



CITY PLANNING COMMISSION
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

MEMORANDUM

To: Members of the City Planning Commission

From: Celeste Evans *CE*

Date: July 2, 2013

Re: **Long Island University Athletic Field Expansion**
CEQR No. 13DCP018K
ULURP No. 130040MMK
Brooklyn, Community District 2
SEQRA Classification: Unlisted

The Environmental Assessment and Review Division has reviewed the Environmental Assessment Statement for the above referenced CEQR application. Based on our review, we have come to the conclusion that, pursuant to the City's Environmental Quality Review process and NYCRR 617, the proposed action, as modified, will not have a significant effect on the quality of the environment.

Attached is a copy of the Conditional Negative Declaration. The Environmental Assessment Statement is available on the Land Use Review FTP site.

attachments

cc: Jacquelyn Harris Robert Dobruskin Phillip Montgomery
Winston Von Engle Irene Sadko Susan Wong
Pat Bussey

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Celeste Evans, *Deputy Director*
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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 13DCP018K
ULURP No. 130040MMK
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal

Long Island University Athletic Field Expansion

The applicant, Long Island University (LIU), is seeking a zoning map amendment to the City Map involving the narrowing, by elimination, discontinuance and closing of Willoughby Street between Fleet Street and Ashland Place, and of Ashland Place between DeKalb Avenue and Willoughby Street, a change of the treatment lines in Fleet Street between Willoughby Street and Flatbush Avenue, and the delineation of public access easements, including the authorization of an acquisition or disposition of real property. The proposed action would facilitate an approximately 5,140 gross square feet expansion and reconfiguration of LIU's outdoor athletic field, which includes an approximately 5,000 gross square foot building containing accessory services to the athletic field, such as concessions, restrooms, bleacher seats and dugouts. The project site is located at 153 Ashland Place at the northeast corner of LIU's campus, which occupies a large block bounded by Willoughby Street to the north, Ashland Place to the east, DeKalb Avenue to the south, and Flatbush Avenue and Fleet Street to the west (Block 2085, Lots 1 p/o 8900; Block 2087, Lot 1) in downtown Brooklyn in Community District 2.

The subject portion of Willoughby Street to be eliminated comprises a 20-foot-wide portion of sidewalk on its southerly side, which abuts LIU's campus. There would be no changes to the Willoughby Street travel way or the northerly sidewalk as a result of this application. The area to be discontinued and closed comprises approximately 13,403 square feet. The southerly sidewalk would be reduced to a width of 15 feet for a length of approximately 670 feet, and the City-owned public right-of-way would be narrowed to 60 feet. A 20-foot-wide public access easement, approximately 300 feet long (5,963 square feet, more or less), would be delineated within the westerly eliminated portion of Willoughby Street. The subject portion of Ashland Place to be eliminated comprises a 14-

foot-wide portion of its westerly side, which abuts LIU's campus. The area to be discontinued and closed comprises approximately 9,600 square feet. LIU would acquire the eliminated portion of Ashland Place and add it to its property. Pursuant to the proposed action, these portions of street to be eliminated (Block 2085, Lots 1 p/o 8900; Block 2087, Lot 1) would be disposed of by the City to the applicant.

Absent the proposed action, the City Map would not be amended pursuant to the LIU's athletic field expanding and the site would remain unchanged. The build year is March 2014.

To avoid any potential significant adverse impacts with respect to hazardous materials, the Mapping Agreement between the applicant and the City of New York in connection with the proposed demapping shall set forth the environmental requirements outlined below concerning the applicant's properties at Tax Block 2085, Lots 1 and p/o 8900, and Tax Block 2087, Lot 1.

The environmental requirements for hazardous materials are to submit a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) to DEP for review and approval prior to construction as per the letter from the Department of Environmental Protection (DEP) dated January 30, 2013.

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, dated July 02, 2013, prepared in connection with the ULURP Application (No. 130040MMK). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant agrees to submit a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) to DEP for review and approval prior to construction, for implementation during proposed construction.

Supporting Statement:

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

1. A Phase I Environmental Site Assessment (ESA) was prepared for the project site. The Phase I EAS was reviewed by DEP and pursuant to a letter dated December 21, 2012 a Phase II ESA was performed, hazardous materials sampling protocol and health and safety plan were recommended due to the potential presence of hazardous materials on the site as a result of past on-site and/or surrounding area land uses. Based on the DEP review of the Phase II Report and pursuant to a letter dated January 30, 2013, the applicant shall ensure the proper removal of known or found UST's & AST's, the proper excavation and removal of soils and the proper use of clean fill/top soil for landscaping and grading activities. A Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) will be required for review and approval by DEP prior to the commencement of any fieldwork.

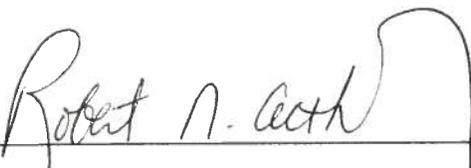
2. The environmental requirements that will be set forth in the Mapping Agreement for hazardous materials will ensure that the proposed action will not result in significant adverse impacts due to hazardous materials.
3. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

Should you have any questions pertaining to this Conditional Negative Declaration, you may contact Ingrid Young at (212) 720-3425.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

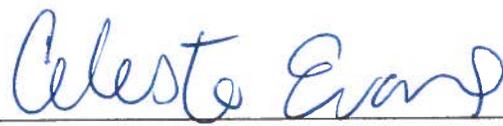
I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the proposed action.



Signature of Applicant or Authorized Representative

Date: 7/2/13

ROBERT N. ALTHOLZ VICE PRESIDENT FINANCE
Name of Applicant or Authorized Representative LONG ISLAND UNIVERSITY



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: 7/3/13

Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: _____