E44

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Richard L. Schaffer
Director, Department of City Planning

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NOTICE OF CORRECTION

Special Ocean Parkway District
Negative Declaration
CEQR No. 93-013K

Please note the following corrections to the Negative Declaration for the proposed zoning text amendment to the Special Ocean Parkway District (SOPD) and zoning mapping actions to create Quality Housing contextual zones in areas within and proximate to the SOPD.

1. Page one of the Notice of Declaration second paragraph, last sentence, reads "The area ... is generally bounded by Hamilton Parkway ... It should instead read "The area ... is generally bounded by Fort Hamilton Parkway ..."

2. Page one of the Negative Declaration, third paragraph, first sentence, reads "To address potential hazardous materials concerns, the project would include an "E" designation on the zoning map for Block 6662, Lot 37; Block 6637, Lot 7, Block 5909, Lot 30; Block 7129, Lot 1; and Block 5920, Lot 64."

   The list of block and lots in this sentence should instead read: ...Block 6662, Lot 37; Block 6637, Lot 1; Block 5409, Lot 30; Block 7129, Lot 1; and Block 5420, Lot 64."

3. Page one of the Notice of Negative Declaration, second paragraph, second sentence, should be corrected in the manner described above.

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The corrections to these Block and Lot numbers are the result of typographical errors and do not change the analysis of Hazardous Materials on pages 18-20 of the Environmental Assessment Statement.

Annette M. Barbaccia
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AMB/KJ/as

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E 44

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Proposal No. 93-013K Date Sent: January 27, 1993

Name, Description and Location of Proposal:
Special Ocean Parkway District (SOPD): zoning text amendments to the SOPD and zoning map actions to create Quality Housing and other contextual zones in areas within and proximate to the SOPD. The area proposed for a zoning text amendment and mapping actions is located in Community Districts 7, 12, 13, 14 and 15 in Brooklyn, and is bounded by Fort Hamilton Parkway, Coney Island Avenue, Avenue V and McDonald Avenue. The zoning text amendment to the existing Special Ocean Parkway District would create a subdistrict affecting areas zoned R3-1, R4 and R5. The subdistrict would permit the enlargement of detached and semi-detached housing through the reduction of side and rear yard requirements; would prohibit attached housing within R4 and R5 zones; and would establish a maximum FAR of 1.5 for the subdistrict.

The zoning mapping actions would change existing R4, R5, R6 and R7-1 districts to Quality Housing contextual districts R6A, R7A and R7B, would rezone a small area from R6 to R5, and would change C1-3 and C2-3 commercial overlays to C1-4 and C2-4 overlays.

To address potential hazardous materials concern, the project would include an "E" designation on the zoning map for Block 6662, Lot 37; Block 6637, Lot 7; Block 5909, Lot 30; Block 7129, Lot 1; and Block 5920, Lot 64.

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

Due to the presence and potential 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 fee owners of the lots restricted by the "E" designation prior to any demolition or excavation of the site for development.

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Task 1

The fee owner of the lot(s) 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 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 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 lots 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 an environmental assessment which finds that:

1) The above "E" designation is necessary due to the presence and potential presence of underground storage tanks on 5 lots within the proposed rezoning area. There is the potential for soil and underwater 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 other significant effects that would require the preparation of an Environmental Impact Statement are foreseeable.

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

1/7/93
Date

Richard L. Schaffer, Chairman
City Planning Commission

1/25/93
Date