**From:** Myralee Machol
**To:** Similo, Ashley; Dudek, Heidi M (DEC)
**Cc:** Thantu, Lorenzo
**Subject:** RE: Question
**Date:** Friday, May 22, 2015 11:39:11 AM

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Thank you for your quick response.
As far as lower C – we discussed the possibility of the developer taking it off the table when we met with you all in the City.
They want to keep the pump station on lower C but not put an office building that may not be financially feasible on the site. A garage on slab may be the best use of the site – as I mentioned before. I am getting maps drawn to demonstrate where this may be placed. Again, the idea is conceptual and if we get the funding we will further pursue the idea/design.

I'll let the Mayor know you are still discussing the dog park with DEC and others. Thank you for understanding.

Enjoy the long week-end.
Myralee

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**From:** Similo, Ashley [mailto:Similo.Ashley@epa.gov]
**Sent:** Friday, May 22, 2015 11:32 AM
**To:** Myralee Machol; Dudek, Heidi M (DEC)
**Cc:** Thantu, Lorenzo
**Subject:** RE: Question

I did get your response. Has lower Parcel C definitely been taken out of the purchase contract? I am not certain on this as the developer still included it in their draft action plan to be used for a commercial building and the pump station.

From what I have briefly been able to discuss internally, we would possibly consider the concrete slabs a "cap" remedy that would potentially help protect the groundwater. But we will need to know how much of the parcel is expected to be covered with an impermeable material. Areas that exceed the site cleanup standards would still need to be remediated if they were outside of the "cap". Of course, this would all have to be looked into further, it is just our thought process at the

moment.

As far as the dog park, I am going to need some more time to look over the information Thom provided and discuss with management and DEC.

*Ashley Similo*
Remedial Project Manager
US Environmental Protection Agency Region 2
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**From:** Myralee Machol [mailto:mmachol@glencovecda.org]
**Sent:** Friday, May 22, 2015 10:14 AM
**To:** Similo, Ashley; Dudek, Heidi M (DEC)
**Subject:** RE: Question

Hi Ashley,
Hope you're feeling well.
Did you get my response to your garage questions? I'm here if you want to talk about it.
Also, sorry about the discussion on the dog park that I dropped on you "guys" yesterday. I have a meeting with the Mayor at 11 and he'll probably ask for a status update. Did you get Thom Graham's maps.
I understand Heidi is out today.
Myralee

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**From:** Similo, Ashley [mailto:Similo.Ashley@epa.gov]
**Sent:** Thursday, May 21, 2015 3:48 PM
**To:** Myralee Machol
**Cc:** Dudek, Heidi M (DEC); Thantu, Lorenzo
**Subject:** RE: Question

Myralee,

Can you provide us with any more information on the proposed parking structure, such as the size and location of the building footprint? It would be helpful to see what areas would be under some sort of impermeable "concrete cap" (ie. The concrete slab of the structure and any roadways entering/exiting) vs how much of the Parcel will be permeable.

Also, EPA still has a question regarding the infrastructure. Can you verify what utilities will be abandoned/replaced/removed with the proposed redevelopment relative to lower Parcel C?

Once we receive some more information from you we would like to discuss this more internally and with DEC.

Let me know if you have any questions.

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**From:** Myralee Machol [mailto:mmachol@glencovecda.org]
**Sent:** Wednesday, May 20, 2015 11:03 AM
**To:** Similo, Ashley
**Cc:** Myralee Machol; Dudek, Heidi M (DEC); Thantu, Lorenzo
**Subject:** Re: Question

Thanks meeting with regional council as we speak Myralee

Sent from my iPhone

On May 20, 2015, at 9:45 AM, "Similo, Ashley" <Similo.Ashley@epa.gov> wrote:

> Myralee,
>
> EPA is discussing this internally and would like to discuss with DEC. We will get back to you soon.
>
> *Ashley Similo*
> Remedial Project Manager
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**From:** Myralee Machol [mailto:mmachol@glencovecda.org]
**Sent:** Tuesday, May 19, 2015 11:28 AM
**To:** Dudek, Heidi M (DEC); Similo, Ashley
**Subject:** RE: Question

Hi Ashly,
I have a meeting tomorrow with the Long Island Regional Economic Development Council Infrastructure Work Group to discuss projects that may be presented for the new round of grant funding. I understand from Heidi that we may have further investigation and/or remediation at the site. The grant is due at the end of July and funding would probably not be available for at least 9 months. Additionally, we are applying for design as well as construction. Please review again the e-mail below and your thoughts.
Thank you
Myralee

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**From:** Myralee Machol
**Sent:** Tuesday, May 05, 2015 11:15 AM
**To:** 'Dudek, Heidi M (DEC)'; 'Similo.Ashley@epa.gov'
**Subject:** Question

Good morning,
The new round of CFA (NYS consolidated funding application) was announced on Friday. We spoke briefly at our meeting with EPA recently about the use of lower C. RXR is considering the possibility of carving out this parcel for several reasons – one is the obvious possible additional remediation and the second is that the office building that they were designing may not be the best use (financially). In any event, the City as you know will begin construction of the ferry terminal building within the next few weeks and the parking at that site is very limited for commuter parking. However, lower c is a short walk away and a concrete cap, self-ventilating open air garage structure may be the best use for that site. I realize that the agencies are concerned a ground water issues in that location.
Please let me know your thoughts before much time, energy and resources are put into

a grant application. I would like to keep the at-grade parking near the terminal and have additional parking in a garage that could also be used during week-ends for recreational planned activities in the parks etc.

Thank you

Myralee

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