be submitted to the DEP for review and approval after completion of the testing phase and laboratory analysis. After receiving such test results, a determination will be made by DEP as to the need for remediation.

If DEP determines no remediation is necessary, written notice shall be given that the site may be safely disturbed for site preparation or excavation. If remediation is deemed necessary, then a proposed remediation plan must be submitted to DEP for review and approval. HPD or the developer must perform such remediation. After completion of such remediation, HPD or the developer must provide DEP with proof that the work has been satisfactorily completed.

Upon receipt of such proof that remediation is complete, DEP will give notice that the site may be safely prepared or excavated for construction.

STATEMENT OF NO SIGNIFICANT EFFECT

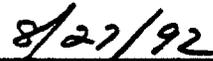
Pursuant to the CEQR rules as adopted on June 6, 1991, Executive Order 91, the Department of Housing Preservation and Development (HPD), as lead agency, has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENTS

1. The above determination is based upon an Environmental Assessment Statement (EAS), dated August 5, 1992, and on file with HPD. The EAS finds that an "E" designation should be indicated on the zoning map of the NYC Zoning Resolution, requiring soil testing and noise attenuation, as described above.
2. No significant effects upon the environment which would require the preparation of an Environmental Impact Statement are foreseeable.



Charles Pumilia, P.E.  
Assistant Commissioner, HPD  
Architecture and Engineering



Date