

Appendix 4:

Correspondence¹

¹ This entire appendix is new to the FEIS.



DANA T. MAGEE
CHAIR

DEBRA A. DERRICO
DISTRICT MANAGER

THE CITY OF NEW YORK
Community Board 2
BOROUGH OF STATEN ISLAND

460 BRIELLE AVENUE
STATEN ISLAND, NEW YORK 10314
718-317-3235
FAX: 718-317-3251

April 22, 2015

Ms. Yvette Gruel
City Planning Commission
Calendar Information Office, Room 2E
22 Reade Street
New York, New York 10007

**Re: N 150271 ZAR, N 150272 ZAR, N 150273 ZAR
Block 2400; Lots 7, 118, 210, 220, 500
2655 Richmond Avenue, Staten Island Mall**

Dear Ms. Gruel:

At the regular monthly meeting of the full board held on Tuesday, April 21, 2015, Community Board 2 had reviewed applications N 150271 ZAR, N 150272 ZAR, and N 150273 ZAR submitted by Jesse Masyr, Esq. on behalf of GGP, Staten Island Mall, LLC who is applying to the City Planning Commission for the following Land Use actions:

An authorization pursuant to Zoning Resolution (ZR) Section 36-023 of the ZR for a group parking facility that is accessory to an enlargement of the Mall to assure that the layout of the parking spaces is arranged and located in relation to the uses on the site so as to provide adequate ingress, egress and circulation with respect to the abutting streets;

An authorization pursuant to Zoning Resolution Section 36-023 and to permit a reduction of the parking requirements of ZR Section 36-21 by approximately 48 percent, reducing the number of required accessory parking spaces on the zoning lot from 10,438 to 5,477;

An authorization pursuant to Zoning Resolution Section 36-023 to permit modification and waiver of the maneuverability and landscaping provisions of ZR Sections 36-58 and 37-90 to allow for the provision of landscaping to the maximum extent practicable;

A certification pursuant to ZR Section 36-592 that cross access connections have been provided on the zoning lot pursuant to the regulations of ZR Section 36-59 (for connections to adjacent Tax Lots 6, 15, 103, and 300 on Tax Block 2400; and adjacent former Tax Lots 1, 502, 503, on Tax Block 2401; and

Upon review, the Board voted in favor of a resolution to recommend approval of the actions by the City Planning Commission, by a vote of: 25-In Favor; 11-Opposed; 0-Abstentions; 0-Not Entitled.

Thank you for taking the Community Board's recommendation under consideration prior to voting.

Sincerely,

Dana T. Magee
Chair

Debra A. Derrico
District Manager



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ETHAN GOODMAN
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June 12, 2015

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street
New York, NY 10007

**Re: Staten Island Mall Enlargement, 2655 Richmond Avenue
#N150271ZAR, #N150272ZAR, #N150273ZAR**

Dear Chairman Weisbrod:

We represent GGP Staten Island Mall, LLC in their applications to the City Planning Commission for the enlargement of the Staten Island Mall. I am writing to respond to a number of questions raised by the City Planning Commission at the May 6, 2015 Draft Environmental Impact Statement public hearing and at review sessions leading up to the hearing:

Can a shared bike lane or dedicated bike path be provided from Richmond Avenue connecting Freshkills Park to the proposed mall addition and plaza?

Yes. The pedestrian paths leading from Richmond Avenue (across from the planned Freshkills Park, immediately north and south of the main vehicular driveway entrance) to the Mall's ring road will be designed as a shared pedestrian-bike path so cyclists will be able to enter the property separate from motor vehicles. Once cyclists reach the ring road, that road will serve as a Class III bike lane painted with "sharrows" that will be shared with motorists.

Would the sidewalks be wide enough to support handicapped individuals?

Yes. Project sidewalks have been designed with minimum 6' clearances and curb cuts will be included in the vicinity of all project entrances and crosswalks to ensure ADA accessibility. Furthermore, handicapped spaces will also be provided in close proximity to project entrances in conformance with ADA regulations.

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Fox Rothschild LLP
ATTORNEYS AT LAW

Will bus shelters on the property be upgraded and will additional shelters be provided?

There are currently seven bus stops in or around the Staten Island Mall property. Three of those stops are located on Mall property, one stop is located on Sears property, and three stops are located on public streets surrounding the Mall (one on Platinum Ave and two on Marsh Ave). Four of these seven stops currently have bus shelters and three do not. Of the three that do not have shelters, two are located on Mall property.

GGP continues to work with the MTA to develop a plan to build additional shelters at stops that do not have shelters, and potentially to upgrade existing shelters, however such construction or reconstruction would likely be conducted by the MTA's bus stop franchisee rather than by GGP. Nonetheless, the applicant appreciates the CPC's concern for protecting mall patrons who use the bus and will continue to work diligently with the MTA to develop a bus shelter solution that works for all parties involved.

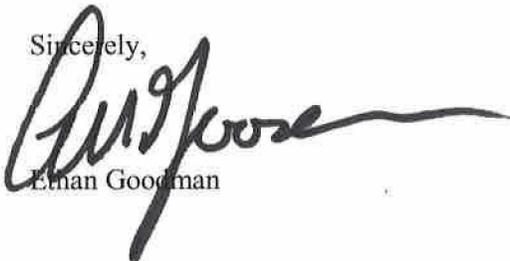
Will electric car charging stations would be included in the parking structure?

At 11 of their properties on the west coast and in the central US, GGP includes electric car charging stations via an agreement with Volta Charging. GGP is currently developing their strategy for including charging stations in their east coast properties and the Staten Island Mall is being considered for such stations. While no final decisions have yet been made, the development of the garage at the Staten Island Mall will not foreclose the possibility of including electric car charging stations at some point in the future, should such stations prove viable.

While the Sears lot is not included in the application, will anything being proposed preclude the potential to expand the current loop road through the Sears lot to reduce traffic on Platinum Road?

While the design and layout of the Sears property is outside the purview of this application, the Mall enlargement site plan does not preclude the expansion of the loop road through the Sears property by Sears at some point in the future. Please note that neither GGP nor any co-applicant for the current application has control over the Sears parcel and cannot commit to any future design or layout of that parcel.

Sincerely,



Ethan Goodman

Cc: Douglas Adams, General Growth Properties



February 25, 2015

Mr. Ernest Athanailos, P.E.
Director of Signals and ITS Engineering
34-02 Queens Boulevard
Long Island City, New York 11101

Re: Staten Island Mall Enlargement
2655 Richmond Avenue
Block 2400, Lots 7, 118, 180, 210, 220 and 500
Project ID #P2013R0421

Dear Mr. Athanailos:

This Letter of Commitment is to confirm our responsibilities related to the above development regarding the installation of the proposed traffic signals at the following location:

Intersection of Marsh Avenue and Staten Island Mall East Driveway

It is understood that if the traffic signals are warranted and approved by the New York City Department of Transportation (NYCDOT), GGP Staten Island Mall, LLC will engage a design consultant that will submit the necessary signal designs and timing plans and will work closely with the Signals Division at the NYCDOT (unless the City elects to provide the signal designs). All expenses related to the design, installation of the traffic signal(s), proposed geometric modifications, traffic signs and pavement markings removals/installations will be funded by GGP Staten Island Mall, LLC. All signal work will be done by an approved electrical contractor and under the supervision of NYCDOT Electrical Inspection. We will notify Mr. Peter D'Amico at 718-786-2788 from the Electrical Inspection Division prior to starting any work at the location(s).

Our office will also contact Mr. Michael LeFosse at 718-786-2236 from the Design Division regarding the approval of the signal designs and the coordination of this work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas T. Adams', written over a large, stylized scribble.

Douglas T. Adams
Senior Director

cc: Alan Borock, P.E.
Peter D'Amico
Michael LeFosse
Melita James



May 15, 2015

Mr. Ernest Athanailos, P.E.
Director of Signals and ITS Engineering
34-02 Queens Boulevard
Long Island City, New York 11101

Re: Staten Island Mall Signal Mitigation

Dear Mr. Athanailos:

This letter of commitment is to confirm our responsibilities related to the above development regarding the installation of a left turn phase at the following location:

* Platinum Avenue at Staten Island Mall Drive

It is understood that if based upon the results of the traffic monitoring program (TMP) to be reviewed and approved by the New York City Department of Transportation (NYCDOT) and completed by GGP-Staten Island, LLC ("GGP"), the installation of traffic signal(s) are still warranted and approved by NYCDOT at one or more of the aforementioned intersections, GGP will engage a design consultant that will submit the necessary signal designs and timing plans for the traffic signal(s) and will work closely with the Signals Division at the NYCDOT (unless the City elects to provide the signal designs). All expenses related to the design, modification of the traffic signal(s), proposed geometric modifications, traffic signs and pavement markings removal/installations will be funded by GGP. All signal work will be done by an approved electrical contractor and under the supervision of NYCDOT Electrical Inspection. We will notify Peter D'Amico at 718-786-2788 from the Electrical Inspection Division prior to starting any work at the location(s).

Our office will also contact Mr. Michael LeFosse at 718-786-2236 from the Design Division regarding the approval of the signal designs and the coordination of this work.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Douglas T. Adams', is written over the typed name.

Douglas T. Adams
Senior Director

cc: Alan Borock, P.E.
Peter D'Amico
Michael LeFosse
Melita James