From:	Myralee Machol
To:	Similo, Ashley
Cc:	Dudek, Heidi M (DEC); Thantu, Lorenzo
Subject:	RE: Question
Date:	Thursday, May 21, 2015 4:37:23 PM

Ashley,
My initial thought is that this may be the most appropriate use for the site. It will not be restricted or an office building (as originally proposed). As I mentioned the developer does not want to purchase this property.

We are requesting funds from the NYS Consolidated Funding Application (CFA) for design and construction. Nothing has been designed, it is a conceptual ideas at this time. I understand your concerns as lower C is a hot topic - no pun intended. Design would have to incorporate environmental controls etc.and your assistance with this will help with the budget.

I am getting a footprint of what I anticipate the size of the garage would be as I need to know the number of spaces etc etc. I will share this when I get it. As far as entrance location, utilities or what would be abandoned that would be reviewed and determined in the design process.

Yesterday, I presented the idea Regional CFA folks yesterday to see if this was a fundable project. They thought it was great and would support transit oriented development as its close to the ferry terminal site that really needs additional parking. The application is due in July but they would like to see a draft in about a month.

This use puts the property back to productive reuse and will be owned by the City. Are you available sometime tomorrow or early next week to talk about it?
Thank you
Myralee

From: Similo, Ashley [Similo.Ashley@epa.gov]
Sent: Thursday, May 21, 2015 3:47 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.

Ashley Similo
Remedial Project Manager

US Environmental Protection Agency Region 2
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New York, NY 10007
Office: (212) 637-4263

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
> US Environmental Protection Agency Region 2
> 290 Broadway, 20th Floor
> New York, NY 10007
> Office: (212) 637-4263
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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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