

May 11, 2021

Mr. Brad Schwarz  
Zarin & Steinmetz  
81 Main Street #415  
White Plains, New York 10601

Re: Response to Comments from Glen Cove Planning Board and its Consultants  
Garvies Point Waterfront Redevelopment Project

Dear Mr. Schwarz:

On behalf of RXR Glen Isle Partners LLC (RXRGIP), Roux Environmental Engineering and Geology, D.P.C. (Roux) is submitting this letter to respond to comments #15 through #17 presented in the Zarin & Steinmetz memorandum dated May 4, 2021 regarding the comments from the Glen Cove Planning Board and its consultants.

**Comment #15: Submit the complete SMP that was approved for the Konica site (not just the executive summary). Also submit the proposed Remedial Investigation Report and/or any other plans or materials indicating the ICs/ECs for the 1 Garvies Point Road site.**

The requested documents can be accessed at the following SharePoint link: <https://rouxinc-my.sharepoint.com/:f/p/rhenke/EkHNVzOGXK1GgO62ZBU6ywABjp9MoEVL4SNAfXsAY-vs-g?e=ut1X3X>

It should be noted that the Remedial Action Work Plan (RAWP) for the 1 Garvies Point Road site has not been prepared yet, and the RAWP is the document that would detail the proposed ICs/ECs. The RAWP will be developed with all data collected as part of the Remedial Investigation process. Based on the available data, it is anticipated that the 1 Garvies Point Road site will achieve a Track 4 cleanup through the NYSDEC's Brownfield Cleanup Program (BCP) and will be suitable for restricted residential development.

**Comment #16: The Planning Board will retain an environmental consultant to be funded from the Applicant's escrow, to review and advise the Board regarding the environmental information submitted with respect to 1 Garvies Point Road and Konica Minolta to confirm that both sites may be developed after their respective cleanups.**

Both the 1 Garvies Point Road site and the Konica Minolta site will be remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC). It should be noted that in both cases, the remedy will be part of the proposed redevelopment removal of contaminants occurring as part of construction and redevelopment with the proposed buildings, roadways, and walkways serving as cover systems to eliminate pathways to residual contaminants in accordance with applicable or relevant and appropriate requirements of the NYSDEC. For both sites, it is anticipated that each site will meet their remedial action objectives for their proposed use through their respective cleanups prior to occupancy rather than prior to development, as the remediation is anticipated to take place during redevelopment and construction activities. As stated prior, the remedy for both sites will be detailed in a NYSDEC-approved RAWP that will also contain best management procedures to monitor and control the redevelopment construction activities to ensure that the work is performed in a safe manner.

RXRGIP has no objections to having the Planning Board's consultants review and advise the Board; however, the Board should acknowledge that the appropriate sequencing should be that their consultant will review and comment on the proposed remedy and procedures as set forth in the RAWP.

**Comment #17: Please elaborate upon the ongoing remedial work being performed by others at Crown Dykman, and whether there are any implications for the proposed relocation of the Gravies Point workforce housing.**

In March 2021, the NYSDEC issued a request for public comment on an amended remedy being proposed by the NYSDEC in consultation with the New York State Department of Health (NYSDOH) to address contamination related to the Former Crown Dykman Dry Cleaners site located at 66 Herb Hill Road, Glen Cove, New York. The amended remedy proposed for the Crown Dykman site includes:


- Demolition of a portion of the site building and removal of a portion of the slab foundation;
- Excavation of contaminated soil to approximately 15 feet below surface grade in the southwestern portion of the property. Disposal of contaminated soil off-site at a permitted facility;
- In-situ (in-place) chemical oxidation treatment of chlorinated solvent contaminants in the Crown Dykman site's groundwater plume;
- Backfill with clean material that meets the established Soil Cleanup Objectives for use; and
- Development and implementation of a Site Management Plan (SMP) to monitor the effectiveness of the remedy.

The proposed remedial action has not commenced yet, and it is not expected that there will be any significant implications for the proposed relocation of the Garvies Point workforce housing. The amended remedy at the Crown Dykman site will ultimately remediate a State Superfund site that has been a long-standing issue in the Glen Cove community. During the remediation of the Crown Dykman site, the NYSDEC's contractor will be following procedures under a NYSDEC-developed remedial plan that includes best management practices to control hazards to the surrounding community including the implementation of a Community Air Monitoring Program (CAMP) to ensure that volatile organic compounds (VOCs) and dust originating from the remedial activities are controlled and are not above a level that would be harmful or a nuisance to the surrounding community.

Sincerely,

**ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.**

  
Rachel Henke  
Project Scientist

  
Frank Cherena, P.G.  
Principal Geologist

cc: John Swagerty, RXR Glen Isle Partners, LLC