

File

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • FAX: (518) 402-9577
Website: www.dec.state.ny.us



Erin M. Crotty
Commissioner

MEMORANDUM

TO: See Distribution List

FROM: Kelly A. Lewandowski, NYSDEC - DER Bureau of Technical Support *Kelly Lewandowski*

SUBJECT: Brownfield Cleanup Program Application
Coral Island Shopping Center, C243033

DATE: OCT 18 2004

The attached Brownfield Cleanup Program Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Brownfield Cleanup Program procedures. If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

The Time and Activity Code for the subject site is: N688 (On-Site); N689 (Off-Site)

Attachment(s)

Distribution

Original (with all attachments) to:

Dan Walsh, NYSDEC Region 2

Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

David Smith, NYSDEC DER - Remedial Bureau B

Denise D'Ambrosio, NYSDEC - DEE, Region 3

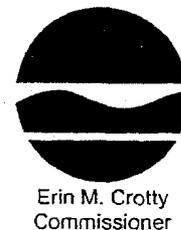
Anne Hohenstein, NYSOSC

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

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Website: www.dec.state.ny.us



OCT 15 2004

Stanley Werb
Manager
WWP Associates, LLC
8816 Six Forks Road - Suite 201
Raleigh, North Carolina 27615

Wendy A. Marsh, Esq.
Hancock & Estabrook, LLP
1500 Mony Tower 1
P.O. Box 4976
Syracuse, New York 13221-4976

Re: Brownfield Cleanup Application
Coral Island Shopping Center
BCP ID C243033

Dear Mr. Werb and Ms. Marsh:

The New York State Department of Environmental Conservation (Department) is in receipt of your application for participation in the Brownfield Cleanup Program (BCP) pursuant to ECL Section 27-1400 et seq. As you know, the BCP is a cooperative approach between the Department and lenders, developers, and current and prospective owners. The program fosters private-sector remediation of brownfields and reduces development pressures on "greenfields." We are pleased to advise you that your application has been determined to be complete.

Pursuant to ECL Section 27-1407(5), a thirty-day public comment period is to be commenced upon the Department's determination that an application is complete. During the comment period the Department will be evaluating the eligibility of the project and determine the status regarding this as soon as possible. The party seeking to participate in the BCP is required under the BCP to notify in writing the chief executive officer and zoning board of each county, city, town and village in which the proposed brownfield site is located, as well as residents of the site, the public water supplier which services the area, any person who has requested to be placed on the brownfield site contact list, and the administrator of any school or day care facility located adjacent to or near the site. Further, the Department will publish a similar notice in the Environmental Notice Bulletin.

In order to facilitate the notifications, the Department has prepared the enclosed Public Notice for you to utilize and the instructions for placing and mailing the notifications as well as the document repository location and contents. As the applicant you are responsible for making available a copy of the application and copies of all other related attached documents such as any assessment and investigation reports and/or investigation or remedial work plans. Also, you must use this Department-approved

Public Notice form and cannot provide any other or additional information when fulfilling your obligation to provide notice of the application and comment period. The enclosed form should be provided to a local newspaper servicing the area including the brownfield site for publication no later than October 20, 2004. Additionally, all of the above-mentioned mailings should be completed no later than October 19, 2004. To the extent that the mailings and publications are not completed in accordance with these time frames, the Department will extend the comment period for a period sufficient to comply with the required thirty-day notice requirement running from the latest of the mailings or publication.

A certificate of mailing, on the enclosed form, is required to be submitted within three days of the mailing. Further, the proof of publication provided by the newspaper must be submitted within three days of your receipt of such document. These documents should be submitted to the Department's project manager at:

New York State Department of Environmental Conservation
Region 2
47-40 21st Street
Long Island City, New York 11101
ATTN: Dan Walsh

The Department will make every effort to determine your eligibility and status under the BCP by December 4, 2004. We look forward to working cooperatively with you to address the environmental conditions at the brownfield site and to return this property back to productive use.

Sincerely,



Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosures

ec: w/enc.:
D. Walsh
G. Laccetti, NYSDOH
A. Quartararo
D. D'Ambrosio

Instructions to Applicant Regarding Placing and Mailing of Notification Regarding Completeness Determination

1) The enclosed notice must be provided, without modification, by the applicant to a local newspaper of general circulation servicing the area including the brownfield site for publication no later than the date specified in the cover letter. The notice must be located prominently in the community bulletin section or similar local section of the newspaper. The notice must be published in English and in any other language spoken by significant numbers of people within the community.

2) The enclosed notice must be mailed, without modification, by the applicant to the brownfield site contact list as identified in the applicant's application. The mailing must be performed by the date specified in the cover letter. No other materials can be mailed with this notice.

3) The applicant must complete and submit to the Department the attached certificate of mailing within the time frame specified in the cover letter.

4) The applicant must forward to the Department proof of publication by the newspaper of the newspaper notice within the time frame specified in the cover letter.

5) The applicant must make available a copy of the application and all other related documents (i.e., Phase Assessment Reports, Remedial Investigation Work Plans and Reports and Remedial Design Work Plans) at the document repository specified in the public notice.

Instructions to Newspapers Regarding Printing the Public Notice

The enclosed notice announces the receipt of an application by the New York State Department of Environmental Conservation to the Department's Brownfield Cleanup Program. Pursuant to ECL Section 27-1407(5), the notice must be located prominently in the community bulletin section or similar local section of the newspaper. The notice must be published in English and in any other language spoken by significant numbers of people within the community.

Instructions to Individuals Receiving the Public Notice

The enclosed notice announces the receipt of an application by the New York State Department of Environmental Conservation to the Department's Brownfield Cleanup Program (BCP). Pursuant to ECL Section 27-1407(5), upon the Department's determination that a BCP application is complete, the applicant must send notice of the application to individuals on a site contact list. Please read the enclosed notice for further information and instructions.

Brownfield Cleanup Program

Coral Island Shopping Center
City of New York, Richmond County
State of New York

NOTICE **Pursuant to ECL 27-1407 and 1417**

The New York State Department of Environmental Conservation (Department) administers the Brownfield Cleanup Program pursuant to ECL 27-1400 et seq. The Brownfield Cleanup Program is designed to encourage the remediation of contaminated properties known as brownfields for reuse and redevelopment. WWP Associates, LLC has submitted an application to participate in the Brownfield Cleanup Program. The application was determined to be complete by the Department on October 12, 2004. The property described in the application is located at 1650 Richmond Avenue, Staten Island, NY 10314. The application proposes that the applicant will conduct investigation and/or remedial activities at the site. The application proposes that the site will be used for commercial purposes.

The Department will receive public comments concerning the application for thirty days from October 20, 2004 through November 19, 2004. After review of the application and any public comments received, the Department will determine whether to accept the Applicant's request to participate in the Brownfield Cleanup Program. If the Department accepts the Applicant's request to participate, it will execute a Brownfield Cleanup Agreement (BCA) with the Applicant. By executing a BCA, the Applicant would commit to undertake certain remedial activities under the Department's oversight. A copy of the application as well as a copy of the Site Assessment and Site Investigation Reports are available in the document repository for this site located at the New York Public Library, 2550 Victory Boulevard, Staten Island, NY 10314.

The referenced documents are draft and have not been reviewed by the Department staff prior to their release for public comment. The Department, in conjunction with the New York State Department of Health will review these documents during the public comment period.

All citizens are encouraged to offer comments in writing to and refer questions to:

New York State Department of Environmental Conservation
Region 2
47-40 21st Street
Long Island City, New York 11101
ATTN: Dan Walsh

Coral Island Shopping Center
BCP ID C243033

CERTIFICATION OF MAILING

I certify that I mailed on _____ a copy of the attached
_____ by first class mail upon the person(s) on the attached
mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in
the Post Office box at _____ in the
City of _____, New York, which box is under the
exclusive care and custody of the United States Post Office Department:

Signature

Date



September 29, 2004

ESTABLISHED 1889

PAUL M. HANRAHAN
JOHN R. VARNEY
WALTER L. MEAGHER, JR.
DONALD A. DENTON
RAYMOND R. D'AGOSTINO
J. THOMAS BASSETT
RICHARD W. COOK
DAVID S. HOWE
DOREEN A. SIMMONS
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GERALD F. STACK
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LAUREL E. BAUM
LINDSEY HELMER HAZELTON
THANE JOYAL
ASHLEY D. HAYES
MAUREEN E. MANEY
MEGHAN M. MAHANEY
JAMES S. SKLODA
CHRISTOPHER G. TODD
TIMOTHY D. EVANS
TYLER G. BRASS
BRENT J. HORTON
JENNIFER M. RESCHKE

COUNSEL

W. CARROLL COYNE
STEWART F. HANCOCK, JR.
CHRISTOPHER R. PASTEL
NANCY M. BELKOWITZ

VIA FEDERAL EXPRESS

Chief, Site Control Section
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

RECEIVED

SEP 30 2004

BUREAU OF
TECHNICAL SUPPORT

**Re: Coral Island Shopping Center
Brownfield Cleanup Program Application**

Dear Chief:

Enclosed please find an original and four copies of a Brownfield Cleanup Program Application submitted on behalf of WWP Associates, LLC dated September 27, 2004. The Applicant is the operator and beneficial owner of the property located at 1650 Richmond Avenue, Staten Island, New York and is requesting entry into the Brownfield Cleanup Program as a Participant. Legal title to the property is in the name of Billingshurst Realty Corp., which is acting as the agent for WWP Associates, LLC.

Please let us know if you have any questions with regard to the application. We look forward to receiving the Notice of Complete Application at your earliest convenience.

Very truly yours,
HANCOCK & ESTABROOK, LLP



Wendy A. Marsh
wmarsh@hancocklaw.com

WAM/hgb
Enclosures

cc: Alali M. Tamuno, Esq. (w/ enclosure)
Vadim Brevdo, P.E. (w/ enclosure)
Daniel C. Walsh, Ph.D (w/ enclosure)
Michael Roux (w/ enclosure)
Nathan A. Epler, Ph.D (w/o enclosure)

H0384884.1

BROWNFIELD CLEANUP PROGRAM

CHECKLIST FOR APPLICATION COMPLETENESS REVIEW

APPLICANT: WWP associates, LLC

SITE NAME: Coral Island Shopping Center

Section: Applicant Information

- The form is completely filled out

Y N

Question number left blank: ~~2-mail address~~

same

Section: Current Owner/Operator Information

- The form is completely filled out

Y N

Question number left blank: _____

Section: Site Information

- The form is completely filled out

Y N

Question number left blank: _____

- The application includes a County tax map with identifier numbers, a USGS 7.5 minutes quad map, and a metes and bounds description of the site (if required).

Y N

Section: Applicant Eligibility Information

- The form is completely filled out

Y N

Question number left blank: _____

Section: Site Eligibility Information

- The form is completely filled out

Y N

Question number left blank: _____

Section: Project Description

- The application includes the purpose and scope for the project
- The application includes an estimated project schedule

Y N

Y N

Section: Site's Environmental History

- A Phase I report is included
- A list of previous owners and operators is attached

Y N

Y N

Section: Contact List Information

- A complete contact list, including the location of a document repository, is attached

Y N

Section: Contaminant Information

- The applicant has indicated known or suspected contaminants

Y N

Section: Land Use Factors

- The form is completely filled out

Y N

Question number left blank: _____

- Written answers to questions 13-15 are attached.

Y N

N

Question number not attached: _____

Statement of Certification

- The statement of certification is signed (one copy with original signature) and dated. The application must be signed by the applicant, not a representative (consultant, attorney, etc.)

Y N

Additional Comments:

Completed By: _____

Wayne Bayer

10/2/04



C 243033

ESTABLISHED 1889

September 29, 2004

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JOHN R. VARNEY
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VIA FEDERAL EXPRESS

Chief, Site Control Section
New York State Department of
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625 Broadway
Albany, New York 12233-7020

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HANCOCK & ESTABROOK, LLP



Wendy A. Marsh

wmarsh@hancocklaw.com

WAM/hgb
Enclosures

cc: Alali M. Tamuno, Esq. (w/ enclosure)
Vadim Brevdo, P.E. (w/ enclosure)
Daniel C. Walsh, Ph.D (w/ enclosure)
Michael Roux (w/ enclosure)
Nathan A. Epler, Ph.D (w/o enclosure)

H0384884.1

1500 MONY TOWER I, P.O. BOX 4976, SYRACUSE, NEW YORK 13221-4976
PHONE (315) 471-3151 • FAX (315) 471-3167
www.hancocklaw.com

RECEIVED

70

SEP 30 2004

Instructions to Applicant Regarding Placing and Mailing of Notification Regarding Completeness Determination

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Site Information

SITE NAME Coral Island Shopping Center

SITE ADDRESS 1650 Richmond Avenue

CITY/TOWN Staten Island, NY

ZIP CODE 10314

COUNTY Richmond

SITE SIZE (ACRES) 3.9 acres

LATITUDE 40 Degrees 36.458'

LONGITUDE 74 Degrees 9.785'

PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.

1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS?
IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE. YES NO
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) _____ YES NO
3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6).
IF YES, IDENTIFY AREA (NAME) _____ YES NO

Applicant Eligibility Information (Please refer to ECL § 27-1407)

1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE? YES NO
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE? YES NO
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27? YES NO
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP? YES NO
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM? YES NO
6. HAS THE APPLICANT BEEN CONVICTED OF A CRIMINAL OFFENSE THAT INVOLVES A VIOLENT FELONY, FRAUD, BRIBERY, PERJURY, THEFT, OR OFFENSE AGAINST PUBLIC ADMINISTRATION? YES NO
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT? YES NO
8. HAS THE APPLICANT, BASED ON THE PROVISIONS OF ECL ARTICLE 27-1407 (OR A SIMILAR PROVISION OF FEDERAL OR STATE LAW), COMMITTED AN ACT OR FAILED TO ACT, AND SUCH ACT OR FAILURE TO ACT COULD BE THE BASIS FOR DENIAL OF A BCP APPLICATION? YES NO

Site Eligibility Information (Please refer to ECL § 27-1405)

1. DOES THE SITE MEET THE DEFINITION OF A BROWNFIELD SITE (REAL PROPERTY, THE REDEVELOPMENT OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS WASTE, PETROLEUM, POLLUTANT, OR CONTAMINANT)? YES NO
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST? YES NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES?
IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____ YES NO
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY? YES NO
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17 TITLE 10? YES NO
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM? YES NO

Project Description

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:

- PURPOSE AND SCOPE OF THE PROJECT
- ESTIMATED PROJECT SCHEDULE

See attachment "B"

Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

- ENVIRONMENTAL DATA** (See attachment "C")
 A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.
 IF A FINAL INVESTIGATION REPORT IS INCLUDED, INDICATE WHETHER IT MEETS THE REQUIREMENTS OF ECL ARTICLE 27-1415(2):
 YES NO
- OWNERS** (See attachment "D")
 A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").
- OPERATORS** (See attachment "D")
 A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

Contact List Information

PLEASE ATTACH, AT A MINIMUM, THE NAMES AND ADDRESSES OF THE FOLLOWING: (See attachment "E")

- THE CHIEF EXECUTIVE OFFICER AND ZONING BOARD CHAIRPERSON OF EACH COUNTY, CITY, TOWN AND VILLAGE IN WHICH THE SITE IS LOCATED.
- RESIDENTS, OWNERS, AND OCCUPANTS OF THE SITE AND PROPERTIES ADJACENT TO THE SITE.
- LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.
- THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE SITE IS LOCATED.
- ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE SITE CONTACT LIST.
- THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.
- THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY)

Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	X	X			
Other VOCs		X			
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: Residential Commercial Industrial Other _____

Future Use: Residential Commercial Industrial Other _____

Please check the appropriate boxes and provide an explanation as an attachment if appropriate.

Yes No Unknown

1. Do current historical and/or recent development patterns support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Is the proposed use consistent with applicable brownfield opportunity area designations? (See GML 970-r)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any federal or State land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the site accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there floodplains proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there any institutional controls currently applicable to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. (See attachment "F")			
14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas. (See attachment "F")			
15. Describe on attachment the geography and geology of the site. (See attachment "F")			
(Note: the 16 th criteria relates to comments from the public, which would not be received at the time of application)			

Statement of Certification

(By applicant who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an applicant other than an individual)

I certify that I am Manager (title) of WWP Associates, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 9/27/04 Signature: [Signature] Print Name: Stanley Werb

SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

- Three (3) of the copies, one with original signatures, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

FOR DEPARTMENT USE ONLY

BCP SITE NO: _____ BCP SITE T&A CODE: _____ PROJECT MANAGER: _____

Attachment "A"

Current Operator Information

The following are the list of tenants at Coral Island Shopping Center:

Dunkin Donuts
Carvel Store
Blimpies
KSK Video
Tony's Pizzeria
Cel-Tel Wireless
J&J Page and General
Guyon Cleaners, Inc. d/b/a Charming Cleaners
Tic Tac, Inc.
Chinese Kitchen
Oriental Grocery
Sapporo Sushi
Coral Laundromat
Jimmy's Fine Jewelry
Empress Travel
Salon Sogno
Richmond Check Cashing
Miami Tan
CVS
Blockbuster Video
Rose Nails
Java Den
Dr. Maliha
State Farm Insurance
Curves
Edible Arrangements
The UPS Store

Attachment "B"

Project Description

WWP Associates, LLC is the beneficial owner of the property and operates the Site. Minor improvements to existing buildings will occur over the next ten years. A tenant that conducts dry cleaning operations exists onsite. Impacted soil and groundwater have been discovered during recent site investigations that make the property less marketable. The project involves completing the investigation and remediation of soil and groundwater impacts.

Estimated Project Schedule

The following schedule listing anticipated tasks is approximate and takes into account NYSDEC review of project plans, public comment periods, and the potential for multiple field mobilizations.

Project Phase	Approximate Time Frame
BCP Application	September 2004
Notification of Acceptance	November 2004
Signing of BCP Agreement	December 2004
Investigation Work Plan	Spring 2005
Investigation	Spring 2005 - Spring 2006
Remedy Selection	Summer 2006
Remedial Action	Starting Fall 2006

Attachment "C"

Environmental Data

- Hazardous Substances Survey and Report, MTS EnviroSurv (1994)
- Phase I Environmental Site Assessment Report, EBI Consulting (2004)
- Limited Subsurface Investigation Report, EBI Consulting (2004)
- Site Assessment Report, Roux Associates, Inc. (2004)

Attachment "D"

Ownership of the Site

1974 - present Billingham Realty Corp. (as agent for WWP Associates, LLC)
c/o WWP Associates, LLC
8816 Six Forks Road
Suite 201
Raleigh, NC 27615

Prior Operators of Dry Cleaning Space

1975 - 1986 Ilio-Umberto Cleaning & Tailoring, Inc.
1650 Richmond Avenue
Staten Island, NY 10314

1986 - ? DFG Dry Cleaning Corp. d/b/a Coral Lanes Cleaners
1650 Richmond Avenue
Staten Island, NY 10314

? - 1993 Chim Bok Chung d/b/a Charming French Cleaners
1650 Richmond Avenue
Staten Island, NY 10314

1993 - present Guyon Cleaners, Inc. d/b/a Charming Cleaners
1650 Richmond Avenue
Staten Island, NY 10314

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Attachment "E"

Contact List Information

1. Borough of Staten Island

Staten Island Borough President:
James P. Molinaro
Office of Borough President
Borough Hall
10 Richmond Terrace
Staten Island, NY 10301

Director, Staten Island Department of City Planning:
Leonard Garcia-Duran
130 Stuyvesant Place, 6th Floor
Staten Island, NY 10301

Dana Magee, Chair
Kathy Dodd, District Manager
Community Board 2
460 Brielle Avenue
Staten Island, NY 10314

2. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site

a. Occupants of the Site

Dunkin Donuts
1650 Richmond Avenue
Staten Island, NY 10314

Carvel Store
1650 Richmond Avenue
Staten Island, NY 10314

Blimpies
1650 Richmond Avenue
Staten Island, NY 10314

KSK Video
1650 Richmond Avenue
Staten Island, NY 10314

Tony's Pizzeria
1650 Richmond Avenue
Staten Island, NY 10314

Cel-Tel Wireless
1650 Richmond Avenue
Staten Island, NY 10314

J&J Page and General
1650 Richmond Avenue
Staten Island, NY 10314

Charming Cleaners
1650 Richmond Avenue
Staten Island, NY 10314

Tic Tac, Inc.
1650 Richmond Avenue
Staten Island, NY 10314

Chinese Kitchen
1650 Richmond Avenue
Staten Island, NY 10314

Oriental Grocery
1650 Richmond Avenue
Staten Island, NY 10314

Sapporo Sushi
1650 Richmond Avenue
Staten Island, NY 10314

Coral Laundromat
1650 Richmond Avenue
Staten Island, NY 10314

Jimmy's Fine Jewelry
1650 Richmond Avenue
Staten Island, NY 10314

Empress Travel
1652 Richmond Avenue
Staten Island, NY 10314

Salon Sogno
1652 Richmond Avenue
Staten Island, NY 10314

Richmond Check Cashing
1652 Richmond Avenue
Staten Island, NY 10314

Miami Tan
1652 Richmond Avenue
Store B-7
Staten Island, NY 10314

CVS
1 CVS Drive
Woonsocket, RI 02895

Blockbuster Video
3000 Rebud Boulevard
McKinney, TX 75069

Rose Nails
3135 Victory Blvd.
Staten Island, NY 10314

Java Den
3135 Victor Boulevard #D3
Staten Island, NY 10314

Dr. Maliha
3135 Victory Blvd. #D4
Staten Island, NY 10314

State Farm Insurance
3135 Victory Boulevard
Staten Island, NY 10314

Curves
3135 Victory Boulevard #D-06
Staten Island, NY 10314

Edible Arrangements
1652 Richmond Avenue
Staten Island, NY 10314

The UPS Store
1652 Richmond Avenue
Staten Island, NY 10314

b. Owners of the Properties Adjacent to the Site

Section: 2160
Block: 18
Owner: Papp Building and Realty (of 3139 Victory Boulevard)
Owner Address: 120 Grymes Hill Road
Staten Island, NY 10301

Occupant
3139 Victory Boulevard
Staten Island, NY 10314

Section: 2160
Block: 99
Owner: Nikola Kvasic
Address: 41 Sommer Avenue
Staten Island, NY 10314

Section: 2160
Block: 100
Owner: Dae Duk Sung
Address: 45 Sommer Avenue
Staten Island, NY 10314

Section: 2160
Block: 101
Owner: J. Lichota
Address: 49 Sommer Avenue
Staten Island, NY 10314

Section: 2160
Block: 103
Owner: A. Sessa
Address: 53 Sommer Avenue
Staten Island, NY 10314

Section: 2160
Block: 105
Owner: Michael Ferraro
Address: 57 Sommer Avenue
Staten Island, NY 10314

Section: 2160
Block: 107
Owner: Valerie Chilli
Address: 61 Sommer Avenue
Staten Island, NY 10314

Section: 2160
Block: 109
Owner: Marie Rose & Mary Ann Azzarello
Address: 65 Sommer Avenue
Staten Island, NY 10314-3313

Section: 2160
Block: 1
Owner: Exxon Mobil Oil Corporation
Owner Address: P.O. Box 53
Houston, TX 77001-0053

Occupant
1680 Richmond Avenue
Staten Island, NY 10314

Section: 2236
Block: 133
Owner: Joseph Palermo III
Owner Address: 4740 Glenn Pine Lane
Boynton Beach, FL 33436-6154

McDonalds
1660 Richmond Avenue
Staten Island, NY 10314

Section: 2160
Block: 7
Owner: Dorios
Owner Address: 3115 Victory Boulevard
Staten Island, NY 10314-6719

Section: 2236
Block: 79
Owner: Church of Our Lady of Pity
Address: 1634 Richmond Avenue
Staten Island, NY 10314

Section: 2236
Block: 1
Owner: Catholic H.S. Association
Address: 100 Merrill Avenue
Staten Island, NY 10314

Section: 2159
Block: 10
Owner: Victory Auto Spa
Address: 3118 Clifton St.
Staten Island, NY 10314

Section: 2159
Block: 13
Owner: C&A Realty Holding, LLC
Address: 3130 Clifton St.
Staten Island, NY 10314

Section: 2159
Block: 15
Owner: Victory Auto Ltd.
Address: 3118 Victory Blvd.
Staten Island, NY 10314

3. Local News Media from which the Community Typically Obtains Information

Local Newspaper - Staten Island Advance

Regional Newspaper - New York Post, Daily News

Television Stations - Channel 76

4. Public Water Supplier

New York City Department of Environmental Protection Bureau of Water and Sewer Operations (BWSO)

5. Persons Requesting to be on Contact List

No persons have requested to be on the contact list.

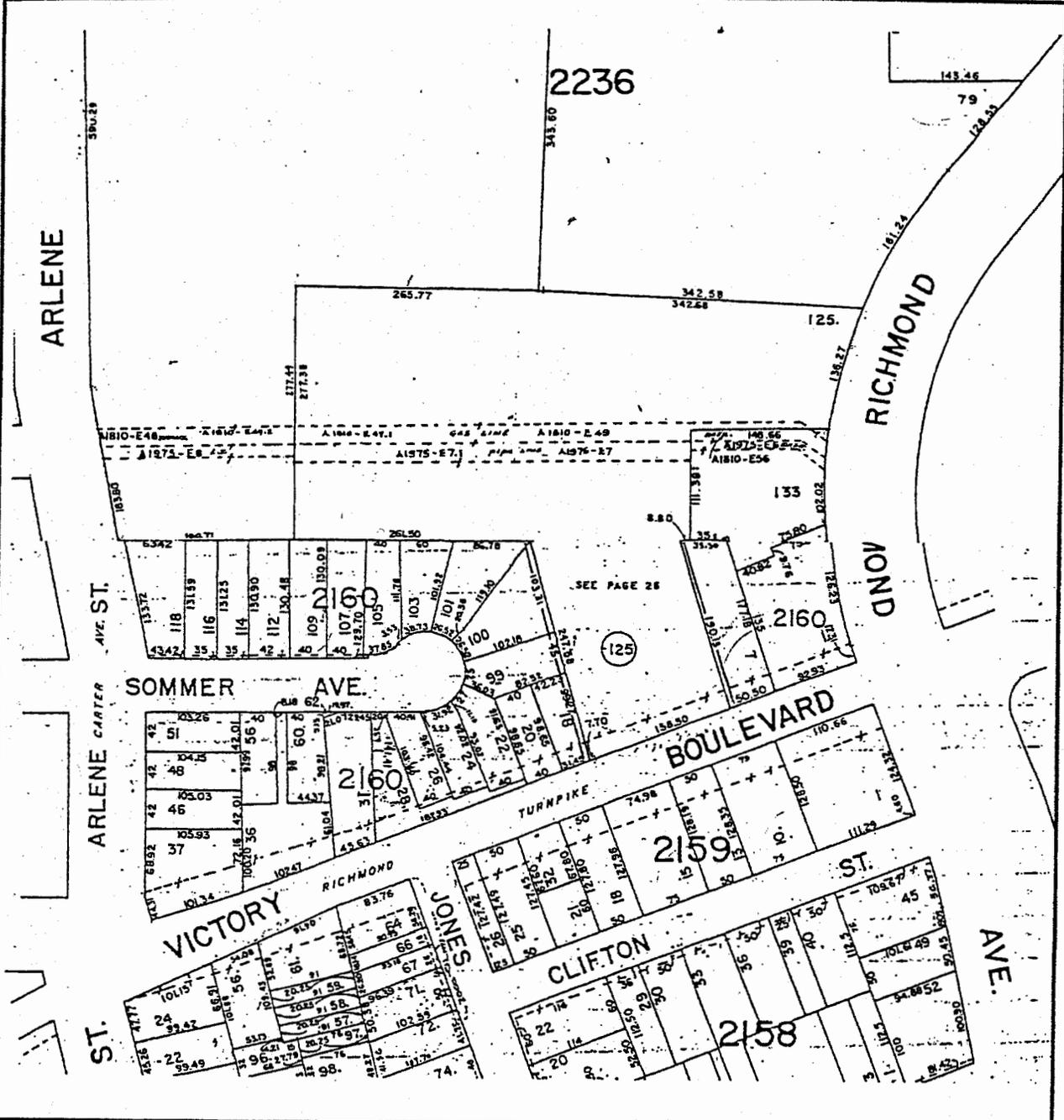
6. School/Day Care Administrators Near the Site

Douglas McManus, Principal
Moore Catholic High School
100 Merrill Avenue
Staten Island, NY 10314

Bonnie Ferretti, Principal
PS 60 Alice Austin School
55 Merrill Avenue
Staten Island, NY 10314

7. Document Repository

New York Public Library
2550 Victory Boulevard
Staten Island, NY 10314



N:\PROJECTS\HEK1226\HEK011020\HEK0110202.CDR

Title:		SITE TAX MAP (2236-125)	
		CORAL ISLAND SHOPPING CENTER STATEN ISLAND, NEW YORK	
Prepared for:		HANCOCK AND ESTABROOK LLP	
ROUX	Compiled by: M.R.	Date: 31AUG04	FIGURE 3
ROUX ASSOCIATES, INC.	Prepared by: G.M.	Scale: AS SHOWN	
Environmental Consulting & Management	Project Mgr.: M.R.	Office: NY	
	File No.: HEK0110203.CDR	Project No.: 122601Y	

Attachment "F"

Land Use Factors

Surrounding Land Use

Surrounding land use is shown on the attached Site Area Map. Immediately north of the Site is Our Lady of Pity Church. The Moore Catholic High School is located to the northwest and the school's football field is to the west. A McDonald's restaurant located to the southeast has an access driveway from the Coral Island Shopping Center parking lot. Richmond Avenue is located to the east and residential houses and Victory Boulevard are located to the south. Victory Boulevard and Richmond Avenue are commercial corridors with mixed residential and commercial use including auto repair, gasoline station, and car wash facilities. There is no agricultural or recreational land use in the vicinity of the Site.

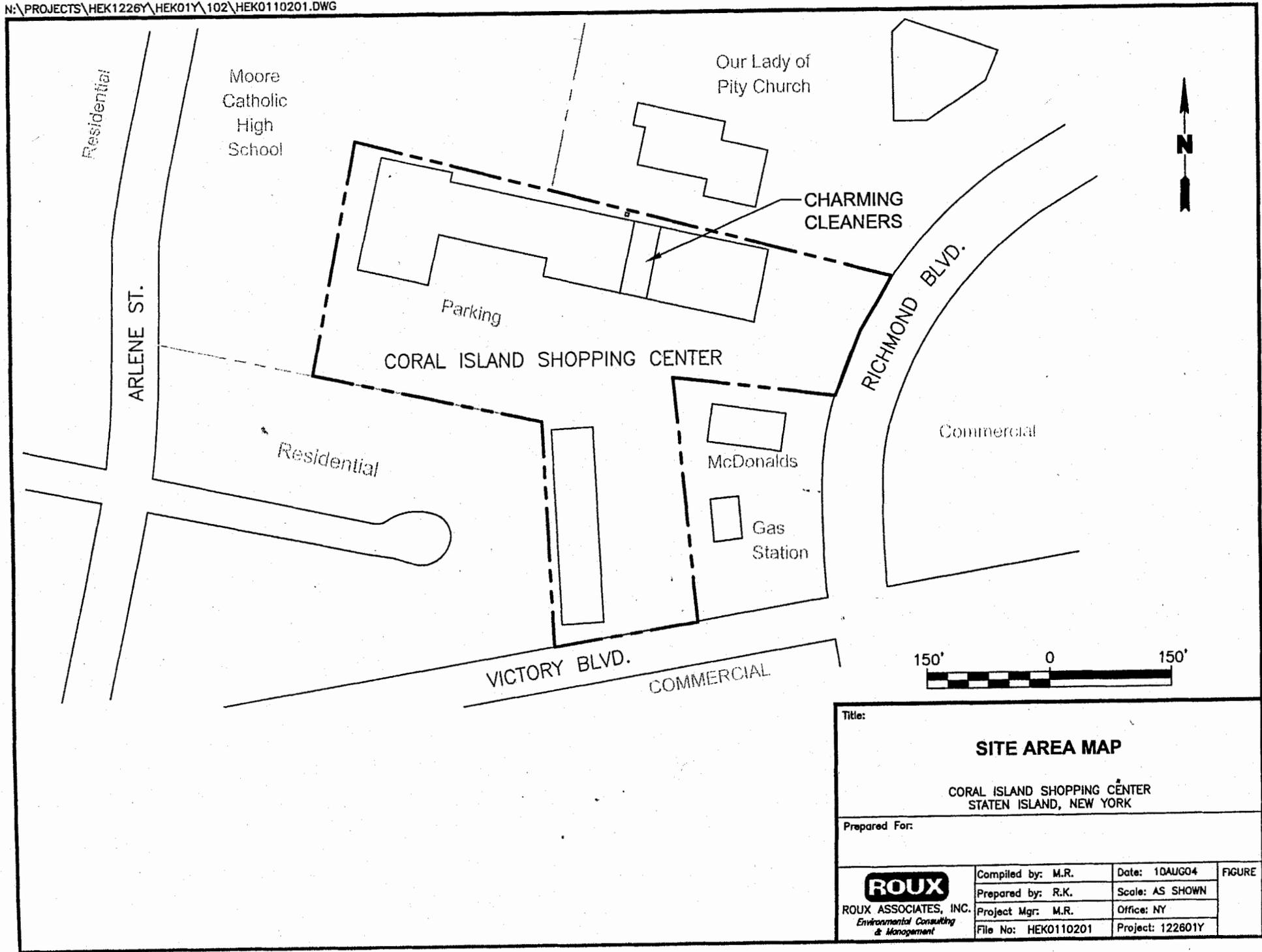
Impact of Groundwater Contamination

The attached technical reports document the existence of groundwater contamination at the Site. Existing hydrogeologic data indicate that contaminants in groundwater show limited migration along the Site's property line to the west/northwest. There are no public water supply wells in the surrounding area. Although it has not been conclusively verified, it is also unlikely that there are any private wells near the Site.

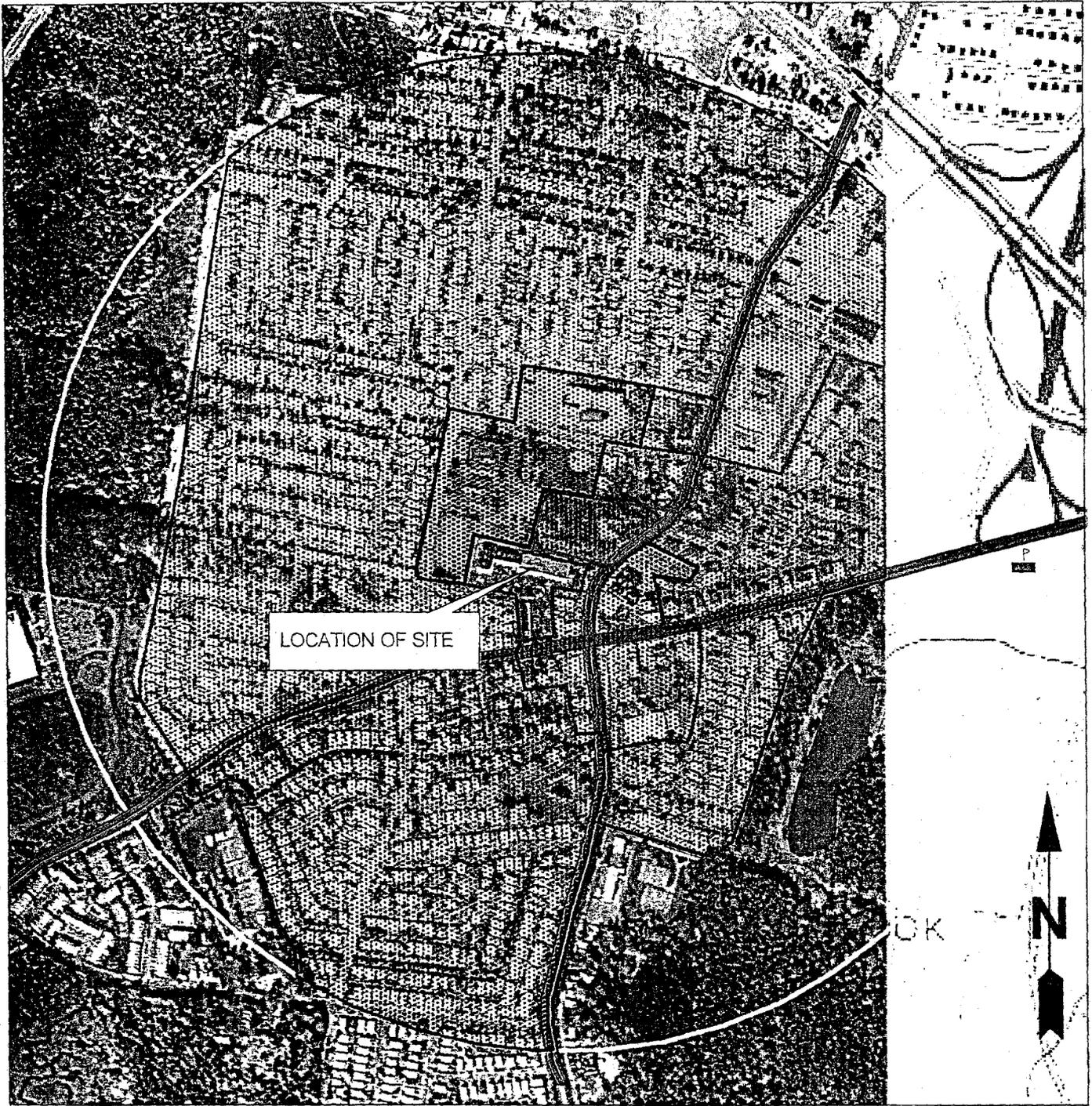
Geographic and Geologic Setting

The Site is located on the northwest corner of Staten Island. The Site is located approximately 0.5 miles south of the Staten Island Expressway and approximately 2 miles from the Goethals Bridge.

According to the Surficial Geologic Map of New York, Lower Hudson Sheet, the surficial geology at the Site is poorly sorted till consisting of clay or silty clay. Surficial deposits are located above bedrock that includes arkose, mudstone, and conglomerate of the Stockton Formation.



Title:			
SITE AREA MAP			
CORAL ISLAND SHOPPING CENTER STATEN ISLAND, NEW YORK			
Prepared For:			
ROUX ROUX ASSOCIATES, INC. <i>Environmental Consulting & Management</i>	Compiled by: M.R.	Date: 10AUG04	FIGURE
	Prepared by: R.K.	Scale: AS SHOWN	
	Project Mgr: M.R.	Office: NY	
	File No: HEK0110201	Project: 122601Y	



EXPLANATION

-  PRIMARILY RESIDENTIAL
-  PRIMARILY COMMERCIAL AND MIXED USE
-  OUR LADY OF MERCY CHURCH PROPERTY
-  SCHOOL PROPERTY
-  MAIN ROAD
-  SURFACE WATER
-  SCHOOL

LAND USE WITHIN
ONE-HALF MILE RADIUS
OF SITE

CORAL ISLAND SHOPPING CENTER

Prepared For:

WWP ASSOCIATES, LLC

 POUX ASSOCIATES INC. Environmental Consulting & Management	Compiled by: NE	Date: 9/23/04	FIGURE
	Prepared by: NE	Scale: 1" = 750'	
	Project Mgr: MP	Office: NY	
	File No: LAND USE WOR	Project: 122601Y	