# **NEW BRIGHTON** COMFORT STATION

## Final Environmental Impact Statement

**CEQR No.:** 14DPR005K


**Lead Agency**
New York City Department of Parks and Recreation

**Lead Agency Contact**
Alyssa Cobb Konon

**Project Applicant**
New York City Department of Parks and Recreation

**Prepared By**
AKRF, Inc.



April 2015

# New Brighton Comfort Station
# FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

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|---|---|
| **Project Location:** | Brooklyn, New York<br>New Brighton, Brighton Beach<br>Community District 13 |
| **CEQR No.** | 14DPR005K |
| **Type of Action:** | Type II |
| **ULURP No.** | n/a |
| **Lead Agency:** | New York City Department of Parks and Recreation |
| **Lead Agency Contact:** | Alyssa Cobb Konon<br>Assistant Commissioner for Planning and Parklands<br>New York City Department of Parks and Recreation<br>The Arsenal, Central Park<br>830 Fifth Avenue, Room 403<br>New York, NY 10065<br>212-360-3402 |
| **Project Applicant:** | New York City Department of Parks and Recreation |
| **Prepared by:** | AKRF, Inc.<br>440 Park Avenue South<br>New York, NY 10016 |
| **Acceptance Date:** | April 2015 |

The FEIS is available on the website of the New York City Department of Parks and Recreation: http://nyc.gov/parks/new-brighton-comfort-station

A public hearing on the Draft Environmental Impact Statement (DEIS) was held on March 20, 2014 between 6 PM and 9 PM at the Shorefront YM-YWHA of Brighton-Manhattan Beach at 3300 Coney Island Avenue in Brooklyn. Written comments on the DEIS were accepted through May 4, 2014.

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# Foreword*

## INTRODUCTION

This Final Environmental Impact Statement (FEIS) for the proposed New Brighton Comfort Station project reflects changes to the proposed project and background conditions, and responds to all substantive comments made on the Draft Environmental Impact Statement (DEIS), which was prepared as directed by a New York State Supreme Court Justice sitting in Kings County in an order filed on August 27, 2013. Unless otherwise specified, revisions in this FEIS are indicated by ~~strikethroughs~~ and double underlines.

As detailed in Chapter 1, "Project Description," adequate toilet and handwashing facilities are required to be provided at public bathing beaches by the New York State Public Health Law and by the Rules of the City of New York. In October 2012, Superstorm Sandy damaged many of the New York City Department of Parks and Recreation (NYCDPR) beaches and facilities, including the previously-existing New Brighton comfort station, which was damaged beyond repair and subsequently demolished. This comfort station consisted of an at-grade facility on a 5,000 square-foot solid slab foundation set on sand; it provided restroom facilities to support the eastern portion of the Coney Island-Brighton Beach Boardwalk and Beach.

The purpose of a replacement comfort station is to restore access to toilet and hand washing facilities to this portion of the Beach and Boardwalk consistent with the New York State Public Health Law governing bathing beaches, in a more resilient facility with reduced risk of future flood damage.

Because of concerns raised by the public related to the height and location of the comfort station, the DEIS analyzed replacement of the comfort station with a new modular structure located generally within the footprint of the previously-existing comfort station, as well as a series of eight additional alternatives. The DEIS analyses determined that, with the exception of the No Action alternatives, all of the alternatives would satisfy project objectives and none would result in significant adverse impacts to the environment.

## PREFERRED ALTERNATIVE

Based on input received from the public, the technical analyses in the DEIS, and NYCDPR's consideration of operational, access, and land use planning factors, Location Alternative 1B has been identified as the preferred alternative. This alternative would provide for the construction of a replacement comfort station at the boardwalk level elevation, located approximately 350 feet west of the previously existing comfort station footprint, slightly to the west of Coney Island Avenue, on the beach in front of the Shorefront YM-YWHA Jewish Community Center of Brighton Beach.

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* This Foreword is new to the FEIS.

The proposed reduction in elevation to the boardwalk level would reduce the visual prominence of the structure while still maintaining sufficient elevation to satisfy current building codes and floodplain regulations, and provide an additional degree of freeboard above the existing code requirements as a supplemental resiliency measure. In addition, Coney Island Avenue serves as a primary access route to the beach and boardwalk, particularly for visitors that use public bus and subway stops on Brighton Beach Avenue (e.g., B 68 and B1 busses, B/Q subway.) The proposed Coney Island Avenue location would provide for visitor restroom facilities at a more central and convenient location, near a beach entrance. With the reduced elevation, no stairs or ramps would be required and direct access from the boardwalk would be available. NYCDPR has also determined that it would be generally preferable from a planning and design perspective for the comfort station to be located near other institutional, public or community facility uses, consistent with the general pattern for comfort stations along the remainder of the beach.

As described in the FEIS, neither the project as analyzed in the DEIS nor the preferred alternative would result in any significant adverse impacts to the environment.

This FEIS includes a new chapter—Chapter 10a, "Preferred Alternative"—that expands upon the discussion of Location Alternative 1B previously provided in the DEIS.

## BACKGROUND CONDITIONS

Since the completion of the DEIS, there have been changes to some of the background conditions assumed and described in the DEIS. Relevant changes include the following:

- The DEIS analyses relied on the 2012 version of the *CEQR Technical Manual*. Since that time, a new version of the Manual was released by the Mayor's Office of Environmental Coordination (MOEC) in March 2014. The FEIS has been updated to reflect this change. The updated *CEQR Technical Manual* does not materially affect any of the analyses undertaken for the DEIS and does not change any of the DEIS conclusions.
- The DEIS assumed that the replacement comfort station would be built and operational by 2014. As noted above, NYCDPR has since identified Location Alternative 1B as the preferred alternative. As described in Chapter 10a, "Preferred Alternative," of the FEIS, it is expected that the preferred alternative replacement comfort station would be built and operational by the 2017 beach season. Chapter 10a assesses the potential for this updated build year projection to result in significant adverse impacts and concludes that no such impacts are expected to occur.
- The DEIS referenced the preliminary Flood Insurance Rate Maps (FIRM) that were released in 2013 by the U.S. Federal Emergency Management Agency (FEMA). Since that time, FEMA released revised preliminary FIRMs in January 2015, which have since been adopted by the New York City Building Code. The revised preliminary FIRMs address areas in the vicinity of the VE/AE Zone break where building footprints supplied by the New York City Department of Information Technology and Telecommunications, GIS Division prompted a more detailed, site specific analysis than was performed in the original preliminary study. In certain locations, the enhanced analysis resulted in a shift in the VE/AE Zone break. In certain locations, the revised preliminary FIRMs also show other flood hazard changes resulting from data provided to FEMA on the preliminary mapping from communities and the public. The revised preliminary FIRMs do not change the classification of any of the areas analyzed in the DEIS, do not materially affect any of the analyses undertaken for the DEIS, and do not change any of the DEIS conclusions.

- Various chapters in the DEIS accounted for the development of a new mixed-use building at 50 Oceana Drive West. The FEIS has been updated to note that this background development project was completed in 2014.
- Various chapters in the DEIS accounted for the reconstruction of the boardwalk between Brighton 15th Street and Coney Island Avenue. The FEIS has been updated to note that this background development project commenced construction in 2014 and is expected to be completed in 2016.

## PUBLIC REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

The DEIS was certified as complete by NYCDPR, as lead agency under City Environmental Quality Review (CEQR), and issued for public review and comment on March 3, 2014. A public hearing on the DEIS was held on March 20, 2014 at the Shorefront YM-YWHA of Brighton-Manhattan Beach, located at 3300 Coney Island Avenue in Brooklyn, New York. Oral and written comments were accepted at that hearing and throughout the public comment period, which was held open until 5:00 PM on Monday, May 4, 2014. The FEIS summarizes the comments made during the public review period and provides responses in a new chapter, Chapter 15, “Response to Comments.”

## A. INTRODUCTION

Adequate toilet and handwashing facilities are required to be provided at public bathing beaches by the New York State Public Health Law and by the Rules of the City of New York. In October 2012, Superstorm Sandy damaged many of the New York City Department of Parks and Recreation (NYCDPR) beaches and facilities, including the previously-existing New Brighton comfort station, which was damaged beyond repair and subsequently demolished. This comfort station consisted of an at-grade facility on a 5,000 square-foot solid slab foundation set on sand; it provided restroom facilities to support the eastern portion of the Coney Island-Brighton Beach Boardwalk and Beach.

For those comfort and lifeguard stations that were damaged beyond repair, which included the New Brighton comfort station, NYCDPR made plans to replace them with modular structures. NYCDPR received permits for its proposed work efforts at Coney Island Beach and Boardwalk (which includes Brighton Beach), and commenced construction of a replacement comfort station on the site of the previously-existing comfort station in April 2013. In August 2013, preparation of an Environmental Impact Statement (EIS) for the New Brighton Comfort Station was directed by a New York State Supreme Court Justice sitting in Kings County.[2]

The EIS has been prepared in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. The EIS follows the guidance of the 2014 *CEQR Technical Manual* and is being conducted in accordance with the more rigorous procedural requirements for an action designated as a Type I action pursuant to 6 NYCRR 617. The EIS has been prepared in conformance with the Final Scope of Work dated February 26, 2014.

The Draft EIS analyzed a proposed project that was to consist of the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk, approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn (see **Figure S-1**). The proposed project was to be constructed predominantly within the footprint of a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished; portions of the stairs leading to the modular units would extend outside the previous footprint. In addition, because of concerns raised by the public related to the height and location of the comfort station, the DEIS analyzed a series of eight additional

[1] Because this Executive Summary includes substantial edits (including reorganization and additional text), for ease of reading, changes since publication of the DEIS are not indicated with double underlines and strikethroughs.

[2] *Oceana Homeowners Association v. City of New York*, Ind. No. 6232-2013 (Sup. Ct. Kings County).

2.28.14

*Proposed Comfort Station (Including Ramps and Stairs)*

*Previously Existing Comfort Station Footprint*

0 500 FEET

**SCALE**

**NEW BRIGHTON** COMFORT STATION

Project Location
Figure S-1

alternatives (two No Action alternatives, two Elevation Alternatives, and two Location Alternatives with two elevation variations). The DEIS analyses determined that, with the exception of the No Action alternatives, all of the alternatives would satisfy project objectives and none would result in significant adverse impacts to the environment.

Based on input received from the public, the technical analyses in the DEIS, and NYCDPR's consideration of operational, access, and land use planning factors, one of the alternatives considered in the DEIS—Location Alternative 1B—has been identified as its preferred alternative. This alternative, described in more detail in Section E, below, would provide for the construction of a replacement comfort station at the boardwalk level elevation, located approximately 350 feet west of the previously existing comfort station footprint, slightly to the west of Coney Island Avenue, on the beach in front of the Shorefront YM-YWHA Jewish Community Center of Brighton Beach.

The proposed reduction in elevation to the boardwalk level would reduce the visual prominence of the structure while still maintaining sufficient elevation to satisfy current building codes and floodplain regulations, and provide an additional degree of freeboard above the existing code requirements as a supplemental resiliency measure. In addition, Coney Island Avenue serves as a primary access route to the beach and boardwalk, particularly for visitors that use public bus and subway stops on Brighton Beach Avenue (e.g., B 68 and B1 busses, B/Q subway.) The proposed Coney Island Avenue location would provide for visitor restroom facilities at a more central and convenient location, near a beach entrance. With the reduced elevation, no stairs or ramps would be required and direct access from the boardwalk would be available. From a planning and design perspective, locating the comfort station near other institutional, public, or community facility uses would also be consistent with the general pattern for comfort stations along the remainder of the beach.

## B. PROJECT BACKGROUND

### BRIGHTON BEACH

Brighton Beach is part of the New York City Department of Parks and Recreation's (NYCDPR's) larger Coney Island Beach and Boardwalk property. Brighton Beach extends from Ocean Parkway to Corbin Place and is located to the east of Coney Island Beach, which extends west of Ocean Parkway to W. 37th Street. Coney Island Beach and Boardwalk is a bustling and popular bathing beach that has lifeguards on duty daily during beach season. According to NYCDPR statistics, Coney Island Beach and Boardwalk receives approximately 11 million visitors each year; Brighton Beach receives approximately 2.2 million visitors annually. Approximately 12,000 people visit Brighton Beach on an average beach season day, approximately 40,000 visit on a weekend, and approximately 100,000 visitors can be expected on a summer holiday.

Restrooms are required at Brighton Beach by the New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2), which requires that adequate toilet and hand washing facilities are provided at bathing beaches. Prior to Superstorm Sandy, the requirements of the New York State Public Health Law governing bathing beaches were met by a comfort station that was located adjacent to the boardwalk, on the ocean side. That comfort station was built in 1941 and was located at grade parallel to the boardwalk, on a 5,000-square-foot solid slab foundation set on sand. At the time of Superstorm Sandy, half of the building was open and operational and provided 8 toilets, 12 urinals, and 1 sink in the men's room and 11 toilets and 1

sink in the women's room. Following extensive damage by Superstorm Sandy (see **Figure S-2**), that comfort station was demolished in March 2013. The comfort station is the easternmost comfort station at Brighton Beach and the larger Coney Island Beach and Boardwalk property. The next nearest comfort station on this portion of the boardwalk is at Brighton 2nd Street, approximately 1/3 of a mile to the west of the project site (see **Figure S-3**).

## SUPERSTORM SANDY

Superstorm Sandy, which struck New York City in late October 2012, damaged portions of the city's infrastructure, including many of NYCDPR's beaches and facilities. In the seven months after the storm, over $270 million was spent on restoring all 14 miles of New York City beaches, including Brighton Beach, in order to re-open them for the 2013 summer season. The restoration program repaired portions of damaged boardwalks, provided new access, and incorporated new resiliency measures. The proposed comfort station was one of 17 comfort and lifeguard stations to be installed in 15 locations throughout New York City. Within the area of Coney Island-Brighton Beach, two replacement modular comfort stations and two replacement modular lifeguard stations were planned, including the proposed New Brighton comfort station.

NYCDPR discussed the project with the Brooklyn Community Board 13 Chair and Community Board 13 District Manager on February 12, 2013, held a meeting with a number of Coney Island and Brighton Beach stakeholders on February 20, 2013, and presented to the full board of Community Board 13 and attending community members on March 20, 2013.

By early spring of 2013, NYCDPR received permits for its proposed work efforts at Coney Island Beach and Boardwalk (which, as noted above, includes Brighton Beach) and nearby Manhattan Beach from the New York State Department of Environmental Conservation (NYSDEC) as follows:

- Article 34 of the Environmental Conservation Law (ECL) for new structures within the Coastal Erosion Hazard Area (CEHA),
- Tidal Wetlands Permits as per Article 25 of the ECL,
- Permission for excavation and fill or navigable waters as per Article 15 of the ECL for the repair of Steeplechase Pier, and
- Clean Water Act Water Quality Certification.

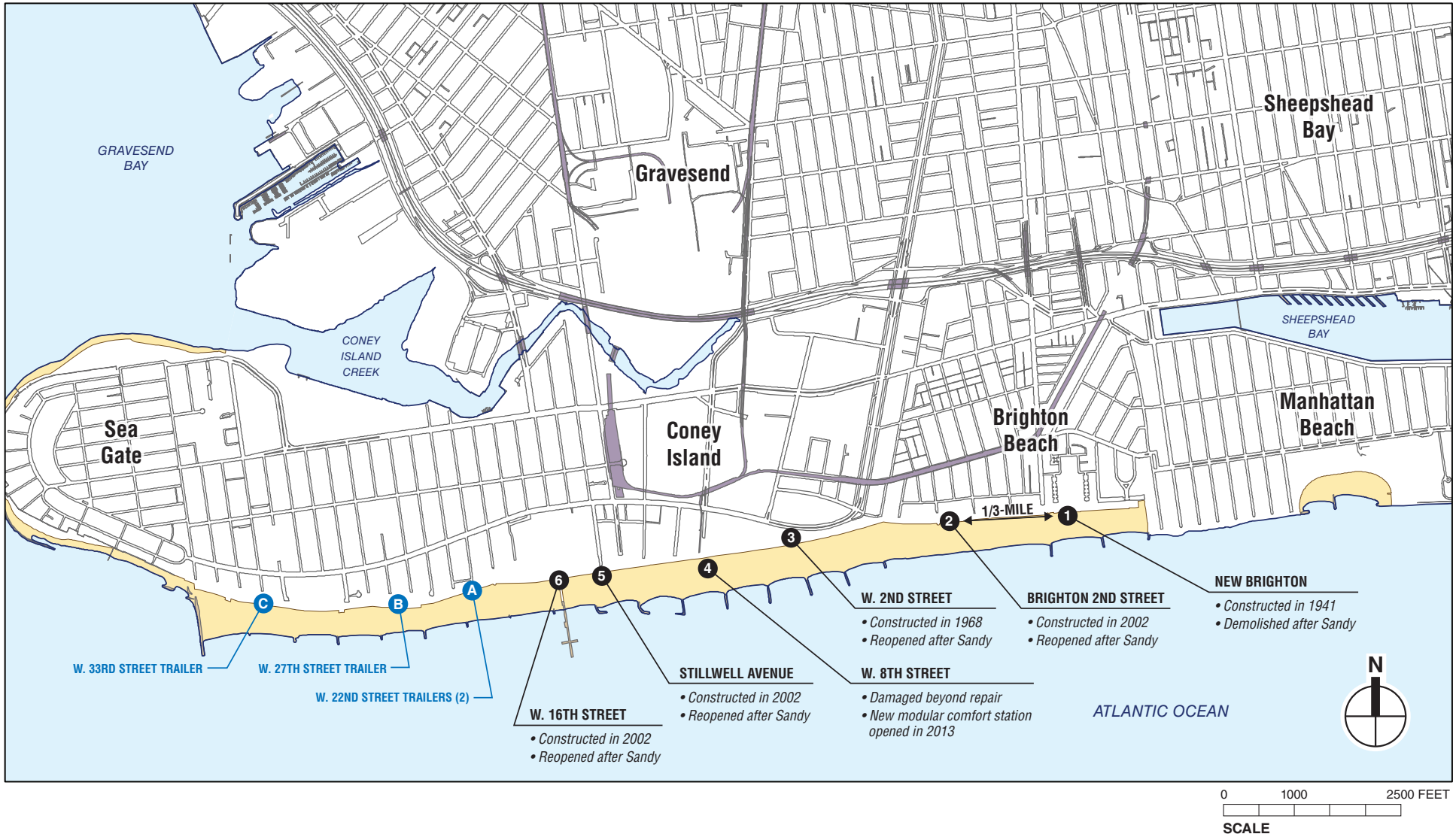
NYCDPR also received approval from the New York City Public Design Commission on February 19, 2013, and the New York City Department of Small Business Services (DSBS) Waterfront Permits Unit on March 12, 2013. The Federal Emergency Management Agency (FEMA) issued its Record of Environmental Determination on the post-Sandy recovery work in Coney Island, including the replacement New Brighton comfort station on March 19, 2013. The proposed replacement comfort station's consistency with the New York City Waterfront Revitalization Program was evaluated and approved by the New York State Department of State (NYSDOS) on March 7, 2013. All but two of the 17 planned replacement comfort and lifeguard stations—including one comfort and two lifeguard stations along the Coney Island-Brighton Beach boardwalk—were subsequently installed and were in use during the 2013 beach season.

Work on the New Brighton comfort station had begun in April 2013 with the placement of concrete pilings, and was then halted when contractors encountered unexpected below-grade obstructions that prevented further pile driving activities. The contractors developed an alternative construction method consisting of a concrete slab foundation and proceeded to place

1

2

Post-Superstorm Sandy Damage at
the Previously Existing Comfort Station
Figure S-2




**NEW BRIGHTON** COMFORT STATION

Coney Island and Brighton Beach Comfort Stations
Figure S-3

stones and complete form work. Prior to the pouring of concrete, NYSDEC determined that this method of construction was inconsistent with the permitted activities. The elements placed at the site (stones and rebar) were removed from the construction zone by NYCDPR. An alternate construction approach to facilitate the support of the modular comfort station was formulated consisting of 12 caisson piles. In August 2013, the preparation of this EIS was directed by a New York State Supreme Court Justice. Temporary trailers were installed on the boardwalk to provide seasonal restroom facilities for the 2014 beach season.

## C. PROJECT PURPOSE AND NEED

The installation of a replacement comfort station would restore access to toilet and hand washing facilities to this portion of the Coney Island-Brighton Beach boardwalk consistent with the New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2), which requires that adequate toilet and hand washing facilities are provided at these beaches. In addition, the restoration of NYCDPR's recreational facilities—including beaches, boardwalks, and amenities—to reduce the risk of flood damage and give these facilities a greater level of protection is a key part of post-Sandy recovery efforts.

### PUBLIC HEALTH REQUIREMENTS

New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2) requires that adequate toilet and hand washing facilities are provided at these beaches. The Rules of the City of New York (RCNY) Title 24, Article 167 also require that bathing beaches be provided with an adequate number of toilets and hand washing facilities.

The New York City Department of Health and Mental Hygiene (DOHMH), Division of Environmental Health is responsible for overseeing the health and safety of New York City's beaches. DOHMH undertook a public health assessment of the New Brighton comfort station service area which examined the potential effect of not having a comfort station at the New Brighton location. The assessment used information collected during the 2013 beach season when the comfort station had been demolished and not yet replaced. DOHMH's inspection reports noted unsanitary conditions at the beach, and multiple nuisance complaints were received. DOHMH's report, which is summarized in and appended to the EIS, concluded that if the New Brighton comfort station were not replaced, it would likely lead to bathroom-substitute behavior that would in turn result in adverse impacts to public health and water quality. In addition, DOHMH noted that the absence of adequate and proximate toilets and hand washing facilities would likely result in fewer visitors to the beach, which would result in a reduction of recreation, physical activity, and social engagement for individuals and the community.

### RESILIENCY

The comfort station as originally proposed is specifically designed to be resilient against future storm surges and resulting damage by raising the structure above the 100-year flood elevation as indicated on the FEMA Preliminary Flood Insurance Rate Maps (FIRMs) and above the 500-year base flood elevation as indicated on the FEMA Critical Action Floodplain Map. This proposed elevation of the comfort station would be consistent with (and exceed the recommendations of) the City's June 2012 report on the Special Initiative for Rebuilding and Resiliency (SIRR), which aims to increase the resiliency of New York City, with a long-term focus on preparing for and protecting against the impacts of climate change. The report presents recommendations both for rebuilding the communities impacted by Superstorm Sandy and

increasing the resilience of infrastructure and buildings citywide; the report notes the importance of providing replacement comfort station facilities that are more resilient than those that preceded them.

NYCDPR is seeking reimbursement of the costs for the proposed project through FEMA's funding for post-disaster rebuilding efforts. FEMA reimbursement is for "in-kind" repairs except where an applicant (in this case, NYCDPR), is required to adhere to new codes and standards as a result of the repair. While the comfort station could be constructed at the grade of the beach and still meet current NYC Building Code standards, such construction would place the new structure at the same risk of flooding as the one that was damaged beyond repair by Superstorm Sandy.

## D. REPLACEMENT COMFORT STATION AS ORIGINALLY PROPOSED

### PROJECT SITE

The proposed project would install a replacement comfort station approximately 300 feet east of Coney Island Avenue and immediately to the south of the Brighton Beach Boardwalk (see **Figure S-4**). The project site is located on Block 8725, which comprises the boardwalk—from Coney Island Avenue to the west and the boardwalk's terminus to the east—and the waterfront portion of the beach from the boardwalk to the ocean. Block 8725, including the project site, is mapped parkland.

The replacement comfort station is partially completed on the project site. Work began in April 2013 with the placement of 16 concrete pilings (wood pilings were also installed in the project area to support ramps and stairs from the boardwalk to the beach). As discussed above, work on the project site was halted when below-grade obstructions prevented further pile driving activities. Currently, the project site and an adjacent portion of the project site are surrounded by chain link fencing, as well as construction netting in some locations. Twelve more pilings would need to be placed at the proposed project site before the modular structures can be installed.

### PROPOSED DESIGN

The replacement comfort station would consist of two modular units—one serving as the women's restroom and the other as the men's—each approximately 15 wide, 12 feet high, and 60 feet long and totaling 1,710 square feet between the two units. The modular structures have been prefabricated off-site and were delivered to an area near the project site. For installation, the structures would be lifted onto the pilings via crane.

The modular structures would be oriented perpendicular to the beach to expose less surface area to wind and wave action in future storms (see **Figure S-5**). The structures have been designed in accordance with the 2008 New York City Building Code[1] and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones[2]. The pile foundation and modular structures are designed to resist flotation, collapse, and lateral movement when

[1] 2008 New York City Building Code, Chapter 16, "Structural Design," Section BC-1612, "Flood Loads," and Appendix G "Flood Resistant Construction."

[2] American Society of Civil Engineers, Standard 24-05 "Flood Resistant Design and Construction."

2.28.14

*Proposed Comfort Station (Including Ramps and Stairs)*

*Previously Existing Comfort Station Footprint*

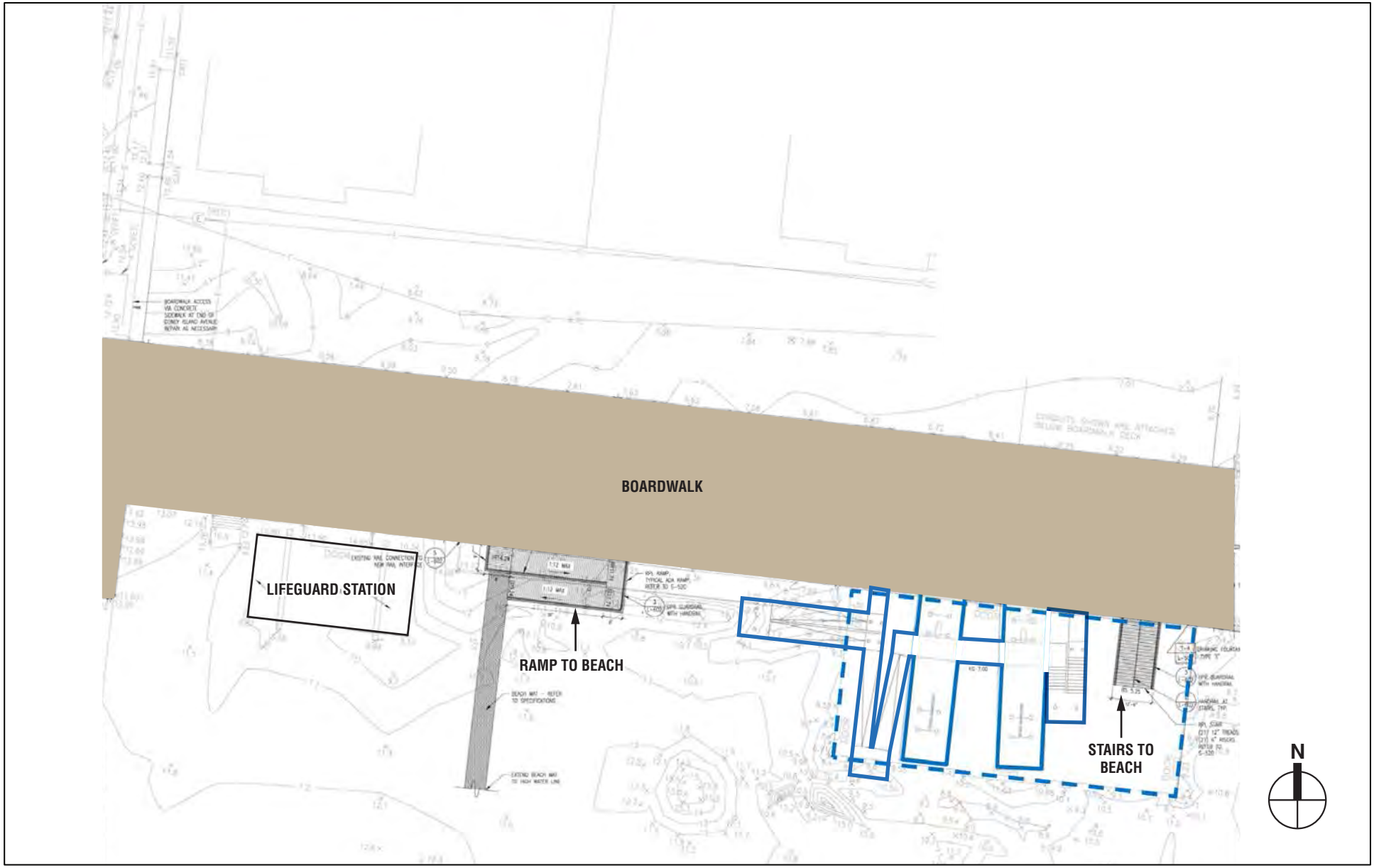
0 200 FEET

**SCALE**

Project Site Aerial Photograph

Figure S-4

2.28.14




*Proposed Comfort Station Including Stairs and Ramps*

*Previously Existing Comfort Station Footprint*

**NEW BRIGHTON** COMFORT STATION

Site Plan
Figure S-5

subjected to wind and flood loads. The height of the modular structures was designed to provide clearance above the boardwalk in order to allow boardwalk patrons to walk underneath and to provide views from the boardwalk to the ocean through the structural supports. As a result, the two modular structures would be installed atop pilings approximately 13 feet above the beach and 8 feet above the boardwalk. The two structures would be about 12 feet in height, so the maximum height of the structures would be approximately 25 feet above the beach and 20 feet above the boardwalk (see **Figures S-6** and **S-7**).

The materials for the modular structure have been designed to withstand conditions on the beachfront. The piles for the main structure are made of concrete; concrete piles would also support the access walkways and ramps to the modular structure. Steel is used for the main frame, with the siding made of concrete fiber board and the interiors of tile and stainless steel. All components of the comfort station that are not part of the main structure (i.e., metal siding panels, skylights, photovoltaic panels, etc.) have been designed to exceed the performance requirements of the 2008 New York City Building Code for high wind loads of up to 120 miles per hour.

Stairs and ramps—designed to be compliant with Americans with Disabilities Act (ADA) accessibility requirements—would connect the modular structures to the boardwalk. The stairs and ramps have been designed to be built in pieces, with a frame that is welded to the base plate of each support column. Should the stairs and ramps be subject to wave forces, they have been designed to separate from the larger structure in a way that would allow the larger structure to remain stable during an extreme storm event. The stairs and ramps, which are made of metal and are welded and bolted to the underlying support columns, are not expected to float during a storm event. The structure would exceed minimum design requirements and would have strong resistance to future storm flooding in the area.

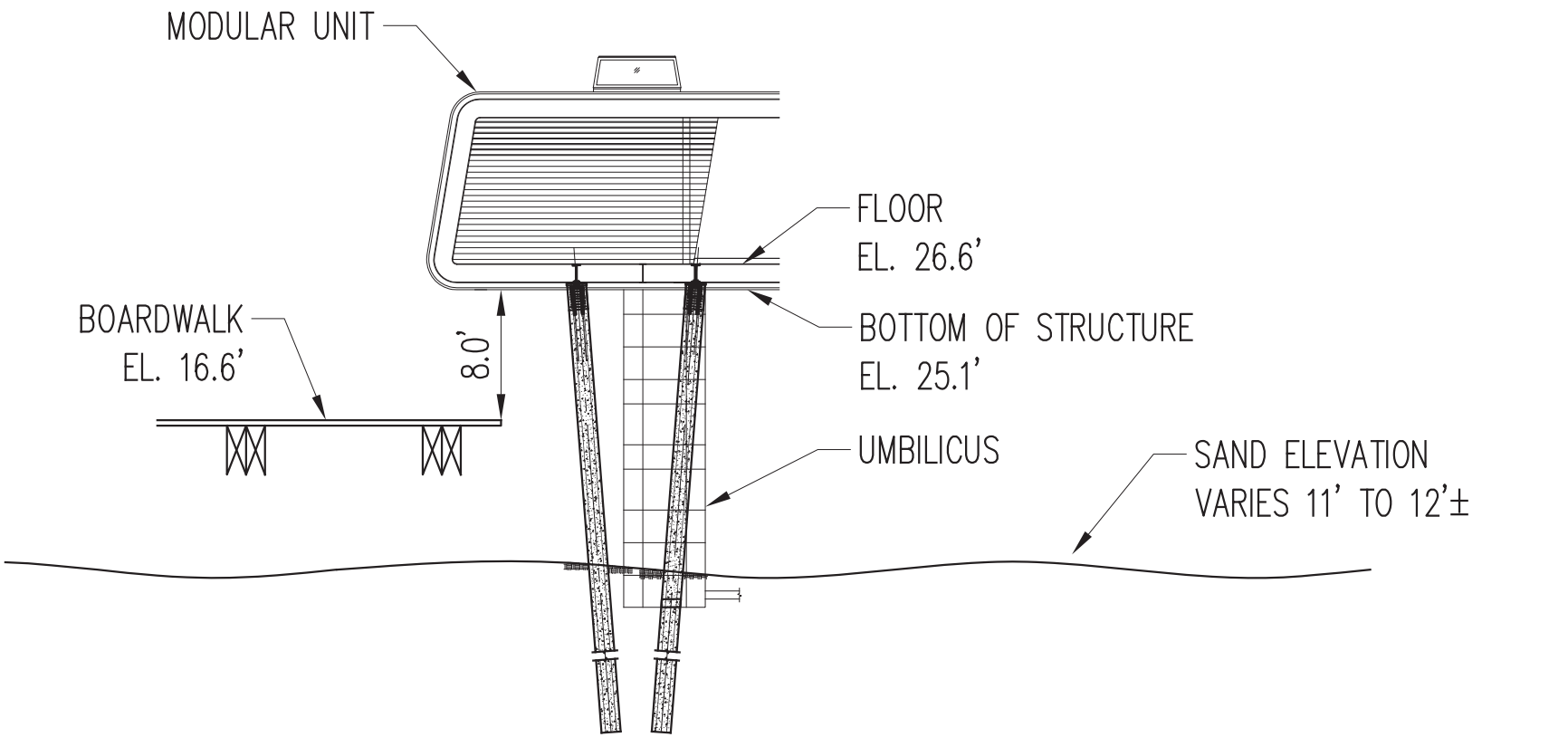
The comfort station would connect to existing below ground utility connections at the project site. Water to the comfort station would be supplied by the City's water supply. Wastewater from the comfort station (sinks and toilets) would flush directly to the City's sanitary sewer. The replacement comfort station would incorporate NYCDPR water saving devices to minimize water demand and demand for sewer infrastructure capacity (e.g., all plumbing fixtures would have sensor activation). The comfort station would utilize electricity for interior lighting and to power heating, ventilation, and air conditioning (HVAC) and other mechanical systems such as water and sewer pumps. Some of the electricity required to operate the replacement comfort station would be provided by the photovoltaic panels installed on the roof. The proposed replacement comfort station is designed to meet modern building and electrical codes.

The comfort station would not have exterior lighting.

## ANALYSIS FRAMEWORK FOR THE EIS

Each chapter of the targeted EIS assesses whether the proposed project could result in significant adverse environmental impacts in a specific technical area of concern. The analysis year for the technical analyses presented in the EIS is 2014 since the New Brighton comfort station was proposed to be installed for use in the 2014 beach season. Because the proposed comfort station was not installed by the start of the 2014 beach season, temporary seasonal bathrooms were

2.28.14

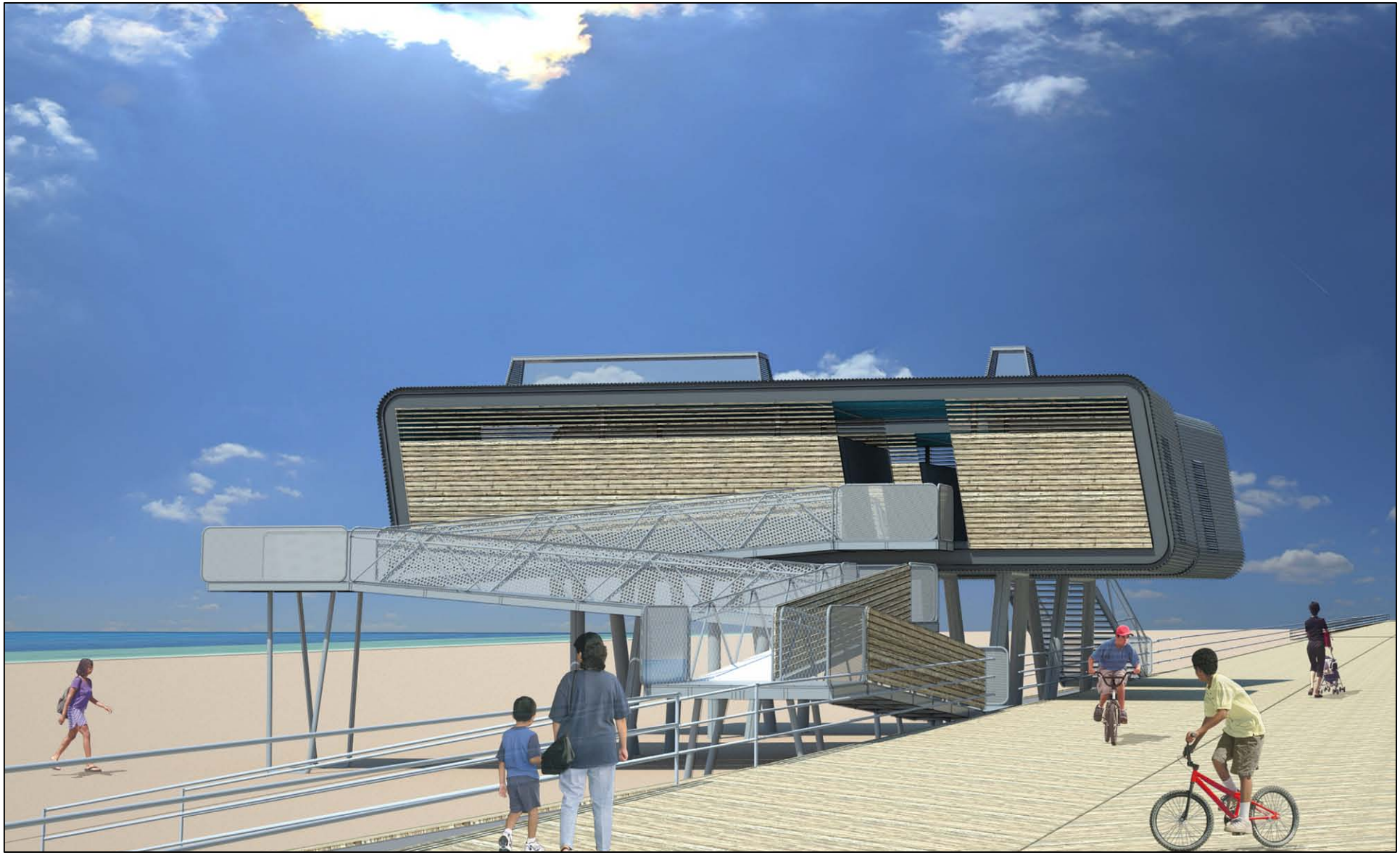



NOTE: ALL ELEVATIONS IN NAVD88 VERTICAL DATUM

SOURCE: McLAREN ENGINEERING GROUP

**NEW BRIGHTON** COMFORT STATION

Proposed Project Profile View
Figure S-6



*NOTE: FOR ILLUSTRATIVE PURPOSES ONLY*

Illustrative Project Rendering
Figure S-7

installed on the boardwalk near Coney Island Avenue to comply with the New York Public Health Law requirements.[1]

For the purposes of this targeted EIS and to appropriately frame the potential project impacts, two No Action conditions are contemplated for the 2014 analysis year. In both No Action conditions, a comfort station would be provided for the beach at New Brighton since a comfort station is required to ensure compliance with the New York State Public Health Law requirements (see C, "Project Purpose and Need," above). As indicated in the DOHMH report (see discussion above), if no comfort station were provided at New Brighton, there would be a potential adverse public health impact to Brighton Beach of Coney Island and its visitors; therefore, there is no No Action condition (future without the proposed project) in which a comfort station is *not* provided at New Brighton. The two No Action conditions are as follows:

- No Action Condition 1: In No Action Condition 1, it is assumed that the comfort station that existed prior to being damaged beyond repair by Superstorm Sandy would be reconstructed on the site at the level of the beach.
- No Action Condition 2: In No Action Condition 2, it is assumed that a replacement comfort station is constructed near the project site at a location between Coney Island Avenue and Brighton 15th Street outside of both the Coastal Erosion Hazard Area (CEHA) and tidal wetland area. No Action Condition 2 assumes the installation of temporary restrooms located on the boardwalk at Coney Island Avenue; these restrooms would be provided in a trailer structure that would contain two bathroom stalls, two urinals, and two sinks for the men's restrooms and four bathroom stalls and two sinks for the women's restroom. Under this No Action condition, it is also assumed that the project site is cleared of the installed piles and re-graded as sandy beach.

The With Action condition for the proposed project would be the construction of the New Brighton replacement modular comfort station. This EIS assesses the differences between the two different No Action conditions and the With Action condition to determine whether such differences are adverse and/or significant

## PROBABLE IMPACTS OF THE PROJECT AS ORIGINALLY PROPOSED

### *LAND USE, ZONING, AND PUBLIC POLICY*

Under the *CEQR Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action, and determines whether that proposed action is compatible with those conditions or may affect them. The analysis also considers the action's compliance with, and effect on, the area's zoning and other applicable public policies.

The proposed replacement comfort station would not result in any significant adverse impacts to land use, zoning, or public policy. The proposed replacement comfort station would not result in a land use change on the project site compared to the previously-existing comfort station (No Action Condition 1), and would not have the potential to significantly affect land uses in the study area. Compared to a vacant project site (No Action Condition 2), the proposed project

[1] It is expected that the preferred alternative replacement comfort station would be built and operational by the 2017 beach season. The EIS assesses the potential for this updated build year projection to result in significant adverse impacts and concludes that no such impacts are expected to occur.

would represent a change in use from beach (since the site would be transformed from a comfort station site to beach in No Action Condition 2); however, this change would be considered a compatible and appropriate land use for public open space users since the comfort station would be an important amenity for users of the boardwalk and beach and would result in a continuation of a use that existed prior to Superstorm Sandy. Compared to either No Action Condition, the proposed project would not significantly affect the mix of uses and land use conditions in the study area. As a comfort station in this area of Brighton Beach is required for the continued safe operation of the adjacent public beach, a replacement comfort station is needed to prevent an adverse effect on an adjacent land use in the study area. The proposed replacement comfort station would be an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources.

The proposed replacement comfort station would be more resilient to extreme weather events than the previous comfort station or than temporary bathrooms installed in the absence of the project. Therefore, it would reduce the likelihood of further construction activities to repair or replace the facility in the future. The proposed replacement comfort station would also be consistent with applicable public policies, including PlaNYC, the Special Initiative for Rebuilding and Resiliency (SIRR) and the New York City Waterfront Revitalization Program, as it incorporates many resiliency measures.

Overall, the proposed replacement comfort station would not result in any significant adverse land use impacts, and would be supportive of applicable public policies.

*OPEN SPACE*

The *CEQR Technical Manual* defines open space as publicly accessible, publicly or privately owned land that operates or is available for leisure, play, or sport, or serves to protect or enhance the natural environment. According to the *CEQR Technical Manual*, an open space assessment should be conducted if a project would have a direct effect on open space, such as eliminating or altering a public open space, or an indirect effect, such as when new population overburdens available open space. The proposed project would not introduce a substantial new residential and/or worker population to the study area that would create new demands for open space. However, as the proposed project would be built within a publicly-accessible open space resource, an assessment of potential direct open space impacts is provided in the EIS.

The proposed project would not result in any significant adverse impacts due to direct effects on open space. The proposed project would not reduce the amount of open space available to park users, change the use of an open space so that it no longer serves the same user population, limit public access to an open space, or cause increased noise or air pollutant emissions, odors, or shadows that would affect the usefulness of an open space. Instead, the proposed project would provide an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources. Moreover, a comfort station, as proposed by the project, is required by the New York State Public Health Law to maintain the beach as a bathing beach for public use.

*SHADOWS*

Following the guidance of the *CEQR Technical Manual*, shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) were modeled, to represent the range of shadows over the course of the year.

The proposed comfort station would cast small new areas of shadow on the adjacent boardwalk and beach on all four analysis days and would cast small shadows on the landscaped area north of the boardwalk for portions of the December 21 analysis day only. In comparison to No Action Condition 1 (in which the previously-existing comfort station would be rebuilt on the project site), there would also be a small reduction of shadow in some areas of the adjacent beach.

The incremental shadow would fall on the surface of the boardwalk, or the sand of the beach, and would not affect any vegetation on these resources. The incremental shadow from the replacement comfort station would not significantly alter growing conditions for plants within the project site, nor adversely affect the suitability of the project site for this species.

For users of the beach and boardwalk, there would be very little existing shadows and very large areas of sunlight throughout the analysis periods. Users of the beach seeking direct sunlight would easily be able to move out of the small shaded areas adjacent to the structures and find sunlit areas all over the beach, and users of the boardwalk would have many options up and down the boardwalk to sit or stand in direct sun. The small areas of new shadow would not significantly impact the use of either the boardwalk or the beach, and no significant adverse impacts would occur.

The small areas of winter shadow would not cause significant adverse impacts to the landscaped, publicly-inaccessible area north of the boardwalk, because the shadows would occur within a limited area and would move over the course of the day, because winter is not within the growing season, and because the areas where shadow would occur are not accessible to the public.

*URBAN DESIGN*

The EIS considers the effects of the proposed project on urban design and visual resources. Under the *CEQR Technical Manual*, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in the public realm, such as streets and public open spaces, in a project area.

The proposed project would not result in significant adverse effects on urban design. In comparison to either No Action Condition, however, it would change the appearance of the project site and would be a new visual element within this area of the boardwalk. In comparison to the comfort station to be constructed in No Action Condition 2 (west of the project site, at approximately Coney Island Avenue), the proposed comfort station would have the appearance of a permanent, designed structure and is anticipated to be more visually appealing to pedestrians. The proposed project would not result in any changes to streets, buildings, natural features, or open spaces in the study area. As described above, the proposed comfort station would be built on the site of the former comfort station. The materials to be utilized for the reconstruction would be in keeping with those used elsewhere along the Coney Island /Brighton Beach and Boardwalk, as well as other City boardwalks. The mix of open space and buildings in the study area would not change.

The proposed structures would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals along the boardwalk. Given the height and bulk of structures in the surrounding area, the proposed comfort station would not result in a change to the built environment's appearance or functionality such that the change

would negatively affect a pedestrian's experience of the area. In comparison to the comfort station to be constructed in No Action Condition 2, the proposed comfort station would have the appearance of a permanent, designed structure and is anticipated to be more visually appealing to pedestrians.

In terms of effects to the study area's visual resources, the beach and the Atlantic Ocean, these visual resources would remain visible along the boardwalk, as well as from immediately adjacent portions of north-south streets. The modular structures would be designed to provide clearance above the boardwalk, in order to allow boardwalk patrons to walk underneath and to provide views from the boardwalk to the ocean through the structural supports. The modular structures would not be visible from the east-west streets in the study area; they also are not anticipated to be visible from the north-south streets in the study area, except where these intersect with the boardwalk. In more distant views along the boardwalk, the proposed structures would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals. Thus, they would not be anticipated to change the context of any natural or built visual resources.

*NATURAL RESOURCES*

In accordance with the *CEQR Technical Manual*, the EIS examines the potential impacts to terrestrial natural resources and floodplains from the proposed project. The proposed project would not result in significant adverse impacts to the limited natural resources (i.e., soils, geology, groundwater, floodplains, CEHA, wetlands, vegetation and wildlife (including federally- and state-listed species), and significant habitats within and adjacent to the project site. Land-disturbing activities for the proposed project would primarily be limited to the driving of 12 remaining support piles, which would not result in the loss or degradation of sand resources, would not penetrate the site's underlying geology, and would not affect groundwater or potable water supplies. Construction and operation of the proposed project would not have the potential to alter flood levels, flood risk, or the flow of flood waters in the surrounding area.

The modular units and their piling system of the proposed project have been designed to meet or exceed the wind, seismic and flood load requirements of the NYC regulations for development within floodplains and also been designed in accordance with American Society of Civil Engineers standards for Flood Resistant Design and Construction (Standard 24-05). Therefore, the pile foundation and modular structures are designed to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and suitable for placement within the CEHA. Elevating the proposed comfort station on piles rather than building it at grade would reduce erosion potential and avoid significant adverse impacts to protective features of the CEHA. Designed to meet the standards for withstanding wave action, even though the project site is not mapped by FEMA as within a wave action zone, the ramps and stairs would have strong resistance to future storm flooding and are suitable for placement within the CEHA. The proposed project has received authorization NYSDEC under Coastal Erosion Hazard Areas, Article 34 of the ECL.

Construction and operation of the proposed project would not adversely affect the buffering function of the NYSDEC tidal wetlands adjacent area within the project site or otherwise impact wetlands. The proposed project received authorization from NYSDEC under the Tidal Wetlands Act, Article 25 of the ECL. Construction of the proposed project would result in minimal loss of vegetation, and by elevating the proposed replacement comfort station on piles rather than constructing it at grade, the proposed project would leave a greater area of open beach on which

new vegetation could colonize and grow. One rare plant, the dune sandspur, occurs within the project site, and any individual plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by NYCDPR. These seeds will not be dispersed within the project site because there are no dunes or undisturbed beaches within the project site or study area. The collected dune sandspur seeds will instead be dispersed within the Bayview area dunes northwest of the project site during the autumn following the completion of construction, during the period they would have naturally dropped from the plants. The Bayview area dunes will provide a more protected dune habitat, which will increase the likelihood of successful germination and establishment of the dune sandspur. Additional surveys for other listed plant species would be conducted prior to construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individuals that may occur within the project site. No federally- or state-listed species of wildlife are considered to have the potential to occur within the project site. As such, the proposed project would not have significant adverse impacts to any listed plant or wildlife species. No significant habitats occur within the project site. Therefore, construction and operation of the proposed project would not have significant adverse impacts to natural resources.

*HAZARDOUS MATERIALS*

The assessment did not identify significant potential for subsurface contamination. Impacts would be avoided by implementing a New York City Department of Environmental Protection (NYCDEP)-approved Construction Health and Safety Plan (CHASP) during subsurface disturbance. The CHASP would identify potential environmental hazards and specify appropriate health and safety measures to ensure protection of workers, the community, and the environment and would address soil/sand stockpiling, reuse, disposal and transportation; dust control; and contingency measures, should petroleum storage tanks or contamination be encountered. Impacts would be avoided by implementing the following measures, all of which are existing regulatory requirements:

- Any surplus excavated sand requiring off-site disposal would be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.)
- In the unlikely event that any evidence of a petroleum spill or other contamination is encountered, it would be reported to NYSDEC and addressed in accordance with applicable requirements.
- Based on the scope of the proposed construction, dewatering is anticipated to be required during installation of the tremie concrete and grout for the drilled piles. Water would be collected and placed in a vacuum truck or frac tank and disposed off-site.
- If buried utilities with suspect ACM are uncovered during the proposed construction, an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements.

With the implementation of these measures, the proposed project would not result in any significant adverse impacts related to hazardous materials.

*NEIGHBORHOOD CHARACTER*

According to the *CEQR Technical Manual*, neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining elements. The proposed project would not substantially change the character of the neighborhood. The proposed project would not result in any significant adverse impacts to any of the technical areas that could impact neighborhood character (including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, and noise). In addition, the proposed project would not be expected to result in a combination of moderate effects to several elements that could cumulatively impact neighborhood character. Therefore, the proposed project would not result in any significant adverse impacts on neighborhood character.

*CONSTRUCTION*

The proposed project would entail two primary construction tasks: installation of caisson piles; and assembly of the pre-fabricated modular comfort station on-site, including finishes and utility connections. Construction of the proposed project would take approximately 12 to 16 weeks to complete (four to six weeks to complete the pilings and another 8 to 10 weeks for the assembly of the pre-fabricated modular comfort station).

The proposed project would not result in extensive construction-related effects with respect to any of the analysis areas of concern: transportation, air quality, noise, historic and cultural resources, hazardous materials, natural resources, land use and neighborhood character, socioeconomic conditions, community facilities and services, open space, and infrastructure. Therefore, no significant adverse impacts are expected to occur as a result of construction.

*MITIGATION*

The proposed project would not result in any significant adverse impacts, therefore, no mitigation measures to reduce or eliminate such impacts have been identified.

*UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS*

The proposed project would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified, and the project would not result in any unavoidable adverse impacts.

*GROWTH INDUCING ASPECTS OF THE PROPOSED PROJECT*

The proposed replacement comfort station would not introduce any new land uses, residents, or employees on the project site that could induce additional development, nor would the project greatly expand or improve infrastructure capacity. Replacement of the previously-existing comfort station, which operated on the site for over 70 years and was damaged beyond repair and subsequently demolished, would allow NYCDPR to meet existing demand for comfort station facilities on this section of beach and to restore access to adequate toilet and handwashing facilities as required by the New York State Public Health Law governing bathing beaches. Therefore, the proposed project is not expected to include any growth inducing aspects.

*IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES*

The construction of the proposed project would result in a minimal loss of beach vegetation, however by elevating the proposed replacement comfort station on piles rather than constructing it at grade, the proposed project would leave a greater area of open beach on which new vegetation could colonize and grow. One rare plant, the dune sandspur, occurs within the project site, and any individual plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by NYCDPR. Additional surveys for other listed plant species would be conducted prior to construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individual plants that may occur within the project site.

Overall, the construction and operation of the proposed project would require the commitment of resources, both natural and man-made. These would include energy in the form of fossil fuels and electricity, construction materials and equipment, financial resources, and human labor. Although these resources are generally not retrievable, they are not in short supply and their use would not adversely impact their continued availability for other projects.

## E. PREFERRED ALTERNATIVE

### INTRODUCTION

As discussed above, subsequent to publication of the DEIS, NYCDPR identified Location Alternative 1B as its preferred alternative. The preferred alternative provides for the construction of a replacement comfort station at boardwalk elevation approximately 350 feet west of the previously existing comfort station footprint, slightly to the west of Coney Island Avenue, on the beach in front of the Shorefront YM-YWHA Jewish Community Center of Brighton Beach (preferred alternative site; see **Figures S-8** and **S-9**).

The comfort station would comprise two modular units, each approximately 15 wide, 12 feet high, and 60 feet long. The finished floor elevation of the comfort station would be at boardwalk level (approximately +16.6 feet NAVD88). The northern wall of the comfort station would be set at a distance of five feet from the boardwalk. A walkway from the boardwalk would provide entry and exit access to each comfort station module (i.e., the men's and women's areas). No stairs or ramps would be required for this alternative. Access would be provided from boardwalk level only; access from the beach would not be provided.

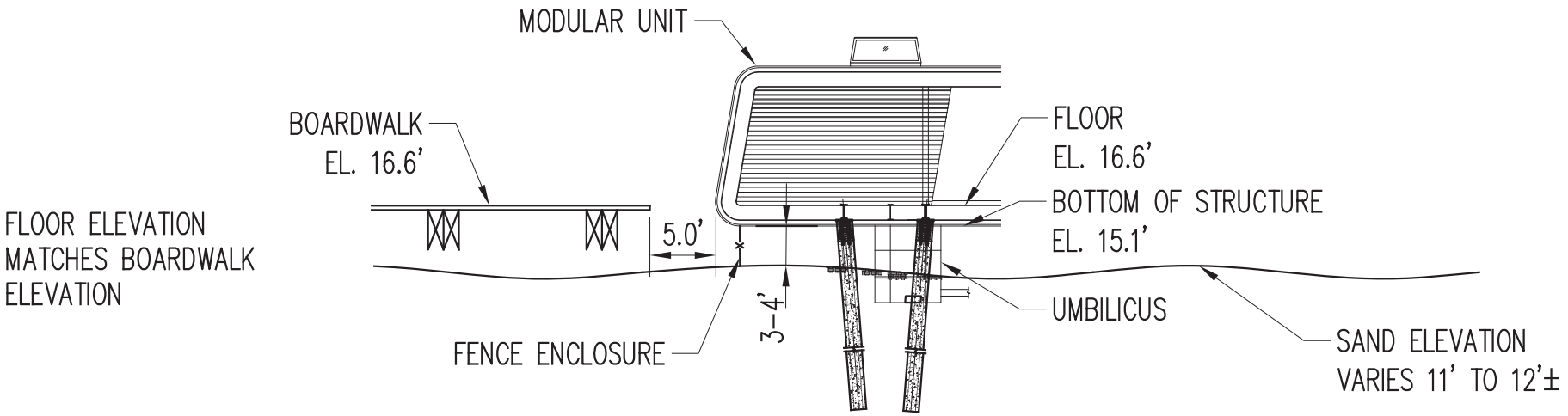
The width of the boardwalk at the site of the preferred alternative (approximately 80 feet) is substantially wider than at the site of the previously-existing comfort station (approximately 50 feet). The elevation of the preferred alternative would be nearly 10 feet lower than the replacement comfort station that was originally proposed.

The sand elevation on and around the project side varies from +11 to +12 feet NAVD88 and the bottom of the modular structures under this alternative would be at approximately +15 feet NAVD88. Therefore, approximately 4-5 feet of sand could be redistributed on the beach to provide appropriate clearance under the modules. A fence enclosure would be installed under the northern edge of the modular structures to restrict access under the boardwalk. If the sand were not re-graded to provide clearance, a fence would be installed at the perimeter of the modular units.

*Previously Existing Comfort Station Footprint*

0 200 FEET
SCALE

Preferred Alternative:
Coney Island Avenue
Figure S-8




NOTE: ALL ELEVATIONS IN NAVD88 VERTICAL DATUM

SOURCE: McLAREN ENGINEERING GROUP

Preferred Alternative: Profile View
Figure S-9

It is expected that the preferred alternative would be operational for use in the 2017 beach season. During the beach seasons prior to completion of the preferred alternative, temporary restrooms would be provided on the boardwalk at Coney Island Avenue (as was done for the 2014 beach season). The temporary restrooms would satisfy New York State Public Health Law governing bathing beaches, and the Rules of the City of New York, and enable NYCDPR to open the beach to the public. However, the temporary restrooms would not meet the long-term goals for the provision of permanent seasonal access to toilet and handwashing facilities that would be resilient against future storm surges and resulting damage.

The preferred alternative (like the project as originally proposed) would provide four toilets, four urinals, and eight sinks in the men's facility and eight toilets and eight sinks in the women's facilities. Similar to the comfort station it replaces, the proposed comfort station is planned to be open for public use from Memorial Day through Labor Day with the following hours: Memorial Day to July 4th from 9 AM to 7 PM and July 4th to Labor Day from 9 AM to 8 PM. The comfort station will be patrolled by NYCDPR Enforcement Patrol officers and/or by the New York City Police Department. The comfort station would also be maintained consistent with a maintenance schedule set forth by NYCDPR and staffed by attendants (one in the women's restroom and one in the men's as well as a job training participant in each restroom).

The build year for the preferred alternative is later than the 2014 build year that was assumed in the DEIS, and therefore, the temporary bathroom trailers would be in place for the 2015 and 2016 beach seasons. The temporary restrooms would satisfy the relevant public health regulations; therefore, this prolonged temporary condition would not result in any significant adverse impacts to the environment, and would be ameliorated with the completion of the construction of the replacement comfort station. Overall, the delayed completion of the construction of the replacement comfort station would not change any of the findings of the DEIS.

Prior to construction of the preferred alternative, NYCDPR would obtain all required permits, which are expected to include approvals from the following:

- New York State Department of Environmental Conservation (NYSDEC):
  - Article 34 of the Environmental Conservation Law (ECL) for new structures within the Coastal Erosion Hazard Area (CEHA)
  - Tidal Wetlands Permits as per Article 25 of the ECL
  - Clean Water Act Water Quality Certification.
- New York City Department of Small Business Services (DSBS) Waterfront Permits Unit
- New York City Public Design Commission
- New York State Department of State

In addition, NYCDPR would obtain permits from the New York City Department of Environmental Protection (NYCDEP) for water and sewer connections as well as permits from the New York City Department of Transportation (NYCDOT) for any street work, as necessary. NYCDPR would also seek reimbursement of the costs for the preferred alternative through the Federal Emergency Management Agency's (FEMA's) funding for post-disaster rebuilding efforts. NYCDPR would also obtain necessary permits from NYSDEC for the removal of the piles and construction fencing that are installed at the site of the previously-existing (under construction) comfort station.

## ASSESSMENT OF POTENTIAL IMPACTS FROM THE PREFERRED ALTERNATIVE

The preferred alternative would have similar effects as the originally proposed project in those environmental areas that were screened out in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

### *LAND USE, ZONING, AND PUBLIC POLICY*

The preferred alternative would result in a change in land use at the preferred alternative site, since no comfort station existed at this site previously. However, this change would not be considered adverse, as a public comfort station within mapped parkland that provides an important amenity for public open space users would be considered a compatible and appropriate land use, as it is a requirement under New York State Public Health Law. While the preferred alternative would result in a land use change on the beach in front of the Shorefront YM-YWHA, it would not displace or otherwise directly affect this community facility. The entrance to the replacement comfort station would be approximately 240 feet away from the entrance to the Shorefront Y, across an approximately 80 foot-wide section of boardwalk. The entrance to the Shorefront Y is not visible from the preferred alternative site. The Shorefront Y's outdoor playing courts adjacent to the boardwalk are currently fenced and screened to limit visibility. The comfort station would not be physically connected to the Shorefront Y, would not include windows facing the Shorefront Y, and would not affect the visibility of the Shorefront Y. Therefore, the preferred alternative would not adversely affect this community facility. In addition, the preferred alternative would not affect either the volleyball courts or playground use on the beach. Therefore, the preferred alternative would not result in any significant adverse impacts to land use.

The preferred alternative would also be consistent with applicable public policies, including PlaNYC, the Special Initiative for Rebuilding and Resiliency (SIRR) and the New York City Waterfront Revitalization Program (WRP). The preferred alternative would be elevated to +16.6 feet NAVD88 and would be designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones. Thus, the preferred alternative would be supportive of applicable public policies by providing substantial resiliency features and protections, and the replacement comfort station would be more resilient than the previously-existing comfort station that was damaged beyond repair by Superstorm Sandy.

Overall, the preferred alternative (like the project as originally proposed) would not result in any significant adverse impacts to land use, zoning, and public policy.

### *OPEN SPACE*

The preferred alternative would result in a physical loss of public open space since it would result in the installation of a comfort station in a new location where no comfort station existed previously. However, the site of the previously-existing comfort station would be restored back to a beach area, which would constitute a small permanent gain in public open space along the beach because the preferred alternative (like the project as previously proposed) is smaller than the comfort station damaged beyond repair by Superstorm Sandy and subsequently demolished.

The preferred alternative would be located approximately 90 feet away from a landscaped open space area at the boardwalk entrance at the foot of Coney Island Avenue that includes seating. The preferred alternative would not be expected to have any effect on this existing open space area.

With the preferred alternative (as with the project as originally proposed), a replacement comfort station would be provided, which would be an important amenity for users of the boardwalk and beach. Provision of a comfort station would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. The requirements of the New York State Public Health Law governing bathing beaches would be met, and the beach would be maintained as a bathing beach for public use. The preferred alternative (like the project as originally proposed) would not result in significant adverse impacts to open space.

*SHADOWS*

With the preferred alternative, new shadows would fall on small areas of the beach adjacent to the preferred alternative throughout the day in each season, larger in the hour near sunrise and sunset and very small through the middle of each day, particularly in the spring, summer and fall. New shadow would not reach the boardwalk during the May 6/August 6 and June 21 analysis days. The preferred alternative would cast very small shadows around the southern edge of the boardwalk in the middle of the March 21/September 21 analysis day, and larger shadows in the winter, although even on December 21 shadows would not reach even to the middle of the boardwalk at any time of day. Shadows would not reach north of the boardwalk at any point during the year, therefore avoiding any potential impacts on the small park and sitting area at the foot of Coney Island Avenue.

During the growing season from March to October, the incremental shadow would fall on the sand of the beach and very small areas of the boardwalk, and would not affect any vegetation on these resources. As noted in "Natural Resources," there is a rare plant—the dune sandspur—that was observed at the site of the previously-existing comfort station and may have the potential to occur within the preferred alternative site. Even in the event that a survey finds dune sandspur at the preferred alternative site, the incremental shadow from the preferred alternative would not significantly alter growing conditions for plants within the site and would not adversely affect the suitability of the site for this species.

For users of the beach and boardwalk, there would be very little existing shadows and very large areas of sunlight throughout the analysis periods. Users of the beach seeking direct sunlight would easily be able to move away from the very small shaded areas adjacent to the structures and find sunlit areas all over the beach, and for any users of the boardwalk in March 21/September 21 or winter, there would be many available areas up and down the boardwalk to sit or stand in direct sun. The small areas of new shadow would not significantly impact the use of either the boardwalk or the beach, and no significant adverse impacts would occur.

*HISTORIC AND CULTURAL RESOURCES*

There are no known architectural resources within 400 feet of the preferred alternative site. There is one undesignated property that appears to meet S/NR or NYCL eligibility criteria; this potential architectural resource is located at 711 Brightwater Court, which is over 300 feet from the preferred alternative site. The preferred alternative would not obstruct views to the potential architectural resource, or otherwise adversely affect its significant architectural features or

setting. Therefore, the preferred alternative would have no significant adverse impact on architectural resources.

The New York City Landmarks Preservation Commission reviewed the preferred alternative site and indicated no concerns related to archaeological sensitivity with this location. Therefore, the construction of the preferred alternative would not result in any significant adverse impacts related to archaeological resources.

*URBAN DESIGN AND VISUAL RESOURCES*

As discussed above, the preferred alternative would result in a change in land use at the preferred alternative site since it would be constructed on the beach where no comfort station existed previously. The design of the comfort station would be consistent with structures erected elsewhere along the Coney Island-Brighton Beach boardwalk. The preferred alternative would be visible in the southward view corridor of Coney Island Avenue; however, it would be located at the western edge of the view corridor and would not block views along the view corridor. Due to its lower elevation, the preferred alternative would be expected to block some views from the boardwalk through the site to the beach and Atlantic Ocean. These blocked views would not result in significant adverse impacts, however, because expansive views of the beach and Atlantic Ocean would remain from multiple locations along the boardwalk, including from areas adjacent to the preferred alternative site. The preferred alternative (like the proposed project as originally proposed) would introduce a new visual element to the area but would not result in significant adverse impacts on urban design.

*NATURAL RESOURCES*

The preferred alternative would not result in significant adverse impacts to the limited natural resources (i.e., soils, geology, groundwater, floodplains, CEHA, wetlands, vegetation and wildlife [including federally- and state-listed species], and significant habitats) within and adjacent to the preferred alternative site. This alternative would be designed to the same specifications as the replacement comfort station originally proposed and would be suitable for placement within the CEHA. The construction of this alternative would result in minimal loss of vegetation. One rare plant, the dune sandspur, was observed at the site of the previously-existing comfort station and may have the potential to occur within the preferred alternative site although its presence is unlikely since dune sandspur populations are affected by heavy human use, such as beach raking and vehicle and foot traffic that regularly occur at the preferred alternative location. Therefore, while unlikely to be found at the preferred alternative site, prior to construction, a survey would be conducted by ecologists from NYCDPR's Natural Resources Group for the dune sandspur, and for other listed plant species. In the unlikely event that any specimens are present within the proposed footprint measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse natural resources impacts to any individuals that may occur within the preferred alternative site. As recommended for the original site, should dune sandspur be identified at the preferred alternative site, seeds would be collected and dispersed during the autumn period when they would naturally drop from the plants. Therefore, the preferred alternative (like the project as originally proposed) is not expected to result in significant adverse impacts on natural resources.

*HAZARDOUS MATERIALS*

The preferred alternative location is approximately 350 feet from the original site, which was the subject of a Phase 1 Environmental Site Assessment including a site reconnaissance, review of historic information, and regulatory database search within one-mile, 1/2-mile, and 1/8 mile search radii. Given the close proximity and similar beachfront context, the results would be expected to be generally applicable for the preferred alternative location. During construction, regulatory requirements would be implemented to avoid potential human or environmental exposure to hazardous materials that may be uncovered during construction. Therefore, the preferred alternative (like the project as originally proposed) would not result in significant adverse hazardous materials impacts.

Any potential impacts would be avoided by implementing a NYCDEP-approved Construction Health and Safety Plan (CHASP) during subsurface disturbance. The CHASP would identify potential environmental hazards and specify appropriate health and safety measures to ensure protection of workers, the community, and the environment (such as personal protective equipment, air monitoring, and emergency response procedures), and would address soil/sand stockpiling, reuse, disposal and transportation; dust control; and contingency measures, should petroleum storage tanks or contamination be encountered. In addition, any potential impacts would be avoided by implementing the following measures, all of which are existing regulatory requirements:

- Any surplus excavated sand requiring off-site disposal would be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.)
- In the unlikely event that any evidence of a petroleum spill or other contamination is encountered, it would be reported to NYSDEC and addressed in accordance with applicable requirements.
- If dewatering is required, water would be collected and placed in a vacuum truck or frac tank and disposed off-site.
- If buried utilities with suspect ACM are uncovered during the proposed construction, an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements.

With these measures, the preferred alternative (like the project as originally proposed) would not result in any significant adverse impacts related to hazardous materials.

*NEIGHBORHOOD CHARACTER*

The preferred alternative would not substantially change the character of the neighborhood as defined by its geographic setting on and adjacent to the waterfront, open space uses, residential uses, and community facility uses, including the Shorefront Y. The preferred alternative would not result in any significant adverse impacts that would affect neighborhood character—including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise—and would not result in a combination of moderate effects in any of those categories. Therefore, this alternative (like the project as originally proposed) would not result in significant adverse neighborhood character impacts.

*CONSTRUCTION*

Construction activities for the preferred alternative would occur in two locations: at the site of the previously-existing comfort station and at the site of the new installation (the preferred alternative site). It is anticipated that the approximately six months of construction activities would occur in the period after Labor Day 2016 and prior to Memorial Day 2017 so that the comfort station is in place for the 2017 beach season.

At the site of the previously-existing comfort station, the piles and construction fencing currently installed at the site would be removed. It is estimated that this effort would take approximately two weeks and would be undertaken in conjunction with the installation of the new comfort station and upon issuance of NYSDEC permits for pile and fence removal.

At the preferred alternative site, the overall construction duration would be approximately six months. Prior to the start of construction, the following tasks would be completed:

- Geotechnical and topographical surveys
- Natural resources survey
- Public Design Commission design review

Typical pre-construction activities for the preferred alternative site would involve setting up temporary work trailers; wherever possible, work trailers if necessary would be set up in previously disturbed areas to minimize impacts to native vegetation. It is expected that the fenced staging area at the eastern end of the beach where the modulars are currently stored (Brighton 14th Street) would continue to be utilized as a vehicular access point and staging location for this project.

The first primary construction task for the preferred alternative would involve the installation of piles to support the proposed modular comfort station structure. Piles would be installed either by pile driving or using a dual rotary drill for drilling caissons. The specific method would be determined after completion of the geotechnical survey and in consultation with NYSDEC. If pile driving is used, the piles would be expected to be completed in four to six days. If caisson piles are required, each pile would take approximately three to five days to install for a total of approximately four to six weeks. If piles are drilled and water is extracted, such water would be collected and placed in a vacuum truck or frac tank and disposed offsite. NYCDPR would perform vibration monitoring during installation of the preferred alternative's piles.

The second construction task would be the assembly of the pre-fabricated modular comfort station on-site. The modular structures were prefabricated off-site and are currently stored on the beach at Brighton 14th Street. It is expected that the modular units would be transported to the preferred alternative site on trucks via heavy equipment mats along the beach. A crane would be used to lift the modular units onto the pilings. Once the modular comfort station structures are in place, walkways would be erected to connect the modular structures to the boardwalk. A final task would be utility connections to the comfort station, finishing, and general site work. The beach would be either be regraded to provide clearance beneath the modular or restored to its original beach elevation. The assembly of the pre-fabricated modular comfort station on-site, including finishes and utility connections, would take approximately six months.

Typical equipment used for construction may include an auger drill, welders, concrete pumps, hydraulic power units, and compressors. Trucks would deliver concrete and other materials.

The preferred alternative would not result in extensive construction-related effects with respect to any of the analysis areas of concern: transportation, air quality, noise, historic and cultural resources, hazardous materials, natural resources, land use and neighborhood character, socioeconomic conditions, community facilities and services, open space, and infrastructure. Therefore, no significant adverse impacts are expected to occur as a result of construction.

*MITIGATION*

As described above, the preferred alternative (like the project as originally proposed), would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified.

*UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS*

The preferred alternative would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified, and the preferred alternative would not result in any unavoidable adverse impacts.

*GROWTH INDUCING ASPECTS OF THE PROPOSED PROJECT*

The preferred alternative would not introduce any new land uses, residents, or employees to the Brighton Beach Boardwalk and Beach that could induce additional development, nor would the project greatly expand or improve infrastructure capacity. Replacement of the previously-existing comfort station, which operated for over 70 years and was damaged beyond repair and subsequently demolished, would allow NYCDPR to meet existing demand for comfort station facilities on this section of beach and to restore access to adequate toilet and handwashing facilities as required by the New York State Public Health Law governing bathing beaches. Therefore, the preferred alternative is not expected to include any growth inducing aspects.

*IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES*

Construction and operation of the preferred alternative would require the commitment of resources, both natural and man-made. These would include energy in the form of fossil fuels and electricity, construction materials and equipment, financial resources, and human labor. Although these resources are generally not retrievable, they are not in short supply and their use would not adversely impact their continued availability for other projects.

## F. ALTERNATIVES

The EIS presents and analyzes alternatives to the proposed New Brighton replacement comfort station project. While the EIS demonstrates that the proposed project would not result in significant adverse impacts, because of concerns raised by the public related to the height and location of the comfort station, additional alternatives that examine variations on the comfort station's height and location are considered:

- A No Action Alternative, which is mandated by CEQR and SEQRA, and is intended to provide the lead and involved agencies with an assessment of the expected environmental impacts of no action on their part. Two No Action Alternatives are presented.
- Two Elevation Alternatives, which consider the installation of the replacement comfort station at the project site but at two different elevations.

- Two Location Alternatives, which consider the installation of the replacement comfort station at two different locations between Coney Island Avenue and Brighton 15th Street. For both Location Alternatives, two elevation variations are considered.

The EIS compares the effects of these alternatives with the proposed replacement comfort station. All alternatives assessed in the EIS would have similar effects as the proposed project in those environmental areas that were screened in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

## NO ACTION ALTERNATIVES 1 AND 2

As discussed above, a comfort station is needed at the New Brighton beach to meet the requirements of the New York State Public Health Law governing bathing, which requires that adequate toilet and hand washing facilities are provided at these beaches. DOHMH undertook a public health assessment of the New Brighton comfort station service area which examined the potential effect of not having a comfort station at the New Brighton location. DOHMH concluded that the continued absence of a comfort station would potentially constitute an adverse public health impact to Brighton Beach of Coney Island and its visitors. Therefore, both No Action Alternatives assume the installation of replacement comfort station facilities to serve the New Brighton beach.

No Action Alternative 1 assumes that the previously-existing comfort station would be rebuilt on the original project site. Although No Action Alternative 1 would comply with requirements for development within the 100-year floodplain of the NYC Building Code, it would place the structure at the same risk of flooding as the previously existing comfort station, which would be contrary to the City's goals of providing infrastructure that is resilient against future storm surges and resulting damage.

Under No Action Alternative 2, it is assumed that there would be no comfort station at the original project site and instead, a temporary trailer structure would be located on the boardwalk at approximately Coney Island Avenue (as was done in the 2014 beach season). A location slightly to the west of Coney Island Avenue and on the south side of the boardwalk was chosen as it would minimize obstructions within the Coney Island Avenue view corridor and would minimize the construction work related to the required utility connections. In addition, the boardwalk is wider beginning at Coney Island Avenue, and the structural stability of the boardwalk is sufficient on the south side for the support of the trailer. The trailer provides four bathroom stalls and two sinks for the women's restroom and two bathroom stalls, two urinals, and two sinks for the men's restrooms. The temporary bathroom trailers enable NYCDPR to open the beach to the public but would not meet the long-term goals for the provision of permanent seasonal access to toilet and handwashing facilities that would be resilient against future storm surges and resulting damage. The trailer also provides fewer toilets, urinals, and sinks than the proposed project.

## ELEVATION ALTERNATIVES 1 AND 2

The EIS considers two Elevation Alternatives, which consider the installation of the replacement comfort station at the original project site at two different elevations than the project as originally proposed. For both Elevation Alternatives, the lower elevation would require a different pile foundation; the piles currently installed at the site would have to be removed and

new concrete piles would have to be driven. Grading of the sand to provide clearance under the modules for maintenance and security access would also be required for the Elevation Alternatives. Both Elevation Alternatives would have similar effects as the project as originally proposed. The most notable difference would be in the area of urban design and visual resources. The Elevation Alternatives would feature less prominently within the Oceana Terrace view corridor than the comfort station as originally proposed due to the lower elevation. The Elevation Alternatives would be expected to block more views from the boardwalk through the site to the beach and Atlantic Ocean; however, such views would still be available from adjacent portions of the boardwalk. Therefore, as with the project as originally proposed, the Elevation Alternatives would not result in any significant adverse impacts to urban design or visual resources.

## LOCATION ALTERNATIVES

The EIS considers two alternative locations for the proposed replacement comfort station: one to the west of the original site just west of Coney Island Avenue (Location Alternative 1) and one to the east of the original site at approximately Oceana Terrace (Location Alternative 2). For both Location Alternatives, two elevation variations are considered—the same elevation as the project as originally proposed and a lower elevation (consistent with Elevation Alternative 1). These are called Location Alternative 1A and 1B and Location Alternative 2A and 2B.

NYCDPR evaluated potential locations for consideration as Location Alternatives and determined that these two locations represented the most viable alternative locations. Locations farther to the west of the indicated Coney Island Avenue location would necessitate complex utility connection construction. Locations farther to the east of the Oceana Terrace location would result in an unacceptable distance between the comfort station and a portion of the beach and boardwalk area the comfort station is intended to serve.

Both Location Alternatives (and the elevation variations) would have similar effects as the project as originally proposed.

For the Location Alternative in which the comfort station would be located east of the original site in line with the view corridor of Oceana Terrace and the courtyard of the Oceana development (Location Alternatives 2A and 2B), the effects of the alternative would be similar to the effects of the project as originally proposed with the exception of urban design and visual resources. This Location Alternative would be fully visible in the southward view corridor of Oceana Terrance; however, it would not block this view corridor completely, and the study area's wide expanse of views to the beach and Atlantic Ocean would remain. As with the project as originally proposed, this Location Alternative (either elevation) would introduce a new visual element to the area but would not result in significant adverse impacts on urban design. For this Location Alternative (either elevation), construction of the alternative would require the permanent closing of an existing private path to the beach from the Oceana courtyard.

As discussed above, subsequent to publication of the DEIS, NYCDPR identified Location Alternative 1B as its preferred alternative. This alternative provides for the construction of a replacement comfort station at boardwalk elevation approximately 350 feet west of the previously existing comfort station footprint, slightly to the west of Coney Island Avenue, on the beach in front of the Shorefront YM-YWHA Jewish Community Center of Brighton Beach (preferred alternative site; see). See Section E, "Preferred Alternative," above, for more detail on the potential effects of this alternative. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

The proposed project would consist of the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk, approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn (see **Figure 1-1**). The proposed project would be constructed predominantly within the footprint of a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished; portions of the stairs leading to the modular units would extend outside the previous footprint.

The preparation of an Environmental Impact Statement (EIS) for the New Brighton Comfort Station was directed by a New York State Supreme Court Justice sitting in Kings County in an order filed on August 27, 2013.[1]

## B. PROJECT BACKGROUND

### BRIGHTON BEACH

Brighton Beach is part of the New York City Department of Parks and Recreation's (NYCDPR's) larger Coney Island Beach and Boardwalk property. Brighton Beach extends from Ocean Parkway to Corbin Place and is located to the east of Coney Island Beach, which extends west of Ocean Parkway to W. 37th Street. Coney Island Beach and Boardwalk is a bustling and popular bathing beach that has lifeguards on duty daily during beach season. According to NYCDPR statistics, Coney Island Beach and Boardwalk receives approximately 11 million visitors each year; Brighton Beach receives approximately 2.2 million visitors annually. Approximately 12,000 people visit Brighton Beach on an average beach season day, approximately 40,000 visit on a weekend, and approximately 100,000 visitors can be expected on a summer holiday. The boardwalk extends along the length of the Coney Island Beach and Boardwalk and is called the Riegelmann Boardwalk.

Restrooms are required at Brighton Beach by the New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2), which requires that adequate toilet and hand washing facilities are provided at bathing beaches. Prior to Superstorm Sandy, the requirements of the New York State Public Health Law governing bathing beaches were met by a comfort station that was located adjacent to the boardwalk, on the ocean side. That comfort station was built in 1941 and was located at grade parallel to the boardwalk, on a 5,000-square-foot solid

[1] Oceana Homeowners Association v. City of New York, Ind. No. 6232-2013 (Sup. Ct. Kings County).

2.5.14

*Proposed Comfort Station (Including Ramps and Stairs)*

*Previously Existing Comfort Station Footprint*

0 500 FEET

**SCALE**

**NEW BRIGHTON** COMFORT STATION

Project Location
Figure 1-1

slab foundation set on sand. At the time of Superstorm Sandy, half of the building was open and operational and provided 8 toilets, 12 urinals, and 1 sink in the men's room and 11 toilets and 1 sink in the women's room. Following extensive damage by Superstorm Sandy (see discussion below), that comfort station was demolished in March 2013. The comfort station is the easternmost comfort station at Brighton Beach and the larger Coney Island Beach and Boardwalk property. The next nearest comfort station on this portion of the boardwalk is at Brighton 2nd Street, approximately 1/3 miles to the west of the project site (see **Figure 1-2**).

## SUPERSTORM SANDY

Superstorm Sandy, which struck New York City in late October 2012, damaged portions of the city's infrastructure, including many of NYCDPR's beaches and facilities. In the seven months after the storm, over $270 million was spent on restoring all 14 miles of New York City beaches, including Brighton Beach, in order to re-open them for the 2013 summer season. The restoration program repaired portions of damaged boardwalks, provided new access, and incorporated new resiliency measures. NYCDPR undertook a "light touch" approach, and repaired and re-used as many existing structures as possible. For example, where a lifeguard or comfort station did not sustain significant damage, such as the lifeguard station at Brighton Beach and Coney Island Avenue, NYCDPR repaired the structures, and in some cases, made additional improvements to ensure that the structure is better able to withstand extreme storm events in the future. Examples of such work include the relocation of all building utilities above the flood plain and the reinforcement of aging masonry walls, windows and doors. For those comfort and lifeguard stations that were damaged beyond repair, NYCDPR made plans to replace them with modular structures. The proposed comfort station was one of 17 comfort and lifeguard stations to be installed in 15 locations throughout New York City. Within the area of the Coney Island-Brighton Beach boardwalk, two replacement modular comfort stations and two replacement modular lifeguard stations were planned, including the proposed New Brighton comfort station, which had been damaged beyond repair by Superstorm Sandy when sand and water inundated the facility, compromising its structural integrity (see **Figure 1-3**).

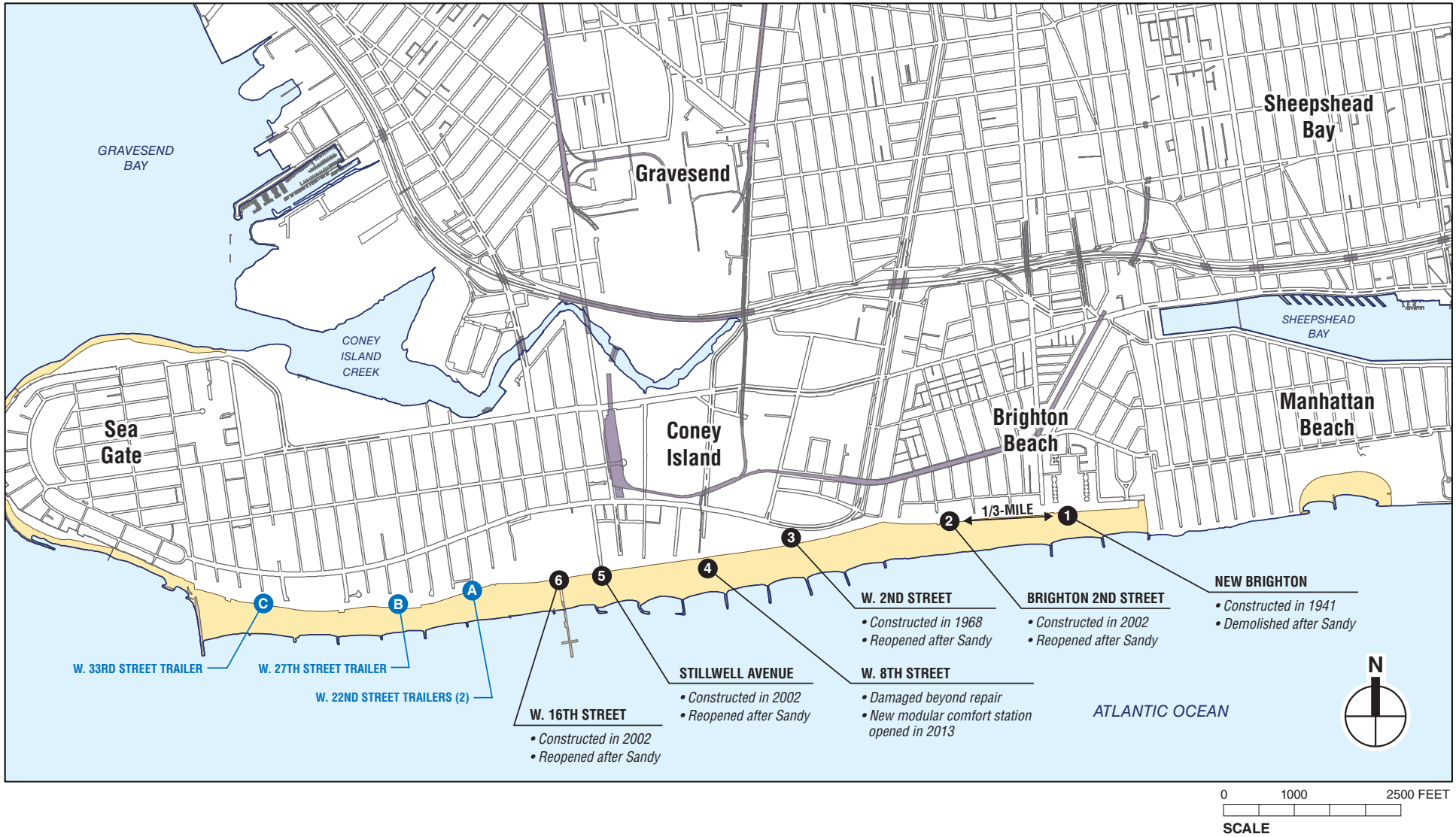
NYCDPR discussed the project with the Brooklyn Community Board 13 Chair and Community Board 13 District Manager on February 12, 2013, held a meeting with a number of Coney Island and Brighton Beach stakeholders on February 20, 2013, and presented to the full board of Community Board 13 and attending community members on March 20, 2013.

By early spring of 2013, NYCDPR received permits for its proposed work efforts at Coney Island Beach and Boardwalk (which, as noted above, includes Brighton Beach) and nearby Manhattan Beach from the New York State Department of Environmental Conservation (NYSDEC) as follows[1]:

- Article 34 of the Environmental Conservation Law (ECL) for new structures within the Coastal Erosion Hazard Area (CEHA),
- Tidal Wetlands Permits as per Article 25 of the ECL,
- Permission for excavation and fill or navigable waters as per Article 15 of the ECL for the repair of Steeplechase Pier, and
- Clean Water Act Water Quality Certification.

[1] ~~The permits were renewed, though the proposed change in method for installing the 12 remaining piles at the site is pending before NYSDEC.~~

1.30.14




**NEW BRIGHTON** COMFORT STATION

Coney Island and Brighton Beach Comfort Stations
Figure 1-2

1

2

Post-Superstorm Sandy Damage at
the Previously Existing Comfort Station
Figure 1-3

NYCDPR also received approval from the New York City Public Design Commission on February 19, 2013, and the New York City Department of Small Business Services (DSBS) Waterfront Permits Unit on March 12, 2013. The Federal Emergency Management Agency (FEMA) issued its Record of Environmental Determination on the post-Sandy recovery work in Coney Island, including the replacement New Brighton comfort station on March 19, 2013. The proposed replacement comfort station's consistency with the New York City Waterfront Revitalization Program was evaluated and approved by the New York State Department of State (NYSDOS) on March 7, 2013. All but two of the 17 planned replacement comfort and lifeguard stations—including ~~three~~ one comfort and two lifeguard stations along the Coney Island-Brighton Beach boardwalk—were subsequently installed and were in use during the 2013 beach season.

Work on the New Brighton comfort station had begun in April 2013 with the placement of 16 concrete pilings and was then halted in April 2013 when contractors encountered unexpected below-grade obstructions that prevented further pile driving activities. The contractors developed an alternative construction method consisting of a concrete slab foundation and proceeded to place stones and complete form work. Prior to the pouring of concrete, NYSDEC determined that this method of construction was inconsistent with the permitted activities. The elements placed at the site (stones and rebar) were removed from the construction zone by NYCDPR. An alternate construction approach to facilitate the support of the modular comfort station was formulated and is to consist of 12 caisson piles. In August 2013, the preparation of this EIS was directed by a New York State Supreme Court Justice. Temporary trailers were installed on the boardwalk to provide seasonal restroom facilities for the 2014 beach season.

## C. PROJECT PURPOSE AND NEED

The installation of the proposed replacement comfort station would restore access to toilet and hand washing facilities to this portion of the Coney Island-Brighton Beach Boardwalk consistent with the New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2), which requires that adequate toilet and hand washing facilities are provided at these beaches. In addition, the restoration of NYCDPR's recreational facilities—including beaches, boardwalks, and amenities—to reduce the risk of flood damage and give these facilities a greater level of protection is a key part of post-Sandy recovery efforts.

### PUBLIC HEALTH REQUIREMENTS

New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2) requires that adequate toilet and hand washing facilities are provided at these beaches. The Rules of the City of New York (RCNY) Title 24, Article 167 also require that public bathing beaches be provided with an adequate number of toilets and hand washing facilities.

As discussed above, the New Brighton comfort station is the easternmost comfort station at Brighton Beach and within the larger Coney Island Beach and Boardwalk property. The next nearest comfort station is at Brighton 2nd Street, approximately 1/3 miles (approximately 1,640 feet) to the west of the project site. The national recommended standard for distance between a comfort station and the distal point of beach served is not more than 550 yards (1,650 feet).

The New York City Department of Health and Mental Hygiene (DOHMH), Division of Environmental Health is responsible for overseeing the health and safety of New York City's beaches. DOHMH undertook a public health assessment of the New Brighton comfort station

service area which examined the potential effect of not having a comfort station at the New Brighton location. The assessment used information collected during the 2013 beach season when the previously-existing comfort station had been demolished (post-Sandy) and not yet replaced. DOHMH's inspection reports noted unsanitary conditions at the beach, and multiple nuisance complaints were received. DOHMH's report concluded that if the New Brighton comfort station were not replaced, it would likely lead to bathroom-substitute behavior that would in turn result in:

- An increased risk of fecal pollution at the upland and nearshore areas of the beach and a corresponding increase in the potential for human contact with pathogens typically found in human waste;
- Water quality impacts from elevated levels of harmful bacteria, viruses, and other microbes, which would significantly elevate the risk of contact with water-borne waste, presenting a significant health risk to beach visitors and a very serious health risk to immune compromised individuals;
- An increase in the potential for beach notifications and closures; and
- An increase in community health complaints related to odors.

In addition, DOHMH noted that the absence of adequate and proximate toilets and hand washing facilities would likely result in fewer visitors to the beach, which would result in a reduction of recreation, physical activity, and social engagement for individuals and the community. DOHMH also noted that human waste contamination of the beach is "persistent and accumulative," meaning that the extended absence of adequate facilities at the beach will result in a continued worsening in the quality and safety of the sand. Overall, DOHMH concluded that the continued absence of a comfort station would potentially constitute an adverse public health impact to Brighton Beach of Coney Island and its visitors. The DOHMH report can be found in **Appendix A**.

## RESILIENCY

The proposed comfort station is specifically designed to be resilient against future storm surges and resulting damage by raising the structure well above the 100-year flood elevation as indicated on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (PFIRMs)[1] and above the 500-year base flood elevation as indicated on the FEMA ~~Advisory Base Flood Elevation (ABFE) maps~~ Critical Action Floodplain Map.[2] This proposed elevation of the comfort station would be consistent with (and exceed the recommendations of) the City's June 2012 report on the Special Initiative for Rebuilding and Resiliency (SIRR), which aims to increase the resiliency of New York City, with a long-term focus on preparing for and protecting against the impacts of climate change. The report presents recommendations both for rebuilding the communities impacted by Superstorm Sandy and increasing the resilience of infrastructure and buildings citywide; the report notes the importance of providing replacement comfort station facilities that are more resilient than those that preceded them.

NYCDPR is seeking reimbursement of the costs for the proposed project through the Federal Emergency Management Agency's (FEMA's) funding for post-disaster rebuilding efforts. FEMA reimbursement is for "in-kind" repairs except where an applicant (in this case,

[1] FEMA released revised Preliminary FIRMS for New York City ~~on December 5, 2013~~ in January 2015.

[2] FEMA released Advisory Base Flood Elevation Maps on January 28, 2013.

NYCDPR), is required to adhere to new codes and standards as a result of the repair. While the comfort station could be constructed at the grade of the beach and still meet current NYC Building Code standards for structures in the 100-year floodplain, such construction would place the new structure at the same risk of flooding as the one that was damaged beyond repair by Superstorm Sandy.

## D. PROJECT SITE

The proposed project would install a replacement comfort station approximately 300 feet east of Coney Island Avenue and immediately to the south of the Brighton Beach Boardwalk (see **Figure 1-4**). The project site is located on Block 8725, which comprises the boardwalk—from Coney Island Avenue to the west and the boardwalk's terminus to the east—and the waterfront portion of the beach from the boardwalk to the ocean. Block 8725, including the project site, is mapped parkland.

The replacement comfort station is partially completed on the project site. Work began in April 2013 with the placement of 16 concrete pilings (wood pilings were also installed in the project area to support ramps and stairs from the boardwalk to the beach). As discussed above, work on the project site was halted when below-grade obstructions prevented further pile driving activities. Currently, the project site and an adjacent portion of the project site are surrounded by chain link fencing, as well as construction netting in some locations. Twelve more pilings would need to be placed at the proposed project site before the modular structures can be installed. Chapter 9, "Construction," provides a description of the means and methods by which the proposed replacement comfort station will be constructed.

## E. PROPOSED REPLACEMENT COMFORT STATION

### PROPOSED DESIGN

The replacement comfort station would consist of two modular units—one serving as the women's restroom and the other as the men's—each approximately 15 wide, 12 feet high, and 60 feet long and totaling 1,710 square feet between the two units. The modular structures have been prefabricated off-site and were delivered to an area near the project site. For installation, the structures would be lifted onto the pilings via crane (see Chapter 9, "Construction.")

The modular structures would be oriented in a perpendicular manner to the beach to expose less surface area to wind and wave action in future storms (see **Figures 1-4 and 1-5**). The structures have been designed in accordance with the 2008 New York City Building Code[1] and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones[2]. The pile foundation and modular structures are designed to resist flotation, collapse, and lateral movement when subjected to wind and flood loads. The height of the modular structures has been designed to provide clearance above the boardwalk in order to allow boardwalk patrons to walk underneath and to provide views from the boardwalk to the ocean through the structural supports. As a result, the two modular structures would be installed atop pilings approximately 13 feet above the beach and 8 feet above the boardwalk. The two structures would be about 12

[1] 2008 New York City Building Code, Chapter 16, "Structural Design," Section BC-1612, "Flood Loads," and Appendix G "Flood Resistant Construction."

[2] American Society of Civil Engineers, Standard 24-05 "Flood Resistant Design and Construction."

1.30.14

*Proposed Comfort Station (Including Ramps and Stairs)*

*Previously Existing Comfort Station Footprint*

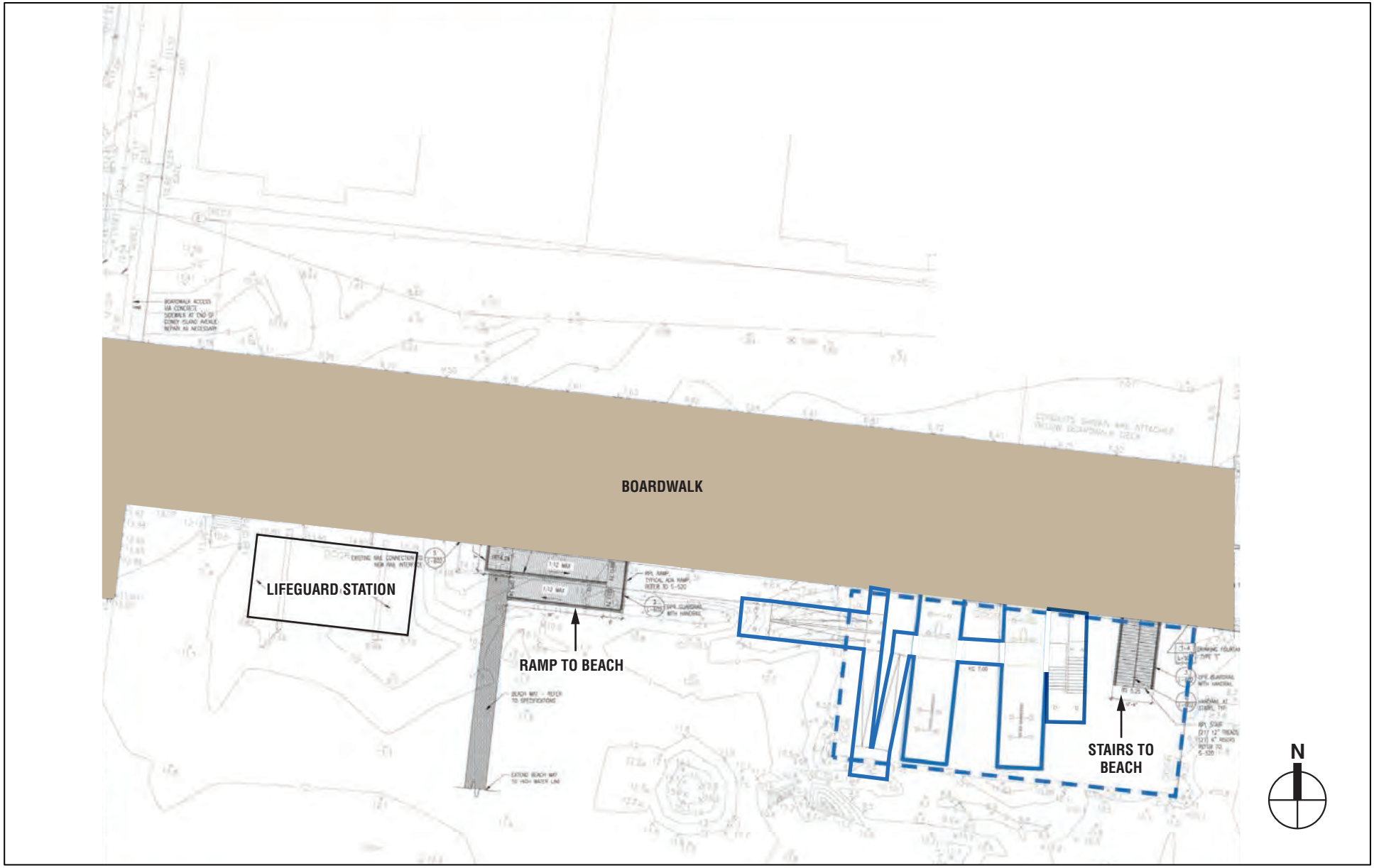
0 200 FEET

**SCALE**

Project Site Aerial Photograph

Figure 1-4

12.24.13




*Proposed Comfort Station Including Stairs and Ramps*

*Previously Existing Comfort Station Footprint*

**NEW BRIGHTON** COMFORT STATION

Site Plan
Figure 1-5

feet in height, so the maximum height of the structures would be approximately 25 feet above the beach and 20 feet above the boardwalk (see **Figures 1-6 and 1-7**).

The materials for the modular structure have been designed to withstand conditions on the beachfront. The piles for the main structure are made of concrete; concrete piles would also support the access walkways and ramps to the modular structures. Steel is used for the main frame, with the siding made of concrete fiber board and the interiors of tile and stainless steel. All components of the comfort station that are not part of the main structure (i.e., metal siding panels, skylights, photovoltaic panels, etc.) have been designed to exceed the performance requirements of the 2008 New York City Building Code for high wind loads of up to 120 miles per hour.

Stairs and ramps—designed to be compliant with Americans with Disabilities Act (ADA) accessibility requirements—would connect the modular structures to the boardwalk. The stairs and ramps have been designed to be built in pieces, with a frame that is welded and bolted to the modular and welded to the base plate of each support column. As mentioned previously, the stairs and ramps are supported by concrete piles that are separate from the concrete piles supporting the modular comfort station structures. They have been designed to withstand severe winds and not break apart. The design of the proposed project meets standards for withstanding wave action within FEMA flood hazard Zone V, even though the project site is not inside a wave action zone, and is instead within FEMA flood hazard Zone AE. The structure would exceed minimum design requirements and would have strong resistance to future storm flooding in the area.

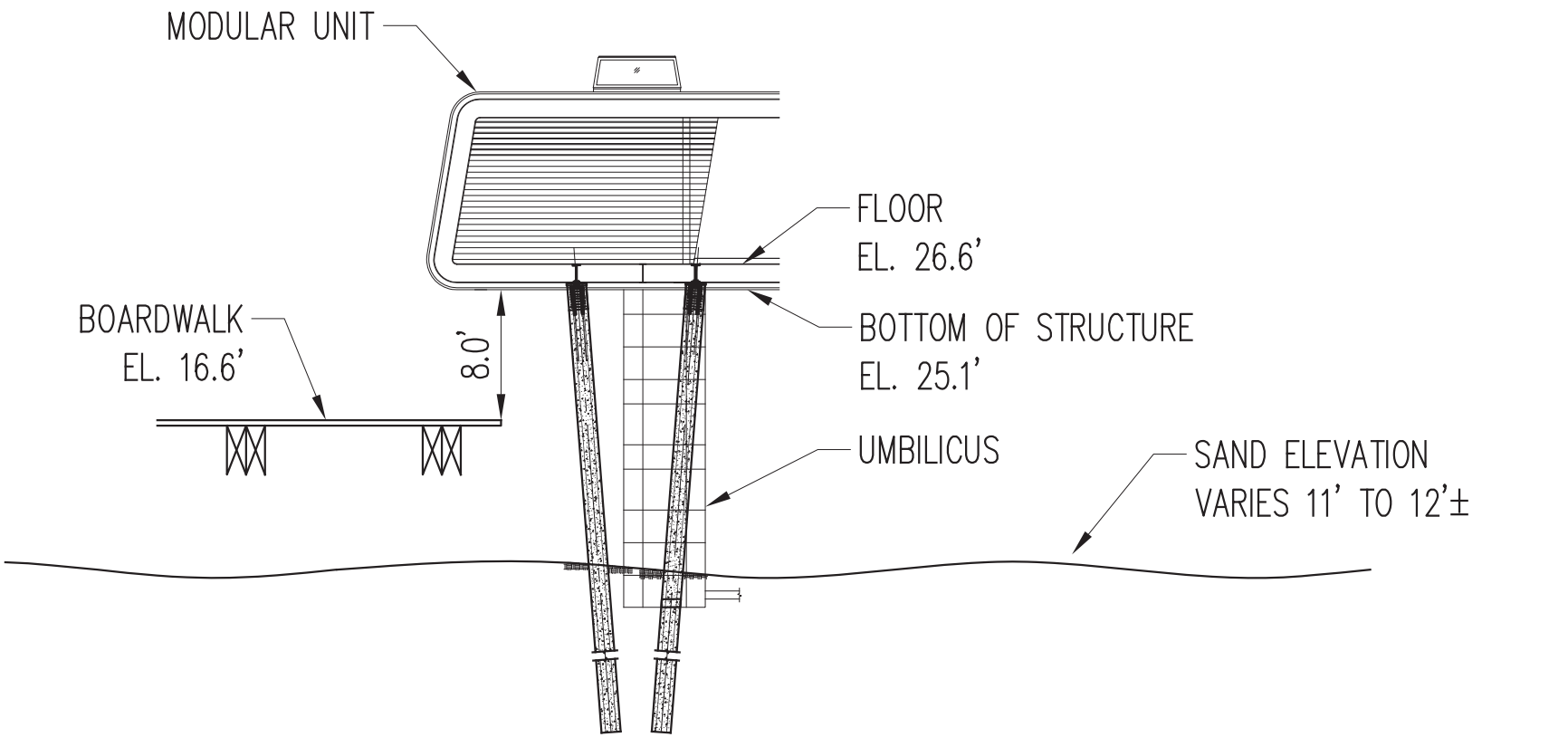
The comfort station would connect to existing below ground utility connections at the project site. Water to the comfort station would be supplied by the City's water supply. Wastewater from the comfort station (sinks and toilets) would flush directly to the City's sanitary sewer. The replacement comfort station would incorporate NYCDPR water saving devices to minimize water demand and demand for sewer infrastructure capacity (e.g., all plumbing fixtures would have sensor activation and toilets would be low-flow toilets that use less water than standard plumbing fixtures). The comfort station would utilize electricity for interior lighting and to power heating, ventilation, and air conditioning (HVAC) and other mechanical systems such as water and sewer pumps. Some of the electricity required to operate the replacement comfort station would be provided by the photovoltaic panels installed on the roof. The proposed replacement comfort station is designed to meet modern building and electrical codes.

The comfort station would not have exterior lighting.

## PROPOSED OPERATIONS

The proposed comfort station would provide four toilets, four urinals, and eight sinks in the men's facility and eight toilets and eight sinks in the women's facilities. Similar to the comfort station it replaces, the proposed comfort station is planned to be open for public use from Memorial Day through Labor Day with the following hours: Memorial Day to July 4th from 9 AM to 7 PM and July 4th to Labor Day from 9 AM to 8 PM. The comfort station will be patrolled by NYCDPR Enforcement Patrol officers and/or by the New York City Police Department. The comfort station would also be maintained consistent with a maintenance schedule set forth by NYCDPR and staffed by attendants (one in the women's restroom and one in the men's as well as a job training participant in each restroom).

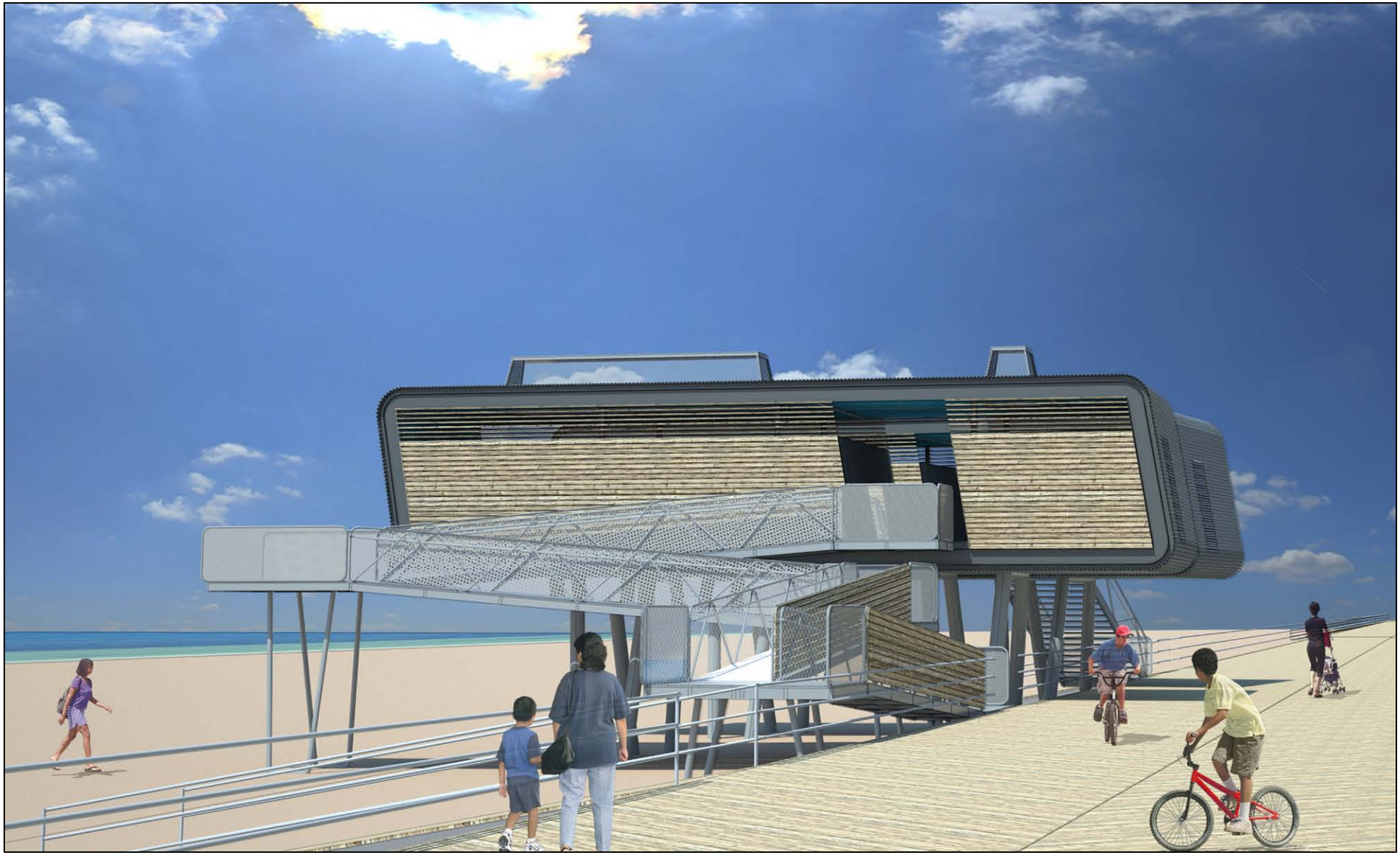
1.14.14




NOTE: ALL ELEVATIONS IN NAVD88 VERTICAL DATUM

SOURCE: McLAREN ENGINEERING GROUP

Proposed Project Profile View
Figure 1-6



*NOTE: FOR ILLUSTRATIVE PURPOSES ONLY*

Illustrative Project Rendering
Figure 1-7

## F. PROPOSED ACTIONS AND APPROVALS

As mentioned previously, NYCDPR received all required permits for its work efforts at Coney Island and Manhattan Beach and is preparing this EIS to comply with the above-mentioned court order. The installation of a replacement comfort station was classified as a Type II action under the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR).

## G. CITY ENVIRONMENTAL QUALITY REVIEW

The targeted EIS ~~will be~~ was prepared in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. The DEIS ~~will~~ followed the guidance of the 2012 *CEQR Technical Manual* and ~~will be~~ was conducted in accordance with the more rigorous procedural requirements for an action designated as a Type I action pursuant to 6 NYCRR 617.[1]

### SCOPING

With the understanding that this EIS is being prepared pursuant to a Court Order, the CEQR scoping process is nonetheless intended to focus the technical analysis on those issues that are pertinent to the proposed project. The process at the same time allows other agencies and the public a voice in framing the scope of the EIS. An Environmental Assessment Statement was not prepared because, as is the case with this application, SEQRA allows an agency to move directly to an EIS if a determination has been made that one is required. Here, preparation of an EIS regarding the proposed comfort station was ordered by a court. In the scoping process, certain technical areas were screened out in accordance with the guidance of the *CEQR Technical Manual*; those conclusions were based on screening analyses included as part of the *Draft Scope of Work for the Preparation of a Targeted Environmental Impact Statement* (Draft Scope of Work) published on October 18, 2013.

The Draft Scope of Work screened out those technical areas that would not have the potential for significant adverse environmental impacts: socioeconomic conditions, community facilities and services, open space, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.[2] The Draft Scope of Work also set forth methodologies for analyses in the

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[1] As noted in the Foreword, subsequent to publication of the DEIS, the Mayor's Office of Environmental Coordination issued an updated *CEQR Technical Manual* (March 2014). The analyses in the FEIS are consistent with the 2014 methodology.

[2] An analysis of public health is not warranted for projects where no unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. As indicated in the Final Scope, there would be no potential for the project to result in significant adverse air quality and noise impacts. As demonstrated in Chapter 6, "Natural Resources," of the EIS, the project would not result in significant adverse water quality impacts. As demonstrated in Chapter 7, "Hazardous Materials," the proposed project would not result in significant adverse impacts related to hazardous materials. Finally, as summarized in Chapter 11, "Mitigation," the proposed project would not result in any significant adverse impacts requiring mitigation. Therefore, a public health assessment is not warranted. DOHMH concluded in its assessment of the New Brighton comfort station service area that the continued absence of a comfort station would potentially constitute an adverse public health impact

following technical areas: land use, zoning, public policy; shadows; urban design and visual resources; natural resources; hazardous materials; neighborhood character; and construction.

During the scoping period, those interested in reviewing the Draft Scope of Work and providing their comments to the lead agency were given the opportunity to do so in writing or at a public scoping hearing held on Monday, November 18, 2013 from 6 PM to 8:30 PM at the Shorefront YM-YWHA of Brighton-Manhattan Beach, at 3300 Coney Island Avenue in Brooklyn. Comments received during the public hearing, and written comments received through the close of the comment period (which was held open until December 2, 2013) were considered and summarized in a *Final Scope of Work for the Preparation of a Targeted Environmental Impact Statement*, which was published on February 26, 2014.[1] The Final Scope of Work was updated in response to a number of public comments to include a discussion of the methodology to conduct an open space analysis and identify an alternative No Action condition, discussed below, that would also be considered in the EIS.

## ANALYSIS FRAMEWORK

Each chapter of the targeted EIS assesses whether the proposed project could result in significant adverse environmental impacts in a specific technical area of concern. The analysis year for the technical analyses presented in the EIS is 2014 since the New Brighton comfort station is proposed to be installed for use in the 2014 beach season. [2,3]

For each technical area in which impacts may occur, a study area is defined for analysis, in accordance with the methodologies of the *CEQR Technical Manual*, as described in the Methodology section of each chapter. For each technical area assessed in the EIS, the existing conditions are described and serve as a baseline against which future conditions can be projected. The EIS assesses future conditions without the proposed project for the 2014 analysis year (the future without the proposed project or "No Action" condition) and the future with the proposed project (or "With Action" condition). The differences between the future without and with the proposed project are assessed for whether such differences are adverse and/or significant; any significant adverse environmental impacts are disclosed.

The No Action condition typically uses existing conditions as a baseline and adds changes known or expected to be in place by 2014. This includes development currently under construction or which can be reasonably anticipated due to the current level of planning and public approvals. There are no known development projects within the 400-foot study area surrounding the project site, partially due to the fact that a large portion of the study area is comprised of boardwalk and beach.

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to Brighton Beach of Coney Island and its visitors. Implementation of the project would meet the requirements of the New York State Public Health Law governing bathing beaches, which requires that adequate toilet and hand washing facilities are provided at these beaches.

[1] Comments received after the close of the comment period on December 2, 2013 were also considered.

[2] Because ~~it is anticipated that~~ the proposed comfort station ~~will~~ was not ~~be~~ installed by the start of the 2014 beach season, temporary seasonal bathrooms ~~will be~~ were installed on the boardwalk near Coney Island Avenue to comply with the New York State Public Health Law requirements.

[3] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.

For the purposes of this targeted EIS and to appropriately frame the potential project impacts, two No Action conditions are contemplated for the 2014 analysis year. In both No Action conditions, a comfort station would be provided for the beach at New Brighton since a comfort station is required to ensure compliance with the New York State Public Health Law requirements (see C, "Project Purpose and Need," above). If no comfort station were provided at New Brighton, there would be a potential adverse public health impact to Brighton Beach of Coney Island and its visitors; therefore, there is no No Action condition (future without the proposed project) in which a comfort station is *not* provided at New Brighton.

The two No Action conditions are as follows:

- No Action Condition 1: In No Action Condition 1, it is assumed that the comfort station that existed prior to being damaged beyond repair by Superstorm Sandy would be reconstructed on the site at the level of the beach.[1]
- No Action Condition 2: In No Action Condition 2, it is assumed that a replacement comfort station is constructed near the project site at a location between Coney Island Avenue and Brighton 15th Street outside of both the Coastal Erosion Hazard Area (CEHA) and tidal wetland area. No Action Condition 2 assumes the installation of temporary seasonal restrooms located on the boardwalk at Coney Island Avenue; these restrooms would be provided in a trailer structure that would contain two bathroom stalls, two urinals, and two sinks for the men's restrooms and four bathroom stalls and two sinks for the women's restroom. Under this No Action condition, it is also assumed that the project site is cleared of the installed piles and re-graded as sandy beach without any structures.[2] Chapter 10 describes in more detail the factors guiding the location and design of No Action Condition 2.

The With Action condition for the proposed project would be the construction of the New Brighton replacement modular comfort station. This EIS assesses the differences between the two different No Action conditions and the With Action condition to determine whether such differences are adverse and/or significant. Given that a comfort station in this area is necessary, the comparison to the two No Action conditions will reflect the range of potential impacts by comparing the project to the site's prior long-term use (i.e., the 1941 structure installed on a 5,000 square foot solid slab foundation set on sand) and to a vacant site to account for a wide range of potential effects.

The EIS also considers alternatives to the proposed project; these alternatives, which include elevation and location changes, are assessed in Chapter 10, "Alternatives." Subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. Chapter 10a, "Preferred Alternative," expands upon the discussion previously provided in Chapter 10. ✷

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[1] Reconstruction of the comfort station with the same design as the previously existing comfort station (which was built in 1941) and at the grade of the beach would meet current NYC Building Code standards, which require finished floor elevations of Category I buildings within Zone AE to be equal to or greater than the 100-year flood elevation. Such construction would require a CEHA permit from NYSDEC. However, reconstructing the comfort station at the same flood elevation as the one that previously existed at the site would place the new structure at the same risk of flooding as the one that was damaged beyond repair by Superstorm Sandy.

[2] As discussed in more detail in Chapter 10, "Alternatives," the installation of temporary restroom facilities would not meet NYCDPR's long-term goals for the provision of a comfort station that would be resilient against future storm surges and resulting damage.

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

Under the ~~2012~~ 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action, and determines whether that proposed action is compatible with those conditions or may affect them. The analysis also considers the action's compliance with, and effect on, the area's zoning and other applicable public policies.

As described in Chapter 1, "Project Description," this targeted ~~Draft~~ Final Environmental Impact Statement (~~D~~FEIS) analyzes the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk (the proposed project), located approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn. The new comfort station would replace a comfort station at the same location that was damaged beyond repair by Superstorm Sandy in October 2012 and subsequently demolished. This chapter provides an assessment of existing and future conditions with and without the proposed project for the project site and a study area surrounding the site, which are described in detail below.

As detailed in this chapter, the proposed replacement comfort station would not result in any significant adverse impacts to land use, zoning, or public policy. The proposed replacement comfort station would not result in a land use change on the project site compared to the previously-existing comfort station (No Action Condition 1), and would not have the potential to significantly affect land uses in the study area. Compared to a vacant project site (No Action Condition 2), the proposed project would represent a change in use from beach (since the site would be transformed from a comfort station site to beach in No Action Condition 2); however, this change would be considered a compatible and appropriate land use for public open space users since the comfort station would be an important amenity for users of the boardwalk and beach and would result in a continuation of a use that existed prior to Superstorm Sandy. Compared to either No Action Condition, the proposed project would not significantly affect the mix of uses and land use conditions in the study area. As a comfort station in this area of Brighton Beach is required for the continued safe operation of the adjacent public beach, a replacement comfort station is needed to prevent an adverse effect on an adjacent land use in the study area. The proposed replacement comfort station would be an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources. The proposed replacement comfort station would be more resilient to extreme weather events than the previous comfort station or than temporary bathrooms installed in the absence of the project. Therefore, it would reduce the likelihood of further construction activities to repair or replace the facility in the future. The proposed replacement comfort station would also be

consistent with applicable public policies, including PlaNYC, the Special Initiative for Rebuilding and Resiliency (SIRR) and the New York City Waterfront Revitalization Program, as it incorporates many resiliency measures. Overall, the proposed replacement comfort station would not result in any significant adverse land use impacts, and would be supportive of applicable public policies.

## B. METHODOLOGY

According to the *CEQR Technical Manual*, a preliminary land use assessment, which includes a basic description of existing and future land uses and public policy, should be provided for all projects that would affect land use or public policy on a site, regardless of the project's anticipated effects. While there are no zoning or land use approvals for the proposed project, this chapter includes a preliminary assessment of land use, zoning, and public policy to provide neighborhood context and to serve as a baseline for other sections of the EIS. Land uses are described for an area within approximately 400 feet of the New Brighton comfort station site. As shown on **Figure 2-1**, the 400-foot study area generally extends to Oceana Drive East and West (private roads) to the north, Seacoast Terrace to the east, Brighton 7th Street to the west, and the Atlantic Ocean to the south. Sources for this analysis include NYCDPR and the New York City Department of City Planning (DCP).

## C. EXISTING CONDITIONS

Existing land use conditions, patterns, and trends are described below for the project site and the study area, followed by a discussion of zoning and public policy.

### LAND USE

*PROJECT SITE*

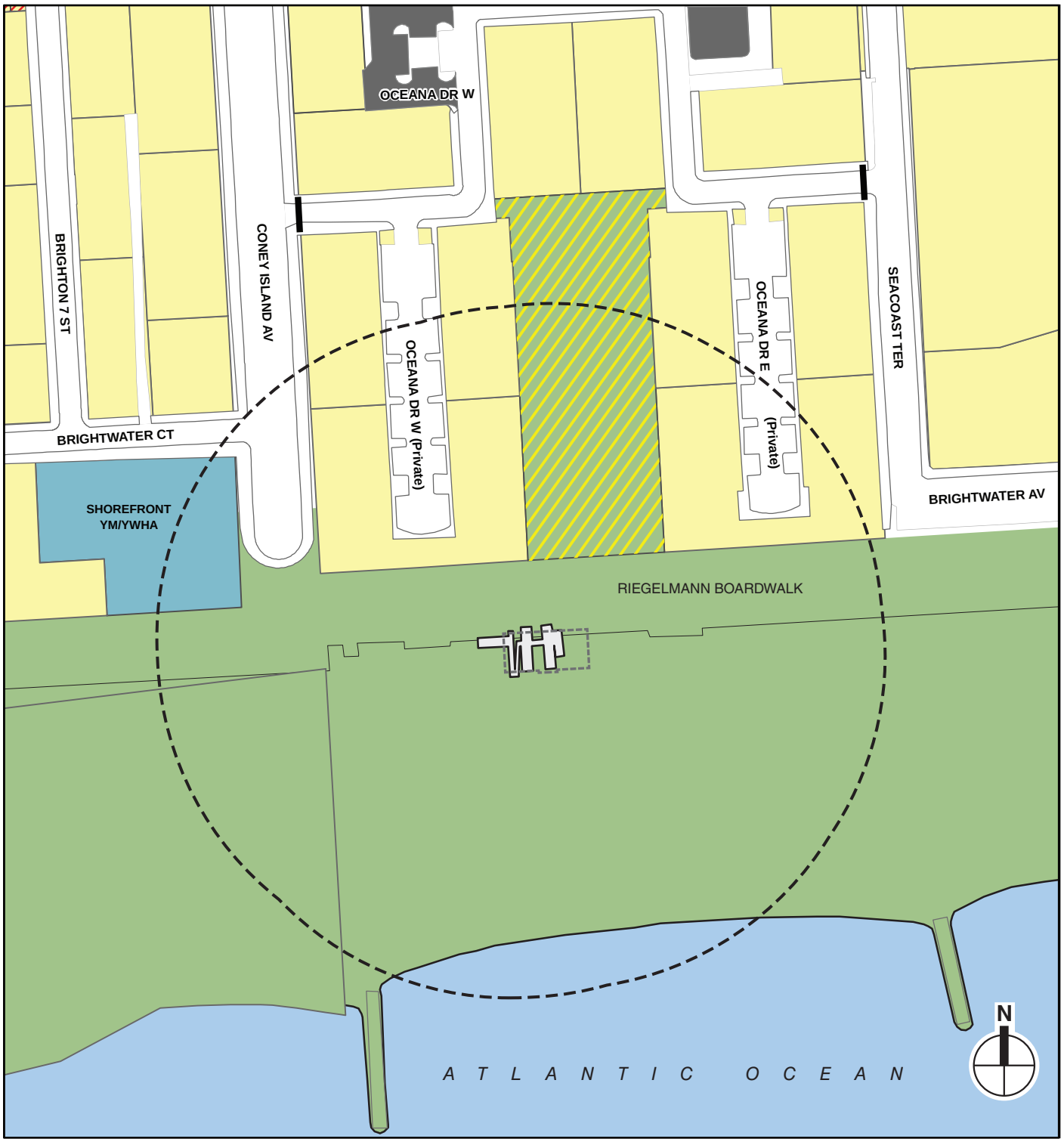
The project site is located approximately 300 feet east of Coney Island Avenue and immediately to the south of the Brighton Beach Boardwalk. The project site is located on Block 8725, which comprises the boardwalk—from Coney Island Avenue to the west and the boardwalk's terminus to the east—and the waterfront portion of the beach from the boardwalk to the ocean. Block 8725, including the project site, is mapped park land.

The proposed project would be constructed predominantly within the footprint of a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished in March 2013 (see Figure 1-2). The replacement comfort station is partially completed on the project site. Work to construct the replacement comfort station began in April 2013 with the placement of concrete pilings. Work on the project was halted when below-grade obstructions prevented further pile driving activities. The project site area is currently enclosed by construction fencing, and contains a staircase from the boardwalk down to the beach. Twelve additional caisson pilings need to be placed at the proposed project site before the modular structures can be installed.

*STUDY AREA*

The 400-foot study area is located within the neighborhood of Brighton Beach in Brooklyn. Brighton Beach is a mixed-use community, containing residential, community facility, and local retail uses. While Brighton Beach contains a mixture of housing types, the portion of the

4.7.15




- Proposed Comfort Station
- Previously Existing Comfort Station Footprint
- 400-Foot Study Area Radius
- Residential
- Residential with Commercial Below
- Commercial and Office Buildings
- Open Space and Outdoor Recreation
- Private Recreation
- Parking Facilities
- Public Facilities and Institutions
- Vacant Land
- Vacant Building
- Under Construction
- Gate

0 100 200 FEET
SCALE

Land Use Study Area
Figure 2-1

neighborhood that is within the 400-foot study area is dominated by the Oceana Residences, a gated community that contains ~~15~~ 16 residential buildings and supporting parking, security, maintenance, publicly-accessible open space, and private recreational uses (including a club house, fitness center, outdoor and indoor swimming pool, all of which are private amenities for residents of the development). The 15 buildings were completed between 2000 and ~~2007~~ 2014, and range in height from 6 to 12 stories. Collectively, the development currently contains approximately ~~865~~ 927 dwelling units.

Public community facility uses within the study area include the Shorefront YM-YWHA of Brighton-Manhattan Beach, located at 3300 Coney Island Avenue. The Coney Island Beach and Boardwalk is a major open space use in the study area, and an important recreational resource. The portion of the park within the study area contains beaches, a section of the boardwalk that extends from Brighton 15th Street to West 37th Street, seating, and a lifeguard station. Overall, this approximately 400-acre public park, under the jurisdiction of NYCDPR, contains: approximately three miles of beaches; courts for beach volleyball, handball, and basketball; playgrounds and amusement rides; the New York Aquarium; the Abe Stark Ice Skating Rink; and the MCU Park baseball stadium, among other features.

Although there are no commercial uses within the 400-foot study area, local retail uses in the Brighton Beach neighborhood are predominantly located along Brighton Beach Avenue, which is located to the north and west of the study area boundary. Brighton Beach Avenue contains numerous grocery stores, restaurants, and cultural establishments that cater to—and are a major regional destination for—the Russian-American community.

## ZONING AND PUBLIC POLICY

Zoning is not applicable to the project site because it is located within mapped park land under the jurisdiction of NYCDPR. The portion of the study area outside of the Coney Island Beach and Boardwalk park land is within a R7-1 zoning district, which consists of medium- and high-density residential uses, up to a maximum floor area ratio (FAR) of 3.44. As the proposed project is located within mapped park land, and does not include any zoning actions, it does not have the potential to affect zoning. Below is a summary of other public policies that are applicable to the proposed project.

### *PLANYC*

In April 2007, the New York City Mayor's Office of Long Term Planning and Sustainability released *PlaNYC: A Greener, Greater New York*. An update to PlaNYC in April 2011 built upon the goals set forth in 2007. PlaNYC represents a comprehensive and integrated approach to planning for New York City's future. It includes policies to address three key challenges that the city faces over the next 20 years: (1) population growth; (2) aging infrastructure; and (3) global climate change. The plan contains goals and initiatives for categories including housing, open space, brownfields, waterways, water supply, transportation, energy, air quality, solid waste, and climate change.

### *SPECIAL INITIATIVE FOR REBUILDING AND RESILIENCY*

In June 2012, the City released a report on the Special Initiative for Rebuilding and Resiliency (SIRR), which aims to increase the resiliency of New York City, with a long-term focus on preparing for and protecting against the impacts of climate change. The report presents recommendations both for rebuilding the communities impacted by Superstorm Sandy and increasing the resilience of infrastructure and buildings citywide.

*WATERFRONT REVITALIZATION PROGRAM*

As shown on **Figure 2-2**, the project site and study area are within the City's designated Coastal Zone. Therefore, an assessment of the consistency of the proposed project with the City's Waterfront Revitalization Program (WRP) is warranted. The WRP is the City's principal coastal zone management tool. As originally adopted in 1982 and revised in 1999, it establishes the City's policies for development and use of the waterfront. All proposed actions subject to CEQR, ULURP, or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the WRP.

## D. FUTURE WITHOUT THE PROPOSED PROJECT

This section describes the land use, zoning, and public policy changes that are anticipated to occur on the project site and in the study area, independent of the completion of the proposed project in 2014[1] (the No Action condition). As described in Chapter 1, "Project Description," two No Action conditions are contemplated for the 2014 analysis year:

- No Action Condition 1: In No Action Condition 1, it is assumed that the comfort station that existed prior to being damaged beyond repair by Superstorm Sandy would be reconstructed on the site.
- No Action Condition 2: In No Action Condition 2, it is assumed that a replacement comfort station is constructed near the project site at a location between Coney Island Avenue and Brighton 15th Street outside of both the Coastal Erosion Hazard Area (CEHA) and tidal wetland area. No Action Condition 2 assumes the installation of temporary restrooms located on the boardwalk at Coney Island Avenue. Under this No Action condition, it is also assumed that the project site is cleared of the installed piles and re-graded as sandy beach without any structures.

Both of these No Action conditions are addressed below.

### LAND USE

*PROJECT SITE*

The comfort station that existed prior to being severely damaged by Superstorm Sandy was located on the project site adjacent to the boardwalk, on the ocean side. The comfort station was built at grade, on a 5,000 square foot solid slab foundation set on sand. As mentioned previously, that comfort station was demolished in March 2013, following extensive damage by Superstorm Sandy.

In No Action Condition 1, it is assumed that the site would be occupied by the previously-existing comfort station. This comfort station would be located within the 100-year flood elevation as indicated on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (PFIRMs) and the 500-year base flood elevation as indicated on the

[1] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.

12.4.13

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*NYS DOS Coastal Zone Boundary*

0 400 800 FEET

**SCALE**

**NEW BRIGHTON** COMFORT STATION

Coastal Zone Boundary

Figure 2-2

FEMA ~~Advisory Base Flood Elevation (ABFE) maps~~ Critical Action Floodplain Map. No Action Condition 1 would not meet the goals of a comfort station that would be resilient against future storm surges and resulting damage as it would place the structure at the same risk of flooding as the one that was damaged beyond repair by Superstorm Sandy.

In the No Action Condition 2, temporary restrooms would be installed on the boardwalk at Coney Island Avenue. In addition, the project site would be cleared of the installed piles and re-graded as sandy beach with no structures, and would be considered a change in land use from a bathroom to a beach.

Both No Action Conditions would enable NYCDPR to open the beach to the public in accordance with New York State Public Health Law but would not meet the long-term goals for the provision of a permanent comfort station that would be resilient against future storm surges and resulting damage.

*STUDY AREA*

No notable changes to land use are currently anticipated in the study area in the No Action condition by 2014.

NYCDPR ~~is planning to begin~~ began construction in ~~summer~~ November 2014 on a reconstruction of the boardwalk between Brighton 15th Street and Coney Island Avenue. The boardwalk will consist of new pre-cast concrete panels for structure topped with recycled plastic lumber (RPL) decking, with a 10-foot-wide concrete panel carriage lane.

Just outside of the study area boundary, an additional building along Coney Island Avenue ~~will~~ has been ~~be~~ built as the final building of the Oceana Residences development. Located at 50 Oceana Drive West, this 12-story building was completed in 2014 and ~~will~~ contains 62 dwelling units, 45 parking spaces, and up to approximately 10,000 square feet of retail space.

### ZONING AND PUBLIC POLICY

No changes to zoning and public policies applicable to the proposed project are anticipated to occur in the No Action condition by 2014.

## E. FUTURE WITH THE PROPOSED PROJECT

This section describes the land use, zoning, and public policy conditions that would result from the completion of the proposed project in 2014 (With Action condition). This section evaluates the potential for the proposed project to result in significant adverse land use, zoning, and public policy impacts, compared to the two No Action conditions described above.

### LAND USE

*PROJECT SITE*

The replacement comfort station would consist of two modular units—one serving as the women's restroom and the other as the men's—each approximately 15 wide, 12 feet high, and 60 feet long and totaling 1,710 square feet between the two units. As described in Chapter 1, "Project Description," the structures have been designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate

to structures located in flood zones. Once completed, the proposed replacement comfort station are planned to be open for public use from Memorial Day to Labor Day of each year.

The proposed replacement comfort station would not result in a change in land use on the project site, compared to the No Action Condition 1, which assumes the previously-existing comfort station on the project site. Compared to the previously-existing comfort station, the proposed comfort station would represent the continuation of a use that has existed on the project site since 1941. As a comfort station in this area is required in order for the adjacent beach area to operate as public bathing beach under the New York State Public Health Law, such a use at the project site would be considered compatible and appropriate.

Compared to No Action Condition 2, which assumes the installation of temporary bathrooms on the boardwalk at Coney Island Avenue and the return of the project site to beach, the proposed project would represent a change in use on the site (i.e., a reversion to the original use prior to Superstorm Sandy). This change would not be considered adverse, as a public comfort station within mapped park land that provides an important amenity for public open space users would be considered a compatible and appropriate land use and would return the site to its historical use as a comfort station site.

Therefore, the proposed project would not result in any significant adverse land use impacts on the project site, compared to either of the No Action conditions.

*STUDY AREA*

Compared to either No Action condition, the proposed replacement comfort station would not have the potential to affect land uses in the study area. The proposed replacement comfort station would be buffered from nearby residential uses by the boardwalk and by a fenced planted area that is owned by the City and under the jurisdiction of NYCDPR but not accessible to the public.

Compared to No Action Condition 1 (the previously-existing comfort station), the proposed comfort station would represent the continuation of a use that has existed on the project site since 1941; therefore, the proposed replacement comfort station would not represent a change of use that would alter the land use composition of the study area.

Compared to No Action Condition 2 (the temporary bathrooms at Coney Island Avenue and the conversion of the site to beach use), building the replacement comfort station on the project site would not change the land use composition of the study area, as a comfort station would exist within the study area in both the No Action and With Action conditions. Due to the fact that residential and community facility uses are located on the north side of the boardwalk throughout the study area, the proximity of a comfort station to such uses would continue under both the No Action and With Action conditions. Overall, compared to either No Action condition, the proposed project would result in the same mix of uses and land use conditions in the study area in the With Action condition.

As noted above, a comfort station is required for the continued safe operation of the adjacent public beach; therefore, a comfort station is needed in the study area to prevent an adverse effect on the beach, an adjacent land use in the study area. The proposed replacement comfort station would be an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources (see "Existing Conditions" for a description of the beach and boardwalk). The proposed replacement comfort station would be more resilient to extreme weather events than the previously-existing comfort station, and would therefore

reduce the likelihood of further construction activities to repair or replace the facility in the future.

Overall, the proposed replacement comfort station would not result in any significant adverse land use impacts.

## ZONING AND PUBLIC POLICY

### *PLANYC*

The proposed project would be consistent with applicable PlaNYC goals and initiatives. With regard to PlaNYC's open space goals, the proposed project would restore a comfort station to an important public open space resource identified as a destination park in the plan. The proposed project would also be supportive of PlaNYC's goals to increase the sustainability and resiliency of open space resources by elevating the replacement comfort station to an elevation above the 500-year FEMA storm surge levels, and by incorporating other resiliency measures, as described in Chapter 1, "Project Description." With regard to PlaNYC's climate change goals, the proposed project would increase the resiliency of the City's built environment and increase the City's preparedness for future extreme climate events. The project would also incorporate sustainability elements such as photovoltaic panels and efficient wastewater systems. Overall, the proposed project would be consistent with PlaNYC and supportive of its relevant policies and initiatives.

### *SPECIAL INITIATIVE FOR REBUILDING AND RESILIENCY*

The proposed replacement comfort station would be supportive of SIRR's goals and objectives, as it would improve the resiliency of this facility to future storms and flooding. Specifically, the proposed project would be supportive of the SIRR report's "Park Initiative 1: Restore City Beaches," which aims to restore and improve the resiliency of these important recreational amenities citywide. The proposed project would also be supportive of "Southern Brooklyn Initiative 11: Restore Recreational Infrastructure along Southern Brooklyn Beaches," which notes the importance of providing replacement comfort station facilities that are more resilient than those that preceded them.

The proposed project would incorporate resiliency measures. As described in Chapter 1, "Project Description," the facility has been designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones. The height of the two modular structures that comprise the facility have been designed to be above the 500-year base flood elevation. The structures would also be oriented in a perpendicular manner to the beach to expose less surface area to wind and wave action in future storms. The pile foundation and modular structures are designed to resist flotation, collapse, and lateral movement when subjected to wind and flood loads. The materials for the modular structure have been designed to withstand conditions on the beachfront. All components of the comfort station that are not part of the main structure (i.e., metal siding panels, skylights, photovoltaic panels, etc.) have been designed to exceed the performance requirements of the 2008 New York City Building Code for high wind loads of up to 120 miles per hour. The stairs and ramps that connect the facility to the boardwalk would be metal and built in pieces with a frame that is welded to the base plate of each support column. The design of the proposed project meets standards for withstanding wave action within Zone V, even though the project site is not inside a wave action zone but is instead within FEMA flood hazard

Zone AE. As such, the structure would greatly exceed minimum design requirements and would have strong resistance to future storm flooding in the area. Overall, the proposed replacement comfort station has been designed to withstand flooding, erosion, and future extreme storm events, and would therefore be supportive of SIRR and other public policies that aim to improve the resiliency of the City's open space infrastructure.

*WATERFRONT REVITALIZATION PROGRAM*

As noted above, the project site is located within the City's designated Coastal Zone Boundary. While the proposed project has already been evaluated and approved by the New York State Department of State (NYSDOS) on March 7, 2013 in connection with NYCDPR's larger restoration program (see Chapter 1, "Project Description"), this EIS includes an evaluation of the proposed New Brighton replacement comfort station's consistency with WRP policies (see **Appendix A** for the WRP Coastal Assessment Form [CAF]). As determined by the CAF, the proposed project requires detailed assessment for several WRP policies, as described below.

New York City's WRP includes 10 principal policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. For each policy and sub-policy question that was answered "yes" in the CAF, this analysis includes a discussion of the policy's applicability to the proposed project and the proposed New Brighton comfort station project's consistency with the respective policy.

**Policy 4.2:** Protect and restore tidal and freshwater wetlands.

As described in Chapter 6, "Natural Resources," construction and operation of the proposed project would not adversely affect the function of the New York State Department of Environmental Conservation (NYSDEC) tidal wetlands adjacent area within the project site to buffer the NYSDEC littoral zone tidal wetlands mapped along the ocean-side portion of the beach. The proposed project involves the installation of a modular comfort station on piles within an area previously occupied by a grade-level comfort station. It would not affect the beach seaward of the comfort station or result in an increase in impervious surface coverage in the area. As such, the proposed project met the requirements for authorization under Article 25 of the ECL for activities within the NYSDEC tidal wetland adjacent area and subsequently received authorization from the NYSDEC under this Article, and would be compliant with federal Executive Order 11990 ("Protection of Wetlands").[1] Therefore, the proposed project is consistent with this policy.

**Policy 6:** Minimize loss of life, structures and natural resources caused by flooding and erosion.

> *Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the condition and use of the property to be protected and the surrounding area.*

The proposed replacement comfort station would be designed to increase the resiliency of the facility, compared to the previously-existing comfort station. As described in Chapter 1, "Project Description," the facility has been designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to

[1] ~~The permits were renewed, though the proposed change in method for installing the 12 remaining piles at the site is pending before NYSDEC~~

structures located in flood zones. The height of the two modular structures that comprise the facility have been designed to be well above the 100-year flood elevation as indicated on the FEMA PFIRMs and above the 500-year base flood elevation as indicated on the FEMA Critical Action Floodplain Map ~~ABFE maps~~. Elevating the proposed comfort station on piles rather than building it at grade would also reduce erosion potential. The structures would also be oriented in a perpendicular manner to the beach to expose less surface area to wind and wave action in future storms. The pile foundation and modular structures are designed to resist flotation, collapse, and lateral movement when subjected to wind and flood loads. The materials for the modular structure have been designed to withstand conditions on the beachfront. All components of the comfort station that are not part of the main structure (i.e., metal siding panels, skylights, photovoltaic panels, etc.) have been designed to exceed the performance requirements of the 2008 New York City Building Code for high wind loads of up to 120 miles per hour. The stairs and ramps that connect the facility to the boardwalk ~~and adjacent beach area~~ would be metal and built in pieces with a frame that is welded to the base plate on the column. The design of the proposed project meets standards for withstanding wave action within Zone V, even though the project site is not inside a wave action zone but is instead within Zone AE. As such, the structure would greatly exceed minimum design requirements and would have strong resistance to future storm flooding in the area. Overall, the proposed replacement comfort station has been designed to withstand flooding, erosion, and future extreme storm events, and would therefore be supportive of SIRR and other public policies that aim to improve the resiliency of the City's open space infrastructure.

**Policy 8:** Provide public access to and along New York City's coastal waters.

> *Policy 8.4: Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.*

The project site is located within Coney Island Beach and Boardwalk, which is a major open space resource that is mapped park land under the jurisdiction of NYCDPR. The proposed project would result in the replacement of a previously-existing comfort station and would be open to the public. The proposed replacement comfort station would be an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources. As noted above, a comfort station is required for the continued safe operation of the adjacent public beach; therefore, completing a replacement comfort station is needed to continue to provide public access to the adjacent public bathing beach. Therefore, the proposed project would be consistent with this policy.

> *Policy 8.5: Preserve the public interest in and use of lands and waters held in public trust by the state and city.*

See response to policy 8.4. The proposed project would result in the replacement of a comfort station within a public open space resource, and would not result in a reduction in the amount of open space available to the public. Therefore, the public interest in the project site would be preserved, and the proposed project would be consistent with this policy. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

Under the ~~2012~~ 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, open space is defined as publicly accessible, publicly or privately owned land that operates or is available for leisure, play, or sport, or serves to protect or enhance the natural environment. According to the *CEQR Technical Manual*, an open space assessment should be conducted if a project would have a direct effect on open space, such as eliminating or altering a public open space, or an indirect effect, such as when new population overburdens available open space.

As described in Chapter 1, "Project Description," this targeted ~~Draft~~ Final Environmental Impact Statement (~~DEIS~~FEIS) analyzes the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk (the proposed project), located approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn. The new comfort station would replace a comfort station at the same location that was damaged beyond repair by Superstorm Sandy in October 2012 and subsequently demolished. The proposed project would not introduce a substantial new residential and/or worker population to the study area that would create new demands for open space. However, as the proposed project would be built within a publicly-accessible open space resource, an assessment of potential direct open space impacts is provided in this chapter.

As detailed in this chapter, the proposed project would not result in any significant adverse impacts due to direct effects on open space. The proposed project would not reduce the amount of open space available to park users, change the use of an open space so that it no longer serves the same user population, limit public access to an open space, or cause increased noise or air pollutant emissions, odors, or shadows that would affect the usefulness of an open space. Instead, the proposed project would provide an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources. Moreover, a comfort station, as proposed by the project, is required by the New York State Public Health Law to maintain the beach as a bathing beach for public use.

## B. METHODOLOGY

According to the *CEQR Technical Manual*, a direct effect on an open space would occur if a project would: cause the physical loss of public open space; change the use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis. This chapter begins with a preliminary assessment

to determine whether the proposed project has the potential to result in any of these direct effect conditions. If warranted, a detailed assessment would follow the preliminary assessment, to analyze the magnitude of any changes.

## C. DIRECT EFFECTS PRELIMINARY ASSESSMENT

This preliminary assessment determines whether the proposed project could result in any condition that would constitute a direct effect on open space, using the criteria provided in the *CEQR Technical Manual*.

*WOULD THE PROPOSED PROJECT RESULT IN A PHYSICAL LOSS OF PUBLIC OPEN SPACE?*

The proposed replacement comfort station would be an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. The height of the modular structures have been designed to be well above the 100-year flood elevation as indicated on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (PFIRMs) and above the 500-year base flood elevation as indicated on the FEMA ~~Advisory Base Flood Elevation (ABFE) maps~~ Critical Action Floodplain map. In addition, they have been designed to provide clearance above the boardwalk, in order to allow boardwalk and beach patrons to walk underneath and to provide views from the boardwalk to the ocean through the structural supports. Overall, the proposed project would provide an important use within a public open space resource, and would not reduce the amount of open space available to park users since it would be located predominantly within the footprint of the previously-existing comfort station. The comfort station would allow the beach to meet the requirements of the New York State Public Health Law governing bathing beaches and would therefore maintain the beach as a bathing beach for public use.

Compared to No Action Condition 1 (i.e., reconstruction of the previously existing comfort station, which had a footprint of 5,000 square feet on the site), the proposed project would allow for a greater amount of public open space to be available, as it would be built on pilings. Compared to No Action Condition 2 (i.e., temporary trailer located on the boardwalk at approximately Coney Island Avenue), the proposed project would avoid a temporary loss of public open space that would result from the installation of a trailer on the boardwalk. However, in No Action Condition 2 the project site would be restored back to a beach area (in contrast to the 5,000 square foot previously existing comfort station at grade), which would constitute a gain in public open space along the beach. Therefore, upon completion of No Action Alternative 2, approximately the same amount of open space would be available to the public as would be available under the proposed project. Overall, the proposed project would not result in any physical loss of public open space compared to either No Action Condition.

*WOULD THE PROPOSED PROJECT CHANGE AN EXISTING OPEN SPACE SO THAT IT NO LONGER SERVES THE SAME USER POPULATION?*

The proposed replacement comfort station would be expected to serve the same user population as the previously-existing comfort station that was damaged beyond repair in October 2012 or as would a permanent comfort station that was constructed nearby; therefore, there is no potential for the proposed project to alter the composition of the user population of the beach and boardwalk.

*WOULD THE PROPOSED PROJECT LIMIT PUBLIC ACCESS TO AN OPEN SPACE?*

The proposed project would not limit public access to any open space resources. The proposed replacement comfort station is planned to be open for public use from Memorial Day to Labor Day. The proposed replacement comfort station would not change the level of public access to the beach and boardwalk and a comfort station in this area is needed to meet New York State Public Health Law governing bathing beaches while meeting applicable codes and standards for resiliency. The proposed replacement comfort station would not reduce or in any other way affect public access to the boardwalk.

*WOULD THE PROPOSED PROJECT RESULT IN INCREASED NOISE OR AIR POLLUTANT EMISSIONS, ODORS, OR SHADOWS THAT WOULD AFFECT THE USEFULNESS OF AN OPEN SPACE, WHETHER ON A PERMANENT OR TEMPORARY BASIS?*

The proposed project would not result in an increase in noise or odors at the project site compared to either the previously-existing comfort station or to a nearby comfort station. As with the previously-existing comfort station or a nearby comfort station, the proposed project would not result in any air pollutant emissions as it would use electricity for its interior lighting and to power heating, ventilation, and air conditioning (HVAC) and other mechanical systems, such as water and sewer pumps.

The proposed comfort station would be maintained consistent with a maintenance schedule set by NYCDPR. NYCDPR staff (one attendant in the women's restroom and one in the men's as well as a job training participant in each restroom) would maintain the comfort station daily by mopping floors, wiping sinks and fixtures, and sweeping. Garbage would be picked up from the facility daily. As described in Chapter 1, "Project Description," wastewater from the comfort station (sinks and toilets) would flush directly to the City's sanitary sewer. Therefore, the project would not result in any significant odor impacts.

As analyzed in Chapter 4, "Shadows," the proposed replacement comfort station would not result in any significant adverse shadows impacts that could affect the usefulness of the beach and boardwalk. As described in Chapter 10, "Construction," the proposed project would not result in any significant adverse impacts due to construction activities.

## CONCLUSION OF PRELIMINARY ASSESSMENT

As described above, the proposed project does not have the potential to result in any significant adverse open space impacts, and no further analysis is warranted. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

Under the ~~2012~~ 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a shadows assessment is required if a proposed project would result in new structures (or additions to existing structures) of 50 feet or more, or if the project site is located adjacent to, or across the street from, a sunlight-sensitive resource. Sunlight-sensitive resources of concern include publicly accessible open spaces, important natural features such as water bodies, and sunlight-dependent features of historic and cultural resources.

As described in Chapter 1, "Project Description," the proposed modular comfort station would be constructed on the beach, adjacent to the Brighton Beach Boardwalk, predominantly within the footprint of a previously existing comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished. The boardwalk and the beach are both publicly-accessible open space resources, and therefore, a shadows assessment was undertaken.

As detailed in this chapter, the proposed comfort station would cast small areas of new shadow on the adjacent boardwalk and beach, but these new shadows would not significantly impact the use of these resources at any time.

## B. DEFINITIONS AND METHODOLOGY

This analysis has been prepared in accordance with CEQR procedures and follows the guidelines of the *CEQR Technical Manual*.

### DEFINITIONS

**Incremental shadow** is the additional, or new, shadow that a structure resulting from a proposed project would cast on a sunlight-sensitive resource.

**Sunlight-sensitive resources** are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Such resources generally include:

- *Public open space* (e.g., parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating). Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources.
- *Features of architectural resources that depend on sunlight for their enjoyment by the public*. Only the sunlight-sensitive features need be considered, as opposed to the entire

resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g., recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark.

- *Natural resources* where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats.

**Non-sunlight-sensitive resources** include, for the purposes of CEQR:

- *City streets and sidewalks* (except Greenstreets);
- *Private or non-publicly accessible open space* (e.g., front and back yards, stoops, vacant lots, and any open space, privately- or publicly-owned, that is not accessible to the public);
- *Project-generated open space* cannot experience a significant adverse shadow impact from the project, according to CEQR, because without the project the open space would not exist. However, a qualitative discussion of shadows on the project-generated open space should be included in the analysis.

**A significant adverse shadow impact** occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Each case must be considered on its own merits based on the extent and duration of new shadow and an analysis of the resource's sensitivity to reduced sunlight.

## METHODOLOGY

Following the guidelines of the *CEQR Technical Manual*, a preliminary screening assessment is first conducted to ascertain whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the project representing the longest shadow that could be cast. If there are sunlight-sensitive resources within this radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City.

If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by project shadow by looking at specific representative days in each season and determining the maximum extent of shadow over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is undertaken to determine the extent and duration of the incremental shadow resulting from the project. The detailed analysis provides the data needed to assess the shadow impacts. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text.

## C. PRELIMINARY SCREENING ASSESSMENT

A base map was developed using Geographic Information Systems (GIS)[1] showing the location of the proposed project and the surrounding street layout, boardwalk and beach (see **Figure 4-1**). Potential sunlight-sensitive resources were identified and shown on the map.

### TIER 1 SCREENING ASSESSMENT

For the Tier 1 assessment, the longest shadow that the proposed structure could cast is calculated, and, using this length as the radius, a perimeter is drawn around the project site. Anything outside this perimeter representing the longest possible shadow could never be affected by project generated shadow, while anything inside the perimeter needs additional assessment.

According to the *CEQR Technical Manual*, the longest shadow that a structure can cast at the latitude of New York City occurs on December 21, the winter solstice, at the start of the analysis day at 8:51 AM, and is equal to 4.3 times the height of the structure.

The proposed comfort station would be built on pilings above the beach adjacent to the boardwalk. The ~~at a~~ grade elevation of the beach at this location is approximately 10 feet. The adjacent boardwalk at this location would be at approximately 15 foot elevation. The two modular structures would be installed atop pilings approximately 13 feet above the beach and 8 feet above the boardwalk. The two structures would be about 12 feet in height, so the maximum height of the structures would be approximately 25 feet above the beach and 20 feet above the boardwalk.

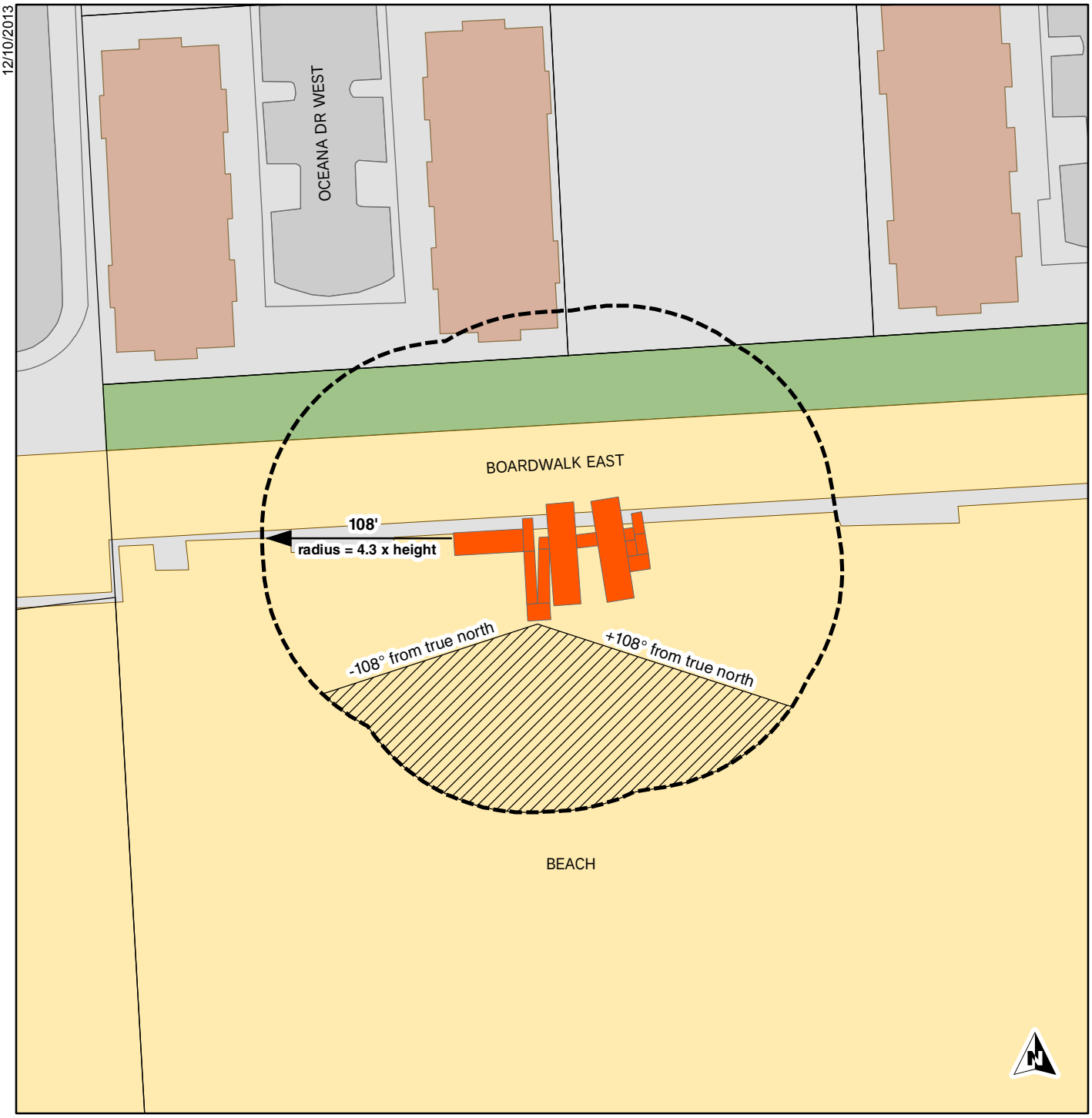
Therefore, at a maximum height of 25 feet above grade, the proposed comfort station could cast a shadow up to 108 feet in length (25 feet x 4.3). Using this length as the radius, a perimeter was drawn around the proposed structure (see **Figure 4-1**). Portions of the boardwalk and the beach were located within the longest shadow study area. In addition, there is a landscaped but publicly inaccessible area north of the boardwalk that is within the New York City Department of Parks of Recreation (NYCDPR) property boundary. A portion of this area is within the longest shadow study area. The next tier of assessment was therefore conducted.

### TIER 2 SCREENING ASSESSMENT

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City this area lies between -108 and +108 degrees from true north. **Figure 4-1** illustrates this triangular area south of the project site. The complementing area to the north within the longest shadow study area represents the remaining area that could potentially experience new project generated shadow. Portions of the boardwalk, beach, and landscaped area north of the boardwalk were located within the remaining longest shadow study area, and the next tier of assessment was therefore conducted.

[1] Software: Esri ArcGIS 10.1; Data: New York City Department of Information Technology and Telecommunications (DoITT) and other City agencies, and AKRF site visits.

12/10/2013




0 20 40 60 80 100 120 Feet

*Proposed structure*

*Publicly-accessible open space (boardwalk and beach)*

*Landscaped, publicly inaccessible NYC DPR property*

*Tier 1: Longest shadow study area boundary*

*Tier 2: Area south of site that could never be shaded by proposed structure*

Tier 1 and Tier 2 Assessment

Figure 4-1

### TIER 3 SCREENING ASSESSMENT

The direction and length of shadows vary throughout the course of the day and also differ depending on the season. In order to determine whether project-generated shadow could fall on a sunlight-sensitive resource, three-dimensional (3D) computer mapping software[1] is used in the Tier 3 assessment to calculate and display the proposed project's shadows on individual representative days of the year. A computer model was developed containing three-dimensional representations of the elements in the base map used in the preceding assessments, the topographic information of the study area, and a reasonable worst-case three-dimensional representation of the proposed project.

#### *REPRESENTATIVE DAYS FOR ANALYSIS*

Following the guidance of the *CEQR Technical Manual*, shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) are modeled, to represent the range of shadows over the course of the year. An additional representative day during the growing season is also modeled, generally the day halfway between the summer solstice and the equinoxes, i.e., May 6 or August 6, which have approximately the same shadow patterns.

#### *TIMEFRAME WINDOW OF ANALYSIS*

The shadow assessment considers shadows occurring between one and a half hours after sunrise and one and a half hours before sunset. At times earlier or later than this timeframe window of analysis, the sun is down near the horizon and the sun's rays reach the Earth at very tangential angles, diminishing the amount of solar energy and producing shadows that are very long, move fast, and generally blend with shadows from existing structures until the sun reaches the horizon and sets. Consequently, shadows occurring outside the timeframe window of analysis are not considered significant under *CEQR*, and their assessment is not required.

#### *TIER 3 SCREENING ASSESSMENT RESULTS*

**Figure 4-2** illustrates the range of shadows that would occur from the proposed comfort station on the four representative days for analysis. As they move east and clockwise over the landscape, the shadows are shown occurring approximately every two hours from the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).

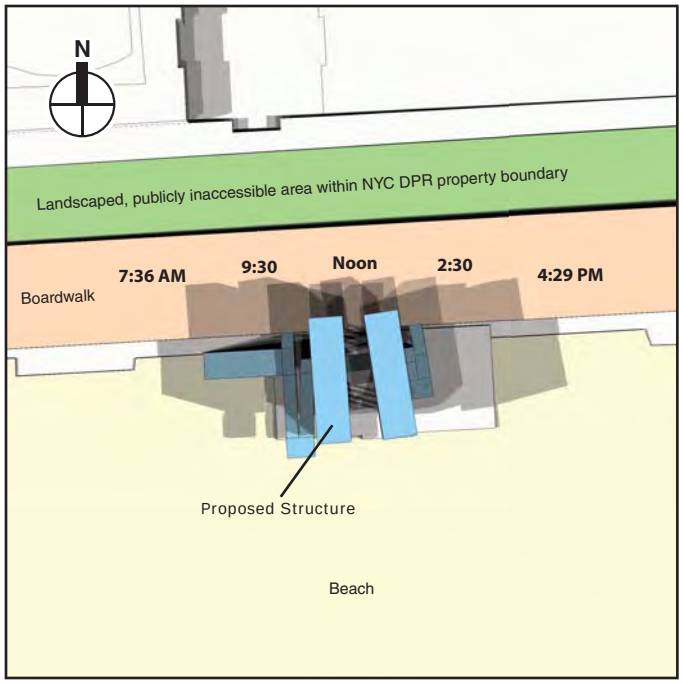
The assessment showed that the proposed comfort station would cast incremental shadows on portions of the adjacent beach and boardwalk on all four analysis days. Incremental shadow would also reach the landscaped, publicly-inaccessible area north of the boardwalk on the December 21 analysis day. A detailed analysis was therefore conducted.

## D. DETAILED SHADOW ANALYSIS

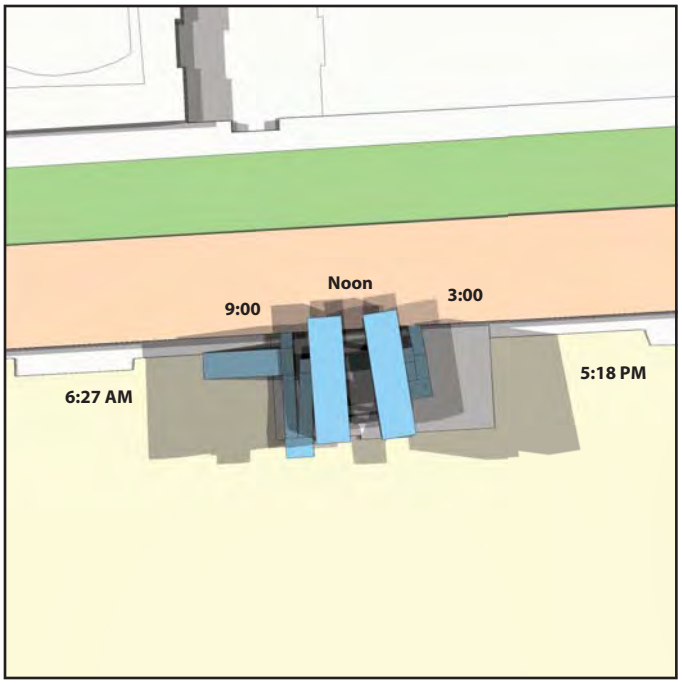
The purpose of the detailed analysis is to determine the extent and duration of new incremental shadows that fall on sunlight-sensitive resources as a result of the project, and to assess their potential effects. A baseline or future No Action condition is established, containing existing

[1] MicroStation V8i (SELECTSeries 3)

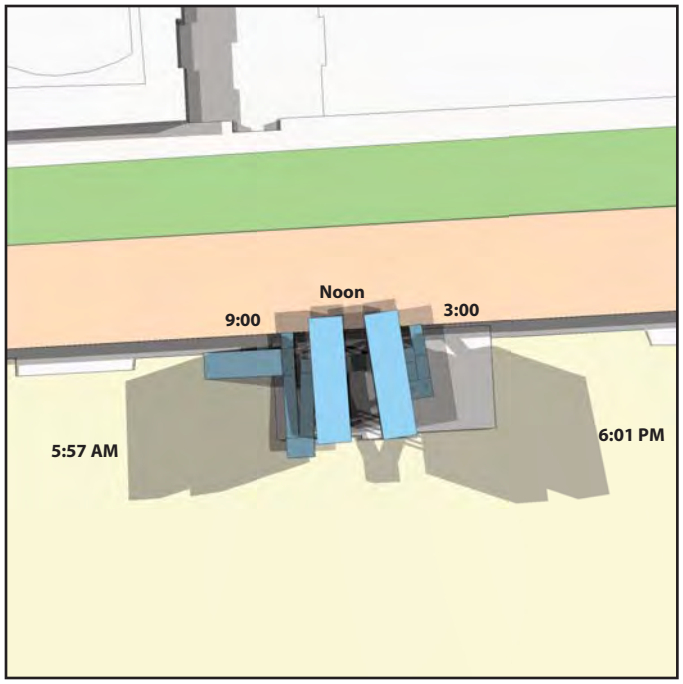
12.10.13



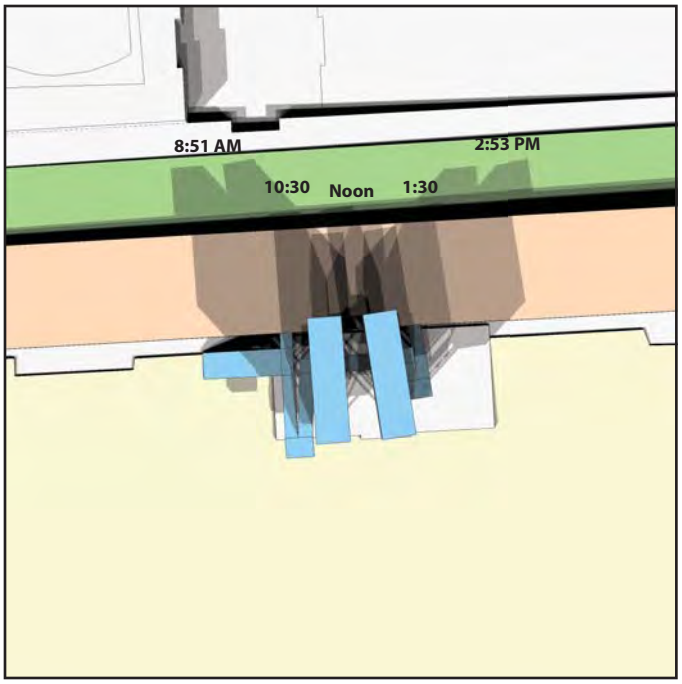

March 21/Sept. 21




May 6/August 6




June 21




December 21

Notes:
1. Daylight Saving Time not used.
2. Shadows are shown occurring approximately every two to three hours from the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset). The Tier 3 assessment serves to illustrate the daily path or "sweep" of the proposed project's shadow across the landscape.

0 50 100 FEET
SCALE

Tier 3 Assessment
Figure 4-2

buildings and any future developments planned in the area, to illustrate the baseline shadows. The future condition with the proposed project and its shadows can then be compared to the baseline condition to determine the incremental shadows that would result with the proposed project.

As described in Chapter 1, "Project Description," two No Action conditions are contemplated for the 2014 analysis year[1]:

- No Action Condition 1: In No Action Condition 1, it is assumed that the comfort station that existed prior to being damaged beyond repair by Superstorm Sandy would be reconstructed on the site at beach level.
- No Action Condition 2: In No Action Condition 2, it is assumed that the replacement comfort station is constructed nearby but that the project site is cleared of the installed piles and re-graded as sandy beach with no structures.

Both of these No Action conditions are addressed in the following analysis.

Three-dimensional representations of the existing buildings in the study area were developed using data from NYC DoITT, Sanborn maps, and photos taken during project site visits, and were added to the three-dimensional model used in the Tier 3 assessment. **Figure 4-3** shows views of the computer model, including No Action Condition 1, in which the previously-existing comfort station is rebuilt on the project site, No Action Condition 2, in which the project site would be cleared of piles and re-graded as sandy beach, and the proposed comfort station.

Shadows are in constant movement. The computer simulation produces an animation showing the movement of shadows over the course of each analysis period. The analysis determines the times when incremental shadow would enter and exit a resource.

Shadow analyses were performed for all four of the representative days and analysis periods as indicated in the Tier 3 assessment.

There are no other structures between the proposed comfort station and the three resources of concern—the boardwalk, the beach, and the landscaped publicly inaccessible area north of the boardwalk. Nor are there any other structures nearby to the east, south or west that would already cast baseline shadows on the portions of the beach and boardwalk and the landscaped area north of the boardwalk when the project-generated shadow would fall there. Therefore, the incremental shadow would pass across these resources from the beginning to the end of each analysis day as shown in the Tier 3 assessment (see **Figure 4-2**).

**Table 4-1** summarizes the entry and exit times and total duration of incremental shadows on each affected sun-sensitive resource. The analysis was conducted to compare the proposed structure with each No Action condition. As shown in Table 4-1, the durations were the same for both comparisons. The extent of incremental shadow differed between the two No Action conditions, with slightly more incremental shadow falling directly below and adjacent to the proposed structure when compared to No Action Condition 2 (where the site would be cleared of the installed piles and re-graded as beach). In No Action Condition 1, there would be some existing shadows where project-generated shadow would otherwise fall.

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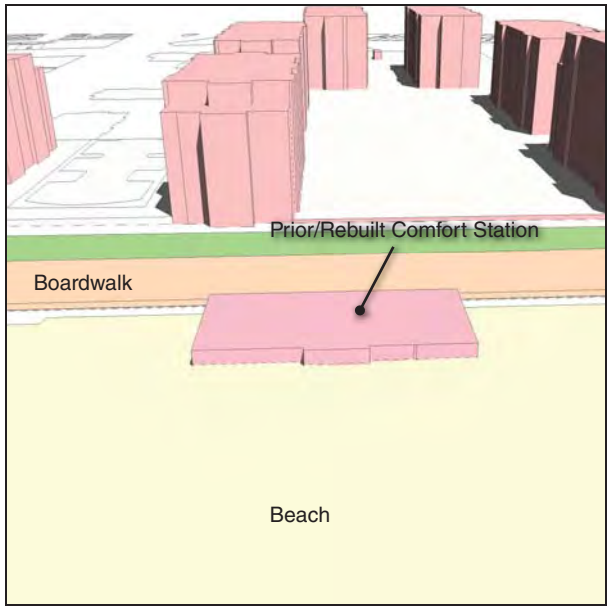
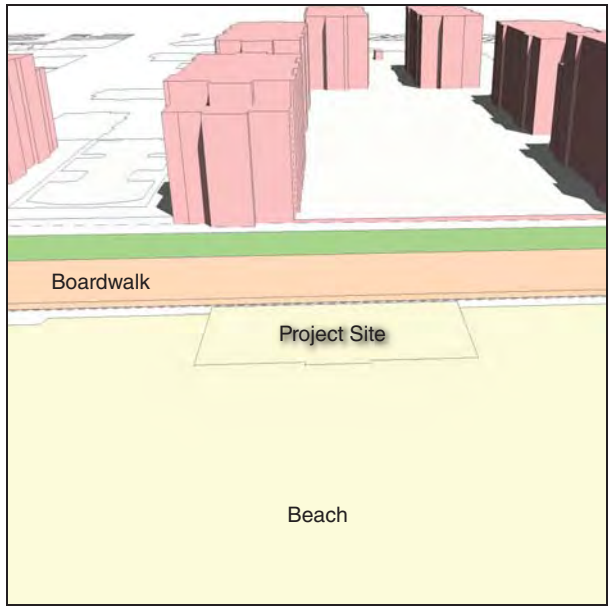
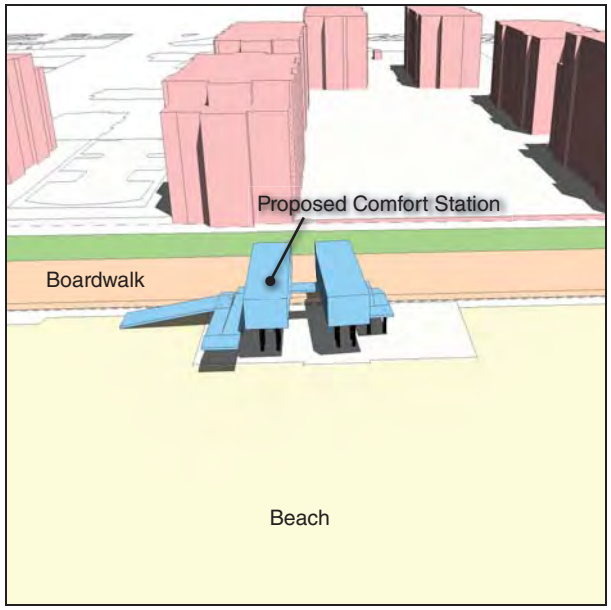
[1] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.




No Action Condition 1: Prior Comfort Station




No Action Condition 2: Site as Beach




Proposed

View of 3D Model - View North
Figure 4-3

**Figure 4-4** provides graphic representations from the computer animation from the March 21/September 21 analysis day, illustrating the extent of incremental shadow at different times, highlighted in red, and also showing shadow from the No Action Condition 1's previously-existing comfort station and remaining areas of sunlight. The other three analysis days are similar, but follow slightly different daily paths as shown in **Figure 4-3**.

Similarly, **Figure 4-5** shows graphic representations from the computer animation on the same March 21/September 21 analysis day, illustrating the extent of incremental shadow compared with No Action Condition 2. The other three analysis days are similar, but follow slightly different daily paths as shown in **Figure 4-3**.

**Table 4-1**
**Incremental Shadow Durations**
**(Comparison to No Action Condition 1 and 2)**

| Analysis day and timeframe window | March 21 / Sept. 21<br>7:36 AM-4:29 PM | May 6 / August 6<br>6:27 AM-5:18 PM | June 21<br>5:57 AM-6:01 PM | December 21<br>8:51 AM-2:53 PM |
|---|---|---|---|---|
| **OPEN SPACES** | | | | |
| Brighton Beach Boardwalk | 7:36 AM-4:29 PM<br>Total: 7 hr 53 min | 6:27 AM-5:18 PM<br>Total: 10 hr 51 min | 5:57 AM-6:01 PM<br>Total: 12 hr 4 min | 8:51 AM-2:53 PM<br>Total: 6 hr 2 min |
| Brighton Beach | 7:36 AM-4:29 PM<br>Total: 7 hr 53 min | 6:27 AM-5:18 PM<br>Total: 10 hr 51 min | 5:57 AM-6:01 PM<br>Total: 12 hr 4 min | 8:51 AM-2:53 PM<br>Total: 6 hr 2 min |
| Landscaped publicly-inaccessible area | – | – | – | 8:51 AM-10:50 AM<br>1:25 PM-2:53 PM<br>Total: 3 hr 27 min |

**Notes:**
Table indicates entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource. Daylight saving time is not used—times are Eastern Standard Time, per *CEQR Technical Manual* guidelines. However, as Eastern Daylight Time is in effect for the March/September, May/August and June analysis periods, add one hour to the given times to determine the actual clock time.
The incremental shadow durations would be the same for the proposed project when compared to either No Action condition.

## ASSESSMENT OF SHADOW EFFECTS

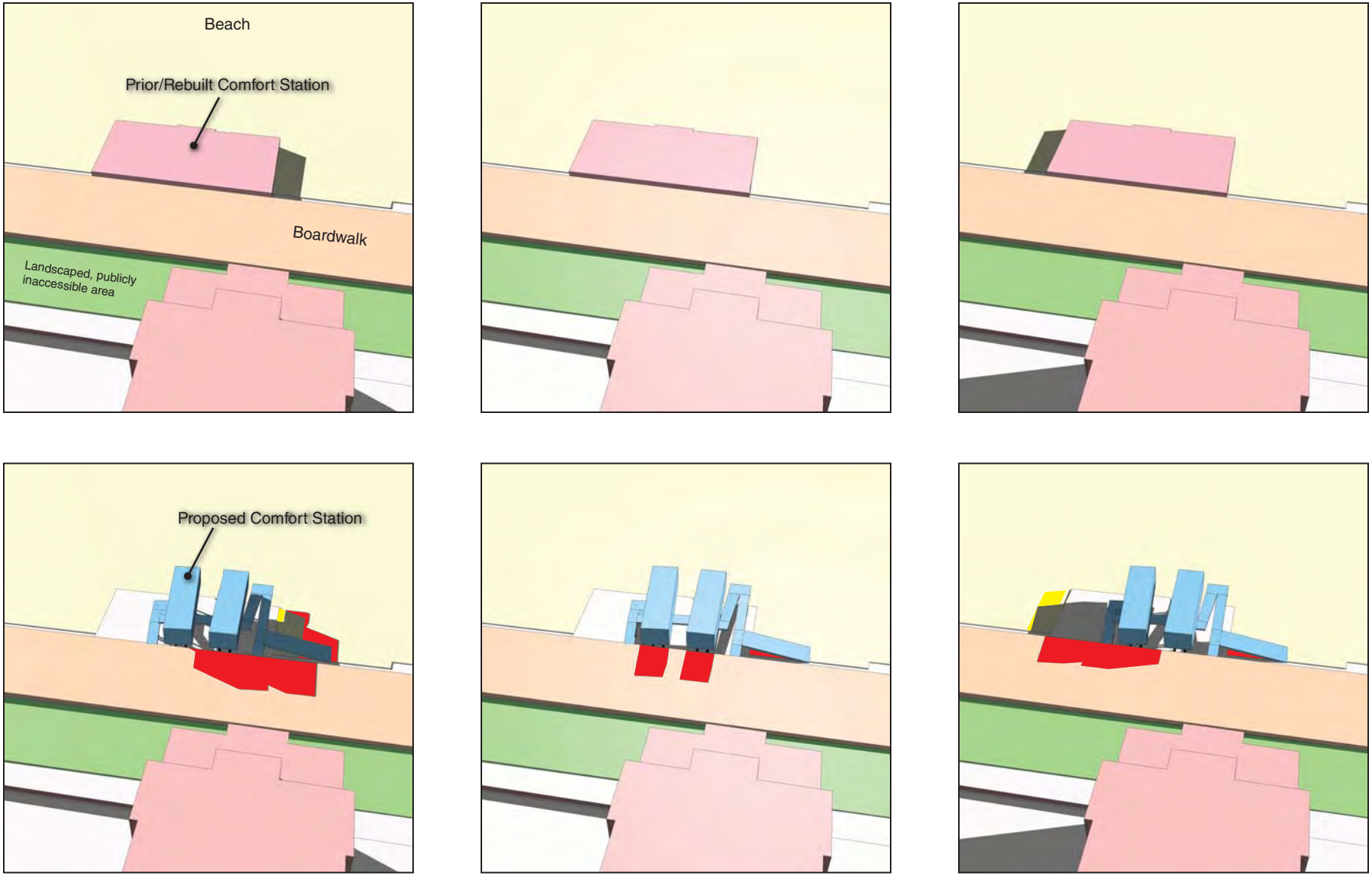
When project-generated shadows are compared with shadows in both No Action conditions, the proposed comfort station would cast small new areas of shadow on the adjacent boardwalk and beach on all four analysis days, and would cast small shadows on the landscaped area north of the boardwalk for portions of the December 21 analysis day only. Further, when compared to the No Action condition in which the previously-existing comfort station would be rebuilt on the project site (No Action Condition 1), there would also be smaller areas that would no longer be in shadow on the adjacent beach with the proposed project at certain times.

The incremental shadow would fall on the surface of the boardwalk, or the sand of the beach, and would not affect any vegetation on these resources. As noted in Chapter 6, "Natural Resources," there is a rare plant—the dune sandspur—that occurs within the project site. The incremental shadow from the replacement comfort station would not significantly alter growing conditions for plants within the project site and would not adversely affect the suitability of the project site for this species.

12.12.13

No Action Condition 1: Prior Comfort Station

Proposed




8:00 AM

12:00 PM

4:00 PM

*Incremental shadow on publicly-accessible open space*

*Reduced shadow with proposed structure*

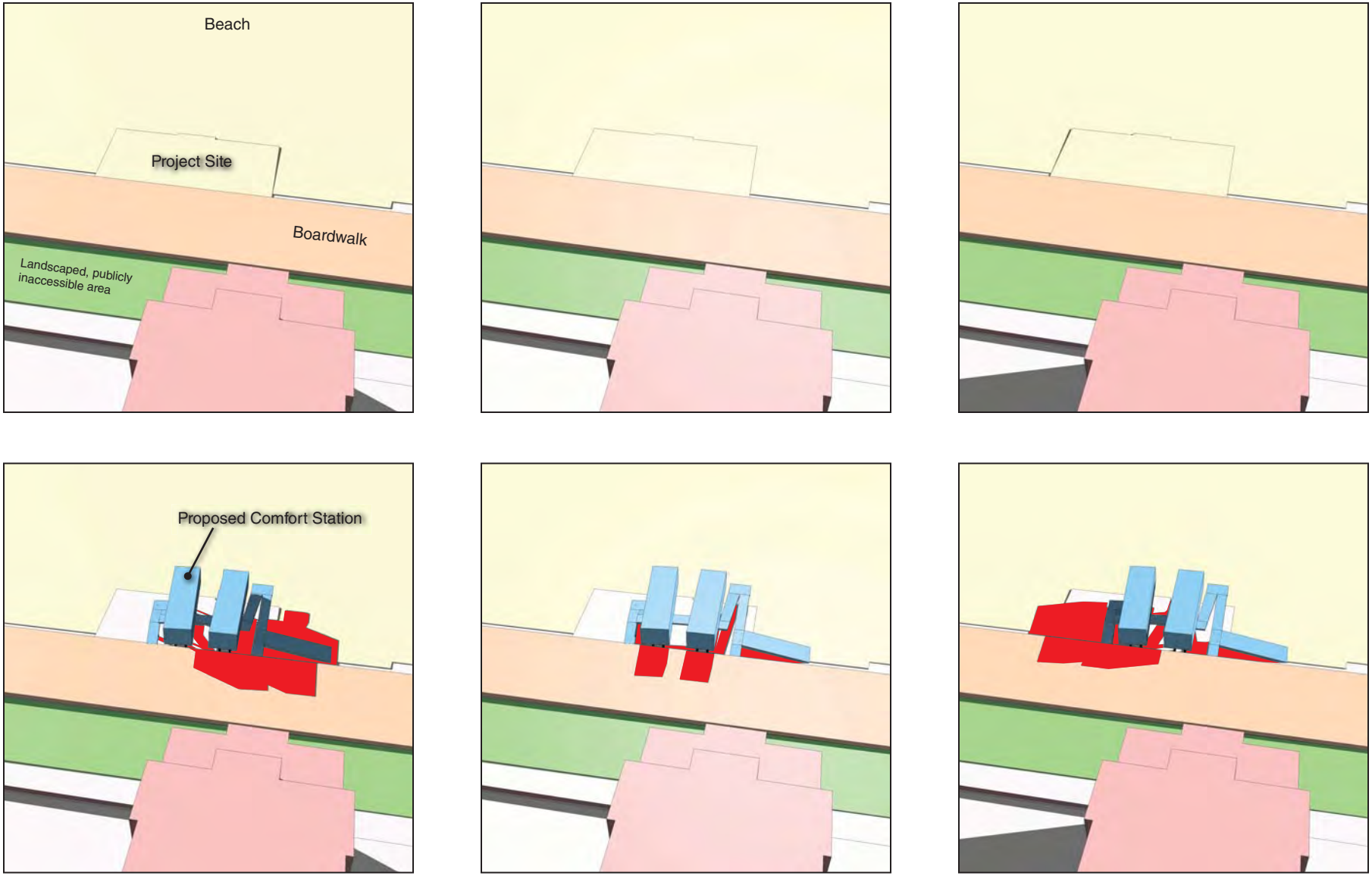
View South - March 21/September 21

Figure 4-4

12.12.13

No Action Condition 2: Site as Beach

Proposed




8:00 AM

12:00 PM

4:00 PM

*Incremental shadow on publicly-accessible open space*

View South - March 21/September 21

Figure 4-5

**NEW BRIGHTON** COMFORT STATION

For users of the beach and boardwalk, there would be very little existing shadows and very large areas of sunlight throughout the analysis periods. Users of the beach seeking direct sunlight would easily be able to move out of the small shaded areas adjacent to the structures and find sunlit areas all over the beach, and users of the boardwalk would have many options up and down the boardwalk to sit or stand in direct sun. The small areas of new shadow would not significantly impact the use of either the boardwalk or the beach, and no significant adverse impacts would occur.

The small areas of winter shadow would not cause significant adverse impacts to the landscaped, publicly-inaccessible area north of the boardwalk, because the shadows would occur within a limited area and would move over the course of the day, because winter is not within the growing season, and because the areas where shadow would occur are not accessible to the public. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

This chapter considers the effects of the proposed project on urban design and visual resources. The proposed project would consist of the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk, approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn (see **Figure 5-1**). The new comfort station would replace a previously existing comfort station that was damaged by Superstorm Sandy in October 2012 and subsequently demolished. The replacement comfort station would be located predominantly within the footprint of the previously existing comfort station.

Under the *City Environmental Quality Review (CEQR) Technical Manual*, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in a project area. The *CEQR Technical Manual* guidelines recommend the preparation of a preliminary assessment of urban design and visual resources followed by a detailed analysis, if warranted, based on the conclusions of the preliminary assessment. The analysis provided below addresses urban design characteristics and visual resources for existing conditions and the future without and with the proposed project.

As described in detail below, the proposed project would not result in any significant adverse impacts to urban design or visual resources.

## B. METHODOLOGY

According to the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. There are no zoning actions needed for the proposed project; nevertheless, given the sensitive location at a public beach, a preliminary assessment of potential impacts to urban design and visual resources has been prepared.

The *CEQR Technical Manual* recommends that the study area for urban design cover the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors

2.5.14

*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*400-Foot Study Area Radius*

*Photograph View Direction and Reference Number*

0 500 FEET
SCALE

Urban Design and
Visual Resources Reference Map
Figure 5-1

**NEW BRIGHTON** COMFORT STATION

within the study area from which such resources are publicly viewable should be identified. The land use study area may serve as the initial basis for analysis; however, in many cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts. Consistent with the analysis of land use, zoning, and public policy, the study area for the urban design and visual resources analysis has been defined as the area within 400 feet of the project site. This study area roughly extends to Coney Island Avenue on the west, Oceana Drive East/Oceana Drive West on the north, Seacoast Terrace on the east, and the Atlantic Ocean on the south (see **Figures 5-1** and **5-2**).

Consistent with the *CEQR Technical Manual's* guidance, this analysis focuses on the considerations of the pedestrian experience in the public realm, such as streets and public open spaces. It does not consider views from residences or other non-public spaces.

The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions in the urban design and visual resources assessment, for projects that would result in the construction of large buildings at locations that experience high-wind conditions (such as along the waterfront, or other locations where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. Factors to be considered in determining whether such a study should be conducted include locations that could experience high-wind conditions, such as along the waterfront; size, and orientation of the proposed buildings; the number of proposed buildings to be constructed; and the site plan and surrounding pedestrian context of the proposed project. While the proposed project would be located along the waterfront, the structure to be developed would not be a large building; as described in detail below, the two modular units would each be approximately 15 feet wide, 12 feet high, and 60 feet long and would total 1,710 square feet. They would be installed atop pilings approximately 13 feet above the beach and 8 feet above the boardwalk. Therefore, the maximum height of the structures would be approximately 25 feet above the beach and 20 feet above the boardwalk. At this height, the proposed modular units would not be large enough to result in downwash or wind channelization effects. Therefore, an analysis of wind conditions and their effect on pedestrian level safety is not warranted under CEQR.

## C. EXISTING CONDITIONS

### URBAN DESIGN

*PROJECT SITE*

The project site is the location of a former comfort station immediately to the south of the Brighton Beach Boardwalk and approximately 300 feet east of Coney Island Avenue, in the Brighton Beach neighborhood of Brooklyn. The project site is located on Block 8725, which comprises the boardwalk—from Coney Island Avenue to the west and the boardwalk's terminus to the east—and the waterfront portion of the beach from the boardwalk to the ocean. Block 8725, including the project site, is mapped parkland. Thus, this analysis does not include a discussion of lot or tower coverage or existing vs. built floor area ratios (FAR).

The comfort station formerly on the project site was a concrete-clad structure; its roof was flush with the boardwalk (see View 1 of **Figure 5-3**). From the boardwalk, pedestrians could observe the comfort station's roof, ventilation columns rising above it, and a chain link fence. The

2.5.14

*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*400-Foot Study Area Radius*

0 400 FEET

**SCALE**

**NEW BRIGHTON** COMFORT STATION

Aerial of Project Site

Figure 5-2

Structure formerly on project site (photo taken after Superstorm Sandy) **1**

View east from boardwalk to project site in existing conditions **2**



Views of Project Site
Figure 5-3

comfort station was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished in March 2013. Work on a replacement comfort station began in April 2013 with the placement of 16 concrete pilings (wood pilings were installed in the project area to support ramps and stairs from the boardwalk to the beach). Work on the project site was halted when below-grade obstructions prevented further pile driving activities (see View 2 of **Figure 5-3**). Currently, the project site and an adjacent portion of ~~the project site~~ beach area are surrounded by chain link fencing, as well as construction netting in some locations.

*STUDY AREA*

The 400-foot study area comprises the boardwalk roughly between Coney Island Avenue and Seacoast Terrace, the adjacent beach, and the upland Brighton Beach neighborhood north to roughly Oceana Drive West/East. The boardwalk visually defines the character of the study area. It is approximately 49 feet wide and consists of wood planking laid in a chevron pattern with tubular metal fencing on either side and stairs and ramps leading down to beach access points (see View 3 of **Figure 5-4**). The boardwalk also includes benches and reproduction Twin 24 type lampposts, and other street furniture such as drinking fountains. A lifeguard station of modern design, clad in concrete and light brown brick, is located on the water-side of the boardwalk, just east of the terminus of Coney Island Avenue (see View 4 of **Figure 5-4**). The lifeguard station was not significantly damaged during Superstorm Sandy and was able to reopen last summer with minor repairs. At the terminus of Coney Island Avenue adjacent to the boardwalk is a public space with planted areas surrounded by tubular metal fencing, benches, and the typical NYCDPR mast-style flagpost.

Upland of the boardwalk, the study area includes the Oceana development; a 2-story modern structure faced in light brown brick, used by the Shorefront YM-YWHA of Brighton/Manhattan Beach and an associated fenced outdoor recreation area with mesh screening at the boardwalk edge; older, brown and red brick, 6-story apartment buildings north of the YM-YWHA along Brightwater Court; and, to the east of the Oceana development, mid-century 16- and 19-story apartment buildings (the Seacoast Towers, 1311 Brightwater Avenue and 3131 Brighton 13th Street). The Oceana development is a complex of ~~15~~ 16 residential buildings built 2000 to ~~2007~~ 2014[1], clad in red brick and cast stone. Most of the complex's buildings are 6- to 8- stories in height and are oriented perpendicular to the beach and boardwalk, around a gated, central private open space and surface parking areas; 12-story buildings are located at the north end of the site. Between the Oceana development and the boardwalk is an approximately 50-foot-wide landscaped area, below the grade of the boardwalk, that is within the park boundary (see Views 5 and 6 of **Figure 5-5**). A wood-framed beach access point leads from the gated Oceana open space over this landscaped area. This access point is currently closed as it is within the construction cordoned-off area.

The street pattern in the study area is irregular, and the topography of the study area is generally flat. Streetwalls in the study area are generally strongest along Brightwater Court and the west side of Coney Island Avenue, where the older 6-story apartment buildings are generally built to the lot line and occupy most of their lots (see View 7 of **Figure 5-6**). As described above, the buildings within the Oceana development are more spaced out within a 15-acre campus, and are separated by landscaping, surface parking areas, and private open space. The mid-century high

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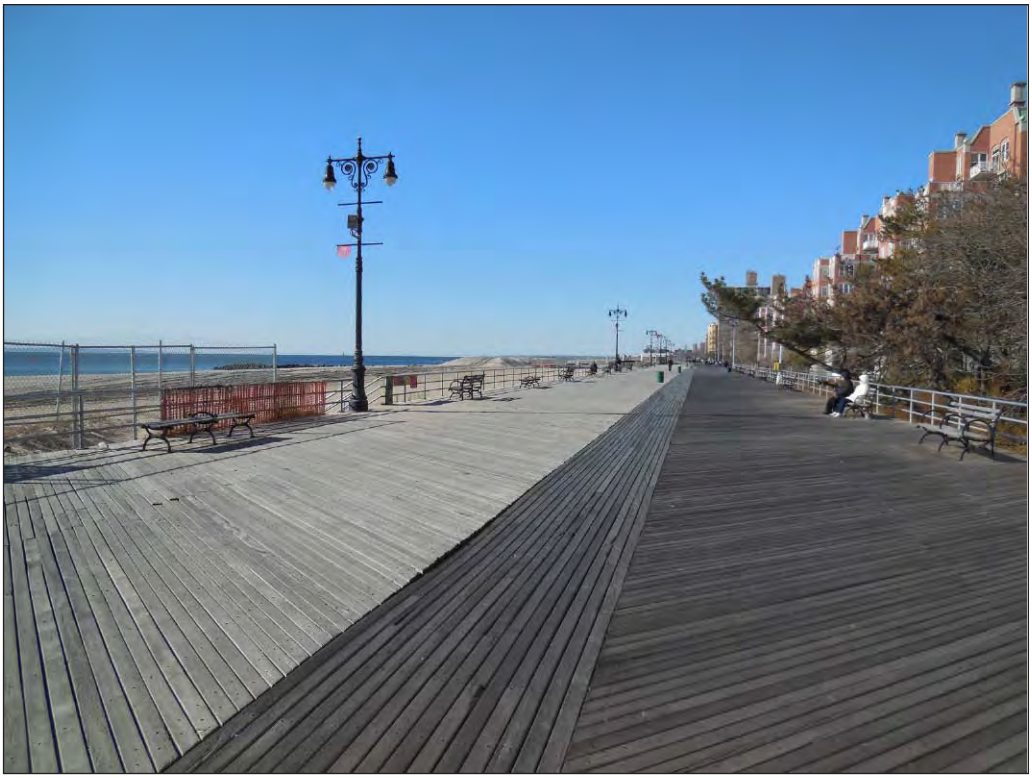
[1] ~~One building within the complex is currently under construction; see description under "Future Without Proposed Project."~~



Boardwalk, view west adjacent to project site **3**

Lifeguard station west of project site **4**

Views of Study Area
Figure 5-4

Oceana development, view north from boardwalk **5**

View northeast from Coney Island Avenue to north end of Oceana development **6**

Views of Study Area
Figure 5-5

View west on Brightwater Court from Coney Island Avenue **7**

View south on Coney Island Avenue, from just north of Brightwater Court **8**

Views of Study Area
Figure 5-6

rise developments on the east side of Seacoast Terrace are set back from the lot line, and thus do not form a strong streetwall along this portion of Seacoast Terrace.

The boardwalk and beach portions of the study area are zoned as parkland; the upland portion of the study area is an R7-1 zoning district, which consists of medium- to high-density residential uses and allows maximum FARs from 0.87 to 3.44. Zoning designations do not apply to City-owned land mapped as park land on the City Map.

Outside of the study area, three other comfort and lifeguard stations were replaced last summer and have the same design as the proposed project. The closest new modular structure is a replacement lifeguard station to the west of Brighton 2nd Street.

### VISUAL RESOURCES

Visual resources are an area's unique or important public view corridors, vistas, or natural or built features. These can include historic structures, parks, natural features (such as rivers), or important views.

#### *PROJECT SITE*

There are no visual resources on the project site. Visual resources that can be seen from the project site are the beach and the Atlantic Ocean. Views inland from the project site include the buildings in the adjacent Brighton Beach community, but no visual resources.

#### *STUDY AREA*

The study area's visual resources include the beach and the Atlantic Ocean, which are visible along the boardwalk, as well as from immediately adjacent portions of north-south streets. Further inland, views south along north-south streets are open, but the beach and ocean are not readily visible (see View 8 of **Figure 5-6**). Views to the north include, from Coney Island Avenue, the elevated subway viaduct curving at Brighton Beach Avenue and, from within the Oceana development, the taller buildings at the north side of the complex (see View 9 of **Figure 5-7**). Views west along Brightwater Court and Brightwater Avenue are of surrounding buildings and the Oceana development. The open space and surface parking areas within the Oceana development provide views to the boardwalk, but such views are not publicly available. Coney Island Avenue provides an unobstructed view corridor south to the boardwalk; as required by zoning, the Oceana development has maintained a view corridor to the beach and boardwalk along the prolongation of Oceana Terrace, south from Brighton Beach Avenue.

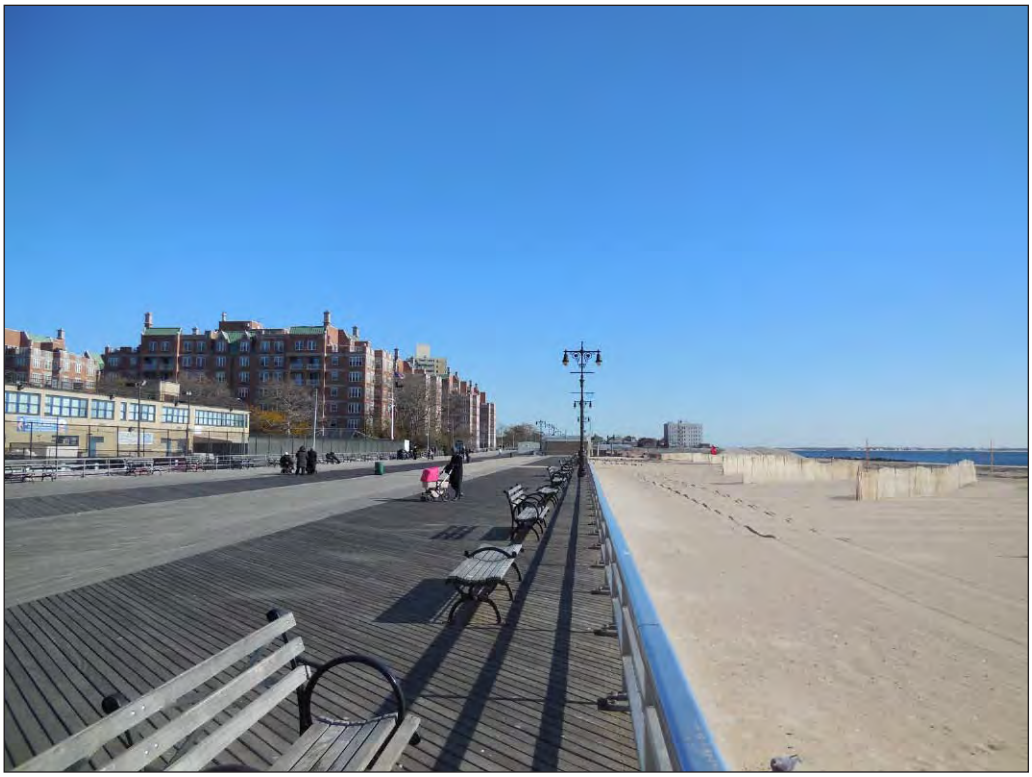
Within the study area, the boardwalk provides the most extensive views, particularly to the south but also east-west. The east-west views include the various residential and other developments on the inland side of the boardwalk, as well as the new and older comfort and lifeguard stations at regular intervals (see Views 10-12 of **Figures 5-7** and **5-8**).

## D. THE FUTURE WITHOUT THE PROPOSED PROJECT

As described in Chapter 1, "Project Description," two No Action conditions are contemplated for the 2014 analysis year[1]:

[1] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The

View north on Coney Island Avenue **9**



View east on boardwalk, from west of Coney Island Avenue **10**

Views of Study Area
Figure 5-7

View west on boardwalk, near Brighton 4th Street **11**

View west on boardwalk, from east of project site **12**

Views of Study Area
Figure 5-8

- In No Action Condition 1, it is assumed that the comfort station that existed prior to Superstorm Sandy would be reconstructed on the site at the level of the beach.
- In No Action Condition 2, it is assumed that a trailer structure would be placed at the southern edge of the boardwalk at approximately Coney Island Avenue, parallel to the boardwalk. Under this No Action condition, it is also assumed that the project site would be cleared of the installed piles and re-graded as sandy beach with no structures.

**PROJECT SITE**

As described above, in No Action Condition 1, it is assumed that the previously-existing comfort station would be reconstructed. In No Action Condition 2, the project site would be cleared of the installed piles and re-graded as sandy beach with no structures. Therefore, in either No Action scenario, the project site would have a different appearance than in existing conditions.

**STUDY AREA**

As described in more detail in Chapter 2, "Land Use, Zoning and Public Policy," in No Action Condition 2 a replacement comfort station would be constructed near Coney Island Avenue. As described above, it is assumed that the replacement comfort station would be a temporary trailer structure placed at the southern edge of the boardwalk, parallel to the boardwalk.

In addition, NYCDPR ~~is planning to begin~~ began construction in summer 2014 on a reconstruction of the boardwalk between Brighton 15th Street and Coney Island Avenue, with completion anticipated in 2016. The boardwalk will consist of new pre-cast concrete panels for structure topped with recycled plastic lumber (RPL) decking, with a 10-foot-wide concrete panel carriage lane.

~~Just outside of the study area boundary, an additional building along Coney Island Avenue will be built as the final building of the Oceana Residences development. Located at 50 Oceana Drive West, this 12-story building will contain dwelling units, parking spaces, and approximately up to 10,000 square feet of retail space.~~

Thus, in either No Action Condition, the project site and study area would have a different appearance than in existing conditions. From the pedestrian's perspective, the new Oceana structure would be consistent with the rest of that development. The reconstruction of this portion of the boardwalk would not change its elevation or alignment. Since the replacement comfort station to be installed in No Action Condition 2 would be placed at the elevation of the boardwalk, at the southern edge of the boardwalk at approximately Coney Island Avenue, it would be anticipated to obstruct views of the beach and Atlantic Ocean from the immediately adjacent area (see Figure 10-3 in Chapter 10, "Alternatives," for an image and plan of a representative trailer).

preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.

# E. THE FUTURE WITH THE PROPOSED PROJECT

## URBAN DESIGN

*PROJECT SITE*

The replacement comfort station would consist of two modular units—one serving as the women's restroom and the other as the men's—each approximately 15 wide, 12 feet high, and 60 feet long and totaling 1,710 square feet between the two units. The modular structures would be oriented in a perpendicular manner to the beach to expose less surface area to wind and wave action in future storms (see Figures 1-4 and 1-5). The structures have been designed in accordance with the 2008 New York City Building Code[1] and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones[2]. The height of the modular structures have been designed to be resilient against future storm surges and resulting damage by raising the structure well above the 100-year base flood elevation as indicated on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (PFIRMs) and above the 500-year base flood elevation as indicated on the FEMA ~~Advisory Base Flood Elevation (ABFE) maps~~ Critical Action Floodplain Map. The comfort station has also been designed to provide clearance above the boardwalk, in order to allow boardwalk patrons to walk underneath and to provide views from the boardwalk to the ocean through the structural supports. The two modular structures would be approximately 12 feet in height and would be installed atop pilings approximately 13 feet above the beach and 8 feet above the ~~sidewalk~~ boardwalk. Thus, the maximum height of the structures would be approximately 25 feet above the beach and 20 feet above the boardwalk. Stairs and ADA accessible ramps would connect the structures to the boardwalk. The piles for the main structure would be made of concrete; concrete piles would also be used as supports for the access walkways and ramps. Steel would be used for the main frame, and the siding would be made of concrete fiber board.

The design of the proposed comfort station is the same as approximately 17 new comfort and lifeguard stations that were installed in 15 locations throughout New York City as part of the City's post-Sandy rebuilding efforts. As described above, two lifeguard stations and one comfort station of similar design were installed on the boardwalk; the nearest is the lifeguard station just west of Brighton 2nd Street (see **Figure 5-9** for a photograph of the Brighton 2nd Street facility and **Figure 5-10** for photographs of the comfort station at West 8th Street in Coney Island). Views from the boardwalk through the proposed comfort station would be similar to the views through these two facilities as shown on **Figures 5-9** and **5-10**.

The proposed project would not result in a change in land use, compared to No Action Condition 1. As compared to No Action Condition 2, the proposed project would represent a change in use on the site as described in Chapter 2, "Land Use, Zoning and Public Policy." In comparison to either No Action Condition, the proposed project would change the appearance of the project site and would be a new visual element within this area of the boardwalk (see **Figure 5-11**). In comparison to the comfort station to be constructed in No Action Condition 2 (west of the project site, at approximately Coney Island Avenue), the proposed comfort station would have

[1] 2008 New York City Building Code, Chapter 16, "Structural Design," Section BC-1612, "Flood Loads," and Appendix G "Flood Resistant Construction."

[2] American Society of Civil Engineers, Standard 24-05 "Flood Resistant Design and Construction."

View from boardwalk through Brighton 2nd Street facility to beach and ocean (construction ongoing) **13**

Illustrative Photograph
Figure 5-9

View east from boardwalk at comfort station at West 8th Street, Coney Island **14**

View from boardwalk through Coney Island comfort station to beach and ocean **15**

Illustrative Photographs
Figure 5-10

Existing Conditions (prior to construction on the site)

Proposed Project

Proposed Project
View Southeast from Boardwalk at Coney Island Avenue
Figure 5-11

the appearance of a permanent, designed structure and is anticipated to be more visually appealing to pedestrians.

*STUDY AREA*

The proposed project would not result in any changes to streets, buildings, natural features, or open spaces in the study area. As described above, the proposed comfort station would be built on the site of the former comfort station. The materials to be utilized for the reconstruction would be in keeping with those used elsewhere along the Coney Island Beach and Boardwalk, as well as other City boardwalks. The mix of open space and buildings in the study area would not change.

As described above, among other facilities, a lifeguard station of similar design to the proposed comfort station was installed on the boardwalk just west of Brighton 2nd Street, and a comfort station was installed at West 8th Street in Coney Island. The proposed structures would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals along the boardwalk. Given the height and bulk of structures in the surrounding area, the proposed comfort station would not result in a change to the built environment's appearance or functionality such that the change would negatively affect a pedestrian's experience of the area. In comparison to the comfort station to be constructed in No Action Condition 2 (the temporary trailer on the boardwalk), the proposed comfort station would have the appearance of a permanent, designed structure and is anticipated to be more visually appealing to pedestrians.

In summary, the proposed project would not be anticipated to have a significant adverse effect on urban design.

## VISUAL RESOURCES

*PROJECT SITE*

As described above, there are no visual resources on the project site. Views from the project site would continue to include the beach and the Atlantic Ocean. The stairs and ramps leading up to the modular structures also would provide new views of the beach and ocean from an elevated perspective.

*STUDY AREA*

As described above, the study area's visual resources are the beach and the Atlantic Ocean. These would remain visible along the boardwalk, as well as from immediately adjacent portions of north-south streets. As described above, the modular structures would be designed to provide clearance above the boardwalk, in order to allow boardwalk patrons to walk underneath and to provide views from the boardwalk to the ocean through the structural supports (see **Figure 5-9** and **Figure 5-10** for photographs illustrating similar views through the Brighton 2nd Street and West 8th Street facilities). The modular structures would not be visible from the east-west streets in the study area; they also are not anticipated to be visible from the north-south streets in the study area, except where these intersect with the boardwalk. In particular, the proposed structures are not anticipated to be visible in the southward view corridor of Coney Island Avenue; in comparison, it is possible that in No Action Condition 2, some portion of the replacement comfort station trailer could be visible within this view corridor. It is possible that a portion of the modular structures could be visible within the Oceana Terrace view corridor;

however, it would not block this view corridor as it would be located at the western edge of the view corridor. In more distant views along the boardwalk, the proposed structures would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals. Thus, they would not be anticipated to change the context of any natural or built visual resources. The study area's wide expanse of views to the beach and Atlantic Ocean would remain.

## CONCLUSION

In summary, the proposed project would not change any urban design features so that the context of a natural or built visual resource is significantly altered, and would not partially or totally block any publicly-accessible views to a visual resource. This preliminary assessment concludes that the proposed project would not result in any significant adverse impacts to urban design and visual resources, and therefore no further analysis is warranted. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

This chapter examines potential impacts to terrestrial natural resources and floodplains from the proposed reconstruction of the New Brighton comfort station (proposed project) that was severely damaged by Superstorm Sandy in 2012 and subsequently demolished. In accordance with the ~~2012~~ 2014 *City Environmental Quality Review (CEQR) Technical Manual*, this chapter describes:

- The regulatory programs that protect floodplains, New York State Department of Environmental Conservation (NYSDEC) Coastal Erosion Hazard Areas (CEHA), wetlands, wildlife, threatened and endangered species, and other natural resources within the project site;
- The current condition of floodplains, CEHA, and natural resources, including wetlands, terrestrial plants and wildlife, and federally- or state-listed species, in the project site and study area;
- The expected condition of the floodplain and natural resources in the project site in the future without the proposed project (No Action Condition 1 and 2);
- The potential impacts of the proposed project on floodplains, CEHA, wetlands, terrestrial plants and wildlife, and federally- or state-listed species (the With Action condition).

### PRINCIPAL CONCLUSIONS

The proposed project consists of the installation and operation of a modular comfort station, predominantly within the footprint of a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished. The proposed project would not result in significant adverse impacts to the limited natural resources (i.e., soils, geology, groundwater, floodplains, Coastal Erosion Hazard Areas (CEHA), wetlands, vegetation and wildlife (including federally- and state-listed species), and significant habitats within and adjacent to the project site. Land-disturbing activities for the proposed project would primarily be limited to the driving of 12 remaining support piles, which would not result in the loss or degradation of sand resources, would not penetrate the site's underlying geology, and would not affect groundwater or potable water supplies. Because floodplains in the area are affected by coastal flooding, which is controlled by astronomic tides and meteorological forces rather than localized flooding from precipitation, construction and operation of the proposed project would not have the potential to alter flood levels, flood risk, or the flow of flood waters in the surrounding area.

The modular units and their piling system of the proposed project have been designed to meet or exceed the wind, seismic and flood load requirements of the NYC regulations for development within floodplains and also been designed in accordance with American Society of Civil Engineers standards for Flood Resistant Design and Construction (Standard 24-05). Therefore, the pile foundation and modular structures are designed to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and suitable for placement within the CEHA. Elevating the proposed comfort station on piles rather than building it at grade would reduce erosion potential and avoid significant adverse impacts to protective features of the CEHA. The ramps and stairs would be metal and built in pieces with a frame that is welded and bolted to the modular and welded to the base plate on the column. Designed to meet the standards for withstanding wave action, even though the project site is not mapped by the Federal Emergency Management Agency (FEMA) as within a wave action zone, the ramps and stairs would have strong resistance to future storm flooding and are suitable for placement within the CEHA. The proposed project has received authorization from the New York State Department of Environmental Conservation (NYSDEC) under Coastal Erosion Hazard Areas, Article 34 of the Environmental Conservation Law (ECL).

Construction and operation of the proposed project would not adversely affect the buffering function of the NYSDEC tidal wetlands adjacent area within the project site or otherwise impact wetlands. The proposed project received authorization from NYSDEC under the Tidal Wetlands Act, Article 25 of the ECL. Construction of the proposed project would result in minimal loss of vegetation, and by elevating the proposed replacement comfort station on piles rather than constructing it at grade, the proposed project would leave a greater area of open beach on which new vegetation could colonize and grow. One rare plant, the dune sandspur, occurs within the project site, and any individual plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by the New York City Department of Parks and Recreation (NYCDPR). Additional surveys for other listed plant species would be conducted prior to construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individuals that may occur within the project site. No federally- or state-listed species of wildlife are considered to have the potential to occur within the project site. As such, the proposed project would not have significant adverse impacts to any listed plant or wildlife species. No significant habitats occur within the project site. Therefore, construction and operation of the proposed project would not have significant adverse impacts to natural resources.

## B. REGULATORY CONTEXT

### FEDERAL

- **Section 1424(e) of the Safe Drinking Water Act.** Section 1424(e) of the Safe Drinking Water Act of 1974 [P.L. 93-523] authorizes the Administrator of the US Environmental Protection Agency (USEPA) to designate an aquifer for special protection if it is the sole or principal drinking water resource for an area (i.e., it supplies 50 percent or more of the drinking water in a particular area), and if its contamination would create a significant hazard to public health. No commitment for federal financial assistance may be entered into for any project that the Administrator determines may contaminate such a designated aquifer so as to create a significant hazard to public health. The project site is within the Brooklyn-Queens Aquifer System, a sole source aquifer system identified by the USEPA under the Act.

- **National Flood Insurance Act of 1968 (44 CFR § 59) and Floodplain Management Executive Order 11988 (42 FR 26951).** Development in floodplains defined by Federal Emergency Management Agency (FEMA) mapping is regulated at the federal level by the Floodplain Management Executive Order 11988 and National Flood Insurance Act of 1968 (44 CFR § 59). Executive Order 11988 requires federal agencies to avoid to the extent possible the long and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative.
- **Executive Order 11990, "Protection of Wetlands."** In accordance with Executive Order 11990, "Protection of Wetlands," federal agencies must avoid undertaking or providing assistance for new construction in wetlands unless there is no practical alternative to such construction and the proposed action includes all practicable measures to minimize harm to the wetland.
- **Endangered Species Act of 1973 (16 USC §§ 1531 to 1544).** The Endangered Species Act of 1973 recognizes that endangered species of wildlife and plants are of aesthetic, ecological, educational, historical, recreational, and scientific value to the nation and its people. The Act provides for the protection of critical habitats on which endangered or threatened species depend for survival. The Act also prohibits the importation, exportation, taking, possession, and other activities involving illegally taken species covered under the Act, and interstate or foreign commercial activities.
- **Migratory Bird Treaty Act [50 CFR 10, 20, 21, Executive Order 13186].** The Migratory Bird Treaty Act (MBTA) of 1918 was implemented following the 1916 convention between the U.S. and Great Britain (on behalf of Canada) for the protection of birds migrating between the U.S. and Canada. Subsequent amendments implemented treaties between the U.S. and Mexico, Japan, and the former Soviet Union. The MBTA makes it unlawful to pursue, hunt, take, capture, kill or sell birds listed therein. Over 800 species are currently protected under the Act. The statute applies equally to both live and dead birds, and grants full protection to any bird parts, including feathers, eggs, and nests.

**STATE**

- **Tidal Wetlands Act, Article 25, Environmental Conservation Law (ECL), Implementing Regulations 6 NYCRR Part 661.** Tidal wetlands regulations apply anywhere tidal inundation occurs on a daily, monthly, or intermittent basis. In New York, tidal wetlands occur along the tidal waters of the Hudson River up to the salt line and along the saltwater shore, bays, inlets, canals, and estuaries of Long Island, New York City, and Westchester County. NYSDEC administers the tidal wetlands regulatory program and the mapping of the state's tidal wetlands. A permit is required for almost any activity that would alter wetlands or the adjacent areas (up to 300 feet inland from wetland boundary or up to 150 feet inland within New York City). NYSDEC-regulated wetlands exist along the shoreline within the project site.
- **Endangered and Threatened Species of Fish and Wildlife; Species of Special Concern (ECL, Sections 11-0535[1]-[2], 11-0536[2], [4], Implementing Regulations 6 NYCRR Part 182).** The Endangered and Threatened Species of Fish and Wildlife, Species of Special Concern Regulations prohibit the taking, import, transport, possession, or selling of any endangered or threatened species of fish or wildlife, or any hide, or other part of these species as listed in 6 NYCRR §182.6. Under these regulations, adverse modification of occupied habitat of endangered or threatened species is prohibited without authorization from NYSDEC.

- **Removal of Trees and Protected Plants (ECL, Section 9-1503)**. Section 9-1503 of the ECL states that: "[n]o person shall, in any area designated by such list or lists, knowingly pick, pluck, sever, remove, damage by the application of herbicides or defoliants, or carry away without the consent of the owner thereof, any protected plant."
- **Coastal Erosion Hazard Areas, Article 34, ECL, Implementing Regulations 6 NYCRR Part 505.** The Coastal Erosion Hazard Areas Law authorizes NYSDEC to identify and map coastal erosion hazard areas and to regulate certain activities and development within those areas under 6 NYCRR Part 505. A coastal erosion management permit is required for construction or placement of a structure, or any action or use of land which materially alters the condition of land, including grading, excavating, dumping, mining, dredging, filling or any disturbance of soil.

## C. METHODOLOGY

### STUDY AREA

The project site and area immediately adjacent to it represent the study area for the floodplains and natural resources assessment with the exception of threatened or endangered species, which were considered for a distance of a ½ mile from the project site.

### EXISTING CONDITIONS

Existing conditions within the study area were summarized using:

- FEMA Preliminary Flood Insurance Rate Maps (PFIRMs) published ~~December 5, 2013~~ January 2015;
- United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps and Information, Planning and Conservation (IPaC) System list of federally threatened, endangered, candidate, and proposed species in Kings County;
- USEPA Region 2 information on the Brooklyn-Queens aquifer system (http://www.epa.gov/region02/water/aquifer/brooklyn/brooklyn.htm);
- NYSDEC wetlands maps and CEHA maps;
- 2000-2005 Breeding Bird Atlas results for Block 5849C, and Herp Atlas Project results for the Coney Island Quadrangle;
- New York State Department of State (NYSDOS) Significant Coastal Fish and Wildlife Habitat maps;
- Response from the New York Natural Heritage Program (NYNHP) to a request for information on rare, threatened, and endangered species and significant natural communities within the vicinity of the project site;
- Information on natural resources presented within the Environmental Impact Statement for the nearby Coney Island Rezoning Project (CEQR No. 08DME007K);
- Observations made during a natural resources reconnaissance survey within the study area on October 30, 2013. On the basis of the nature of the existing habitat as an urban bathing beach consisting of sand with limited vegetation, adjacent to an existing boardwalk, and the high level of disturbance of this setting due to the approximately 12,000 people that visit the beach on an average beach season day, the natural resources are limited and it was determined that consistent with Section 300 (Assessment Methods) of Chapter 11 (Natural

Resources) of the ~~2012~~ 2014 *CEQR Technical Manual* the results of one survey, combined with information from additional sources would be sufficient to characterize the existing natural resources within and adjacent to the project site.

### THE FUTURE WITHOUT THE PROPOSED PROJECT

The future without the proposed project was assessed by considering potential effects to natural resources from two different No Action conditions as well as ~~two~~ one project~~s~~ that would occur in the future independent of the proposed project—reconstruction of the boardwalk between Brighton 15th Street and Coney Island Avenue~~, and construction of the final building of the Oceana Residences development~~. The two No Action conditions include: 1) No Action Condition 1, consisting of a rebuilt comfort station in the same location as it existed prior to Superstorm Sandy, and 2) No Action Condition 2, consisting of the placement of a temporary trailer comfort station on the boardwalk, near Coney Island Avenue. As presented in Chapter 1, "Project Description," because much of the area surrounding the project site comprises boardwalk and beach, the potential for projects independent of the proposed project to affect natural resources within the study area by 2014 (the analysis year)[1] is minimal.

### POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Because the proposed project consists of the replacement of a comfort station, predominantly within the footprint of a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished, potential impacts to natural resources are highly limited. Portions of the stairs leading to the modular units would extend outside the footprint of the previous comfort station. Potential impacts from the proposed project were assessed by considering the effects to the floodplain, NYSDEC CEHA and tidal wetland adjacent areas that could occur from minimal land disturbance during project construction, ecological communities (i.e., vegetation), and disturbances to wildlife (including federally- and state-listed species) from noise and human activity generated during construction and operation.

## D. EXISTING CONDITIONS

### SOILS, GEOLOGY AND GROUNDWATER

Soil in and around the project site consists entirely of sand. Loose sand occurs up to a depth of approximately 25 feet (Soil Stratum 1) and is underlain by at least 75 feet of medium dense sand (Soil Stratum 2) (URS 2013). Soil in the study area to the north of the project site, beyond the boardwalk, is mapped as Hooksan-Verrazano-Pavement and Buildings Complex, 0-8% slopes (USDA 2006).

Bedrock is approximately 650 to 700 feet below the project site (URS 2013) and would not be encountered by any land-disturbing construction activities. A buried rock jetty is the only rock substrate known to occur within the project's area of disturbance.

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[1] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.

The study area is located within the Brooklyn-Queens Aquifer System, which is composed of the Upper Glacial, Jameco, Lloyd, and Magothy aquifers, and is a designated Sole Source Aquifer (USEPA 1983). This aquifer system consists of deposits of unconsolidated gravel, sand, silt, and clay from the Holocene, Pleistocene, and Late Cretaceous age, and reaches a maximum total thickness of about 1,050 feet in the southeast corner of Queens County (USEPA 1983). Groundwater within the project site is expected to be at the same elevation as the ocean level, varying with tide, season, precipitation and other climatic factors. For purposes of developing the foundation design for the proposed New Brighton Comfort Station groundwater was assumed to occur approximately 8 feet below ground surface (URS 2013). Groundwater is not used as a potable water supply in Brooklyn, and non-potable use is limited. Potable water in Brooklyn is provided by New York City's public water supply, which originates from a network of upstate reservoirs.

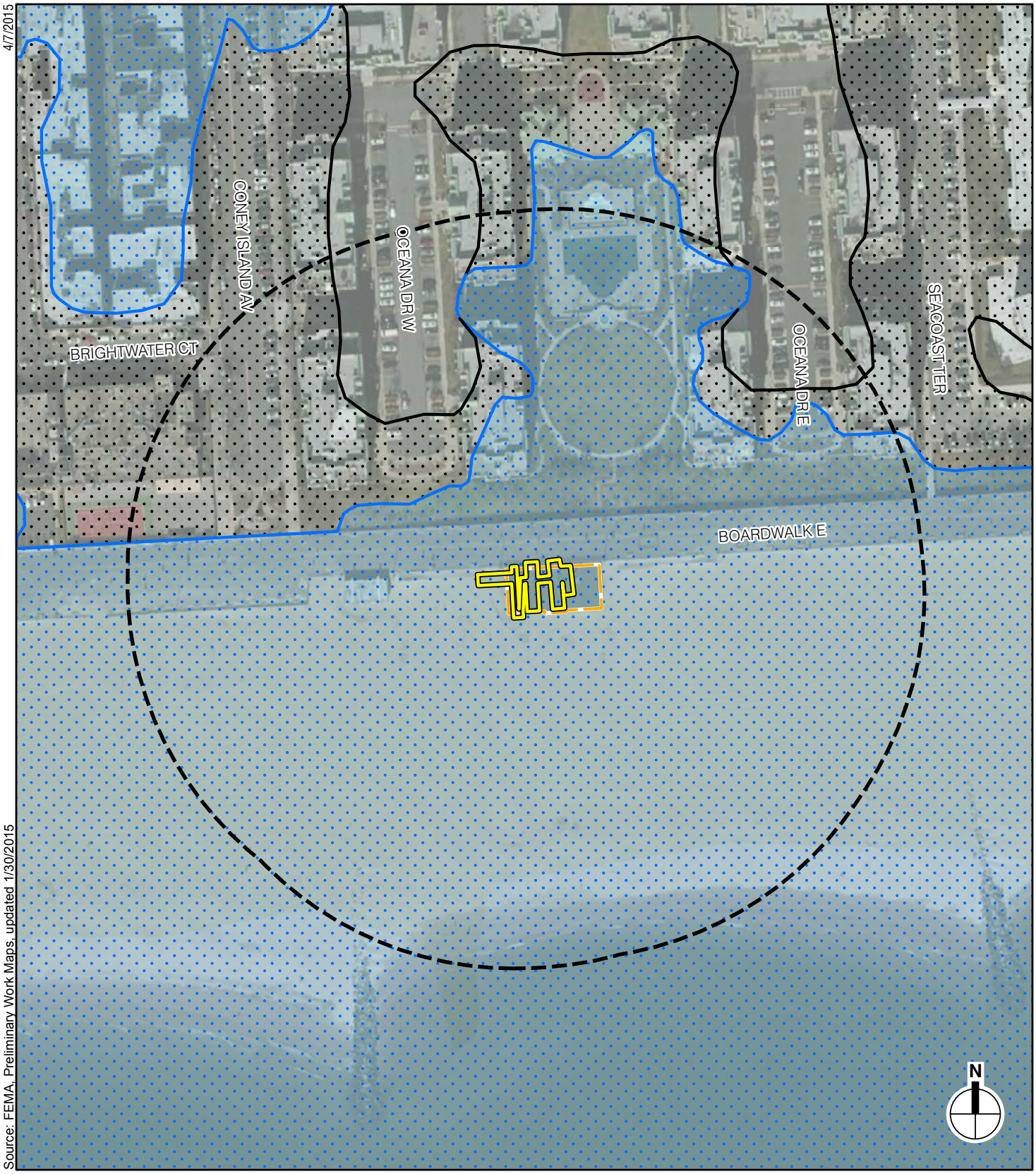
## FLOODPLAINS AND COASTAL EROSION HAZARD AREA

FEMA released Preliminary FIRMs on December 5, 2013 that precede the future publication of new, duly adopted, final FIRMs. Revised Preliminary FIRMs were issued in January 2015 and have been adopted by the New York City Building Code. ~~The preliminary maps represent the Best Available Flood Hazard Data at this time~~ FEMA encourages communities to use the preliminary maps when making decisions about floodplain management and post-Hurricane Sandy recovery efforts.

The project site and areas immediately adjacent to it are located within the 100-year floodplain (Zone AE, the area with a 1 percent chance of flooding each year) (see **Figure 6-1** and http://bit.ly/1ac1lta). Based on the preliminary FIRM, the 100-year flood elevation in this area is +11 feet NAVD88. South of the project site, the fringe of beach that meets the Atlantic Ocean is mapped as Zone VE, which is an area of high flood risk that is subject to inundation by the 1% annual-chance flood event, with additional hazards due to storm-induced velocity wave action (a 3-foot or higher breaking wave).

Floodplains within and adjacent to the study area are affected by coastal flooding (i.e., long and short wave surges that affect the shores of the Atlantic Ocean). Coastal floods are caused by astronomic tide and meteorological forces (e.g., nor'easters and hurricanes) rather than localized flooding from precipitation (FEMA 2007).

The project site is within the NYSDEC CEHA (see **Figure 6-2**). The beach is the CEHA natural protective feature within the project site. Natural protective feature areas are land and/or water areas delineated on CEHA maps that contain natural protective features, the alteration of which might reduce or destroy the protection afforded to other lands against erosion or high water, or lower the reserves of sand or other natural materials available to replenish storm losses through natural processes. Regulated activities within the CEHA require authorization from NYSDEC under the Coastal Erosion Management regulatory program. Authorization under ECL Article 34 was received from NYSDEC for the proposed project.




4/7/2015

Source: FEMA, Preliminary Work Maps, updated 1/30/2015

*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*400-Foot Study Area*

*100-Year Floodplain*

*500-Year Floodplain*

0 200 Feet

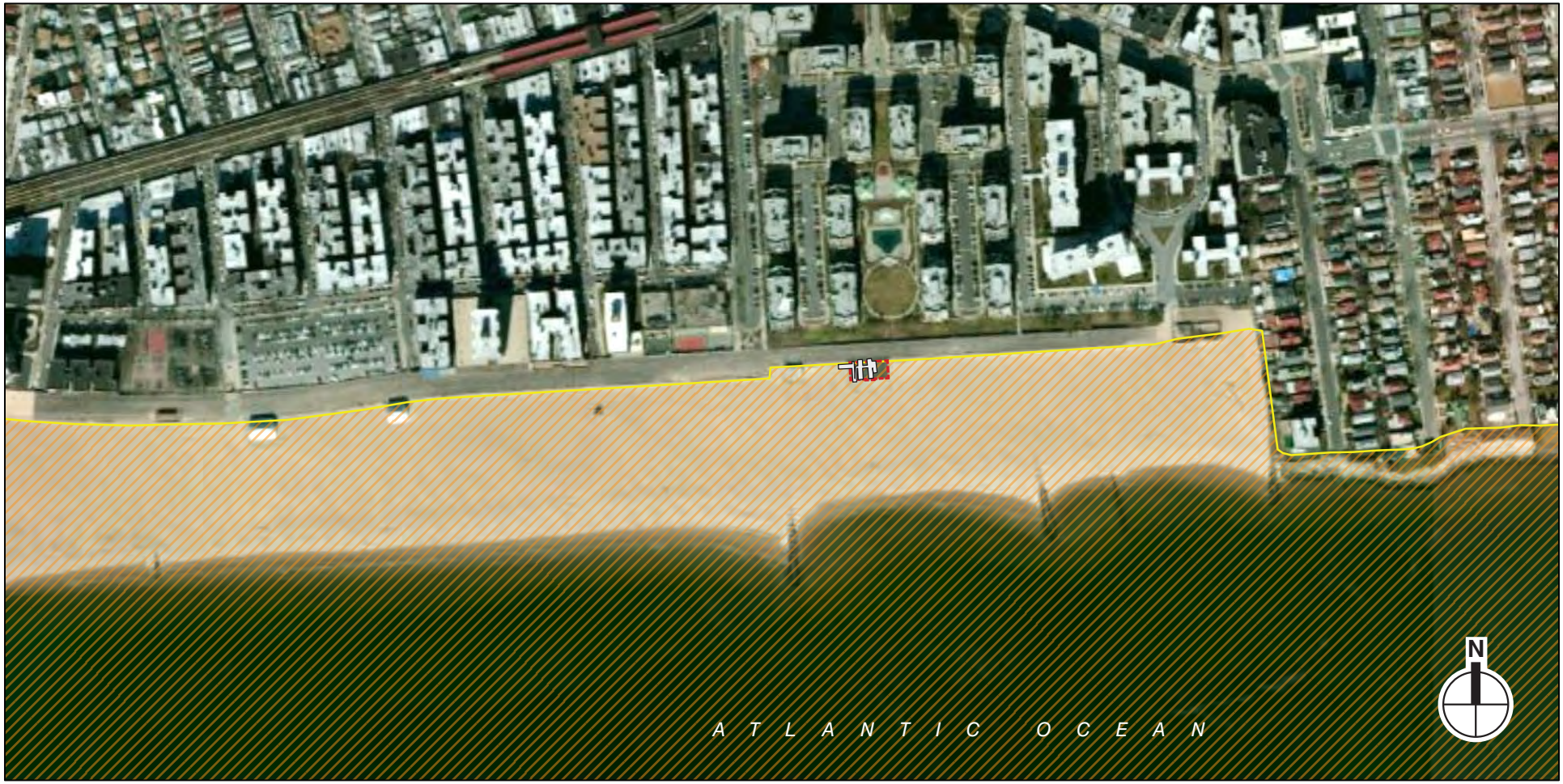
**SCALE**

**NEW BRIGHTON** COMFORT STATION

FEMA Critical Action Floodplain Map

Figure 6-1

12.9.13




*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*NYSDEC Coastal Erosion Hazard Area*

0 400 800 FEET

SCALE

**NEW BRIGHTON** COMFORT STATION

NYSDEC Coastal Erosion Hazard Area

Figure 6-2

## WETLANDS

**Figure 6-3** shows the NYSDEC-mapped tidal wetlands in the study area. NYSDEC littoral zone tidal wetlands[1] are mapped outside the project site, along the beach, extending seaward from the Mean High Water (MHW) elevation. The project site is within the NYSDEC-regulated tidal wetland Adjacent Area. Authorization under ECL Article 25 was received from NYSDEC for the proposed project.

**Figure 6-4** shows the USFWS NWI wetlands in the vicinity of the project site. The portion of the beach seaward of the boardwalk is mapped as M2US2P (marine, intertidal, unconsolidated shore, sand, irregularly flooded). This NWI category consists of unvegetated marine tidal areas that are flooded less often than daily with a substrate dominated by sand. The more regularly flooded portion of the beach closer to the ocean is mapped as M2US2N (marine, intertidal, unconsolidated shore, sand, regularly flooded). This NWI category consists of unvegetated marine tidal areas that are inundated and exposed daily with a substrate dominated by sand. The Atlantic Ocean is mapped as M1UBL (marine, subtidal, unconsolidated bottom, subtidal). This NWI category consists of unvegetated marine habitats that are always inundated. These NWI-mapped wetlands do not possess the characteristics of wetland soils, hydrology or hydrophytic vegetation to be under jurisdiction of the USACE.

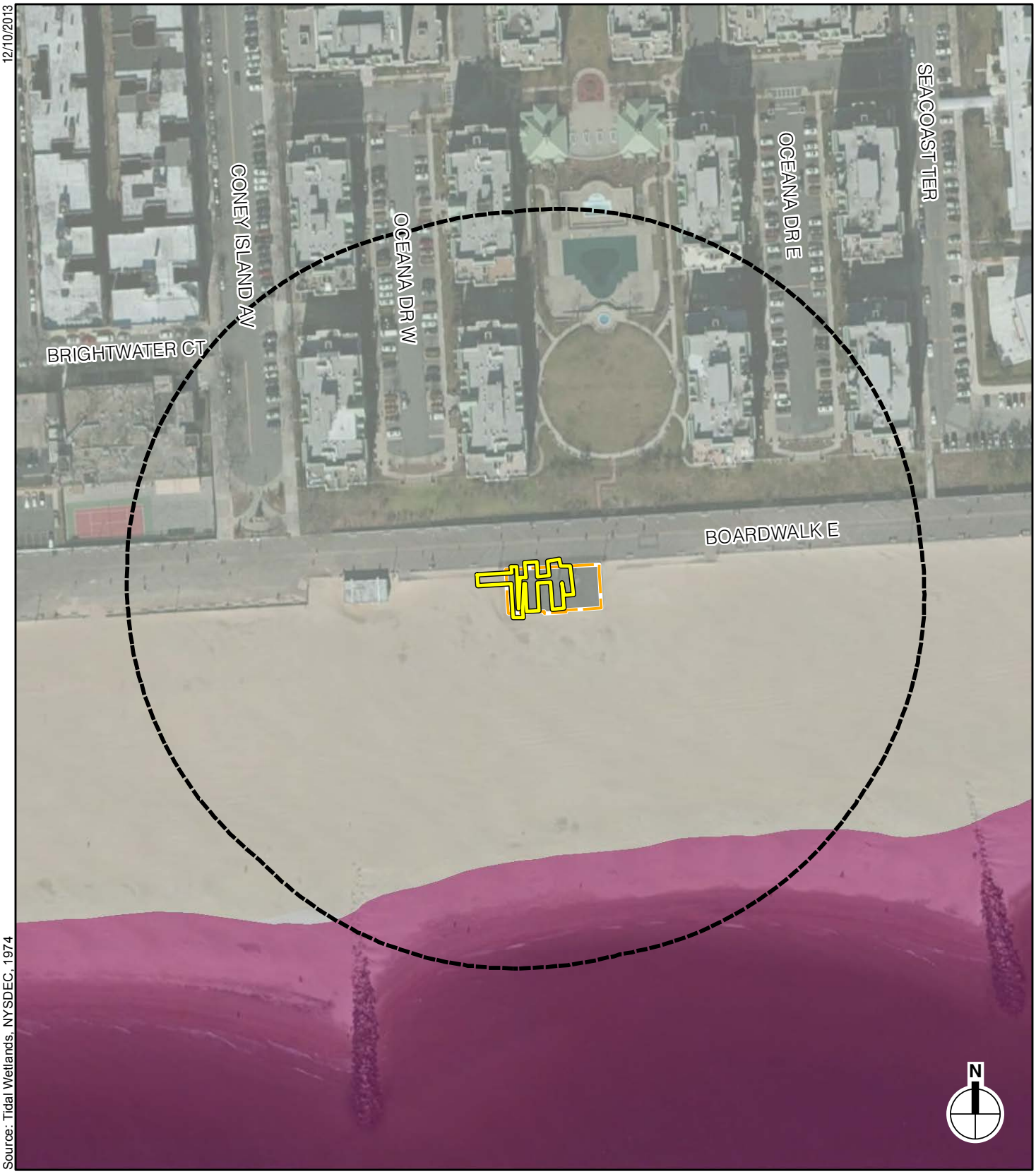
## VEGETATION AND ECOLOGICAL COMMUNITIES

Following Edinger et al. (2002), ecological communities within the project site and study area are characteristic of "maritime beach" and "mowed lawn with trees." A maritime beach community is defined as "a community with extremely sparse vegetation that occurs on unstable sand, gravel, or cobble ocean shores above mean high tide, where the shore is modified by storm waves and wind erosion" (Edinger et al. 2002). The maritime beach community is the dominant ecological community within the project site, and is characterized by both natural (i.e., sand deposition and erosion) and human (i.e., foot traffic, development) forms of disturbance. The vegetation within this community occurs in patches interspersed by bare sand. The herbaceous vegetation observed within the maritime dune community within the study area is predominately sea rocket (*Cakile edentula*), crabgrass (*Digitaria* spp.), beach clotbur (*Xanthium echinatum*), lamb's quarters (*Chenopodium album*), and common saltwort (*Salsola kali*). There were no trees within the maritime beach community, and the only shrubs were young tree-of-heaven (*Ailanthus altissima*) along the edge of the boardwalk (see **Figure 6-5 and Figures 6-6 through 6-8, Photographs 1 through 5**). Most of the vegetation within the project site established itself after the previously existing comfort station, which occupied the project site, was demolished on April 1, 2013 due to damage sustained from Superstorm Sandy.

Edinger et al. (2002) define the mowed lawn with trees community as "residential, recreational, or commercial land in which the groundcover is dominated by clipped grasses and forbs, and is shaded by at least 30% cover of trees. Ornamental and/or native shrubs may be present, usually with less than 50% cover. The groundcover is maintained by mowing." This ecological community is found primarily within the study area north of the boardwalk, adjacent to the residential development. Many of the trees and shrubs in this area show signs of stress and damage, likely as a result of Superstorm Sandy. Dominant trees include black locust (*Robinia pseudoacacia*) and crabapple (*Malus* spp.). The shrub layer is predominantly rugosa rose (*Rosa*

[1] The tidal wetlands zone, which includes all lands under tidal waters not included in any other category, and that are no deeper than six feet at mean low water.

12/10/2013




Source: Tidal Wetlands, NYSDEC, 1974

*Proposed Comfort Station*

*Previously -Existing Comfort Station Footprint*

*400-Foot Study Area*

*Tidal Wetlands Type*

*Littoral Zone*

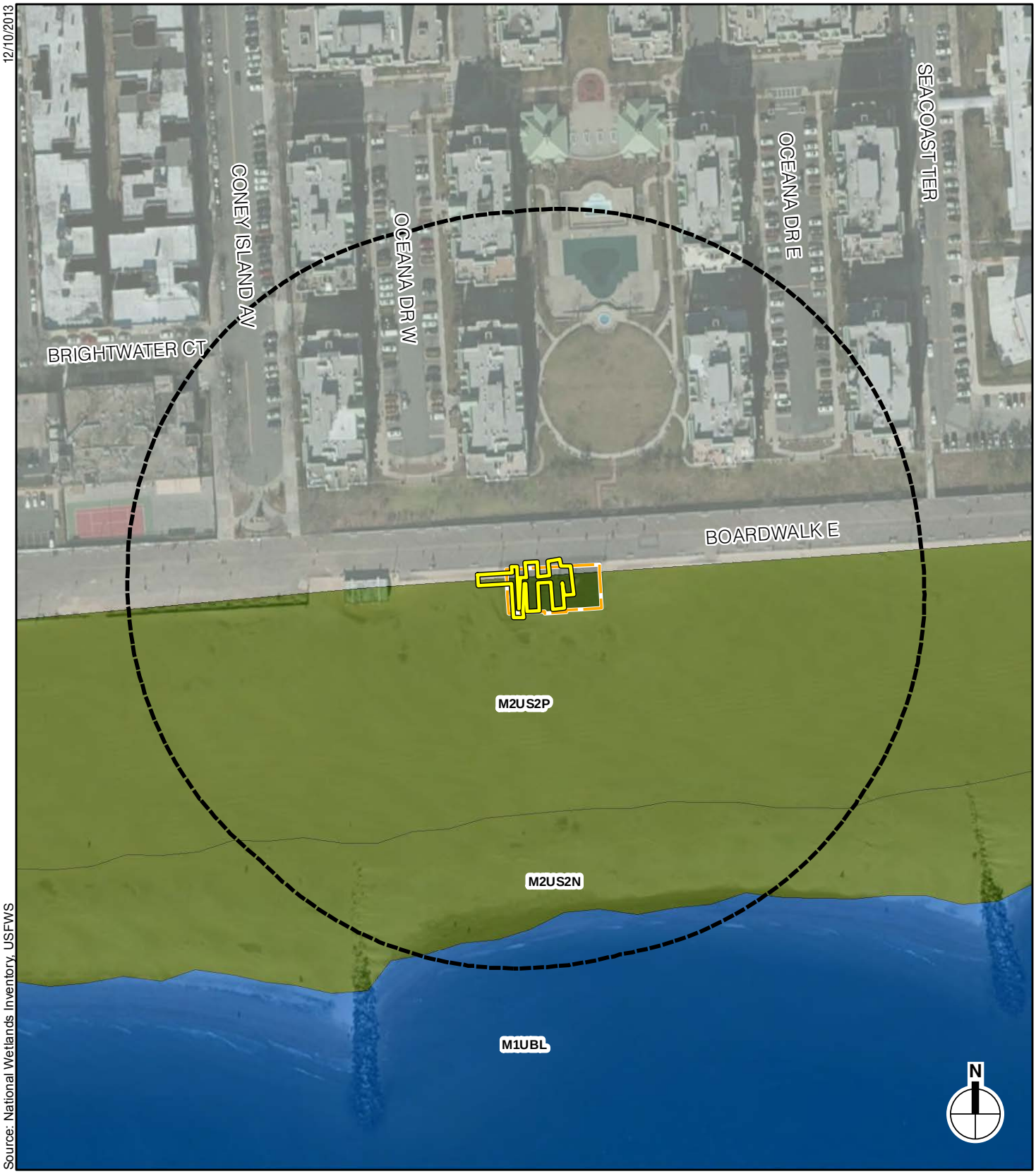
0 200 Feet

**SCALE**

**NEW BRIGHTON** COMFORT STATION

NYSDEC Wetlands

Figure 6-3




*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*400-Foot Study Area*

***NWI Wetland***

*Estuarine and Marine Deepwater*

*Estuarine and Marine Wetland*

0 200 Feet

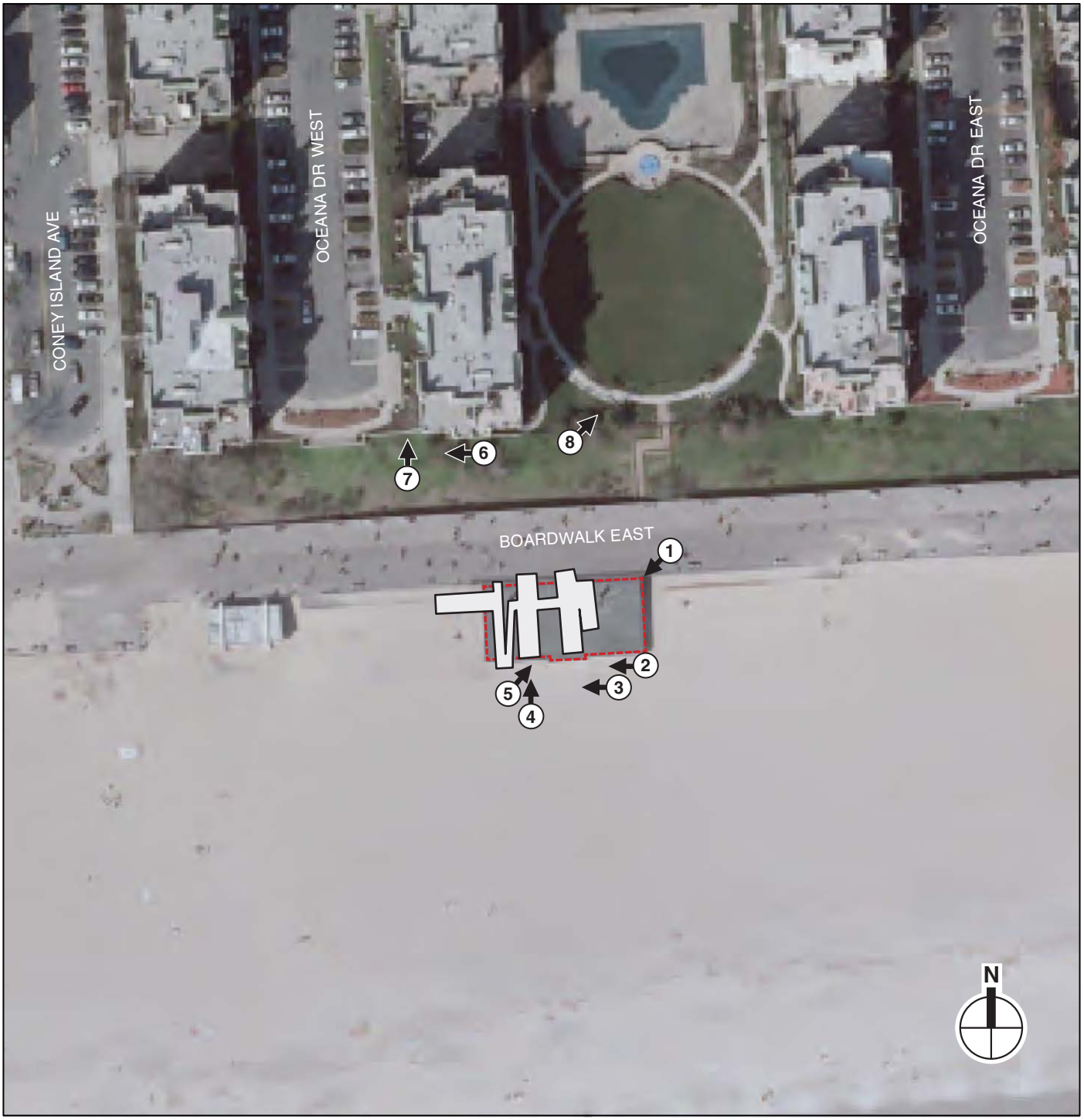
**SCALE**

**NEW BRIGHTON** COMFORT STATION

NWI Wetlands

Figure 6-4

12.9.13




*Proposed Comfort Station*

*Previously Existing Comfort Station Footprint*

*Photograph View Direction and Refference Number*

0 200 FEET

**SCALE**

**NEW BRIGHTON** COMFORT STATION

Natural Resources Photograph Key

Figure 6-5

Eastern side of the project site and “maritime beach” ecological community, from the boardwalk, facing southwest **1**

Project site from the eastern boundary, facing west **2**

Natural Resources
Photographs
Figure 6-6

Southern boundary of the project site, facing west **3**

Existing piles previously installed for the proposed project, from the beach, facing north **4**

Natural Resources
Photographs
Figure 6-7

Southern boundary of the project site, from the beach, facing northeast **5**

A “mowed lawn with trees” ecological community north of the project site, facing west **6**

Natural Resources
Photographs
Figure 6-8

*rugosa*), northern bayberry (*Myrica pensylvanica*), staghorn sumac (*Rhus typhina*), and groundsel tree (*Baccharis halimifolia*). The herbaceous layer is dominated by crabgrass, lamb's quarters, bluegrass (*Poa* spp.), and fescue (*Festuca* spp.) (see **Figures 6-8 and 6-9, Photographs 6 through 8**). **Table 6-1** lists the plant species observed during the October 30, 2013 reconnaissance investigation.

**Table 6-1**
**Vegetation Observed within the Study Area**

| Common name | Scientific name |
|---|---|
| **Tree** | |
| Tree of heaven | *Ailanthus altissima* |
| Crabapple | *Malus* sp |
| White mulberry | *Morus alba* |
| European black pine | *Pinus nigra* |
| London plane tree | *Platanus acerfolia* |
| Black cherry | *Prunus serotina* |
| Black locust | *Robinia pseduoacacia* |
| **Shrub** | |
| Serviceberry | *Amelanchier canadensis* |
| Groundsel tree | *Baccharis halimifolia* |
| Euonymus | *Euonymus* sp |
| Eastern red cedar | *Juniperus virginiana* |
| Northern bayberry | *Myrica pensylvanica* |
| Staghorn sumac | *Rhus typhina* |
| Rugosa rose | *Rosa rugosa* |
| **Herbaceous** | |
| Foxtail grass | *Alopecurus* sp |
| American beach grass | *Ammophila breviligulata* |
| Common mugwort | *Artemisia vulgaris* |
| Sea rocket | *Cakile edentula* |
| Longspine sandbur | *Cenchrus longispinus* |
| Dune sandspur(1) | *Cenchrus tribuloides* |
| Lamb's quarters | *Chenopodium album* |
| Winged pigweed | *Cycloloma atriplicifolium* |
| Crabgrass | *Digitaria* sp |
| Fescue | *Festuca* sp |
| Common evening primrose | *Oenothera biennis* |
| Virginia creeper | *Parthenocissus quinquefolia* |
| Pokeweed | *Phytolacca americana* |
| English plantain | *Plantago lanceolata* |
| Bluegrass | *Poa* sp |
| Dock | *Rumex* sp |
| Common saltwort | *Salsola kali* |
| Seaside goldenrod | *Solidago sempervirens* |
| Trailing wild bean | *Strophostyles helvola* |
| Dandelion | *Taraxacum officinale* |
| Red clover | *Trifolium pratense* |
| Beach clotbur | *Xanthium echinatum* |

**Note:** (1) State-listed threatened plant species
**Source:** Reconnaissance investigation on October 30, 2013

A “mowed lawn with trees” ecological community north of the project site, facing north **7**

A “mowed lawn with trees” ecological community north of the project site, facing northeast **8**

Natural Resources
Photographs
Figure 6-9

## WILDLIFE

Habitat available to wildlife within the study area consists primarily of oceanfront, sandy beach, with some areas of manicured lawn with shade trees and other ornamental landscaping north of the boardwalk (see **Figure 6-5**). The beach is bounded to the south by the Atlantic Ocean and to the north by paved streets and residential development. Due to the heavy degree of development and high levels of human activity in the area, the beach does not support wildlife species that are normally characteristic of less disturbed coastal habitats. The wildlife community within the study area is dominated by urban-adapted generalists that are tolerant of degraded habitat conditions.

### *BIRDS*

The New York State Breeding Bird Atlas is a periodic census of the distribution of the State's breeding birds. The most recent census was conducted from 2000 to 2005 and documented 20 species as confirmed or probable/possible breeders within the census block in which the project site is located (Block 5849C) (**Table 6-2**). With the exception of the mallard, ring-necked pheasant, and yellow warbler, each of these species is considered to have the potential to nest within the study area, on the basis of their habitat associations and tolerance of human disturbance (Poole 2005). Unlike some segments of beach on the nearby Rockaway Peninsula, Brighton Beach does not host breeding colonies of piping plovers (*Charadrius melodus*) or other beach-nesting waterbirds, such as least tern (*Sternula antillarum*) and American oystercatcher (*Haematopus palliatus*).

**Table 6-2**
**Birds Documented by the 2000-2005**
**Breeding Bird Atlas in Block 5849C**

| Common Name | Scientific Name |
|---|---|
| **Mallard** | *Anas platyrhynchos* |
| **Ring-necked Pheasant** | *Phasianus colchicus* |
| American Kestrel | *Falco sparverius* |
| Killdeer | *Charadrius vociferus* |
| Rock Pigeon | *Columba livia* |
| Mourning Dove | *Zenaida macroura* |
| Downy Woodpecker | *Picoides pubescens* |
| American Crow | *Corvus brachyrhynchos* |
| Fish Crow | *Corvus ossifragus* |
| Barn Swallow | *Hirundo rustica* |
| American Robin | *Turdus migratorius* |
| Gray Catbird | *Dumetella carolinensis* |
| Northern Mockingbird | *Mimus polyglottos* |
| European Starling | *Sturnus vulgaris* |
| **Yellow Warbler** | *Dendroica petechia* |
| Song Sparrow | *Melospiza melodia* |
| Northern Cardinal | *Cardinalis cardinalis* |
| Red-winged Blackbird | *Agelaius phoeniceus* |
| House Finch | *Carpodacus mexicanus* |
| House Sparrow | *Passer domesticus* |

**Note:** Boldface indicates the subset of species that are not considered to have the potential to nest within the study area, on the basis of their habitat associations (Poole 2005).

During spring and fall migration, some common shorebirds may briefly occur along the beaches of Coney Island to rest and refuel. Examples include sanderling (*Calidris alba*), semipalmated plover (*Charadrius semipalmatus*), semipalmated sandpiper (*Calidris pusilla*), and ruddy turnstone (*Arenaria interpres*) (Fowle and Kerlinger 2001, Boretti et al. 2007). Birds of prey, such as Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), and merlin (*Falco columbarius*) may also pass through the Coney Island area during migration, particularly during autumn. The bird community in the study area is expected to be most sparse during winter, particularly on the areas of open beach, where non-migratory gulls, such as great black-backed gull (*Larus marinus*), are likely among the only species present. Birds that can likely be found wintering in the areas of coastal scrub/shrub habitat or in the residential areas north of the project site include European starling (*Sturnus vulgaris*), rock dove (*Columbia liva*), white-throated sparrow (*Zonotrichia albicollis*), dark-eyed junco (*Junco hyemalis*), northern cardinal (*Cardinalis cardinalis*), house sparrow (*Passer domesticus*), house finch (*Carpodacus mexicanus*), American goldfinch (*Spinus tristis*), and yellow-rumped warbler (*Setophaga coronata*).

Herring gull and great black-backed gull were the only bird species observed near the project site during the October 30, 2013 field reconnaissance survey.

*MAMMALS*

Unlike areas of undisturbed beach and maritime shrubland elsewhere along southern Long Island, the study area on Brighton Beach lacks suitable habitat for supporting native mammals associated with coastal systems. Instead, the mammal community in the study area is expected to be dominated by urban-adapted generalists. Mammals that are considered to have the potential to occur in the study area include house mouse (*Mus musculus*), raccoon (*Procyon lotor*), Norway rat (*Rattus norvegicus*), gray squirrel (*Sciurus carolinensis*), and feral cat (*Felis catus*). Gray squirrel and feral cat were the only mammals observed during the October 30, 2013 field reconnaissance survey.

*REPTILES AND AMPHIBIANS*

Few species of reptiles and amphibians of New York State occur in coastal habitats (Gibbs et al. 2007). The NYSDEC Herp Atlas Project, a survey conducted from 1990 to 1999 to document the geographic distribution of New York's reptile and amphibian species, recorded 12 species in the census block in which the project site is located (Coney Island USGS quadrangle). However, this census block spans part of the Jamaica Bay estuary, and protected areas like Floyd Bennett Field, Breezy Point Park, and Fort Tilden, which contain salt marsh, mud flats, maritime shrubland, and other habitat types that do not occur within the study area. On the basis of their habitat requirements (Gibbs et al. 2007) and information on their status and distribution within the Jamaica Bay complex (Tanacredi and Badger 1995; Cook 2002, 2004), none of these 12 species is likely to occur within the study area. No other species of reptiles or amphibians are expected to occur in the study area, and no reptiles or amphibians were observed during the October 30, 2013 field reconnaissance survey.

## TERRESTRIAL THREATENED, ENDANGERED, AND SPECIAL CONCERN SPECIES

Federally endangered, threatened, candidate, or proposed species listed by the USFWS IPaC System as occurring in Kings County include piping plover (threatened), roseate tern (*Sterna dougalli*; endangered), red knot (*Calidris canutus rufa*; proposed threatened), northern long-

eared bat (*Myotis septentrionalis*; proposed endangered), and seabeach amaranth (*Amaranthus pumilus*; threatened) (**Appendix C**). Seabeach knotweed (*Polygonum glaucum*; listed as Rare in New York) is the only state-listed species or significant natural community that NYNHP has documented within 0.5 miles of the project site (**Appendix C**). Dune sandspur (*Cenchrus tribuloides*; threatened) was the only listed species observed within the project site during the October 30, 2013 reconnaissance investigation. These species are described in detail below. There are no significant natural communities, as mapped by NYSDEC, or significant coastal fish and wildlife habitats, as mapped by NYSDOS, within the vicinity of the project site.

No birds documented by the 2000-2005 Breeding Bird Atlas for the project site census block are federally- or state-listed. State-listed species documented by the Herp Atlas Project in the Coney Island census quadrangle include the eastern box turtle (*Terrapene carolina carolina*; species of special concern) and eastern hognose snake (*Heterodon platyrhinos*; species of special concern). The only eastern box turtles and eastern hognose snakes that occur in the vicinity of Brighton Beach are those that were recently reintroduced to Floyd Bennett Field and Breezy Point Park (Tanacredi and Badger 1995, Cook 2002; 2004), which also fall within the Coney Island census block. Eastern box turtles and eastern hognose snakes are not known to occur outside of these reintroduction sites and are not expected to occur within the study area.

*PIPING PLOVER*

Nesting of piping plovers within New York City is limited to small colonies on Rockaway Peninsula and occasional, individual nesting pairs within the Jamaica Bay complex (Wells 1996, Boretti et al. 2007, Wasilco 2008), many miles from the project site. Heavy levels of human activity and development along Brighton Beach make the area unsuitable habitat for piping plovers, which are highly sensitive to disturbance (Elliot-Smith and Haig 2004). Piping plovers are not considered to have the potential to occur near the project site, and the proposed project would not have significant adverse impacts on the species or its habitat.

*ROSEATE TERN*

More than 90 percent of New York State's population of roseate terns is made up by a single colony on Great Gull Island, off Long Island's eastern end. The remainder occurs in small groups of often just one or two breeding pairs in variable locations along the south shore of eastern Long Island (Mitra 2008). Roseate terns have sporadically nested within the Jamaica Bay estuary in the past (e.g., 2 pairs in 1996; Wells 1996), but during the most recent Breeding Bird Atlas, they were not documented breeding anywhere west of Suffolk County (Mitra 2008). The potential for roseate terns to occur in the study area is considered extremely low and limited to migrants moving along the shoreline en route to nesting sites elsewhere in the region or to wintering grounds in the southern hemisphere.

*RED KNOT*

The red knot migrates up to 30,000 miles round trip between primary wintering grounds in South America and breeding grounds in the high arctic, with conditions for refueling at staging areas along the Atlantic coast being critical determinants of migration and reproductive success and overall survival (Baker et al. 2004, Morrison et al. 2007). Delaware Bay is the most significant migration staging area for *rufa* red knots, which time their springtime arrival in the bay to coincide with the peak horseshoe crab spawning period (Baker et al. 2004, Niles et al. 2009). Red knots are dependent on a superabundance of horseshoe crab eggs as a food source in

order to almost double their body mass and fuel the remaining leg of their migration to the high arctic (Baker et al. 2004, Morrison and Hobson 2004). Delaware Bay is the only place in the Western Hemisphere where horseshoe crabs spawn in numbers that enable red knots to do so (Niles 1999). Steep declines in the number of horseshoe crabs spawning in Delaware Bay in recent decades, despite stricter harvest restrictions, has significantly hindered the ability of red knots to refuel at sufficient rates, and in turn, led to rapid population declines (Niles et al. 2009). Monomoy National Wildlife Refuge in Cape Cod, Massachusetts appears to be among the most significant staging areas for red knots during their southbound autumn migration (Harrington et al. 2010, Burger et al. 2012).

In addition to these primary staging areas in Delaware Bay and Cape Cod, migrating red knots may commonly stage, albeit in much lower densities, elsewhere along the Atlantic coast (Harrington 2001, Burger et al. 2012). Although migrating red knots are known to occur on the shores of Long Island (e.g., Jamaica Bay [Tanacredi and Badger 1995:104, Fowle and Kerlinger 2001:81]), none of its beaches, bays, or estuaries are known to be high-use staging areas that support large concentrations of individuals. Instead, red knots are usually seen on Long Island alone or in small groups (e.g., Wells 1996:59) relative to the tens of thousands of birds observed staging together in Delaware Bay and Cape Cod. Red knots are highly sensitive to, and easily displaced by, human disturbance at staging sites (Burger et al. 2004, 2007), and given the heavy recreational use of Brighton Beach and the boardwalk, red knots are considered unlikely to occur within the study area.

*NORTHERN LONG-EARED BAT*

The northern long-eared bat is a temperate, insectivorous bat whose life cycle can be coarsely divided into two primary phases - reproduction and hibernation. Northern long-eared bats hibernate in caves or mines during winter and then emerge in early spring, with males dispersing and remaining solitary until mating season at the end of the summer, and pregnant females forming maternity colonies in which to rear young. Summer habitat of the northern long-eared bat generally includes upland and riparian forest within heavily forested landscapes (Ford et al. 2005, Henderson et al. 2008). The long-eared bat is sensitive to fragmentation and requires interior forest for both foraging and breeding (Foster and Kurta 1999, Broders et al. 2006, Henderson et al. 2008). Although they have been documented in urbanized areas (Whitaker et al. 2004, Johnson et al. 2008) and will occasionally utilize buildings and other artificial structures rather than trees for roosting (Timpone et al. 2010, USFWS 2013), urban northern long-eared bats tend to occur near large, forested parks or other green spaces with abundant tree cover (Johnson et al. 2008). Because no caves, mines, or small or large woodlands occur near the project site, northern long-eared bats are not considered to have the potential to occur in the area during either the breeding or non-breeding period.

*DUNE SANDSPUR*

Dune sandspur is an annual grass that grows on dunes and other coastal sands (Gleason and Cronquist 1991). To flourish, ~~Dune~~ dune sandspur requires undisturbed sands of maritime beach, maritime dunes, and maritime grassland communities ~~to flourish~~. Heavy human uses (beach raking, vehicle traffic, and foot traffic) pose threats to populations of dune sandspur (NYNHP 2013a). Dune sandspur was identified within the project site and in the surrounding maritime beach community during the October 30, 2013 reconnaissance investigation. It is likely that dune sandspur established itself at the project site after the previously existing comfort station

was demolished and construction fencing was erected around the project site, minimizing human disturbance.

*SEABEACH AMARANTH*

Seabeach amaranth is a federally and state-listed threatened annual herbaceous plant that was thought to be extinct in New York State until it was rediscovered in 1990 (Stalter et al. 1996). It grows along sandy beaches of the Atlantic coast in areas of accreting shoreline, upper beach, foredune, or overwash flat, as well as beach nourishment sites (USFWS 2012). Seabeach amaranth requires "wide natural beaches free from vehicle use and excessive trampling" (NYNHP 2013b). Within New York City, seabeach amaranth is likely limited to the Rockaway Peninsula, where, since the species' rediscovery in New York State in 1990, it has been documented on Breezy Point (Stalter et al. 1996) and Rockaway Beach (Boretti et al. 2007). Seabeach amaranth is not known to occur on Brighton Beach and was not observed in or near the project site during the October 13, 2013 field reconnaissance survey.

*SEABEACH KNOTWEED*

Seabeach knotweed is a globally rare plant that occurs on sandy beaches and the fringes of adjacent dunes and salt marshes on Long Island (Stalter et al. 1986, Lamont and Stalter 1991, NYNHP 2013c), including some areas within New York City, such as Breezy Point (Stalter et al. 1996). Seabeach knotweed requires "wide natural beaches free from vehicle use and excessive trampling" (NYNHP 2013c). In response to a request for information on state-listed species within 0.5 miles of the project site, NYNHP noted that seabeach knotweed was recorded on Coney Island Beach (well west of the project site) in 1990. Seabeach knotweed flowers between July and November, and would be expected to be identifiable during an October field reconnaissance. No seabeach knotweed was observed in or near the project site during the October 13, 2013 field reconnaissance survey; therefore, seabeach knotweed is not considered to be present in the area.

## E. THE FUTURE WITHOUT THE PROPOSED PROJECT

Under one of the two potential No Action conditions, it is assumed that the comfort station that was severely damaged by sand and flooding from Superstorm Sandy in 2012 would be replaced with a comfort station of similar design and size, and would be constructed within the original footprint, at grade (No Action Condition 1). Although reconstruction of the comfort station at grade would meet NYC Building Code standards, which require finished floor elevations of Category I buildings within Zone AE to be equal to or greater than the 100-year flood elevation, it would be vulnerable to flooding and have limited resistance to future storm events. No Action Condition 1 would increase impervious surface coverage on Brighton Beach, permanently occupy a greater area of tidal wetland Adjacent Area, prohibit vegetation from growing within its footprint, and have the potential to affect beach erosion rates in the vicinity of the structure due to its at-grade placement. Overall, however, significant adverse impacts to these or other natural resources in the area would not be expected to occur.

Under No Action Condition 2, it is assumed that a replacement comfort station would be provided on the boardwalk, near Coney Island Avenue. The comfort station would consist of a temporary trailer structure with men's and women's restrooms. Under this No Action condition, it is also assumed that the site of the original comfort station and site of the proposed project would be cleared of the installed piles, and re-graded as sandy beach with no structures.

Although No Action Condition 2 would temporarily meet the City's goals of providing toilet and hand washing facilities at this bathing beach, it would not provide a permanent solution that is also resilient against future storms and associated wave action and flooding. As evidenced in other waterfront locations during Superstorm Sandy, temporary trailers are susceptible to flooding during severe storms and would be less resilient than the proposed project. Despite being outside of the CEHA and tidal wetland adjacent area, No Action Condition 2 would therefore be considerably less suitable for a coastal floodplain environment than the proposed project. Natural resources are lacking on the boardwalk, and as such, the placement of the temporary trailer on the boardwalk would not result in significant adverse impacts to natural resources. The pile removal and re-grading of the beach within the original comfort station footprint under No Action Condition 2 may result in some improvement in growing conditions for vegetation, but the site would still represent a highly degraded and disturbed segment of beach with little ecological value. Natural resources in the site would not significantly differ from what is currently present.

Independent of the proposed project, NYCDPR ~~is planning to begin~~ began construction in ~~summer~~ November 2014 on a reconstruction of the boardwalk between Brighton 15th Street and Coney Island Avenue. The boardwalk will consist of new pre-cast concrete panels for structure topped with recycled plastic lumber (RPL) decking, with a 10-foot-wide concrete panel carriage lane. The reconstruction of the boardwalk within the current footprint would not be expected to result in significant adverse impacts to natural resources.

~~Just outside of the study area boundary, an additional building~~ In the time since the DEIS was published, the final building of the Oceana Residences development, along Coney Island Avenue just outside of the study area boundary, was completed. ~~will be built as the final building of the Oceana Residences development~~ Located at 50 Oceana Drive West, this 12-story building adjacent to the existing Oceana Residences building would not be expected to result in significant adverse impacts to natural resources.

## F. THE FUTURE WITH THE PROPOSED PROJECT

As detailed in Chapter 1, "Project Description," the proposed project would involve completing the installation of a pre-fabricated modular comfort station near the eastern end of the Brighton Beach Boardwalk, approximately between Coney Island Avenue and Seacoast Terrace, to replace a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished. The replacement comfort station has already been partially completed on the project site.[1] Work began in April 2013 with the placement of 16 concrete pilings, and was then halted when below-grade obstructions prevented further pile driving activities. The proposed project would entail installation of an additional 12 pilings and lifting of the pre-fabricated modular comfort station onto the piles by crane. The replacement comfort station would predominantly occupy the footprint of the original comfort station, with only the access

[1] NYCDPR received permits for its proposed work efforts at Coney Island and Manhattan Beach from the New York State Department of Environmental Conservation (NYSDEC) as per Article 34 of the Environmental Conservation Law (ECL) for new structures within the Coastal Erosion Hazard Area, Tidal Wetlands Permits as per Article 25 of the ECL, permission for excavation and fill or navigable waters as per Article 15 of the ECL for the repair of Steeplechase Pier, and Clean Water Act Water Quality Certification. The permits were renewed, though the proposed change in method for installing the 12 remaining piles at the site is pending before NYSDEC.

stairs extending slightly beyond the original footprint and a small part overhanging the boardwalk. As such, the potential for impacts to natural resources from the proposed project are highly limited.

The 12 remaining piles that would be installed for the proposed project would be drilled piles. Installation of each pile is anticipated to take 3 to 5 days. At each pile location, a dual rotary drill would be used to create a hole into which 24 inch-diameter steel casing would simultaneously be slid to a depth of up to 46 feet. Extracted material (e.g., sand) would be stockpiled and disposed of offsite. Once the casing was in place, a tremie line would be installed and the first 25 feet of the casing would be filled with grout. The casing would then be extracted up 20 feet, leaving 25 feet in Soil Stratum 1 (the upper 25 feet of loose sand) and a minimum of 1 foot in Soil Stratum 2 (the underlying medium dense sand stratum). The casing would be cut to design grade and then the remainder would be filled with grout. The cast-in-place pier for the modular unit would then be formed and cast in place per the design documents.

During installation of the tremie concrete and grout for the drilled piles, water would be extracted from the casing (up to 1,200 gallons per casing pipe). After the first tremie concrete pour, the bottom of the casing would be sealed with concrete and the casing pipe and any remaining water would be pumped prior to the second tremie concrete pour. Water extracted from the casing pipe would be collected and placed in a vacuum truck or frac tank and disposed of offsite.

### SOILS, GEOLOGY AND GROUNDWATER

The driving of the 12 remaining support piles would not result in the loss or degradation of sand resources. The piles would not penetrate bedrock and would not have the potential to affect the site's underlying geology. Penetration of the rock jetty buried under the site would not affect natural geology of the site or impact sand resources or groundwater. Construction and operation of the proposed project would not adversely affect the Brooklyn-Queens sole source aquifer or other drinking water supplies. Groundwater is not used as a potable water supply in the area. Therefore, the proposed project would not have the potential to result in significant adverse impacts to groundwater resources on or in the vicinity of the project site, and would be compliant with Section 1424(e) of the Safe Drinking Water Act. Water extracted from the casing pipe during pile installation would be collected in a truck or tank and disposed of offsite in compliance with applicable NYSDEC regulations and would not have the potential to affect groundwater, sand or geologic resources within or in the vicinity of the project site.

### FLOODPLAINS AND COASTAL EROSION HAZARD AREA

Floodplains in the study area are affected by coastal flooding, which is controlled by astronomic tides and meteorological forces (e.g., nor'easters and hurricanes) rather than localized flooding from precipitation (FEMA 2007), and are not affected by the placement of materials or structures within them. For this reason, although the proposed project would be located within the 100-year floodplain, its construction and operation would not have the potential to alter flood levels, flood risk, or the flow of flood waters in the surrounding area. Therefore, the proposed project would be compliant with the National Flood Insurance Act of 1968 (44 CFR § 59) and Floodplain Management Executive Order 11988 (42 FR 26951).

The modular units and their piling system of the proposed project have been designed to meet or exceed the wind, seismic and flood load requirements of the NYC regulations for development within floodplains (i.e., Appendix G, "Flood Resistant Construction", of the 2008 NYC Building

Code, and the 2013 amendment (1 RCNY §3606-04) to Appendix G). As referenced in Appendix G, "Flood Resistant Construction," the comfort station has also been designed to exceed American Society of Civil Engineers standards for Flood Resistant Design and Construction (Standard 24-05). Therefore, the pile foundation and modular structures are designed to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and suitable for placement within the CEHA.

Additionally, the lowest horizontal element of the proposed project's support structure would be built at an elevation of 25.14 feet NAVD88, which exceeds by approximately 14 feet the finished floor elevation requirement for Category I structures set forth in the 2013 amendment (1 RCNY §3606-04) to Appendix G, "Flood Resistant Construction," of the 2008 NYC Building Code. To further protect the modular units from damage resulting from a future sever storm, the modular structures are oriented perpendicular to the shoreline which exposes less surface area to wind, and any possible wave action severe enough to reach high enough to be in contact with the units. Storm surge depth during Hurricane Sandy was between 2 and 6 feet within the vicinity of the project site (http://www.carsilab.org/sandy/). With elevation of the sand surface ranging from +11 to +12 feet NAVD88, a 6 foot deep storm surge would result in water up to elevation +18 feet NAVD88, well below the 25.14-foot elevation of the lowest horizontal element of the proposed project's support structure. Therefore, the proposed placement of the comfort station on piles, well above the reported storm surge elevation during Hurricane Sandy and the 100 year flood elevation reduces the risk to the comfort station and surrounding area during future storm events.

The ramps and stairs would be metal and built in pieces with a frame that is welded and bolted to the modular and welded to the base plate on the column. They have been designed to withstand severe winds and not break apart. Should they be subjected to wave forces, and should they start to fail as a result, they would not fail as a single unit, but would break into pieces, which, because they are metal, would not float. The design of the proposed project meets standards for withstanding wave action within FEMA flood hazard Zone V, even though the project site is not inside a wave action zone, and is instead within FEMA flood hazard Zone AE. As such, the structure would greatly exceed minimum design requirements, would have strong resistance to future storm flooding in the area, and is suitable for installation within the CEHA.

By elevating the proposed comfort station on piles rather than building it at grade (unlike the original comfort station), the structure's footprint would be greatly reduced, and in turn, would reduce erosion potential. In addition, the support structure for the proposed project would represent a negligible increase in the number of piles that are currently in place along Brighton Beach to support the boardwalk. Overall, neither construction nor operation of the proposed project would significantly increase beach erosion rates, or the protection that the beach affords to the adjacent developed areas. As such, the proposed project would not result in significant adverse impacts to protective features of the CEHA, and would be consistent with NYSDEC Coastal Erosion Management regulations. As such, the proposed project met the requirements for authorization under Article 34 of the ECL for activities within the NYSDEC CEHA and subsequently received authorization from the NYSDEC under this Article.

## WETLANDS

Construction and operation of the proposed project would not adversely affect the function of the NYSDEC tidal wetlands adjacent area within the project site to buffer the NYSDEC littoral

zone tidal wetlands mapped along the ocean-side portion of the beach. The proposed project involves the installation of a modular comfort station on piles largely within an area previously occupied by a grade-level comfort station. It would not affect the beach seaward of the comfort station or result in an increase in impervious surface coverage in the area. As such, the proposed project met the requirements for authorization under Article 25 of the ECL for activities within the NYSDEC tidal wetland adjacent area and subsequently received authorization from the NYSDEC under this Article, and would be compliant with federal Executive Order 11990 ("Protection of Wetlands").

### VEGETATION AND ECOLOGICAL COMMUNITIES

The proposed installation of the Brighton Beach Boardwalk comfort station would generally occur within the footprint of the previous comfort station that was constructed at grade, and would not have significant adverse impacts on the existing maritime beach or mowed lawn with trees communities adjacent to the project site. The proposed pile-supported comfort station would occupy less space on the ground than the previous comfort station, maintaining more area of maritime beach habitat within the project site and minimizing the loss of the sparse vegetation that has colonized the project site since the demolition of the previous comfort station structure. As discussed in Chapter 4, "Shadows," the proposed project would result in a minimal net increase in shading of the beach at certain times of year that would not significantly alter growing conditions for plants. For these reasons, the proposed project would not have significant adverse impacts to plants or ecological communities within or adjacent to the project site.

### WILDLIFE

As discussed above, the proposed project would generally be constructed within ~~the footprint of~~ the footprint of the previous at grade comfort station and would require minimal land disturbance to drive the remaining piles and complete the installation of the pre-fabricated modular structure that is already on site. None of the actions of the proposed project would affect the quantity, quality, or types of habitat available to wildlife in the study area. Noises and increased human activity that would be generated during the construction of the proposed project would potentially cause disturbances to some wildlife, but these effects would be temporary and localized to immediate vicinity of the project site. Because baseline levels of human disturbance in the area are already high due to extensive recreational use of the beach, foot traffic on the boardwalk, and various background noises associated with the urbanized surroundings, wildlife communities in the study area are dominated by extremely urban-adapted, generalist species (e.g., great black-backed gulls, herring gulls, rock doves) that would be expected to tolerate any increased human activity during construction. No sensitive, coastal species, such as piping plovers, are considered to have the potential to occur in the area.

Operation of the proposed project would not significantly differ from that of the original comfort station prior to the storm damage sustained in 2012 and, therefore, would not have significant adverse impacts to wildlife occupying the area under those conditions. Overall, neither construction nor operation of the proposed project would be expected to have significant adverse impacts to wildlife at the individual or population level. Therefore, the proposed project would comply with the federal Migratory Bird Treaty Act and Endangered Species Act, and New York State's Endangered and Threatened Species of Fish and Wildlife Act.

### TERRESTRIAL THREATENED, ENDANGERED, AND SPECIAL CONCERN SPECIES

As discussed under "Existing Conditions," no federally- and/or state-listed species of wildlife are considered to have the potential to occur within the study area. Therefore, the proposed project would not have significant adverse impacts to such species or their habitats.

Federally- and/or state-listed species of plants that are known to, or considered to have the potential to, occur within the study area include seabeach amaranth, dune sandspur, and seabeach knotweed. Seeds from the dune sandspur observed within the project site have been collected by NYCDPR for storage. These seeds will not be dispersed within the project site because there are no dunes or undisturbed beaches within the project site or study area. ~~These~~ The collected dune sandspur seeds will instead be dispersed within the ~~project site~~Bayview area dunes northwest of the project site during the autumn following the completion of construction, during the period they would have naturally dropped from the plants. The Bayview area dunes will provide a more protected dune habitat, which will increase the likelihood of successful germination and establishment of the dune sandspur. Because seabeach amaranth and seabeach knotweed have the potential to occur within the project site, surveys for these species would be conducted within the footprints of the comfort station components (e.g., piles, stairs, and ramps) prior to initiation of construction activities, and measures would be developed in coordination with NYSDEC to minimize adverse impacts to any individuals that may occur within the project site. With these measures in place, neither construction nor operation of the proposed project would be expected to result in significant adverse impacts to federally-or state-listed species at the individual or population level. The proposed project would therefore comply with the federal Endangered Species Act and New York State's Endangered and Threatened Species of Fish and Wildlife Act and Removal of Trees and Protected Plants regulations.

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*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

This chapter presents the findings of the hazardous materials assessment and identifies potential issues of concern with respect to workers, the community, and/or the environment during construction and after implementation of the proposed project. The potential for hazardous materials was evaluated based on a November 2013 *Phase I Environmental Site Assessment* (ESA) prepared by AKRF, Inc. (see **Appendix D**).

The proposed project would entail the installation of a modular comfort station predominantly within the footprint of a comfort station that was severely damaged by Superstorm Sandy and subsequently demolished. Some structural supports for the replacement comfort station have been installed. The remaining supports would be installed by pile driving rather than excavation; only minor excavation (e.g., for utility connections) is anticipated to be needed to complete the station's installation. Following the installation of the structural supports, the comfort station structures would be lifted onto the pilings with a crane.

With the measures outlined in Section D, "The Future With the Proposed Project," the proposed project would not result in any significant adverse impacts related to hazardous materials.

## B. EXISTING CONDITIONS

### SUBSURFACE CONDITIONS

The project site is approximately 9.5 to 13.5 feet above mean sea level, with the ground sloping slightly down to the Ocean. A geotechnical investigation indicated that the project site is underlain by a sand layer at least 75 feet thick. The sand is underlain by layers of organic silts, glacial deposits (glacial till, silt, clay, etc.), and sedimentary deposits, with bedrock anticipated to be more than 650 feet deep. Groundwater is expected to be approximately at sea level (with tidal fluctuations), and most likely flows toward the Ocean, approximately 350 feet to the south, though flow may be affected by tides.

### PHASE I ENVIRONMENTAL SITE ASSESSMENT

The Phase I ESA reviewed a variety of sources including: current and historical Sanborn Fire Insurance maps, aerial photographs and topographical maps; and state and federal environmental regulatory databases. It also included reconnaissance of the project site and its surroundings. No Recognized Environmental Conditions (RECs were identified). The Phase I ESA identified the following:

- Prior to 1930, the project site and the surrounding area to the east, west and south were underwater within the Atlantic Ocean. The Brighton Beach shoreline was extended southward by filling in the mid-20th century, and a one-story comfort station was built on-site in 1941. This comfort station was damaged by Superstorm Sandy in October 2012, and was subsequently demolished. The project site is underlain by a sand layer at least 75 feet thick, with no evidence of urban fill materials (e.g., brick, concrete and/or ash). The source of this sand was presumably nearby dredging, but there is some potential for it to have been taken from an area where contamination was present.
- No suspect ACM, lead-based paint, or PCB-containing lighting fixtures or electrical equipment were observed on the Property. However, subsurface utilities may have asbestos-containing insulation or be located within asbestos-containing ducts.

## C. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, two No Action conditions are contemplated for the 2014 analysis year[1]:

- No Action Condition 1 assumes that the comfort station that existed prior to being damaged beyond repair by Superstorm Sandy would be rebuilt at the site.
- No Action Condition 2 assumes that a temporary trailer would be installed on the boardwalk at Coney Island Avenue and that the project site would be cleared of the installed piles and re-graded as sandy beach.

The scope of subsurface disturbance would be greater for a ground-level comfort station than for one on elevated supports. However, as with the proposed project, no significant potential for encountering subsurface contamination on the project site would exist. For No Action Condition 2, installation of the trailer on the boardwalk would require below-ground disturbance for utility connections; since subsurface conditions would be anticipated to be similar to those at the project site, the potential for impacts would be avoided by implementing the same measures associated with the proposed action, i.e., compliance with measures that conform to existing regulatory requirements.

## D. THE FUTURE WITH THE PROPOSED PROJECT

The future with the proposed project would involve the construction of a comfort station. Some structural supports for the proposed comfort station have been installed. The remaining supports would be installed by pile driving rather than excavation; only minor excavation (e.g., for utility connections) is anticipated to be needed to complete the station's installation. Following the installation of the structural supports, the comfort station structures would be lifted onto the pilings with a crane. No significant potential for subsurface contamination has been identified. As noted above, subsurface utilities may have asbestos-containing insulation or be located within asbestos-containing ducts. The proposed project could disturb such suspect ACM and

[1] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.

potentially increase pathways for human or environmental exposure. Impacts would be avoided by implementing a New York City Department of Environmental Protection (NYCDEP)-approved Construction Health and Safety Plan (CHASP) during subsurface disturbance. The CHASP would identify potential environmental hazards and specify appropriate health and safety measures to ensure protection of workers, the community, and the environment (such as personal protective equipment, air monitoring, and emergency response procedures), and would address soil/sand stockpiling, reuse, disposal and transportation; dust control; and contingency measures, should petroleum storage tanks or contamination be encountered. In addition, impacts would be avoided by implementing the following measures, all of which are existing regulatory requirements:

- Any surplus excavated sand requiring off-site disposal would be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.)
- In the unlikely event that any evidence of a petroleum spill or other contamination is encountered, it would be reported to NYSDEC and addressed in accordance with applicable requirements.
- Based on the scope of the proposed construction, dewatering is anticipated to be required during installation of the tremie concrete and grout for the drilled piles. Water would be collected and placed in a vacuum truck or frac tank and disposed off-site~~ discharged in accordance with either NYSDEC State Pollution Discharge Elimination System (SPDES) requirements for discharges to the Atlantic Ocean, or NYCDEP requirements for discharges to the municipal sewer system. Groundwater testing, and potentially pre-treatment (depending upon the testing results) would be undertaken to comply with NYSDEC and/or NYCDEP requirements, if needed~~.
- If buried utilities with suspect ACM are uncovered during the proposed construction, an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements.

With these measures, the proposed project would not result in any significant adverse impacts related to hazardous materials. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

According to the ~~2012~~ 2014 *City Environmental Quality Review (CEQR) Technical Manual*, neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining elements.

As described in Chapter 1, "Project Description," this targeted ~~Draft~~ Final Environmental Impact Statement (~~DEIS~~ FEIS) analyzes the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk (the proposed project), located approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn. The new comfort station would replace a comfort station at the same location that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished. This analysis considers the impacts of the proposed project on the neighborhood character of the study area, and relies on the analyses of the components of neighborhood character as analyzed elsewhere in the ~~DEIS~~ FEIS.

As detailed below, the proposed project would not substantially change the character of the neighborhood. The character of the study area is defined by its geographic setting on and adjacent to the waterfront, open space uses, residential uses, and community facility uses. The proposed project would not result in any significant adverse impacts to any of the technical areas that could impact neighborhood character (including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, and noise). In addition, the proposed project would not be expected to result in a combination of moderate effects to several elements that could cumulatively impact neighborhood character. Therefore, the proposed project would not result in any significant adverse impacts on neighborhood character.

## B. METHODOLOGY

An analysis of neighborhood character begins by determining whether a proposed project has the potential to result in significant adverse impacts in any relevant technical area (land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise) or if a project would result in a combination of moderate effects to several elements that could cumulatively impact neighborhood character. If

the answer is yes, a preliminary assessment is undertaken; the preliminary assessment first identifies the defining features of the neighborhood, and then assesses whether the project has the potential to impact these defining features, either through the potential for significant adverse impacts or a combination of moderate effects. If the preliminary assessment concludes that the proposed project has the potential to affect defining features of a neighborhood, a detailed assessment of neighborhood character may be appropriate. If needed, the detailed assessment would use the information from the preliminary assessment as a baseline and then project and compare the future No-Action and With Action conditions.

As described in the relevant chapters of this ~~DEIS~~ FEIS, the proposed project would not result in any significant adverse impacts on the environment. However, because this ~~DEIS~~ FEIS includes analyses of several of environmental impact categories that are relevant to neighborhood character (i.e., land use, open space, urban design and visual resources, and shadows) a preliminary assessment of neighborhood character has been prepared. The preliminary assessment begins by establishing the defining features of the study area, and then assesses the potential of the proposed project to affect those defining features that contribute to neighborhood character. The study area is defined as the area within a 400-foot radius of the project site, which—consistent with Chapter 2, "Land Use, Zoning, and Public Policy"—generally extends to Oceana Drive East and West (private roads) to the north, Seacoast Terrace to the east, Brighton 7th Street to the west, and the Atlantic Ocean to the south.

## C. PRELIMINARY ASSESSMENT

### DEFINING FEATURES

The character of the study area is defined by its geographic setting on and adjacent to the waterfront, open space uses, residential uses, and community facility uses. The waterfront setting is an important component of the character of the neighborhood, which was originally developed as a resort community in the second half of the 19th century. Today, the Coney Island Beach and Riegelmann Boardwalk are major open space uses in the study area, and important recreational resources. Riegelmann Boardwalk is used throughout the year by pedestrians, but is especially busy in the summer months, as the beach and boardwalk are destination open spaces that attract visitors from throughout New York City and the region during this time. NYCDPR estimates that approximately 2.2 million people visit Brighton Beach annually, including an average of approximately 100,000 visitors on holidays, approximately 40,000 visitors on weekends, and a daily average of 12,000 visitors.

By contrast, the portion of the study area north of Riegelmann Boardwalk contains less pedestrian activity, as it contains a residential community and community facility uses. Residential uses in the study area consist of the 865-unit Oceana Residences, a gated community that contains 15 residential buildings of 6 to 12 stories, and supporting parking, security, maintenance, publicly-accessible open space, and private recreational uses. Across Coney Island Avenue from the Oceana Residences, and adjacent to the Riegelmann Boardwalk, is the Shorefront YW/YMHA, a community facility use. The Shorefront YW/YMHA is a Jewish community center and social service agency that provides numerous educational, recreational, health, vocational, cultural, and human service programs to people of all backgrounds. Examples of programming include summer camps, youth and adult sports and fitness programs, English as a Second Language (ESL) classes, citizenship classes, and Superstorm Sandy relief efforts.

Thus, the contributing elements to the neighborhood character of the study area are its waterfront setting, destination open space resources (i.e., Coney Island Beach and Riegelmann Boardwalk), and the residential and community facility uses located north of the boardwalk. The combination of these defining and supporting features contributes to a distinctive neighborhood character.

## POTENTIAL TO AFFECT THE DEFINING FEATURES OF THE NEIGHBORHOOD

The *CEQR Technical Manual* recommends that, after the defining features of a neighborhood are identified, the potential for the project to affect the defining features of the neighborhood should be examined, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical areas.

The proposed project would result in the development of a modular replacement comfort station, adjacent to Riegelmann Boardwalk. As described in Chapter 1, "Project Description," the proposed comfort station would replace a comfort station that was damaged during Superstorm Sandy and has been in existence since 1941. The replacement comfort station would be more resilient to extreme weather events, and a replacement comfort station is required in order for Brighton Beach to be used as a public bathing beach, as per the New York State Public Health Law.

As described in Chapter 1, "Project Description," the ~~Draft~~ Final Scope of Work ~~for this DEIS~~ screened out technical areas that would not have the potential for significant adverse environmental impacts as a result of the proposed project. Therefore, there would be no potential for the relevant screened technical areas to affect the defining features of the neighborhood (i.e., socioeconomic conditions, historic and cultural resources, transportation, and noise). With regard to the technical areas that are analyzed in this ~~DEIS~~ FEIS, the proposed project would have the potential to affect the defining features of the neighborhood as follows:

- Land Use. The proposed project would not result in any significant adverse land use impacts. Compared to the previously-existing comfort station (No Action Condition 1), the proposed project would not result in a land use change on the project site, and would not have the potential to significantly affect land uses in the study area. Compared to a vacant project site (No Action Condition 2), the proposed project would represent a change in use that would be considered a compatible and appropriate land use for public open space users. Compared to either No Action Condition, the proposed project would not significantly affect the mix of uses and land use conditions in the study area. A replacement comfort station is required for the continued operation of the adjacent public beach, which is a defining feature of the character of the study area. The proposed project would provide an important amenity for users of public open spaces that are important resources for the community and contributing elements of neighborhood character.
- Open Space. The proposed project would not result in any significant adverse open space impacts. Compared to No Action Condition 1 and No Action Condition 2, the proposed project would not result in the physical loss of public open space, change the use of an open space so that it no longer serves the same user population, limit public access to an open space, or cause increased noise or air pollutant emissions, odors, or shadows that would affect the usefulness of an open space. Instead, the proposed project would provide an important amenity for users of the boardwalk and beach—which are defining features of the neighborhood— and would enhance the public's enjoyment of these contributing elements of the neighborhood's character.

- Shadows. The proposed project would not result in any significant adverse shadows impacts. While the replacement comfort station would cast small areas of new shadow on the adjacent boardwalk and beach when compared to either No Action condition, these new shadows would not significantly impact the use of these resources at any time.
- Urban Design and Visual Resources. The proposed project would not change any urban design features so that the context of a natural or built visual resource is significantly altered, and would not partially or totally block any publicly-accessible views to a visual resource. In comparison to either No Action Condition, however, it would change the appearance of the project site and would be a new visual element within this area of the boardwalk. As noted above, the beach and boardwalk are defining features of the character of the neighborhood. While the replacement comfort station would change the appearance of the project site, the beach and the Atlantic Ocean would remain visible along the boardwalk, as well as from the immediately adjacent portions of north-south streets. In comparison to the temporary seasonal comfort station to be constructed in No Action Condition 2 (west of the project site, at approximately Coney Island Avenue), the proposed comfort station would have the appearance of a permanent, designed structure and is anticipated to be more visually appealing to pedestrians. A lifeguard station of similar design to the proposed comfort station was installed on the boardwalk just west of Brighton 2nd Street. The proposed structures would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals along the boardwalk. Given the height and bulk of structures in the surrounding area, the proposed comfort station would not result in a change to the built environment's appearance or functionality such that the change would negatively affect a pedestrian's experience of the area. Therefore, changes to urban design and visual resources associated with the proposed project would not adversely impact neighborhood character, under the criteria set forth in the *CEQR Technical Manual*.

Overall, this preliminary assessment finds that the proposed project would not substantially change the character of the neighborhood. The proposed project would not result in any significant adverse impacts to any of the technical areas that could impact neighborhood character (including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, and noise). In addition, as described above, the proposed project would not be expected to result in a combination of moderate effects to several elements that could cumulatively impact neighborhood character. Therefore the proposed project would not result in any significant adverse impacts on neighborhood character, and a detailed assessment is not warranted. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

Construction activities, although temporary in nature, can sometimes result in significant adverse environmental impacts. This assessment summarizes the construction plan for the proposed project and assesses the potential for construction-period impacts. This assessment first describes the phasing of the proposed installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk, including stages of construction (during the overall three to four month construction period) and their associated activities and equipment, followed by the types of impacts likely to occur. The assessment also describes methods that may be employed to minimize construction-period impacts.

As described below, the analysis concludes that the proposed project would not result in extensive construction-related effects with respect to any of the analysis areas of concern. Therefore, no significant adverse impacts are expected to occur as a result of construction.

## B. CONSTRUCTION PHASING/SCHEDULE

As currently envisioned, construction of the proposed project would consist of the installation of a pre-fabricated modular comfort station near the eastern end of the Brighton Beach Boardwalk, approximately between Coney Island Avenue and Seacoast Terrace, in the neighborhood of Brighton Beach in Brooklyn. The project site is located in mapped parkland. The project site was previously occupied by a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished. As described in Chapter 1, "Project Description," work on the New Brighton comfort station had begun in late March 2013 with the placement of concrete pilings, and was then halted in April 2013 when contractors encountered unexpected below-grade obstructions that prevented further pile driving activities. To date, 16 concrete piles (to support the modular) have been installed. The contractors developed an alternative construction method consisting of a concrete slab foundation and proceeded to place stones and complete form work. Prior to the pouring of concrete, the New York State Department of Environmental Conservation (NYSDEC) determined that this method of construction was inconsistent with permitted activities. The elements placed at the site (stone and rebar) were removed from the construction zone by the New York City Department of Parks and Recreation (NYCDPR). An alternative construction approach to facilitate the support of the modular comfort station was formulated and is to consist of 12 caisson piles. The modular replacement comfort station would be lifted onto the pilings via a crane, after which they would be bolted together. The replacement comfort station would predominantly occupy the footprint of the original comfort station, with the access ramp extending slightly beyond the original footprint.

The proposed comfort station is specifically designed to be resilient against future storm surges and resulting damage by raising the structure well above the 100-year flood elevation as indicated on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (PFIRMs) and above the 500-year base flood elevation as indicated on the FEMA ~~Advisory Base Flood Elevation (ABFE) maps~~ Critical Action Floodplain Map. Construction would take approximately 12 to 16 weeks to complete (four to six weeks to complete the pilings and another eight to ten weeks for the assembly of the pre-fabricated modular comfort station). ~~The comfort station would be open for use in the 2014 beach season~~ Temporary seasonal restrooms were installed on the boardwalk at Coney Island Avenue for the 2014 beach season, and will continue to be used in the interim until construction of a permanent comfort station is complete.[1] A breakdown of the anticipated construction program is shown below in **Table 9-1.** The proposed project would entail two primary construction tasks: installation of caisson piles; and assembly of the pre-fabricated modular comfort station on-site, including finishes and utility connections. These stages of construction are discussed further below in "General Description of Construction Activities."

**Table 9-1**
**Approximate Duration of On-Site Construction Activities**

| Construction Activity | Weeks of Construction |
|---|---|
| Installation of Caisson Piles | 4-6 Weeks |
| Assembly of the Pre-Fabricated Modular Comfort Station and Utility Connections | 8-10 Weeks |
| Total Anticipated Construction Duration | 12-16 Weeks |
| **Source:** New York City Department of Parks and Recreation | |

## C. GENERAL DESCRIPTION OF CONSTRUCTION ACTIVITIES

Typical pre-construction activities would involve setting up temporary work trailers; wherever possible, work trailers if necessary would be set up in previously disturbed areas (e.g., at street ends, at the project site) to minimize impacts to native vegetation. Construction fencing has ~~already~~ been erected ~~around~~ at the project site, was modified in connection with the boardwalk reconstruction effort, and would be re-installed at the project site to provide an adequate staging area ~~and the portion of the boardwalk directly north of the project site~~.

As noted above, the first primary construction task of the proposed project would involve the installation of the 12 caisson piles to support the proposed modular comfort station structure. A dual rotary drill would be used for drilling caissons. Before drilling commences, the top 12 to 18 inches of beach sand would be removed from the area subject to caisson installation and stockpiled within a fenced area adjacent to the work zone. During the drilling process, a 24-inch cylindrical steel casing would first be lowered around the drill to support the sand around the hole. The steel casing is expected to be approximately 46 feet in depth. As the drilling operation proceeds, sand/soil would be brought to the surface, after which they would be extracted,

[1] As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. The preferred alternative is not expected to be operational until 2017. As described in Chapter 10a, that change in analysis year would not change any of the EIS conclusions.

stockpiled, and disposed off-site. After the drilling operation is complete, approximately 12 inches of sand/soil adjacent to the caisson would be removed since sediments may settle in this area during the sand/soil removal process. Once drilling reaches the design depth and the casing is in place, a tremie line would be installed and the first 25 feet of the casing would be filled with grout. The casing would then be extracted up 20 feet, leaving 25 feet in Soil Stratum 1 (the upper 25 feet of loose sand) and a minimum of 1 foot in Soil Stratum 2 (the underlying medium dense sand stratum). The casing would be cut to design grade and then the remainder would be filled with grout. The cast-in-place pier for the modular unit would then be formed and cast in place per the design documents. The piles would drill through an old jetty but would not penetrate bedrock and therefore would not have the potential to affect the project site's underlying geology. Each pile would take approximately three to five days to install for a total of approximately four to six weeks to complete the 12 pilings.

During installation of the tremie concrete and grout for the drilled piles, water would be extracted from the casing (up to 1,200 gallons per casing pipe). After the first tremie concrete pour, the bottom of the casing would be sealed with concrete and the casing pipe and any remaining water would be pumped prior to the second tremie concrete pour. Water extracted from the casing pipe would be collected and placed in a vacuum truck or frac tank and disposed offsite.

The second construction task would be the assembly of the pre-fabricated modular comfort station on-site. The replacement comfort station would consist of two modular units, each approximately 15 wide, 12 feet high, and 60 feet long. The modular structures have been prefabricated off-site and were delivered to an area near the project site. The modular units are currently located near the entrance to the beach and would be transported to the project site on trucks via the heavy equipment mats along the beach. A crane would be used to lift the modular units onto the pilings. Once the modular comfort station structures are in place, stairs and ramps would be erected to connect the modular structures to the boardwalk. ~~and the adjacent beach area~~ The stairs and ramps would be supported by wooden piles, which were already driven. The stairs and ramps are made of metal and have been designed to be built in pieces, with a frame that is welded to the base plate on the column. A final task would be utility connections to the comfort station, finishing, and general site work. The comfort station would connect to existing utility connections at the project site; the connection would be made from the comfort station through an "umbilicus" to below ground. In addition, the beach would be restored to its original beach elevation. The assembly of the pre-fabricated modular comfort station on-site, including finishes and utility connections, would take approximately eight to ten weeks.

Typical equipment used for construction may include an auger drill, welders, concrete pumps, hydraulic power units, and compressors. Trucks would deliver concrete and other materials.

The New York City Noise Control Code, as amended in December 2005 and effective July 1, 2007, limits construction (absent special circumstances) to weekdays between the hours of 7 AM and 6 PM, and sets noise limits for certain specific pieces of construction equipment. Construction of the proposed comfort station would be carried out in accordance with New York City laws and regulations. Some workers would arrive and begin to prepare work areas before 7 AM. In addition, to minimize noise disruption during construction, a construction noise mitigation plan that was prepared for previous work on the site will be reviewed and revised, if necessary, and posted on-site.

## D. FUTURE WITHOUT THE PROPOSED PROJECT

NYCDPR ~~is planning to begin~~ began construction in summer 2014 on a reconstruction of the boardwalk between Brighton 15th Street and Coney Island Avenue. When completed, ~~T~~ the boardwalk will consist of new pre-cast concrete panels for structure topped with recycled plastic lumber (RPL) decking, with a 10-foot-wide concrete panel carriage lane. Construction of the replacement boardwalk is expected to be completed in 2016. As discussed in the foreword to this FEIS and Chapter 10a, "Preferred Alternative," subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. Construction of the preferred alternative is expected to occur over approximately six months in the period after Labor Day 2016 and prior to Memorial Day 2017. Therefore, ~~It is possible that~~ reconstruction of the boardwalk ~~could~~ is not expected to overlap with the construction of the ~~proposed project~~ replacement comfort station. However, even if there is an overlap, since the construction duration for each project is expected to be short-term, any possible simultaneous construction activities would only occur for limited periods of time. It is expected that, if appropriate, the construction managers for both projects would coordinate their activities to avoid delays and inefficiencies.

## E. PROBABLE IMPACTS DURING CONSTRUCTION

As with most construction in New York City, the proposed installation of the replacement comfort station may be disruptive to the surrounding area for limited periods of time throughout the 12- to 16-week construction period. The following analyses describe the proposed project's temporary effects on transportation, air quality, noise, historic and cultural resources, hazardous materials, land use and neighborhood character, socioeconomic conditions, community facilities, open space, and infrastructure.

### TRANSPORTATION

As described in the *City Environmental Quality Review (CEQR) Technical Manual*, in general, construction activities may affect several elements of the transportation system, including traffic, transit, pedestrians, and parking. A transportation analysis of construction activities is predicated upon the duration, intensity, complexity and/or location of construction activity.

Most of the proposed project's construction staging would occur on the beach or boardwalk near the project site or at the project site, thereby limiting any effects on surrounding roadways and pedestrian elements. To manage the access of construction deliveries (caisson casings, modular units, etc.) to and from the project site, flaggers may be employed during construction to control access and movement of trucks.

Approximately 1 to 2 truck deliveries would be expected each day over the course of the construction period for the delivery of materials; an additional 1 to 2 concrete trucks over the construction period would bring concrete to the project site. The trucks would travel along NYCDOT-designated truck routes, including Coney Island Avenue and Neptune Avenue. Deliveries would arrive at Brighton Beach via Brighton 15th Street and travel along the beach on heavy equipment mats before reaching the project site. As discussed above, the modular units are currently located near the entrance to the beach and would be transported to the project site on trucks via the heavy equipment mats along the beach. Given the limited number of deliveries required, the proposed project's construction delivery trips would not result in a significant impact on the area's traffic operations.

Construction workers would travel to and from the site by personal vehicle or by public transit. Given that construction worker commuting trips generally occur during off-peak hours, and that there would not be a substantial number of construction workers needed for the construction of the proposed project, the construction worker trips would not result in significant adverse impacts to the area's traffic operations, parking supply and public transit utilization. Therefore, the proposed project's construction activities are not expected to result in significant adverse transportation impacts.

## AIR QUALITY AND NOISE

Air quality and noise impacts can be generated by construction vehicles and delivery vehicles traveling to and from a site, as well as by stationary equipment used for on-site construction activities. According to the *CEQR Technical Manual*, an assessment of air quality or noise impacts from construction vehicles is warranted only when a quantified transportation analysis is needed for construction activities, which as demonstrated above under "Transportation," is not necessary for the proposed project. Therefore, an assessment of air quality or noise impacts from construction vehicles is not warranted.

With regard to the air quality and noise impacts of on-site construction activities, including caisson drilling and the assembly of the modular structure, the *CEQR Technical Manual* suggests that potential impacts should be analyzed only when construction activities would affect a sensitive receptor over a long period of time. The proposed comfort station would be located near the eastern end of the Brighton Beach boardwalk, adjacent to residences, the gated Oceana open space, and Brighton Beach, which are sensitive receptors. Construction duration as defined by the *CEQR Technical Manual* is broken down into short-term (less than two years) and long-term (two or more years).

As is typical with construction projects, there would be some disruption, predominantly noise, to the nearby area. However, based on current plans, construction of the proposed project would be short-term since it would take only ~~six to eight~~ 12 to 16 weeks to complete. In addition, to minimize noise disruption during construction, a construction noise mitigation plan that was prepared for previous work on the site ~~and~~ will be reviewed and revised, if necessary, and posted on-site. Further, all necessary measures would be implemented to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed. Therefore, since the proposed project would not result in the continuous use of noisy and/or diesel-powered construction equipment operating for a period of time exceeding two years, significant adverse air quality and noise impacts are not anticipated, and quantified analyses are not warranted under CEQR. The following sections qualitatively discuss the likely effects of on-site construction activities on air quality and noise, and describe measures to minimize construction-period impacts.

### *STATIONARY SOURCE AIR QUALITY IMPACTS*

In general, much of the heavy equipment used in construction has diesel-powered engines and produces relatively high levels of nitrogen oxides ($NO_x$) and particulate matter (PM). Fugitive dust generated by construction activities also contains particulate matter. Finally, gasoline engines produce relatively high levels of carbon monoxide (CO). Technologies have been developed to substantially reduce air pollutant emissions. These include ultra-low-sulfur diesel fuel (ULSD), diesel particulate filters (DPFs), and cleaner engines (Tier 2 or better). These technologies have become more readily available in New York City as they are required for

large, ongoing public projects. The construction activities will be subject to New York City Local Law 77, which would require the use of best available technology for equipment at the time of construction.[1] Based on a study of actual reductions of $PM_{2.5}$ emissions from comparable engines used at a New York City construction site, the diesel particulate emission reduction measures can reduce emissions by more than 90 percent, on average, as compared with construction emissions without such controls.

Because most of the construction would take place on beach sand and would not require soil excavation, the proposed installation of the comfort station would result in less fugitive dust emissions as compared to a typical construction project that requires excavation. However, all necessary measures would be implemented to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed. Appropriate fugitive dust control measures would be employed. Additional measures would be taken in accordance with applicable laws, regulations, and building codes. These include the restriction of on-site vehicle idle time to three minutes for all vehicles not using the engine to operate a loading, unloading, or processing device.

Based on analysis of all of the factors affecting construction emissions, construction of the proposed project would not result in any significant adverse impact on air quality.

*STATIONARY SOURCE NOISE IMPACTS*

Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, the acoustical utilization factor of the equipment (i.e., the percentage of time a piece of equipment is operating), the distance from the construction site, and any shielding effects (from structures such as buildings, walls, or barriers). Noise levels caused by construction activities would vary widely depending on the phase of construction and the location of the construction relative to receptor locations. As described above, noise generating activities would occur over the three to four months construction period, with auger drilling expected to result in the most noticeable increases in noise levels.

A wide variety of measures can be used to minimize construction noise and reduce potential noise impacts; these will be applied to the proposed project as appropriate. A noise mitigation plan was prepared for previous work at the site and will be reviewed and revised, if necessary, in accordance with the New York City Noise Control Code, and would include:

- Source controls;
- Path controls; and
- Receptor controls.

In terms of source controls (i.e., reducing noise levels at the source or during most sensitive time periods), the following measures for construction would be implemented:

[1] New York City Administrative Code § 24-163.3, adopted December 22, 2003, also known as Local Law 77, requires that any diesel-powered non-road engine with a power output of 50 hp or greater that is owned by, operated by or on behalf of, or leased by a city agency shall be powered by ULSD, and utilize the best available technology for reducing the emission of pollutants, primarily particulate matter and secondarily nitrogen oxides. The New York City Department of Environmental Protection is charged with defining and periodically updating the definition of best available technology.

- The contractors would use equipment that meets the sound level standards for equipment (specified in Subchapter 5 of the New York City Noise Control Code) from the start of construction.
- All trucks not using the engine to operate a loading, unloading, or processing device would not be allowed to idle more than three minutes based upon New York City Local Law.
- All contractors and subcontractors would be required to properly maintain their equipment and have quality mufflers installed.

In terms of path controls (e.g., placement of equipment away from sensitive receptors etc.), where logistics allow, noisy equipment, such as generators, cranes, pile drivers, would be located away from and shielded from sensitive receptor locations to the extent feasible and practical.

For impact determination purposes, significant adverse noise impacts are based on whether maximum predicted incremental noise levels at sensitive receptor locations off-site would be greater than the impact criteria suggested in the *CEQR Technical Manual* for two consecutive years or more. While increases exceeding the CEQR impact criteria for two years or less may be noisy and intrusive, they are not considered to be significant adverse noise impacts. Therefore, no long-term, significant adverse noise impacts are expected from construction activities.

## HISTORIC AND CULTURAL RESOURCES

### *ARCHAEOLOGICAL RESOURCES*

As described in the *Final Scope of Work* under the Historic and Cultural Resources" section, since the replacement comfort station would be constructed predominantly within the footprint of the previously-existing comfort station, it is not anticipated that the proposed project would be developed in an area of any archaeological sensitivity. The New York City Landmarks Preservation Commission (LPC) determined that the project site is not archaeologically sensitive. Therefore, the construction of the proposed comfort station would not result in any significant adverse impacts related to archaeological resources.

### *ARCHITECTURAL RESOURCES*

As described in the *Final Scope of Work* under the Historic and Cultural Resources" section, there are no known or potential architectural resources within the vicinity of the project site. Therefore, the construction of the proposed comfort station would not have the potential to result in significant adverse impacts to architectural resources.

## HAZARDOUS MATERIALS

As described in Chapter 7, Section D, "Hazardous Materials," no significant potential for subsurface contamination has been identified but subsurface utilities may have asbestos-containing insulation or be located within asbestos-containing ducts. The proposed project could disturb such suspect asbestos-containing material (ACM) and potentially increase pathways for human or environmental exposure. Impacts would be avoided by implementing a New York City Department of Environmental Protection (NYCDEP)-approved Construction Health and Safety Plan (CHASP) during subsurface disturbance. The CHASP would identify potential environmental hazards and specify appropriate health and safety measures to ensure protection of workers, the community, and the environment (such as personal protective equipment, air

monitoring, and emergency response procedures), and would address soil/sand stockpiling, reuse, disposal and transportation; dust control; and contingency measures, should petroleum storage tanks or contamination be encountered. In addition, impacts would be avoided by implementing the following measures, all of which are existing regulatory requirements:

- Any surplus excavated sand requiring off-site disposal would be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.)
- In the unlikely event that any evidence of a petroleum spill or other contamination is encountered, it would be reported to NYSDEC and addressed in accordance with applicable requirements.
- Based on the scope of the proposed construction, dewatering is anticipated to be required during installation of the tremie concrete and grout for the drilled piles. Water would be collected and placed in a vacuum truck or frac tank and disposed off-site. ~~discharged in accordance with either NYSDEC State Pollution Discharge Elimination System (SPDES) requirements for discharges to the Atlantic Ocean, or NYCDEP requirements for discharges to the municipal sewer system. Groundwater testing, and potentially pre-treatment (depending upon the testing results) would be undertaken to comply with NYSDEC and/or NYCDEP requirements, if needed~~
- If buried utilities with suspect ACM are uncovered during the proposed construction (suspect ACM has not been encountered up to now and is unlikely to occur), an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements.

With the implementation of these measures, no significant adverse impacts related to hazardous materials would result from construction activities related to the proposed project.

## NATURAL RESOURCES

The *CEQR Technical Manual* defines natural resources as plants, wildlife, and other organisms, and aquatic or terrestrial areas capable of supporting these organisms. A natural resources assessment must consider a project's potential to impact these resources during both operation and construction. Chapter 6, "Natural Resources," fully describes potential impacts from the construction of the proposed project on soil, geology, and ground water, floodplains and NYSDEC Coastal Erosion Hazard Areas (CEHA), wetlands, vegetation and ecological communities, wildlife, and terrestrial threatened, endangered, and special concern species.

Land-disturbing activities for the proposed project would primarily be limited to the driving of 12 remaining support piles, which would not result in the loss or degradation of sand resources, would not penetrate the site's underlying geology, and would not affect groundwater or potable water supplies. Because floodplains in the area are affected by coastal flooding, which is controlled by astronomic tides and meteorological forces rather than localized flooding from precipitation, construction of the proposed project would not have the potential to alter flood levels, flood risk, or the flow of flood waters in the surrounding area.

Construction of the proposed project would not adversely affect the buffering function of the NYSDEC tidal wetlands adjacent area within the project site or otherwise impact wetlands. The proposed project received authorization from NYSDEC under the Tidal Wetlands Act, Article 25 of the Environmental Conservation Law (ECL). Construction of the proposed project would

result in minimal loss of vegetation, and by elevating the proposed replacement comfort station on piles rather than constructing it at grade, the proposed project would leave a greater area of open beach on which new vegetation could colonize and grow. One rare plant, the dune sandspur, occurs within the project site, and any individual plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by NYCDPR. Additional surveys for other listed plant species would be conducted prior to construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individuals that may occur within the project site. No federally- or state-listed species of wildlife are considered to have the potential to occur within the project site. As such, the proposed project would not have significant adverse impacts to any listed plant or wildlife species. No significant habitats occur within the project site. Therefore, construction of the proposed project would not have significant adverse impacts to natural resources.

## LAND USE AND NEIGHBORHOOD CHARACTER

As is typical with construction projects, construction activity may result in temporary disruption to neighborhood character, predominately from noise generated by construction activities. These disruptions would be temporary and would not affect land uses within the study area, particularly as the construction activities would take place over a three to four months construction period.

Overall, while the proposed construction of the comfort station would be evident to the local community and to the visitors to the boardwalk and beach, the limited duration of construction would not result in significant or long-term adverse impacts on local land use patterns or the character of the nearby area.

## SOCIOECONOMIC CONDITIONS

The *CEQR Technical Manual* suggests that if a project entails construction of a long duration that could affect the access to and therefore viability of a number of businesses and the failure of those businesses has the potential to affect neighborhood character, then a preliminary assessment for construction impacts on socioeconomic conditions should be conducted. The proposed project would not have such effects. Construction would be for a short period and the proposed project's construction activities would not block or restrict access to any business facilities in the area, affect the operations of any nearby businesses, or obstruct major thoroughfares used by customers or businesses except for the temporary access point restrictions between the boardwalk and the beach immediately adjacent to the project site. However, nearby alternate access points (Coney Island Avenue and Seacoast Terrace) between the boardwalk and the beach would remain available at all times during construction.

## COMMUNITY FACILITIES AND SERVICES

According to the *CEQR Technical Manual*, a construction impact assessment should be conducted for any community facility that would be directly affected by construction (e.g., if construction would disrupt services provided at the facility or close the facility temporarily). Construction associated with the proposed project would not have the potential to disrupt services or temporarily close any community facility. Access to the nearby Shorefront YM-YWHA of Brighton-Manhattan Beach would be maintained. Therefore, the proposed project's

construction activities would not have direct effects on community facilities, and no further analysis is warranted.

## OPEN SPACE

According to the *CEQR Technical Manual*, a construction impacts analysis for open space should be conducted if an open space resource would be used for an extended period of time for construction-related activities, such as construction staging, or if access to the open space would be impeded for an extended period during construction activities. The proposed project would not have such effects. The construction period would occur for a few months and although construction would include temporary disruptions, predominantly noise, to the private recreational space directly north of the project site as well as the section of Brighton Beach and the adjacent boardwalk where the replacement comfort station would be installed, access to or from the beach and the rest of the boardwalk would be maintained. The proposed project's construction activities may require small portions of parkland adjacent to the boardwalk to be used for temporary staging or materials storage; however, this use would be limited and temporary. Therefore, there would be no significant adverse impacts to open space resources from construction, and no further assessment is warranted.

## INFRASTRUCTURE

The proposed ~~boardwalk reconstruction~~ project is not expected to require any utility relocations and, therefore, no construction period impacts related to utility relocations (e.g., street closures for excavation) would be expected. As described above in "Hazardous Materials," if utilities with suspect ACM are uncovered during the proposed construction, an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements. ✷

*Note:* As stated in the Foreword to this FEIS, subsequent to the publication of the DEIS, Location Alternative 1B has been identified by the lead agency as the preferred alternative. Chapter 10a, "Preferred Alternative" expands upon the discussion previously provided in Chapter 10, "Alternatives" of the DEIS.

## A. INTRODUCTION

This chapter presents and analyzes alternatives to the proposed New Brighton replacement comfort station project. As described in the June ~~2012~~ 2014 *City Environmental Quality Review (CEQR) Technical Manual*, alternatives selected for consideration in an environmental impact statement (EIS) are generally those which are feasible and have the potential to reduce, eliminate, or avoid adverse impacts of a proposed action while meeting some or all of the goals and objectives of the action. While the preceding chapters of this EIS demonstrate that the proposed project would not result in significant adverse impacts, because of concerns raised by the public related to the height and location of the comfort station, additional alternatives that examine variations on the comfort station's height and location are considered in this chapter.

This chapter considers the following eight alternatives to the proposed project:

- A **No Action Alternative**, which is mandated by CEQR and SEQRA, and is intended to provide the lead and involved agencies with an assessment of the expected environmental impacts of no action on their part. Consistent with the preceding chapters of this ~~D~~FEIS, two No Action Alternatives are presented.
- Two **Elevation Alternatives**, which consider the installation of the replacement comfort station at the project site but at two different elevations.
- Two **Location Alternatives**, which consider the installation of the replacement comfort station at two different locations between Coney Island Avenue and Brighton 15th Street. For both Location Alternatives, two elevation variations are considered.

## B. NO ACTION ALTERNATIVE

The No Action Alternatives assume that the replacement comfort station as proposed is not constructed at the project site. These alternatives essentially reflect conditions described as the "Future without the Proposed Project" in Chapters 2 through 9.

As discussed in Chapter 1, "Project Description," a comfort station is needed at the New Brighton beach to meet the requirements of the New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2), which requires that adequate toilet and hand washing facilities are provided at these beaches. The New York City Department of Health and Mental Hygiene (DOHMH) undertook a public health assessment of the New Brighton comfort station service area which examined the potential effect of not having a comfort station at the New Brighton location. DOHMH concluded that the continued absence of a comfort station

would potentially constitute an adverse public health impact to Brighton Beach of Coney Island and its visitors (see Chapter 1 for more detail). Therefore, both No Action Conditions assume the installation of replacement comfort station facilities to serve the New Brighton beach.

## NO ACTION ALTERNATIVE 1: PREVIOUSLY-EXISTING COMFORT STATION ALTERNATIVE

### *DESCRIPTION OF NO ACTION ALTERNATIVE 1*

No Action Alternative 1 assumes that the previously-existing comfort station would be rebuilt on the project site. The previously-existing comfort station was an approximately 5,000-square-foot structure, built at grade (see **Figure 10-1**). Under this alternative, the existing pilings that have been installed at the site would be removed, and a new comfort station similar to the previously-existing comfort station would be built on the site at grade level. It is estimated that this alternative would take approximately 18 months for design review and approval and another 18 to 19 months to construct: approximately two weeks to mobilize equipment and remove the piles that are already installed on the project site and an additional approximately 18 months for new construction.

As described in Chapter 1, "Project Description," No Action Alternative 1 would place the structure at the same risk of flooding as the previously existing comfort station, which would be contrary to the City's goals of providing infrastructure that is resilient against future storm surges and resulting damage. This alternative would also require review by the U.S. Federal Emergency Management Agency (FEMA) and the New York State Department of Environmental Conservation (NYSDEC; this alternative would require obtaining all appropriate approvals, including a Coastal Erosion Hazard Area (CEHA) and Tidal Wetlands Act permit.

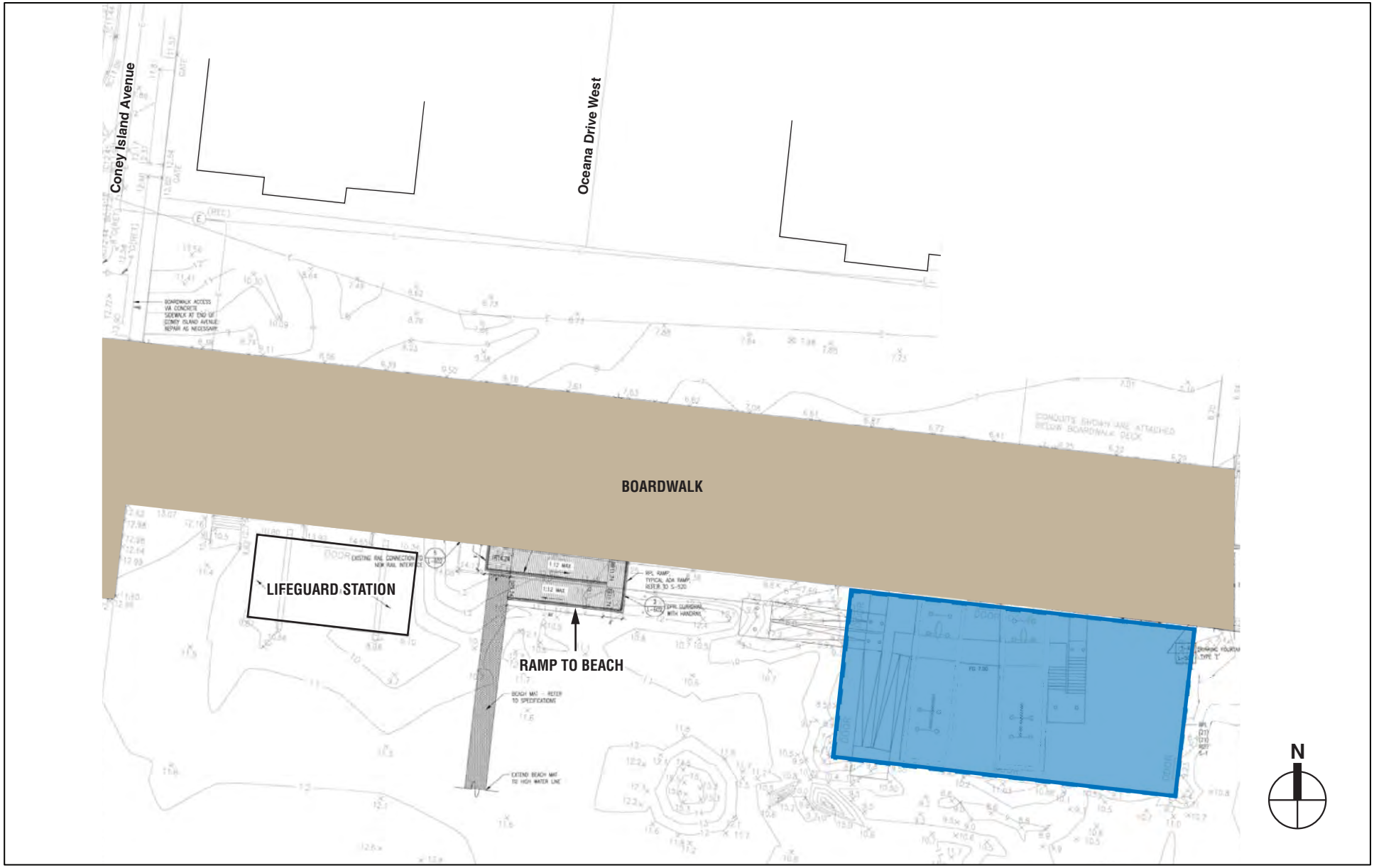
### *COMPARISON OF NO ACTION ALTERNATIVE 1 TO THE PROPOSED PROJECT*

A comparison of the effects of No Action Alternative 1 with the proposed replacement comfort station is provided in this section.

No Action Alternative 1 would have similar effects as the proposed project in those environmental areas that were screened in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

#### *Land Use, Zoning, and Public Policy*

In both No Action Alternative 1 and the proposed project, the project site would be occupied by a comfort station, resuming the site's use as such since construction of the previously-existing comfort station (built in 1941). As a comfort station in this area is necessary in order for the adjacent beach area to operate as public bathing beach under the New York State Public Health Law, such a use at the project site would be considered compatible and appropriate. While no significant adverse impacts to land use, zoning, or public policy would occur with either this alternative or the proposed project, this alternative would be less consistent with the City's policies of increasing the resiliency of infrastructure citywide, as an at-grade comfort station would be vulnerable to future storm surge events. Specifically, this alternative would be inconsistent with policy 6 of the City's Waterfront Revitalization Program, which aims to minimize the loss of life, structures, infrastructure, and natural resources caused by flooding and




*No Action Alternative 1 Footprint*

No Action Alternative 1: Previously Existing Comfort Station
Figure 10-1

erosion, and increase resilience to future conditions created by climate change. Policy 6.2 notes that the selection of an appropriate design flood elevation should consider projections of climate risks and specific risks associated with the project. The proposed project is consistent with this policy goal, whereas No Alternative 1 would be inconsistent.

*Open Space*

In both No Action Alternative 1 and the proposed project, a comfort station at the project site would be an important amenity for users of the boardwalk and adjacent beach area and would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. Because of its larger footprint and location at-grade, No Action Alternative 1 would occupy more public open space area than the proposed project, which would be built on pilings that allow for views from the boardwalk to the beach. Neither this alternative nor the proposed project would result in significant adverse impacts to open space.

*Shadows*

Shadows that would result from No Action Alternative 1 are shown on Figure 4-4 in Chapter 4, "Shadows." These shadows would fall on the surface of the beach only and would not affect any vegetation on or near the project site. Users of the beach seeking direct sunlight would easily be able to move out of the small shaded areas adjacent to the structure and find sunlit areas all over the beach and boardwalk. Neither this alternative nor the proposed project would result in significant adverse shadows impacts.

*Urban Design and Visual Resources*

For users of the beach and boardwalk, No Action Alternative 1 would result in a less noticeable change in appearance at the project site than the proposed project, which, while providing a structure that replaces one damaged beyond repair by Superstorm Sandy, would nonetheless introduce a new visual element within this area of the boardwalk. However, neither this alternative nor the proposed project would result in significant adverse impacts on urban design and visual resources.

*Natural Resources*

Under No Action Alternative 1, the reconstruction of the comfort station at grade would meet the NYC Building Code standards—which require finished floor elevations of Category I buildings within Zone AE to be equal to or greater than the 100-year flood elevation—but would result in a comfort station that would be vulnerable to flooding and have less resistance to future storm events. No Action Alternative 1 would increase impervious surface coverage on Brighton Beach compared to the existing condition, permanently occupy a greater area of tidal wetland adjacent area, prohibit vegetation from growing within its footprint, and have the potential to affect beach erosion rates in the vicinity of the structure due to its at-grade placement. Overall, however, because the comfort station footprint is relatively small, significant adverse impacts to these or other natural resources in the area would not be expected to occur, and neither this alternative nor the proposed project would result in significant adverse natural resources impacts.

*Hazardous Materials*

The reconstruction of a previously existing comfort station would involve excavation on a previously disturbed project site. As noted in Chapter 7, "Hazardous Materials," a Phase I

Environmental Site Assessment (ESA) conducted for the project site identified no Recognized Environmental Conditions (RECs), however subsurface utilities present on and near the project site may have asbestos-containing insulation or be located within asbestos-containing ducts. If the reconstruction of the previously existing comfort station would require repairs to existing utility connections (or the installation of new connections), potential impacts from hazardous materials would be avoided by implementing protective measures prescribed by applicable regulations, as described in Chapter 7. Therefore, neither this alternative nor the proposed project would result in significant adverse hazardous materials impacts.

*Neighborhood Character*

No Action Alternative 1 would not have the potential to result in adverse environmental impacts in areas that affect the defining features of the neighborhood (i.e., land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise). This alternative would not result in any changes to land use. Because of its larger footprint and location at-grade, No Action Alternative 1 would occupy more public open space area than the proposed project, which would be built on pilings that allow for views from the boardwalk to the beach. Overall, No Action Alternative 1 would not result in any changes to neighborhood character compared to existing conditions, and like the proposed project, would not result in significant adverse impacts to neighborhood character.

## NO ACTION ALTERNATIVE 2: NO CONSTRUCTION ON PROJECT SITE ALTERNATIVE

### *DESCRIPTION OF NO ACTION ALTERNATIVE 2*

Under No Action Alternative 2, it is assumed that there would be no comfort station at the project site and instead, a comfort station would be built near the project site at a location between Coney Island Avenue and Brighton 15th Street outside of both the CEHA and tidal wetland area. As discussed above and in Chapter 1, a comfort station is needed at the New Brighton beach to meet the requirements of the New York State Public Health Law governing bathing beaches, which requires that adequate toilet and hand washing facilities are provided at these beaches; the continued absence of comfort station facilities at the New Brighton beach would potentially constitute an adverse public health impact to Brighton Beach of Coney Island and its visitors (see Chapter 1 for more detail).[1]

The CEHA boundary extends from the beach to the southern edge of the boardwalk. Therefore, this alternative can only be achieved through construction of a comfort station on or north of the boardwalk. NYCDPR evaluated potential locations for a comfort station outside of the CEHA boundary and determined that in this alternative, the comfort station would consist of a temporary trailer structure located on the boardwalk at approximately Coney Island Avenue (see **Figure 10-2**) for the following reasons:

- The indicated location would minimize obstructions within the Coney Island Avenue view corridor.

[1] As discussed in Chapter 1, because ~~it is anticipated that~~ the proposed comfort station ~~will~~ was not be installed by the start of the 2014 beach season, temporary bathrooms ~~will be~~ were installed on the boardwalk near Coney Island Avenue to comply with the New York State Public Health Law requirements.

*Previously Existing Comfort Station Footprint*

1 *Electric Connection*

2 *Water Connection*

3 *Sewer Connection*

0 200 FEET
SCALE

No Action Alternative 2:
No Construction on Project Site
Figure 10-2

- The indicated location would minimize the need for construction work related to utility connections. Electricity would be provided by temporary overhead connections. A single trench to connect the trailer to existing water supply would be needed. The connection to the City's sanitary sewer would require minimal work.
- The sand is packed under the south side of the boardwalk in the proposed location, providing structural support to a trailer structure (the sand under the northern portion of the boardwalk is not packed; placement of a trailer structure in this area would necessitate a greater construction effort to provide sufficient support for a structure).

NYCDPR also considered the installation of a comfort station north of the boardwalk at the end of Coney Island Avenue in the concrete sidewalk areas and determined that on the eastern sidewalk (closest to the Oceana Residences), there would not be sufficient space for a trailer. On the western sidewalk (adjacent to the Shorefront YM-YWHA of Brighton-Manhattan Beach), a trailer on the concrete area/sidewalk would inhibit emergency access to the boardwalk and beach. Locations on the boardwalk to both the west and east of the indicated location were also considered; however, these locations were rejected because of complexities related to utility connections[1] and because locations farther east of the proposed project site or west of the location of No Action Alternative 2 would not achieve a balance in optimizing the distance beach goers and boardwalk users would need to travel to access the facility; beach goers and boardwalk users would have to travel further to access the facility, which would result in the potential for detrimental public health impacts.

For these reasons, No Action Alternative 2 assumes that the replacement comfort station would consist of a trailer structure, similar to temporary structures used in other waterfront locations in New York City (see **Figure 10-3**). The trailer would be approximately 32 feet long, 8 feet wide, and 10 feet tall and would be placed at the southern edge of the boardwalk, parallel to the boardwalk. The trailer would provide four bathroom stalls and two sinks for the women's restroom and two bathroom stalls, two urinals, and two sinks for the men's restrooms. The trailer would be connected to new water supply and sanitary sewer connections, running under the boardwalk from the water and sewer mains within Coney Island Avenue (see **Figure 10-2**). It is also assumed that the project site would be cleared of the installed piles and re-graded as sandy beach.

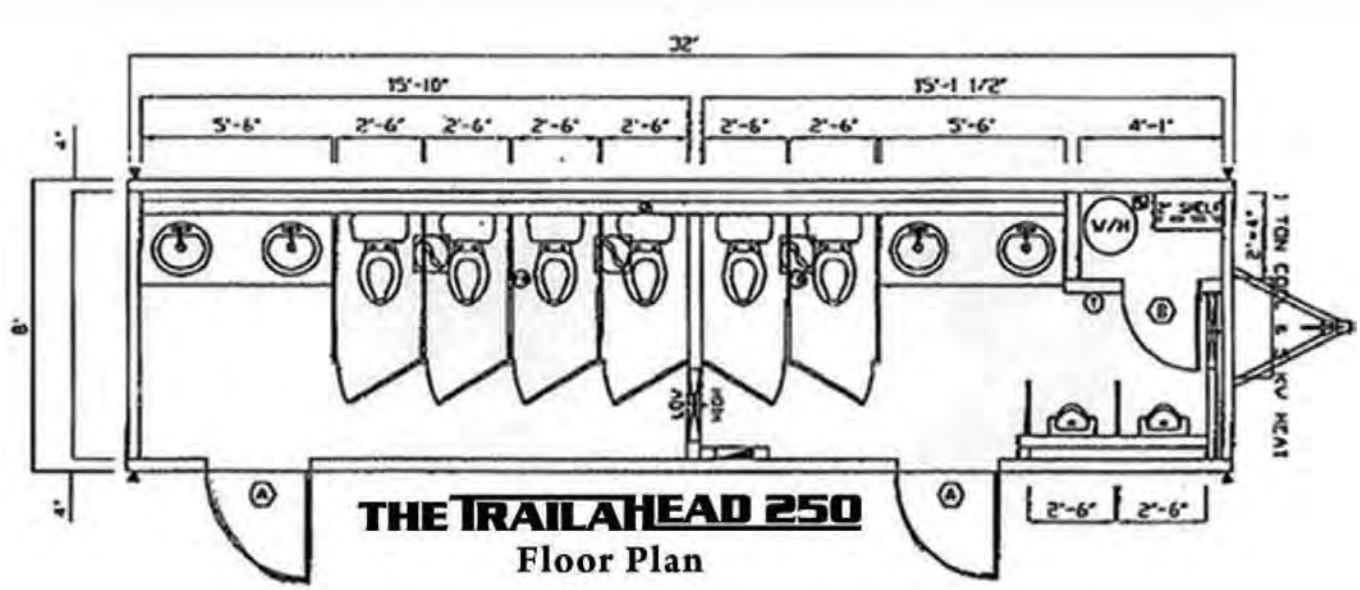
It is estimated that this alternative would take between two weeks and one month to construct: on the project site, it would take approximately two weeks to mobilize equipment and remove the piles that are already installed on the project site. For installation of the trailer, it would take approximately two weeks consisting of a day to deliver the trailer, two weeks for utility connections, and two additional days to provide access to the trailer from the boardwalk.

The temporary bathroom trailers would enable NYCDPR to open the beach to the public but would not meet the long-term goals for the provision of permanent seasonal access to toilet and handwashing facilities that would be resilient against future storm surges and resulting damage. The trailer would also provide fewer toilets, urinals, and sinks than the proposed project.

[1] At locations farther to the west, longer overhead utility connections would be needed. At other locations, sewer and water connections would require additional trenching and piping, and it is possible that a new water and sewer connection would need to be made. If a new connection were to be needed, review by NYCDEP would be required and additional permits would need to be obtained.

10.10.13

SOURCE: Callahead




SOURCE: Callahead

No Action Alternative 2
Representative Facility
Figure 10-3

*COMPARISON OF NO ACTION ALTERNATIVE 2 TO THE PROPOSED PROJECT*

A comparison of the effects of No Action Alternative 2 with the effects of the proposed replacement comfort station is provided in this section.

No Action Alternative 2 would have similar effects as the proposed project in those environmental areas that were screened in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

*LAND USE, ZONING, AND PUBLIC POLICY*

In No Action Alternative 2, temporary restrooms would be installed at Coney Island Avenue. In addition, the project site would be cleared of the installed piles and re-graded, which would be considered a change in land use from a site historically containing bathroom uses to a beach. The temporary bathrooms would enable NYCDPR to open the beach to the public but would not meet the long-term goals for the provision of permanent seasonal access to toilet and handwashing facilities that would be resilient against future storm surges and resulting damage. Specifically, this alternative would be inconsistent with policy 6 of the City's Waterfront Revitalization Program, which aims to minimize the loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change. Policy 6.2 notes that a project should identify and implement design techniques that address potential vulnerabilities and incorporate adaptive techniques. The proposed project would be supportive of this policy, as it would elevate the comfort station structures and orient them in a manner that would increase their resiliency to storm surges. However, No Action Alternative 2 would be inconsistent with this policy, as the temporary restrooms would not incorporate any design features to improve their resiliency. Instead, the temporary restrooms would be installed at grade of the boardwalk, and would be installed at a horizontal orientation, which would leave them at greater risk of storm damage. Thus, the proposed project is consistent with this policy goal, whereas No Action Alternative 2 would be inconsistent.

*OPEN SPACE*

No Action Alternative 2 would result in a temporary physical loss of public open space since it would result in the installation of temporary bathroom facilities on the boardwalk. However, the project site would be restored back to a beach area (in contrast to the 5,000 square foot previously existing comfort station at grade), which would constitute a gain in public open space along the beach. Therefore, upon completion of the construction of No Action Alternative 2, approximately the same amount of open space would be available to the public as would be available under the proposed project. Under both the proposed project and No Action Alternative 2, a replacement comfort station would be provided, which would be an important amenity for users of the boardwalk and beach that would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. Either scenario would meet the requirements of the New York State Public Health Law governing bathing beaches and would therefore maintain the beach as a bathing beach for public use. Neither this alternative nor the proposed project would result in significant adverse impacts to open space.

*SHADOWS*

Under No Action Alternative 2, the project site would revert to a beach area and would have no structures that could result in shadows on the beach, boardwalk, or planted areas north of the boardwalk. The temporary bathrooms that would be installed on the boardwalk under this condition would be approximately 10 feet tall and would not result in significant new shading along the boardwalk or adjacent beach area; such shadows would not affect the growth of vegetation along any planted areas. Therefore, neither this alternative nor the proposed project would result in significant adverse shadows impacts.

*NATURAL RESOURCES*

Natural resources are lacking on the boardwalk, and as such, the placement of the temporary trailer on the boardwalk under this alternative would not result in significant adverse impacts to natural resources. The pile removal and re-grading of the beach within the original comfort station footprint under No Action Alternative 2 may result in some improvement in growing conditions for vegetation, but the site would still represent a highly degraded and disturbed segment of beach with little ecological value. Natural resources in the site would not significantly differ from what is currently present.

Therefore, neither this alternative nor the proposed project would result in significant adverse impacts to natural resources. However, despite being outside of the CEHA and tidal wetland adjacent area, No Action Alternative 2 would be less suitable for a coastal floodplain environment than the proposed project since it would not provide a permanent solution that is also resilient against future storms and associated wave action and flooding. Unlike the proposed project, under this alternative, the trailers would not be oriented perpendicular to the beach to expose less surface area to future wind and wave action. Additionally, the materials for the temporary bathrooms have not been specifically designed to withstand conditions on the beachfront, and have not been designed to exceed the performance requirements of the 2008 New York City Building Code for high wind loads. As evidenced in other waterfront locations during Superstorm Sandy, temporary trailers are susceptible to flooding and are more likely to float away during severe storms.

*URBAN DESIGN AND VISUAL RESOURCES*

In No Action Alternative 2, the project site would have a different appearance than in existing conditions, as it would be cleared of the installed piles and re-graded as sandy beach with no structures. There would be no new visual element within this area of the boardwalk as there would be with the proposed project. This alternative would introduce a new visual element to the west at approximately Coney Island Avenue in the form of a new, temporary trailer structure located on the boardwalk. This alternative would not have the appearance of a permanent, designed structure (as would the proposed project). Unlike the proposed project, the temporary trailer would be visible within the Coney Island Avenue view corridor and from the public open space at the end of Coney Island Avenue. As only the eastern end of the small trailer would obtrude into the Coney Island Avenue view corridor, it would not substantially block views to the beach and ocean along the view corridor. Therefore, despite the visibility of this alternative within the Coney Island Avenue view corridor, neither this alternative nor the proposed project would result in significant adverse impacts to urban design and visual resources.

*HAZARDOUS MATERIALS*

The installation of a temporary bathroom along the boardwalk under No Action Alternative 2 would require some excavation for utility connections. The measures outlined in Chapter 7 would be implemented during construction to avoid potential impacts from human or environmental exposure to hazardous materials that may be uncovered during construction. Therefore, neither this alternative nor the proposed project would result in significant adverse hazardous materials impacts.

*NEIGHBORHOOD CHARACTER*

The construction of a temporary bathroom under No Action Alternative 2 would not have the potential to result in adverse environmental impacts that affect the defining features of the neighborhood nor would it result in a change in local land use or be inconsistent with local zoning and public policy. As mentioned above, the construction of a temporary structure on the boardwalk would result in a temporary loss of physical open space, however, this temporary condition would not significantly affect neighborhood character. Neither No Action Alternative 2 nor the proposed project would result in significant adverse impacts to neighborhood character.

## C. ELEVATION ALTERNATIVES

This section discusses two Elevation Alternatives, which consider the installation of the replacement comfort station at the project site at two different elevations than the proposed project.

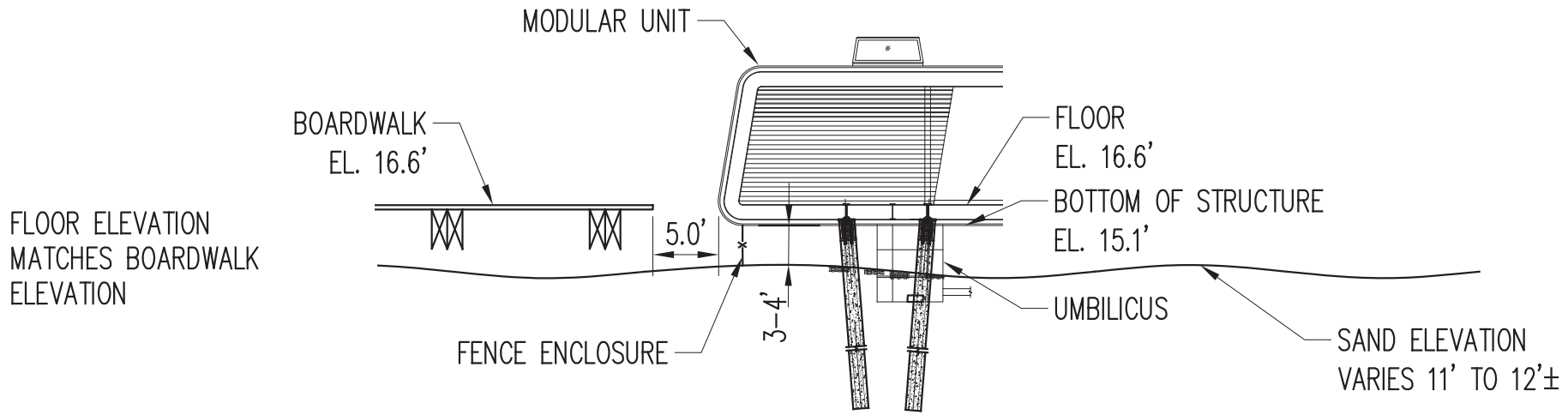
### ELEVATION ALTERNATIVE 1—BOARDWALK ELEVATION

*DESCRIPTION OF ELEVATION ALTERNATIVE 1*

Similar to the proposed replacement comfort station analyzed in this EIS, Elevation Alternative 1 would be constructed at the project site, largely within the footprint of the previously existing comfort station. The comfort station under this alternative would comprise two modular units of the same design as the proposed replacement comfort station. However, under Elevation Alternative 1, the finished floor elevation of the comfort station would be at boardwalk level (approximately +16.6 feet NAVD88; see elevation view in **Figure 10-4**). The northern wall of the comfort station would be set at a distance of five feet from the boardwalk. A walkway from the boardwalk would provide entry and exit access to each comfort station module (i.e., the men's and women's areas; see plan view in **Figure 10-5**). No stairs or ramps would be required for this alternative. Like with the proposed project access would be provided from boardwalk level only; access from the beach would not be provided.

The lower elevation of Elevation Alternative 1 (as compared to the proposed replacement comfort station) would require a different pile foundation; the piles currently installed at the project site would have to be removed and new concrete piles would have to be driven. The lower elevation of this alternative would also require some grading of sand to provide an 8-foot clearance underneath the modules for maintenance and security access. The sand elevation on and around the project side varies from +11 to +12 feet NAVD88 and the bottom of the modular structures under this alternative would be at approximately +15 feet NAVD88, therefore approximately 4-5 feet of sand would have to be redistributed on the beach to provide the

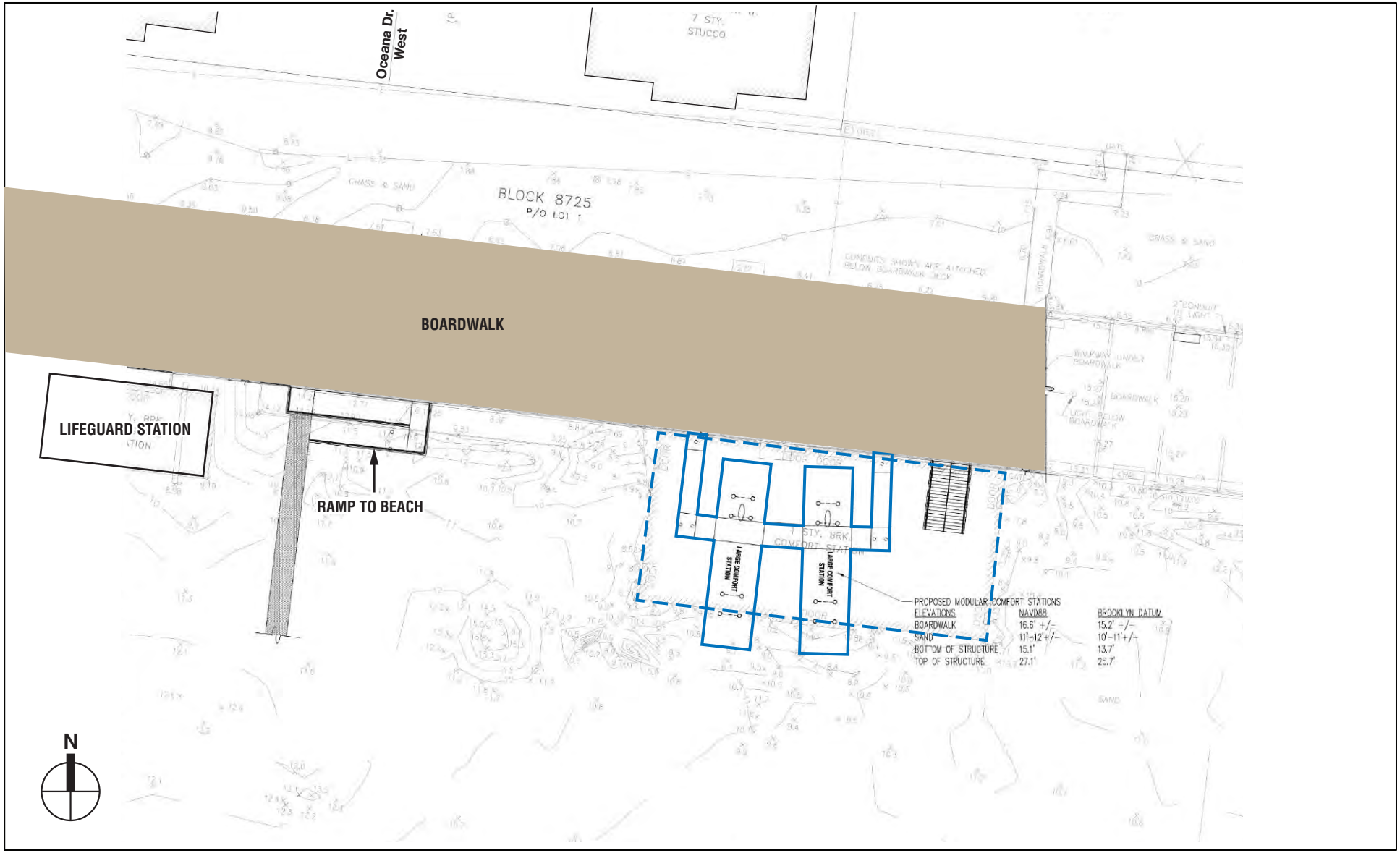
1.10.14




NOTE: ALL ELEVATIONS IN NAVD88 VERTICAL DATUM

SOURCE: McLAREN ENGINEERING GROUP

Elevation Alternative 1:
Boardwalk Elevation Profile View
Figure 10-4




*Previously Existing Comfort Station Footprint*

*Elevation Alternative (Boadway Elevation)*

0 50 FEET

**SCALE**

Elevation Alternative 1: Plan View

Figure 10-5

appropriate clearance under the modules. A fence enclosure would be installed under the northern edge of the modular structures to restrict access under the boardwalk. If the sand were not re-graded to provide clearance, a fence would be installed at the perimeter of the modular.

It is estimated that construction of this alternative would take approximately two weeks for the removal of the piles already installed at the site and approximately four months for construction of new pilings and installation of the modular units.

*COMPARISON OF ELEVATION ALTERNATIVE 1 TO PROPOSED PROJECT*

Elevation Alternative 1 would have similar effects as the proposed project in those environmental areas that were screened in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

*Land Use, Zoning, and Public Policy*

Similar to the proposed project, Elevation Alternative 1 would not result in a change in land use on the project site as this alternative would represent the continuation of a use that has existed on the project site since 1941. As a comfort station in this area is required in order for the adjacent beach area to operate as public bathing beach under the New York State Public Health Law, such a use at the project site would be compatible and appropriate. Both the proposed project and Elevation Alternative 1 would result in a resilient replacement comfort station, consistent with applicable public policy goals. Therefore, as with the proposed project, Elevation Alternative 1 would not result in any significant adverse impacts to land use, zoning, and public policy.

*Open Space*

In both Elevation Alternative 1 and the proposed project, a comfort station at the project site would be an important amenity for users of the boardwalk beach and would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. As with the proposed project, Elevation Alternative 1 would result in a negligible physical loss of open space, as ~~the access ramps and stairs for the proposed project and~~ a portion of the comfort station facility for Elevation Alternative 1 would extend outside of the footprint of the previously existing comfort station. However, as compared to the proposed project, Elevation Alternative 1 would slightly reduce the physical loss of open space associated with the proposed project since access to the alternative comfort station would be provided from a bridge and platform from the boardwalk (i.e., ~~as~~ the lower elevation of this alternative would eliminate the need for ramps or stairs). Because Elevation Alternative 1 would result in a comfort station at boardwalk level, the alternative would not allow for views from the boardwalk to the beach for park users (which would be provided by the proposed project); however, this is not anticipated to result in a significant impact since views of the ocean would be available from many other locations along the boardwalk. Overall, neither this alternative nor the proposed project would result in significant adverse impacts to open space.

*Shadows*

As compared to the proposed replacement comfort station, Elevation Alternative 1 would result in smaller areas of new (i.e., project generated) shadows, since the structure would be nearly 10

feet lower than the proposed replacement comfort station. As described in Chapter 4, "Shadows," the proposed replacement comfort station would result in small new areas of shadow on the adjacent boardwalk and beach on the spring, summer, and fall analysis days, and would cast small shadows on the landscaped area north of the boardwalk for portions of the December 21 analysis day only. In comparison, Elevation Alternative 1 would cast small shadows on the beach around the comfort station on the spring, summer, and fall analysis days but almost no shadows on the boardwalk itself; in the winter, the incremental shadow would reach approximately half way up the surface of the boardwalk. No shadows from Elevation Alternative 1 would fall on the landscaped area north of the boardwalk at any time during the year. Neither this alternative nor the proposed project would result in significant adverse shadows impacts.

*Urban Design and Visual Resources*

Elevation Alternative 1 would not result in a change in land use, as compared to the proposed replacement comfort station, nor would it result in any changes to streets, buildings, natural features, or open spaces in the study area. The design of this comfort station under this alternative would be identical to the proposed replacement comfort station, with the exception of the lower elevation, and would be consistent with structures erected elsewhere along the Coney Island-Brighton Beach boardwalk. As with the proposed replacement comfort station, this alternative is not anticipated to be visible in the southward view corridor of Coney Island Avenue. A portion of the modular structures could be visible within the Oceana Terrace view corridor; however, it would not block this view corridor, and would be a less prominent feature within the view corridor than the proposed replacement comfort station due to the lower elevation. Due to its lower elevation, this alternative would be expected to block more views from the boardwalk through the project site to the beach and Atlantic Ocean (see **Figure 10-6**); however, such views would still be available from adjacent portions of the boardwalk. Therefore, as with the proposed replacement comfort station, Elevation Alternative 1 would not result in any significant adverse impacts to urban design or visual resources.

*Natural Resources*

Similar to the proposed replacement comfort station, Elevation Alternative 1 would not result in significant adverse impacts to the limited natural resources (i.e., soils, geology, groundwater, floodplains, CEHA, wetlands, vegetation and wildlife [including federally- and state-listed species], and significant habitats) within and adjacent to the project site. This alternative would be designed to the same specifications as the proposed replacement comfort station and would be suitable for placement within the CEHA. As with the proposed replacement comfort station, the construction of this alternative would result in minimal loss of vegetation. One rare plant, the dune sandspur, occurs within the project site, and any individual plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by NYCDPR. Additional surveys for other listed plant species would be conducted prior to construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individual plants that may occur within the project site. Therefore, as with the proposed replacement comfort station, Elevation Alternative 1 would not result in any significant adverse impacts to natural resources.

*Hazardous Materials*

Elevation Alternative 1 would be constructed on the same project site as the proposed replacement comfort station and would not result in any potential hazardous materials impacts

Existing Conditions

Proposed Project

Elevation Alternative 1: Boardwalk Elevation

Elevation Alternative 1
View Southeast from Boardwalk at Coney Island Avenue
Figure 10-6

that are different from those outlined in Chapter 7, "Hazardous Materials." That chapter also outlines existing regulatory requirements that, when implemented during construction, would help avoid potential impacts from human or environmental exposure to hazardous materials that may be uncovered during construction. The same measures would be applied to Elevation Alternative 1, and therefore, neither this alternative nor the proposed project would result in significant adverse hazardous materials impacts.

*Neighborhood Character*

As with the proposed replacement comfort station, Elevation Alternative 1 would not substantially change the character of the neighborhood as defined by its geographic setting on and adjacent to the waterfront, open space uses, residential uses, and community facility uses. Elevation Alternative 1 would not result in any significant adverse impacts that would affect neighborhood character—including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise—and would not result in a combination of moderate effects in any of those categories. Therefore, as with the proposed project, this alternative would not result in any significant adverse neighborhood character impacts.

### ELEVATION ALTERNATIVE 2—MINIMUM CLEARANCE ELEVATION

*DESCRIPTION OF ELEVATION ALTERNATIVE 2*

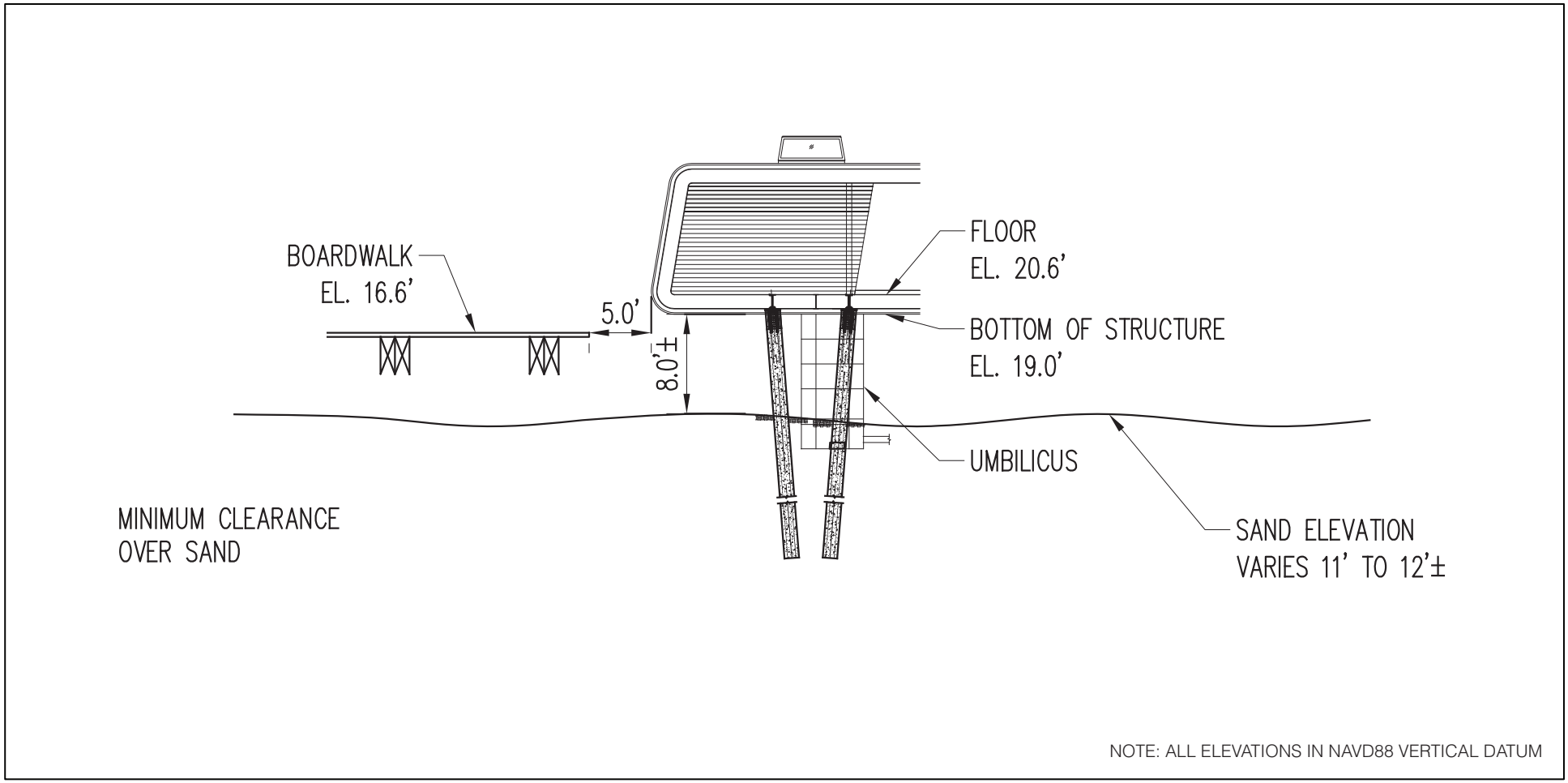
Elevation Alternative 2 is similar to Elevation Alternative 1 but is designed to minimize the amount of grading that would be required to achieve an 8-foot maintenance and security clearance under the modules (see elevation view in **Figure 10-7**). Under this alternative, the finished floor elevation would be at approximately +20.6 feet NAVD88. Ramps and stairs would provide access to the modules from boardwalk level. As with both the proposed project and Elevation Alternative 1, no direct access from the beach would be provided.

*COMPARISON OF ELEVATION ALTERNATIVE 2 TO THE PROPOSED PROJECT*

The effects of Elevation Alternative 2, in comparison with the proposed replacement comfort station, would be similar to the effects of Elevation Alternative 1 for both those areas screened in the Final Scope of Work and for the analysis areas discussed above. Specifically, due to its lower elevation—as compared to the proposed replacement comfort station—this alternative would be expected to block more views from the boardwalk through the project site to the beach and Atlantic Ocean. Since this alternative would require ramps and stairs to the boardwalk in order to provide access, it would result in a negligible loss of open space, compared to Elevation Alternative 1, and approximately the same amount of publicly-accessible open space as the proposed project. Neither the proposed replacement comfort station nor this alternative is anticipated to be visible in the southward view corridor of Coney Island Avenue. A portion of the modular structures could be visible within the Oceana Terrace view corridor; however, it would not block this view corridor, and could be a less prominent feature within the view corridor than the proposed replacement comfort station due to the lower elevation.

## D. LOCATION ALTERNATIVES

This section discusses two alternative locations for the proposed project: one to the west of the project site just west of Coney Island Avenue (see **Figure 10-8**) and one to the east of the project




SOURCE: McLAREN ENGINEERING GROUP

Elevation Alternative 2:
Minimum Clearance Elevation Profile View
Figure 10-7

*Previously Existing Comfort Station Footprint*

0 200 FEET
SCALE

Location Alternative 1:
Coney Island Avenue
Figure 10-8

site at approximately Oceana Terrace (see **Figure 10-9**). For both Location Alternatives, two elevation variations are considered—the same elevation as the proposed project and a lower elevation (consistent with Elevation Alternative 1, discussed above). Photosimulations comparing the existing condition and the two elevation variations are provided for each location alternative (see **Figures 10-10a** through **10-10c** for Coney Island Avenue and **Figures 10-11a** through **10-11c** for Oceana Terrace).

NYCDPR evaluated potential locations for consideration as Location Alternatives and determined that these two locations represented the most viable alternative locations. Locations farther to the west of the indicated Coney Island Avenue location would necessitate complex utility connection construction. Locations farther to the east of the Oceana Terrace location would result in an unacceptable distance between the comfort station and a portion of the beach and boardwalk area the comfort station is intended to serve.

## LOCATION ALTERNATIVE 1A – CONEY ISLAND AVENUE AT PROPOSED ELEVATION

### *DESCRIPTION OF LOCATION ALTERNATIVE 1A*

Location Alternative 1A provides for the construction of the proposed replacement comfort station approximately 350 feet west of the previously existing comfort station footprint, slightly to the west of Coney Island Avenue, in front of the Shorefront YM-YWHA Jewish Community Center of Brighton Beach (Coney Island Avenue location; see **Figure 10-8**). In addition to the YM-YWHA, Location Alternative 1A would also be within 400-feet of residential uses. The design of this alternative would follow the proposed comfort station design described in Chapter 1, "Project Description," and would comprise two modular units, each approximately 15 wide, 12 feet high, and 60 feet long. The maximum height of the structures would be approximately 25 feet above the beach and 20 feet above the boardwalk.

It is estimated that construction of this alternative would take approximately two weeks for the removal of the piles already installed at the project site. In general, construction of the comfort station under this alternative would follow the process outlined in Chapter 9, "Construction," with several additions: a geotechnical survey and additional construction effort and time for utility connections. The overall construction duration at the Coney Island Avenue site would be approximately four to five months.

### *COMPARISON OF LOCATION ALTERNATIVE 1A TO THE PROPOSED PROJECT*

Location Alternative 1A would have similar effects as the proposed project in those environmental areas that were screened in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

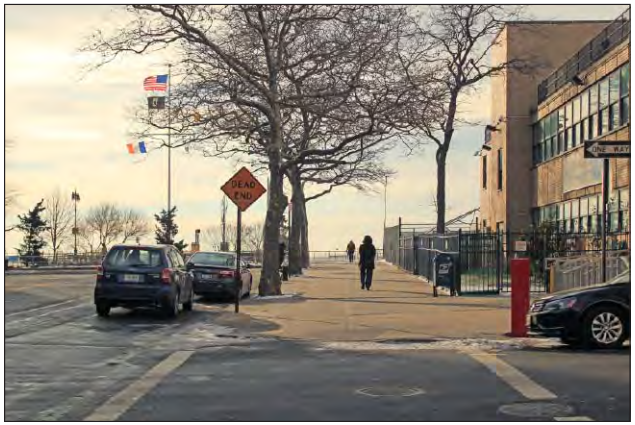
#### *Land Use, Zoning, and Public Policy*

Location Alternative 1A would result in a change in land use at the Coney Island Avenue location, since the alternative comfort station would be constructed on an area of the beach where no comfort station existed previously. However, this change would not be considered adverse, as a public comfort station within mapped parkland that provides an important amenity for public open space users would be considered a compatible and appropriate land use, as it is a

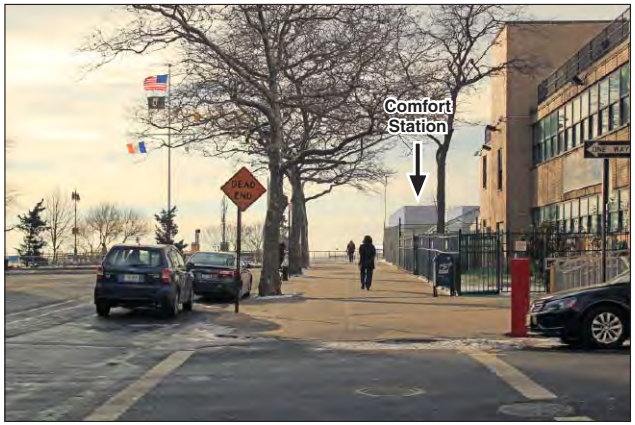
*Previously Existing Comfort Station*

0 200 FEET
SCALE

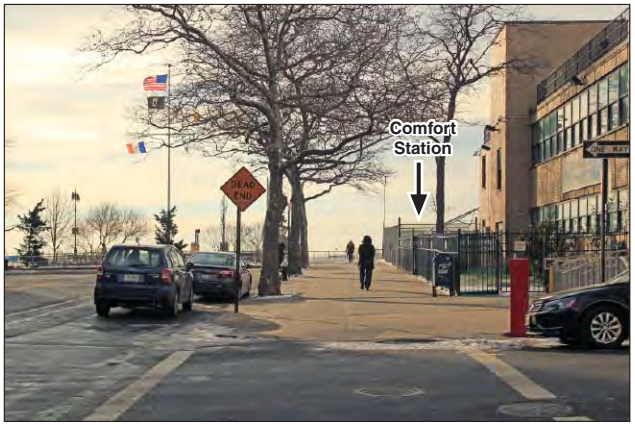
Location Alternative 2:
Oceana Terrace
Figure 10-9



Existing Conditions




**Location Alternative IA:**
Coney Island Avenue at Proposed Elevation




**Location Alternative IB:**
Coney Island Avenue at Boardwalk Elevation

Coney Island Avenue Location Alternative
View South from Coney Island Avenue

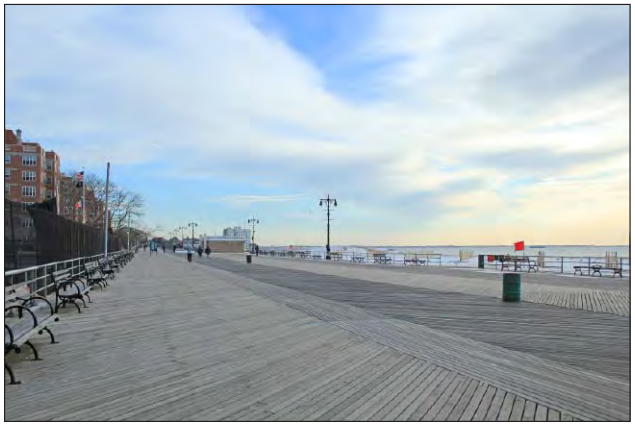
Figure 10-10a

Existing Conditions

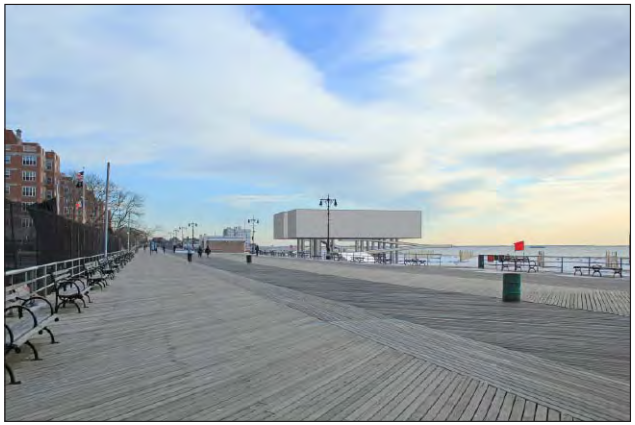
**Location Alternative IA:**
Coney Island Avenue at Proposed Elevation

**Location Alternative IB:**
Coney Island Avenue at Boardwalk Elevation

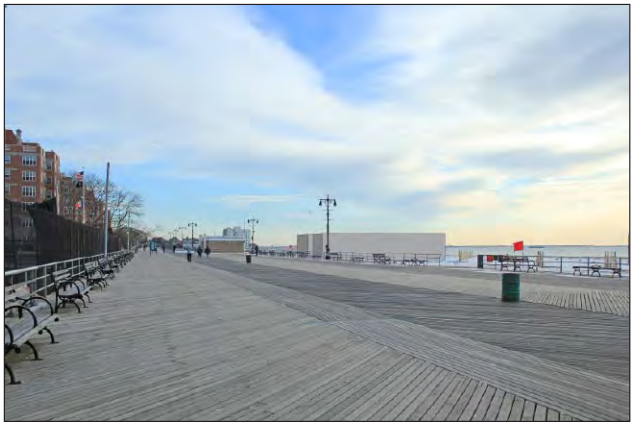
Coney Island Avenue Location Alternative
View Southwest from Coney Island Avenue
Figure 10-10b



Existing Conditions



**Location Alternative IA:**
Coney Island Avenue at Proposed Elevation



**Location Alternative IB:**
Coney Island Avenue at Boardwalk Elevation

Coney Island Avenue Location Alternative
View Southeast from Boardwalk



Figure 10-10c

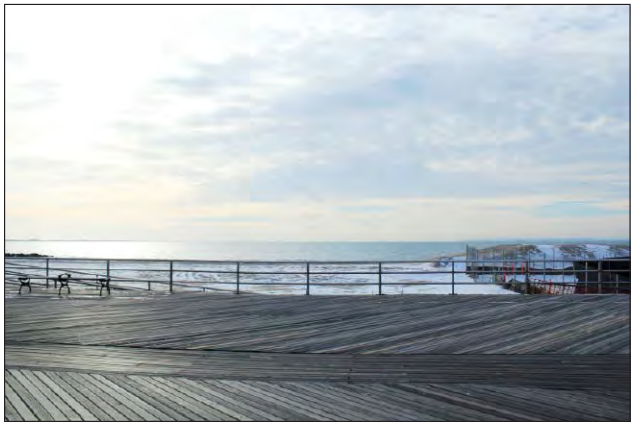
Existing Conditions

**Location Alternative 2A:**
Oceana Terrace at Proposed Elevation

**Location Alternative 2B:**
Oceana Terrace at Boardwalk Elevation

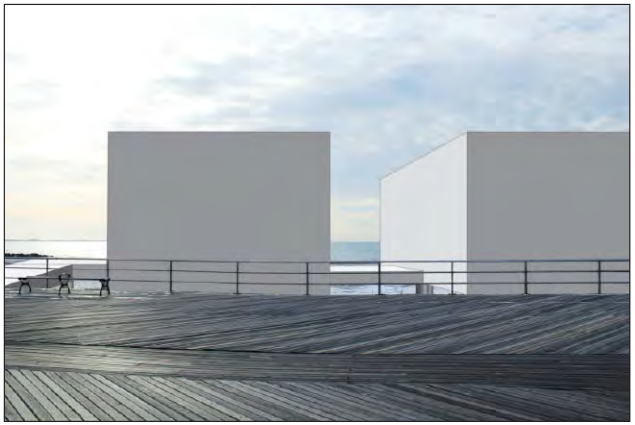
Oceana Terrace Location Alternative
View South from Oceana Terrace

Figure 10-11a



Existing Conditions

**Location Alternative 2A:**
Oceana Terrace at Proposed Elevation



**Location Alternative 2B:**
Oceana Terrace at Boardwalk Elevation

Oceana Terrace Location Alternative
View South on Boardwalk

Figure 10-11b

Existing Conditions

**Location Alternative 2A:**
Oceana Terrace at Proposed Elevation

**Location Alternative 2B:**
Oceana Terrace at Boardwalk Elevation

Oceana Terrace Location Alternative
View Southeast from Oceana Terrace



Figure 10-11c

requirement under New York State Public Health Law. While Alternative 1A would result in a land use change in front of the Shorefront YM-YWHA, the alternative would not displace or otherwise directly affect this community facility. This alternative would have a similar effect on land use, zoning and public policy as the proposed project, and neither scenario would result in any significant adverse impacts to land use, zoning, and public policy.

*Open Space*

Location Alternative 1A would result in a physical loss of public open space since it would result in the installation of a comfort station in a new location where no comfort station existed previously. However, under this alternative condition, the project site would be restored back to a beach area, which would constitute a permanent gain in public open space along the beach because the replacement comfort station is smaller than the one damaged beyond repair by Superstorm Sandy. Therefore, upon completion of the restoration of the project site to public beach area, approximately the same amount of open space would be available to the public as would be available under the proposed project. Under both the proposed project and Location Alternative 2, a replacement comfort station would be provided, which would be an important amenity for users of the boardwalk and beach. Both the proposed project and this alternative would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach; both would meet the requirements of the New York State Public Health Law governing bathing beaches and would therefore maintain the beach as a bathing beach for public use. Neither Location Alternative 1A nor the proposed project would result in significant adverse impacts to open space.

*Shadows*

The extent of the new shadows generated from Location Alternative 1A would be comparable to the shadows generated by the proposed replacement comfort station, since the comfort station design in Location Alternative 1A would be identical to the design of the proposed replacement comfort station. Any shadows cast by Location Alternative 1A represent new project generated shadows, since no structure existed in that location previously. However, in terms of potential impacts on sunlight-sensitive resources at the Coney Island Avenue location (i.e., the boardwalk, beach, and nearby landscaped areas), shadows cast by Location Alternative 1A would be comparable to the proposed replacement comfort station. Because the boardwalk is approximately 30 feet wider at the Coney Island Avenue location, this alternative would be located farther south than the proposed replacement comfort station. Therefore, this alternative would result in new areas of shadow on the adjacent boardwalk and beach on the spring, summer, fall, and winter analysis days, but would not cast shadows north of the boardwalk, therefore avoiding impacts on the small park and sitting area at the foot of Coney Island Avenue. Neither the proposed project nor this alternative would result in significant adverse shadows impacts.

*Urban Design and Visual Resources*

As discussed above, Location Alternative 1A would result in a change in land use at the Coney Island Avenue location since it would be constructed on the beach, where no comfort station existed previously. The design of the comfort station under this alternative would be identical to the proposed replacement comfort station, and would be consistent with structures erected elsewhere along the Coney Island-Brighton Beach boardwalk. In comparison to the proposed project, this alternative would be visible in the southward view corridor of Coney Island Avenue (see **Figure 10-10a**); however, it would be located at the western edge of the view corridor and would not block views along the view corridor; and the study area's wide expanse of views to

the beach and Atlantic Ocean would remain. As the elevation of the comfort station in this alternative would be the same as the proposed replacement comfort station, it would allow the same views from the boardwalk through the site to the beach and Atlantic Ocean (see **Figures 10-10b** and **10-10c**). As with the proposed project, it would introduce a new visual element to the area but would not result in significant adverse impacts on urban design.

*Natural Resources*

Similar to the proposed replacement comfort station, Location Alternative 1A would not result in significant adverse impacts to the limited natural resources (i.e., soils, geology, groundwater, floodplains, CEHA, wetlands, vegetation and wildlife [including federally- and state-listed species], and significant habitats) within and adjacent to the Coney Island Avenue site. This alternative would be designed to the same specifications as the proposed replacement comfort station and would be suitable for placement within the CEHA. As with the proposed replacement comfort station, the construction of this alternative would result in minimal loss of vegetation. One rare plant, the dune sandspur, occurs within the project site and may have the potential to occur within the Coney Island Avenue site. Prior to construction, a survey would be conducted for the dune sandspur, and for other listed plant species, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse natural resources impacts to any individuals that may occur within the Coney Island Avenue site. Therefore, like the proposed project, this alternative is not expected to result in significant adverse impacts on natural resources.

*Hazardous Materials*

A Phase I Environmental Site Assessment would be conducted to investigate subsurface conditions at the Coney Island Avenue site to evaluate the potential for hazardous materials to be present at that location and the potential to disturb these hazardous materials during the construction of Location Alternative 1A. During construction of this alternative, regulatory requirements similar to those outlined in Chapter 7, "Hazardous Materials," would be implemented during construction to help avoid potential impacts from human or environmental exposure to hazardous materials that may be uncovered during construction. Therefore, like the proposed project, this alternative would not result in significant adverse hazardous materials impacts.

*Neighborhood Character*

As with the proposed replacement comfort station, Location Alternative 1A would not substantially change the character of the neighborhood as defined by its geographic setting on and adjacent to the waterfront, open space uses, residential uses, and community facility uses. Location Alternative 1A would not result in any significant adverse impacts that would affect neighborhood character—including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise—and would not result in a combination of moderate effects in any of those categories. Therefore, as with the proposed project, this alternative would not result in significant adverse neighborhood character impacts.

## LOCATION ALTERNATIVE 1B – CONEY ISLAND AVENUE AT BOARDWALK ELEVATION[1]

### *DESCRIPTION OF LOCATION ALTERNATIVE 1B*

Location Alternative 1B provides for the construction of a proposed replacement comfort station approximately 350 feet west of the previously existing comfort station footprint, at the Coney Island Avenue location, but at the same elevation as Elevation Alternative 1 (i.e., at boardwalk elevation).

Construction of this alternative would take approximately two weeks for the removal of the piles already installed at the project site. At the Coney Island Avenue location, construction of the comfort station under this alternative would follow the process outlined in Chapter 9, "Construction," with several additions: a geotechnical survey and additional construction effort and time for utility connections. The overall construction duration at the Coney Island Avenue site would be approximately four to five months.

### *COMPARISON OF LOCATION ALTERNATIVE 1B TO THE PROPOSED PROJECT*

The effects of Location Alternative 1B, in comparison with the proposed replacement comfort station, would be similar to the effects of Location Alternative 1A for both those areas screened in the Final Scope of Work and for the analysis areas discussed above (in Location Alternative 1A). However, with its lower elevation, this alternative would have different visual effects.

Like Location Alternative 1A, Location Alternative 1B would be visible in the southward view corridor of Coney Island Avenue (see **Figure 10-10a**); however, it would be less visible in the view corridor than Location Alternative 1A and like that alternative would not block views along the view corridor. Due to its lower elevation—as compared to the proposed replacement comfort station and Location Alternative 1A—this alternative would be expected to block more views from the boardwalk through the site to the beach and Atlantic Ocean These blocked views would not result in significant adverse impacts, however, because expansive views of the beach and Atlantic Ocean would remain from multiple locations along the boardwalk, including from areas adjacent to Location Alternative 1B (see **Figures 10-10b** and **10-10c**). Neither the proposed replacement comfort station nor this alternative is anticipated to be visible in the southward view corridor of Oceana Terrace.

## LOCATION ALTERNATIVE 2A – OCEANA TERRACE AT PROPOSED ELEVATION

### *DESCRIPTION OF LOCATION ALTERNATIVE 2A*

Under Location Alternative 2A, the proposed replacement comfort station would be constructed slightly to the east of the project site, in line with the view corridor of Oceana Terrace and the courtyard of the Oceana development (see **Figure 10-9**). This alternative is proposed in response to public comments during the scoping process, some of which expressed concern regarding locating a public comfort station immediately opposite a residential building (120 Oceana Drive West).

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[1] As discussed in the foreword to this FEIS, subsequent to the publication of the DEIS, NYCDPR identified Location Alternative 1B as the preferred alternative. See Chapter 10a, "Preferred Alternative," for an expanded discussion of this alternative.

The design of this alternative would follow the proposed comfort station design described in Chapter 1, "Project Description" and the construction of the comfort station under this alternative would follow the process outlined in Chapter 9, "Construction," although additional construction time would be required to remove the existing pilings at the project site and drive new pilings at the Oceana Terrace site. The construction of the alternative at this location would require the permanent closing of an existing private path to the beach from the Oceana courtyard (this private path, which proceeds through land owned by the City, is currently closed due to construction-related restrictions).

*COMPARISON OF LOCATION ALTERNATIVE 2A TO THE PROPOSED PROJECT*

The effects of Location Alternative 2A would be similar to the effects of the proposed project for both those areas screened in the Final Scope of Work and for those technical areas analyzed in the ~~D~~EIS, with the exception of the following: urban design and visual resources. As this alternative would be located somewhat east of the proposed project, it would be fully visible in the southward view corridor of Oceana Terrace (see **Figures 10-11a** through **10-11c**). It would not, however, block this view corridor completely, and the study area's wide expanse of views to the beach and Atlantic Ocean would remain. As the elevation of the comfort station in this alternative would be the same as the proposed replacement comfort station, it would allow the same views from the boardwalk through the site to the beach and Atlantic Ocean (see **Figures 10-11b** and **10-11c**). Neither the proposed replacement comfort station nor this alternative is anticipated to be visible in the southward view corridor of Coney Island Avenue. Therefore, as with the proposed replacement comfort station, Location Alternative 2A at the proposed elevation would not result in a change to the built environment's appearance or functionality and would not result in significant adverse impacts on urban design.

In addition, compared to the proposed project, the construction of the alternative at this location would require the permanent closing of an existing private path to the beach from the Oceana courtyard.

## LOCATION ALTERNATIVE 2B – OCEANA TERRACE AT BOARDWALK ELEVATION

*DESCRIPTION OF LOCATION ALTERNATIVE 2B*

Location Alternative 2B would be constructed at the boardwalk slightly to the east of the project site in line with the courtyard of the Oceana development.

*COMPARISON OF LOCATION ALTERNATIVE 2B TO THE PROPOSED PROJECT*

The effects of Location Alternative 2B would be similar to the effects of the proposed replacement comfort station for both those areas screened in the Final Scope of Work and for those technical areas analyzed in the ~~D~~EIS, with the exception of the following: urban design and visual resources. As with Location Alternative 2A, this alternative would be fully visible in the southward view corridor of Oceana Terrace (see **Figures 10-11a** through **10-11c**). Like Location Alternative 2A, it would not block this view corridor completely, and the study area's wide expanse of views to the beach and Atlantic Ocean would remain. Due to its lower elevation—as compared to the proposed replacement comfort station and Location Alternative 2B at the proposed elevation—this alternative would block more views from the boardwalk through the site to the beach and Atlantic Ocean (see **Figures 10-11b** and **10-11c**). These

blocked views would not result in significant adverse impacts, however, because expansive views of the beach and Atlantic Ocean would remain from multiple locations along the boardwalk, including from areas adjacent to Location Alternative 2B. Neither the proposed replacement comfort station nor this alternative is anticipated to be visible in the southward view corridor of Coney Island Avenue. Therefore, as with the proposed project, Location Alternative 2B at the boardwalk elevation would introduce a new visual element to the area but would not result in significant adverse impacts on urban design (like the proposed project).

In addition, compared to the proposed project, the construction of the alternative at this location would require the permanent closing of an existing private path to the beach from the Oceana courtyard. ✷

# Chapter 10a: Preferred Alternative (Location Alternative 1B)[1]

## A. INTRODUCTION

As discussed in the Foreword, subsequent to publication of the DEIS, the New York City Department of Parks and Recreation (NYCDPR) has identified Location Alternative 1B as its preferred alternative. This chapter consolidates information on Location Alternative 1B from Chapter 10, "Alternatives," and provides additional technical information, as appropriate.

## B. DESCRIPTION OF THE PREFERRED ALTERNATIVE

The preferred alternative provides for the construction of a replacement comfort station approximately 350 feet west of the previously existing comfort station footprint, slightly to the west of Coney Island Avenue, on the beach in front of the Shorefront YM-YWHA Jewish Community Center of Brighton Beach (preferred alternative site; see **Figure 10a-1**).

The comfort station would comprise two modular units, each approximately 15 wide, 12 feet high, and 60 feet long. The finished floor elevation of the comfort station would be at boardwalk level (approximately +16.6 feet NAVD88; see elevation view in **Figure 10a-2**). The northern wall of the comfort station would be set at a distance of five feet from the boardwalk. A walkway from the boardwalk would provide entry and exit access to each comfort station module (i.e., the men's and women's areas). No stairs or ramps would be required for this alternative. As with the proposed project, access would be provided from boardwalk level only; access from the beach would not be provided.

The width of the boardwalk at the site of the preferred alternative (approximately 80 feet) is substantially wider than at the site of the previously-existing comfort station (approximately 50 feet). The elevation of the preferred alternative would be nearly 10 feet lower than the replacement comfort station that was originally proposed.

The sand elevation on and around the project side varies from +11 to +12 feet NAVD88 and the bottom of the modular structures under this alternative would be at approximately +15 feet NAVD88. Therefore, approximately 4-5 feet of sand could be redistributed on the beach to provide appropriate clearance under the modules. A fence enclosure would be installed under the northern edge of the modular structures to restrict access under the boardwalk. If the sand were not re-graded to provide clearance, a fence would be installed at the perimeter of the modular units.

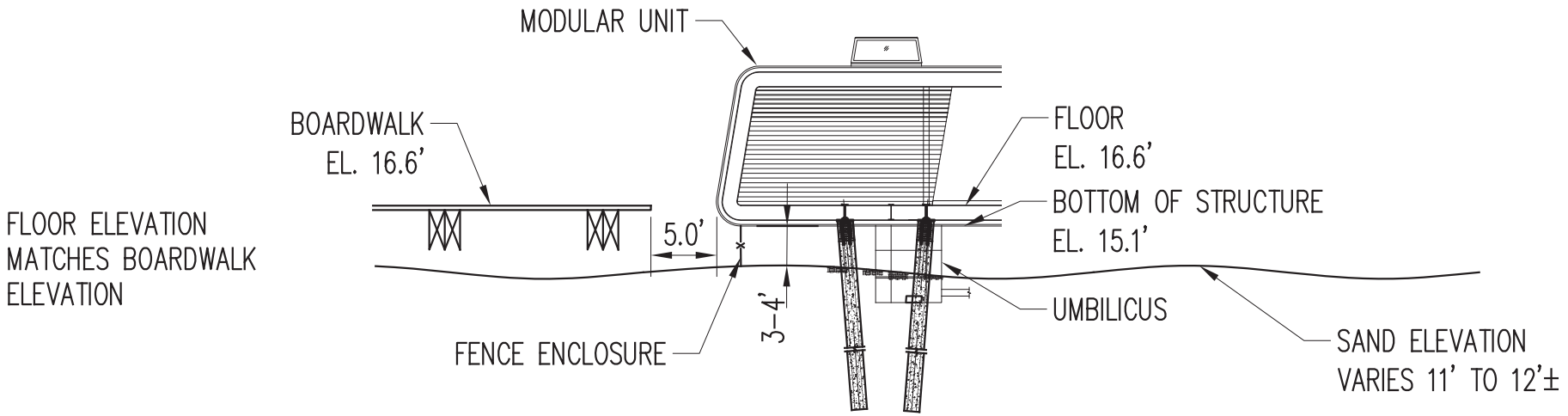
It is expected that the preferred alternative would be operational for use in the 2017 beach season. During the beach seasons prior to completion of the preferred alternative, temporary restrooms would be provided on the boardwalk at Coney Island Avenue (as was done for the 2014 beach season). The temporary restrooms would satisfy New York State Public Health Law

[1] This chapter is new to the FEIS.

*Previously Existing Comfort Station Footprint*

0 200 FEET
SCALE

Preferred Alternative:
Coney Island Avenue
Figure 10a-1




NOTE: ALL ELEVATIONS IN NAVD88 VERTICAL DATUM

SOURCE: McLAREN ENGINEERING GROUP

Preferred Alternative: Profile View
Figure 10a-2

governing bathing beaches, and the Rules of the City of New York, as they would enable NYCDPR to open the beach to the public. However, the temporary restrooms would not meet the long-term goals for the provision of permanent seasonal access to toilet and handwashing facilities that would be resilient against future storm surges and resulting damage.

The build year for the preferred alternative is later than the 2014 build year that was assumed in the DEIS, and therefore, the temporary bathroom trailers would be in place for the 2015 and 2016 beach seasons. The temporary restrooms would satisfy the relevant public health regulations; therefore, this extended temporary condition would not result in any significant adverse impacts to the environment and would end with the completion of the construction of the replacement comfort station. Overall, the delayed completion of the construction of the replacement comfort station would not change any of the findings of the DEIS.

### APPROVALS

Prior to construction of the preferred alternative, NYCDPR would obtain all required permits, which are expected to include approvals from the following:

- New York State Department of Environmental Conservation (NYSDEC):
  - Article 34 of the Environmental Conservation Law (ECL) for new structures within the Coastal Erosion Hazard Area (CEHA)
  - Tidal Wetlands Permits as per Article 25 of the ECL
  - Clean Water Act Water Quality Certification.
- New York City Department of Small Business Services (DSBS) Waterfront Permits Unit
- New York City Public Design Commission
- New York State Department of State

In addition, NYCDPR would obtain permits from the New York City Department of Environmental Protection (NYCDEP) for water and sewer connections as well as permits from the New York City Department of Transportation (NYCDOT) for any street work, as necessary. NYCDPR would also seek reimbursement of the costs for the preferred alternative through the Federal Emergency Management Agency's (FEMA's) funding for post-disaster rebuilding efforts.

NYCDPR would also obtain necessary permits from NYSDEC for the removal of the piles and construction fencing that are installed at the site of the previously-existing (under construction) comfort station.

## C. ASSESSMENT OF POTENTIAL IMPACTS FROM THE PREFERRED ALTERNATIVE[1]

As discussed in Chapter 10, "Alternatives," the preferred alternative would have similar effects as the originally proposed project in those environmental areas that were screened out in the Final Scope of Work: socioeconomic conditions, community facilities and services, historic and cultural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, and public health.

[1] Information in this section is summarized from Chapter 10, "Alternatives."

## LAND USE, ZONING, AND PUBLIC POLICY

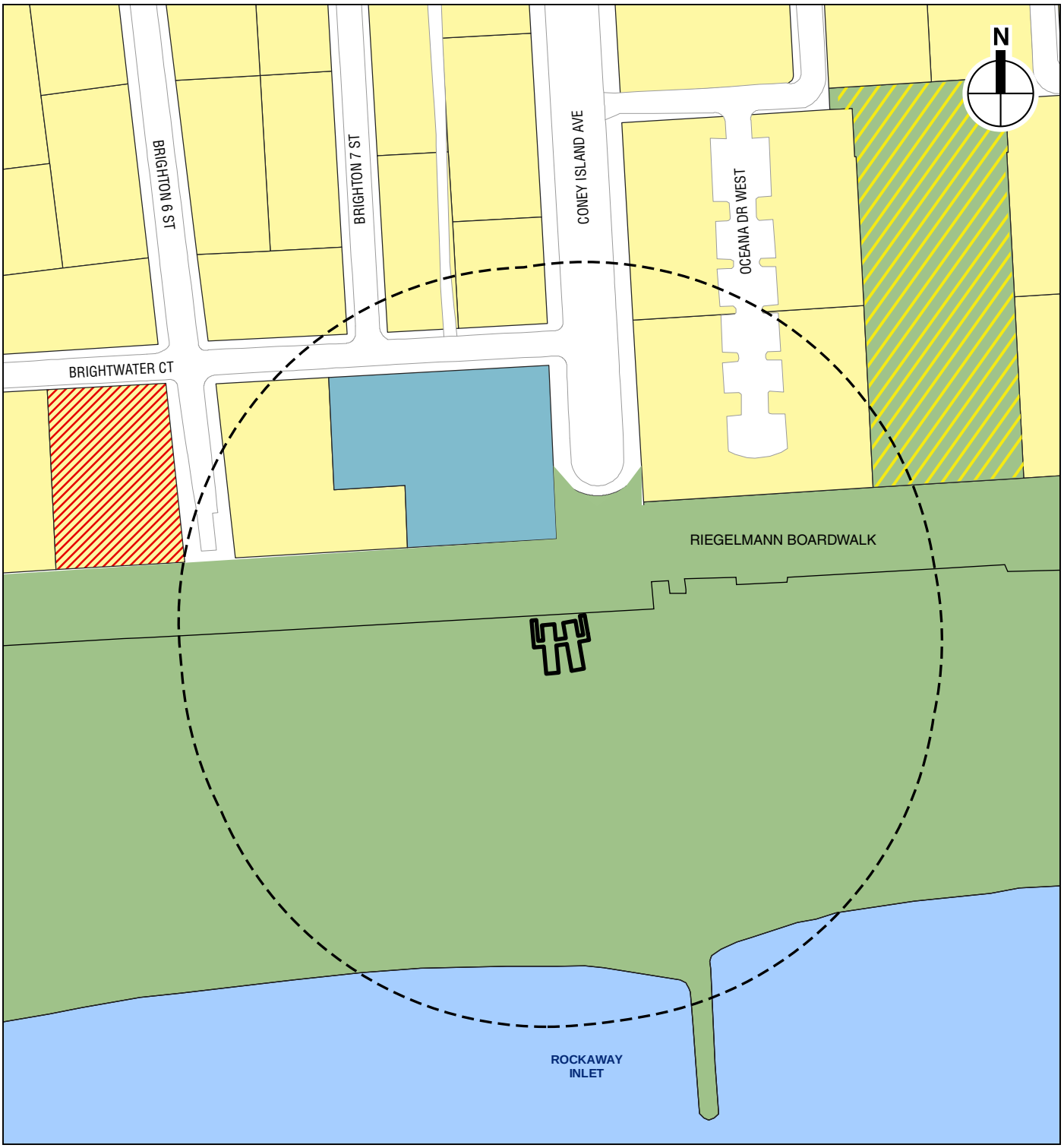
The preferred alternative site is located west of Coney Island Avenue and immediately south of the Brighton Beach Boardwalk. The site is located on Block 8700, which is mapped as parkland and covers the beach between Stillwell Avenue and the eastern edge of the Coney Island Avenue. The area within 400 feet of the preferred alternative site includes the Shorefront YM-YWHA of Brighton-Manhattan Beach, located at 3300 Coney Island Avenue, and residential uses in addition to the boardwalk and the beach (see **Figure 10a-3**). The Shorefront Y is an important community facility that provides a range of programming including early childhood education, after school programs, summer camps, athletic programming, English as a Second Language (ESL) classes, citizenship classes, and support for seniors. The Shorefront Y includes outdoor active recreation areas, including a playground on a portion of its roof. These outdoor recreation areas are fenced and have mesh screening. To the west of Beach 6th Street, there is a restaurant use along the boardwalk. On the beach, approximately 175 feet to the west are sand volleyball courts; further to the west and also on the beach at approximately Brighton 6th Street is a playground (approximately 375 feet from the preferred alternative site).

The preferred alternative would result in a change in land use at the preferred alternative site, since no comfort station existed at this site previously. However, this change would not be considered adverse, as a public comfort station within mapped parkland that provides an important amenity for public open space users would be considered a compatible and appropriate land use, as it is a requirement under New York State Public Health Law. While the preferred alternative would result in a land use change on the beach in front of the Shorefront YM-YWHA, it would not displace or otherwise directly affect this community facility. The entrance to the replacement comfort station would be approximately 240 feet away from the entrance to the Shorefront Y, across an approximately 80 foot-wide section of boardwalk. The entrance to the Shorefront Y is not visible from the preferred alternative site. The Shorefront Y's outdoor playing courts adjacent to the boardwalk are currently fenced and screened to limit visibility. The comfort station would not be physically connected to the Shorefront Y, would not include windows facing the Shorefront Y, and would not affect the visibility of the Shorefront Y. Therefore, the preferred alternative would not adversely affect this community facility. In addition, the preferred alternative would not affect either the volleyball courts or playground use on the beach. Therefore, the preferred alternative would not result in any significant adverse impacts to land use.

The preferred alternative would also be consistent with applicable public policies, including PlaNYC, the Special Initiative for Rebuilding and Resiliency (SIRR) and the New York City Waterfront Revitalization Program (WRP). The preferred alternative would be elevated to +16.6 feet NAVD88 and would be designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones. Thus, the preferred alternative would be supportive of applicable public policies by providing substantial resiliency features and protections, and the replacement comfort station would be more resilient than the previously-existing comfort station that was damaged beyond repair by Superstorm Sandy.

Overall, the preferred alternative (like the project as originally proposed) would not result in any significant adverse impacts to land use, zoning, and public policy.

4.7.15




*Preferred Alternative Site*

*Study Area (400-foot boundary)*

*Open Space and Outdoor Recreation*

*Public Facilities and Institutions*

*Residential*

*Private Recreation*

*Residential with Commercial Below*

**NEW BRIGHTON** COMFORT STATION

Land Use
Figure 10a-3

## OPEN SPACE

The preferred alternative would result in a physical loss of public open space since it would result in the installation of a comfort station in a new location where no comfort station existed previously. However, the site of the previously-existing comfort station would be restored back to a beach area, which would constitute a small permanent gain in public open space along the beach because the preferred alternative (like the project as previously proposed) is smaller than the comfort station damaged beyond repair by Superstorm Sandy and subsequently demolished.

The preferred alternative would be located approximately 90 feet away from a landscaped open space area at the boardwalk entrance at the foot of Coney Island Avenue that includes seating. The preferred alternative would not be expected to have any effect on this existing open space area.

With the preferred alternative (as with the project as originally proposed), a replacement comfort station would be provided, which would be an important amenity for users of the boardwalk and beach. Provision of a comfort station would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. The requirements of the New York State Public Health Law governing bathing beaches would be met, and the beach would be maintained as a bathing beach for public use. The preferred alternative (like the project as originally proposed) would not result in significant adverse impacts to open space.

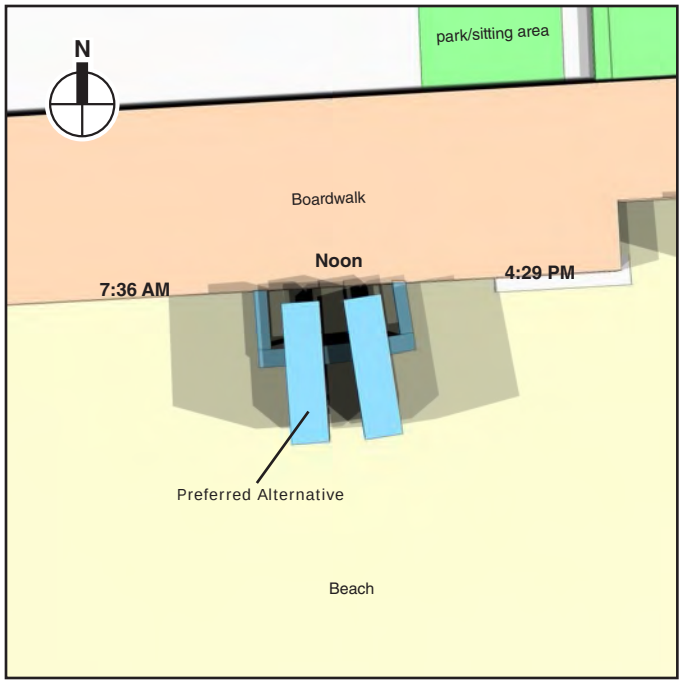
## SHADOWS

As discussed in Chapter 10, "Alternatives," the preferred alternative would be similar in design to the project as originally proposed, but would be approximately 10 feet lower in elevation. The finished floor elevation of the preferred alternative would be at boardwalk level (approximately +16.6 feet NAVD88) and the northern wall of the comfort station would be five feet from the boardwalk, and connected to the boardwalk by walkways. At the lower elevation, compared to the original proposed project, this alternative would cast smaller areas of new (i.e. project-generated) shadows on the adjacent beach and boardwalk.

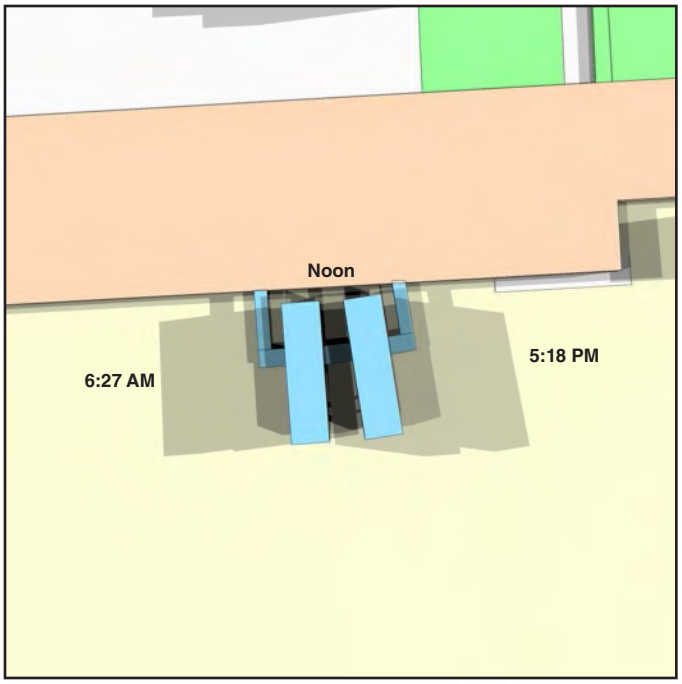
A shadows analysis was conducted to determine the extent of new shadows cast by the preferred alternative. **Figure 10a-4** shows the results of the analysis. New shadows would fall on small areas of the beach adjacent to the preferred alternative throughout the day in each season, larger in the hour near sunrise and sunset and very small through the middle of each day, particularly in the spring, summer and fall. New shadow would not reach the boardwalk during the May 6/August 6 and June 21 analysis days. The preferred alternative would cast very small shadows around the southern edge of the boardwalk in the middle of the March 21/September 21 analysis day, and larger shadows in the winter, although even on December 21 shadows would not reach even to the middle of the boardwalk at any time of day. Shadows would not reach north of the boardwalk at any point during the year, therefore avoiding any potential impacts on the small park and sitting area at the foot of Coney Island Avenue.

During the growing season from March to October, the incremental shadow would fall on the sand of the beach and very small areas of the boardwalk, and would not affect any vegetation on these resources. As noted in "Natural Resources," there is a rare plant—the dune sandspur—that was observed at the site of the previously-existing comfort station and may have the potential to occur within the preferred alternative site. Even in the event that a survey finds dune sandspur at the preferred alternative site, the incremental shadow from the preferred alternative would not

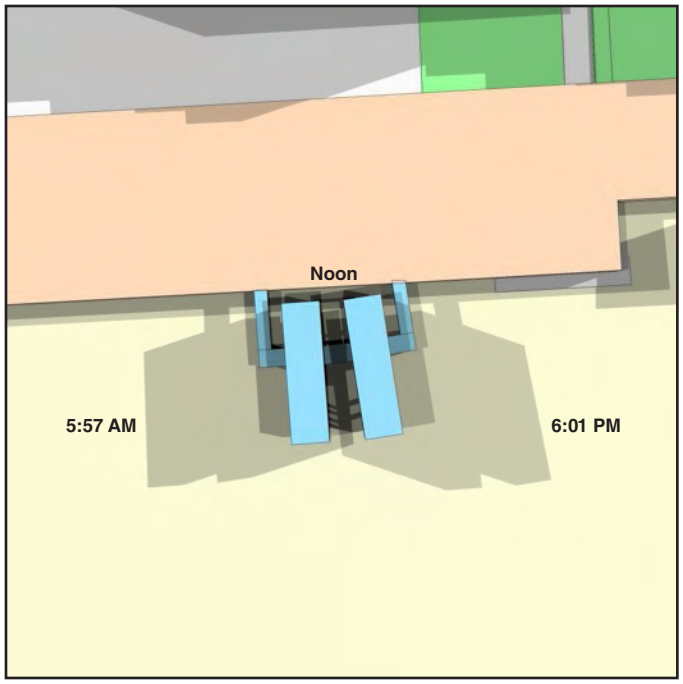
3.30.15



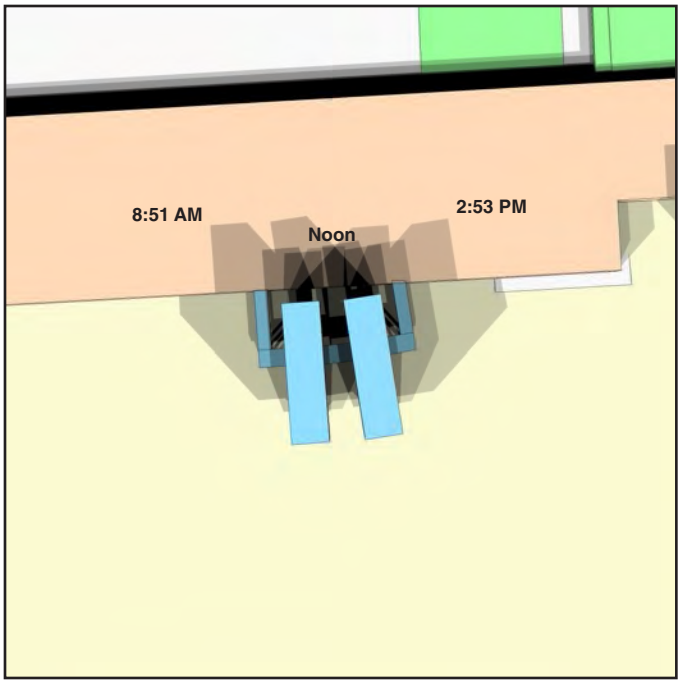

March 21/Sept. 21




May 6/August 6




June 21




December 21

Notes:
1. Daylight Saving Time not used.
2. Shadows are shown occurring approximately every two to three hours from the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).



Shadows Analysis
Figure 10a-4

significantly alter growing conditions for plants within the site and would not adversely affect the suitability of the site for this species.

For users of the beach and boardwalk, there would be very little existing shadows and very large areas of sunlight throughout the analysis periods. Users of the beach seeking direct sunlight would easily be able to move away from the very small shaded areas adjacent to the structures and find sunlit areas all over the beach, and for any users of the boardwalk in March 21/September 21 or winter, there would be many available areas up and down the boardwalk to sit or stand in direct sun. The small areas of new shadow would not significantly impact the use of either the boardwalk or the beach, and no significant adverse impacts would occur.

## HISTORIC AND CULTURAL RESOURCES

There are no known architectural resources within 400 feet of the preferred alternative site. Architectural resources analyzed include State and National Register (S/NR)-listed or S/NR–eligible properties, New York City Landmarks (NYCLs), New York City Historic Districts (NYCHDs) and properties pending such designation.

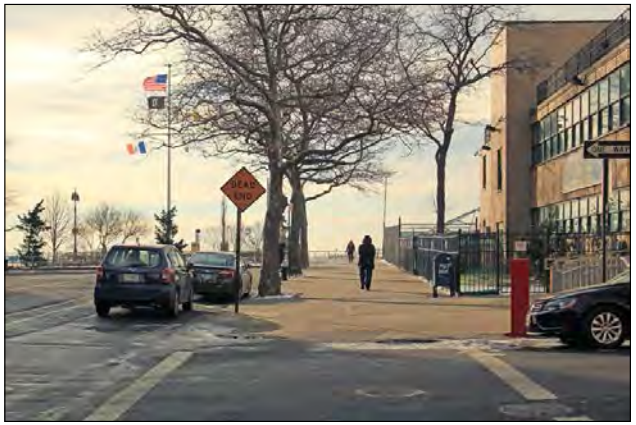
A survey of the study area was conducted by an architectural historian to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources"). One property, the apartment building at 711 Brightwater Court at the northwest corner of Coney Island Avenue and Brightwater Court, was identified. This six-story apartment building was constructed circa 1935 and is designed in the Art Deco style with polychromed terra cotta ornament including at the entrance, the parapets, and within the central bay above the entrance on Brightwater Court. The building also is ornamented with brown and brick patterning at the ground floor and beneath the windows at the end bays of the building. The building is a good example of the Art Deco style and retains architectural integrity.

The potential architectural resource at 711 Brightwater Court is located over 300 feet from the preferred alternative site. The building is located on the north side of Brightwater Court, with a structure between Riegelmann Boardwalk and Brightwater Court intervening. The preferred alternative would not obstruct views to the potential architectural resource, or otherwise adversely affect its significant architectural features or setting. Therefore, the preferred alternative would have no significant adverse impact on architectural resources.

As described in Chapter 7, "Hazardous Materials," the Brighton Beach Beach area was under water prior to 1930 and then was subsequently filled. As a result, the site would not be expected to have significant archaeological sensitivity. The New York City Landmarks Preservation Commission reviewed the preferred alternative site and indicated no concerns with this location. Therefore, the construction of the preferred alternative would not result in any significant adverse impacts related to archaeological resources.

## URBAN DESIGN AND VISUAL RESOURCES

As discussed above, the preferred alternative would result in a change in land use at the preferred alternative site since it would be constructed on the beach where no comfort station existed previously. The design of the comfort station would be consistent with structures erected elsewhere along the Coney Island-Brighton Beach boardwalk. The preferred alternative would be visible in the southward view corridor of Coney Island Avenue (see **Figure 10a-5a**); however, it would be located at the western edge of the view corridor and would not block views along the view corridor. Due to its lower elevation, the preferred alternative would be expected



Existing Conditions

**Preferred Alternative:**
Coney Island Avenue at Boardwalk Elevation

Preferred Alternative
View South from Coney Island Avenue
Figure 10a-5a

to block some views from the boardwalk through the site to the beach and Atlantic Ocean. These blocked views would not result in significant adverse impacts, however, because expansive views of the beach and Atlantic Ocean would remain from multiple locations along the boardwalk, including from areas adjacent to the preferred alternative site (see **Figures 10a-5b** and **10a-5c**). The preferred alternative (like the proposed project as originally proposed) would introduce a new visual element to the area but would not result in significant adverse impacts on urban design.

## NATURAL RESOURCES[1]

The preferred alternative would not result in significant adverse impacts to the limited natural resources (i.e., soils, geology, groundwater, floodplains, CEHA, wetlands, vegetation and wildlife [including federally- and state-listed species], and significant habitats) within and adjacent to the preferred alternative site. This alternative would be designed to the same specifications as the replacement comfort station originally proposed and would be suitable for placement within the CEHA. The construction of this alternative would result in minimal loss of vegetation. One rare plant, the dune sandspur, was observed at the site of the previously-existing comfort station and may have the potential to occur within the preferred alternative site although its presence is unlikely since dune sandspur populations are affected by heavy human use, such as beach raking and vehicle and foot traffic that regularly occur at the preferred alternative location. Therefore, while unlikely to be found at the preferred alternative site, prior to construction, a survey would be conducted by ecologists from NYCDPR's Natural Resources Group for the dune sandspur, and for other listed plant species. In the unlikely event that any specimens are present within the proposed footprint measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse natural resources impacts to any individuals that may occur within the preferred alternative site. As recommended for the original site, should dune sandspur be identified at the preferred alternative site, seeds would be collected and dispersed during the autumn period when they would naturally drop from the plants. Therefore, the preferred alternative (like the project as originally proposed) is not expected to result in significant adverse impacts on natural resources.

## HAZARDOUS MATERIALS[2]

The preferred alternative location is approximately 350 feet from the original site, which was the subject of a Phase 1 Environmental Site Assessment including a site reconnaissance, review of historic information, and regulatory database search within one-mile, 1/2-mile, and 1/8 mile search radii. Given the close proximity and similar beachfront context, the results would be expected to be generally applicable for the preferred alternative location. During construction, regulatory requirements would be implemented to avoid potential human or environmental exposure to hazardous materials that may be uncovered during construction. Therefore, the preferred alternative (like the project as originally proposed) would not result in significant adverse hazardous materials impacts.

Any potential impacts would be avoided by implementing a NYCDEP-approved Construction Health and Safety Plan (CHASP) during subsurface disturbance. The CHASP would identify potential environmental hazards and specify appropriate health and safety measures to ensure

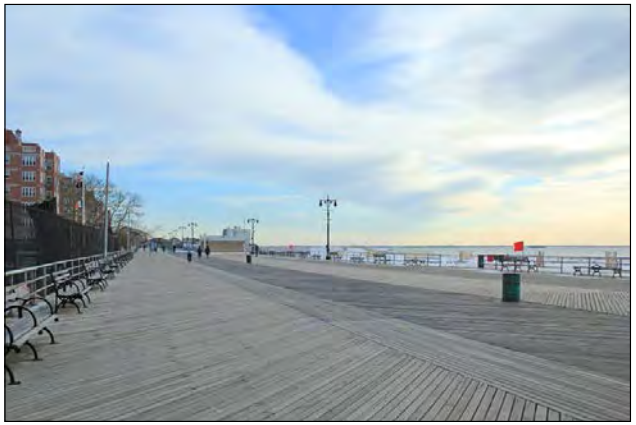
[1] See also Chapter 6, "Natural Resources."

[2] Information in this section is summarized from Chapter 7, "Hazardous Materials."

Existing Conditions

**Preferred Alternative:**
Coney Island Avenue at Boardwalk Elevation

Preferred Alternative
View Southwest from Coney Island Avenue
Figure 10a-5b



Existing Conditions

**Preferred Alternative:**
Coney Island Avenue at Boardwalk Elevation

Preferred Alternative
View Southeast from Boardwalk
Figure 10a-5c

protection of workers, the community, and the environment (such as personal protective equipment, air monitoring, and emergency response procedures), and would address soil/sand stockpiling, reuse, disposal and transportation; dust control; and contingency measures, should petroleum storage tanks or contamination be encountered. In addition, any potential impacts would be avoided by implementing the following measures, all of which are existing regulatory requirements:

- Any surplus excavated sand requiring off-site disposal would be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.)
- In the unlikely event that any evidence of a petroleum spill or other contamination is encountered, it would be reported to NYSDEC and addressed in accordance with applicable requirements.
- If dewatering is required, water would be collected and placed in a vacuum truck or frac tank and disposed off-site.
- If buried utilities with suspect ACM are uncovered during the proposed construction, an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements.

With these measures, the preferred alternative (like the project as originally proposed) would not result in any significant adverse impacts related to hazardous materials.

## NEIGHBORHOOD CHARACTER

The preferred alternative would not substantially change the character of the neighborhood as defined by its geographic setting on and adjacent to the waterfront, open space uses, residential uses, and community facility uses, including the Shorefront Y. The preferred alternative would not result in any significant adverse impacts that would affect neighborhood character—including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise—and would not result in a combination of moderate effects in any of those categories. Therefore, this alternative (like the project as originally proposed) would not result in significant adverse neighborhood character impacts.

## CONSTRUCTION[1]

### *DESCRIPTION OF CONSTRUCTION ACTIVITIES*

Construction activities for the preferred alternative would occur in two locations: at the site of the previously-existing comfort station and at the site of the new installation (the preferred alternative site). It is anticipated that the approximately six months of construction activities would occur in the period after Labor Day 2016 and prior to Memorial Day 2017 so that the comfort station is in place for the 2017 beach season.

[1] Information in this section is summarized from Chapter 9, “Construction,” and Chapter 10, “Alternatives.”

At the site of the previously-existing comfort station, the piles currently installed at the site would be removed, as well as utilities that were installed. The construction fencing that is currently in place would be removed. It is estimated that this effort would take approximately two weeks and would be undertaken in conjunction with the installation of the new comfort station and upon issuance of NYSDEC permits for pile and fence removal.

At the preferred alternative site, the overall construction duration would be approximately six months. Prior to the start of construction, the following tasks would be completed:

- Geotechnical and topographical surveys
- Natural resources survey
- Preparation of a construction noise mitigation plan
- Public Design Commission design review

Typical pre-construction activities for the preferred alternative site would involve setting up temporary work trailers; wherever possible, work trailers if necessary would be set up in previously disturbed areas to minimize impacts to native vegetation. It is expected that the fenced staging area at the eastern end of the beach where the modulars are currently stored (Brighton 14th Street) would continue to be utilized as a vehicular access point and staging location for this project.

The first primary construction task for the preferred alternative would involve the installation of piles to support the proposed modular comfort station structure. Piles would be installed either by pile driving or using a dual rotary drill for drilling caissons.[1] The specific method would be determined after completion of the geotechnical survey and in consultation with NYSDEC. If pile driving is used, the piles would be expected to be completed in four to six days. If caisson piles are required, each pile would take approximately three to five days to install for a total of approximately four to six weeks.

If piles are drilled and water is extracted, such water would be collected and placed in a vacuum truck or frac tank and disposed offsite.

The second construction task would be the assembly of the pre-fabricated modular comfort station on-site. The modular structures were prefabricated off-site and are currently stored on the beach at Brighton 14th Street. It is expected that the modular units would be transported to the preferred alternative site on trucks via heavy equipment mats along the beach. A crane would be used to lift the modular units onto the pilings. Once the modular comfort station structures are in place, walkways would be erected to connect the modular structures to the boardwalk. A final task would be utility connections to the comfort station, finishing, and general site work. The beach would be either be regraded to provide clearance beneath the modular or restored to its original beach elevation. The assembly of the pre-fabricated modular comfort station on-site, including finishes and utility connections, would take approximately six months.

Typical equipment used for construction may include an auger drill, welders, concrete pumps, hydraulic power units, and compressors. Trucks would deliver concrete and other materials.

[1] For details on the efforts involved in drilling caissons, see page 9-2 of Chapter 9, “Construction.”

*POTENTIAL FOR CONSTRUCTION IMPACTS*

As with most construction in New York City, installation of the replacement comfort station may be disruptive to the surrounding area for limited periods of time throughout the approximately six-month construction period. The following analyses describe the preferred alternative's temporary effects on transportation, air quality, noise, historic and cultural resources, hazardous materials, land use and neighborhood character, socioeconomic conditions, community facilities, open space, and infrastructure.

*Transportation*

As described in the *City Environmental Quality Review (CEQR) Technical Manual*, in general, construction activities may affect several elements of the transportation system, including traffic, transit, pedestrians, and parking. A transportation analysis of construction activities is predicated upon the duration, intensity, complexity and/or location of construction activity.

Most of the preferred alternative's construction staging would occur on the beach at or near the preferred alternative site and the vehicle access point to the beach at Brighton 14th Street, thereby limiting any effects on surrounding roadways and pedestrian elements. To manage the access of construction deliveries (caisson casings, piles, modular units, etc.) to and from the preferred alternative site, flaggers may be employed during construction to control access and movement of trucks.

Approximately 1 to 2 truck deliveries would be expected each day over the course of the construction period for the delivery of materials. The trucks would travel along NYCDOT-designated truck routes, including Coney Island Avenue and Neptune Avenue and would access the beach from the access point at the eastern end of the beach. Smaller vehicles could access the boardwalk through the existing vehicle ramp on the western side of the Coney Island Avenue entrance. The eastern ramp at the Coney Island Avenue entrance would remain available for pedestrians. Given the limited number of deliveries required, the preferred alternative's construction delivery trips would not result in a significant impact on the area's traffic operations.

Construction workers would travel to and from the site by personal vehicle or by public transit. Given that construction worker commuting trips generally occur during off-peak hours, and that there would not be a substantial number of construction workers needed for the construction of the preferred alternative, the construction worker trips would not result in significant adverse impacts to the area's traffic operations, parking supply and public transit utilization. Therefore, the preferred alternative's construction activities are not expected to result in significant adverse transportation impacts.

*Air Quality and Noise*

Air quality and noise impacts can be generated by construction vehicles and delivery vehicles traveling to and from a site, as well as by stationary equipment used for on-site construction activities. According to the *CEQR Technical Manual*, an assessment of air quality or noise impacts from construction vehicles is warranted only when a quantified transportation analysis is needed for construction activities, which as demonstrated above under "Transportation," is not necessary for the preferred alternative. Therefore, an assessment of air quality or noise impacts from construction vehicles is not warranted.

With regard to the air quality and noise impacts of on-site construction activities, including pile driving or caisson drilling and the assembly of the modular structure, the *CEQR Technical*

*Manual* suggests that potential impacts should be analyzed only when construction activities would affect a sensitive receptor over a long period of time. The preferred alternative site is located on the beach adjacent to the Brighton Beach boardwalk, across the boardwalk from the Shorefront Y, and near residences, which are sensitive receptors. Construction duration as defined by the *CEQR Technical Manual* is broken down into short-term (less than two years) and long-term (two or more years).

As is typical with construction projects, there would be some disruption, predominantly noise, to the nearby area. However, based on current plans, construction of the project would be short-term since it would take only approximately six months to complete. In addition, to minimize noise disruption during construction, a construction noise mitigation plan will be prepared and posted on-site. Further, all necessary measures would be implemented to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed. Therefore, since the preferred alternative would not result in the continuous use of noisy and/or diesel-powered construction equipment operating for a period of time exceeding two years, significant adverse air quality and noise impacts are not anticipated, and quantified analyses are not warranted under CEQR. Additional detail on measures to minimize construction-period stationary source air quality and noise impacts is provided in Chapter 9, "Construction," (see pages 9-5 and 9-6).

As discussed in Chapter 15, "Response to Comments," several commenters on the DEIS raised concerns about the potential for construction-period effects from pile driving activities on the Shorefront Y swimming pool, plumbing system, and area sewer line. The operation of pile driving equipment would follow stringent requirements in accordance with the applicable Occupational Safety and Health Administration regulation ("OSHA" 29 CFR 1926.603 — Pile Driving Equipment) to ensure safe operation of the equipment. In addition, pile driving activities would be conducted with care so as to minimize the disruption to the surrounding community and to avoid damage to any nearby existing utility lines.

NYCDPR performed vibration monitoring during the initial installation of the piles at the site of the previously-existing comfort station. For all days when pile driving occurred, monitored results were well below the 0.5 in/sec that is considered the threshold for potential damage according to NYCDOB. On four days, the Peak Particle Velocity (PPV) was in what could be considered "perceptible" but still well below the NYCDOB threshold. NYCDPR would perform similar vibration monitoring during installation of the preferred alternative's piles.

*Historic and Cultural Resources*

As described above, LPC has determined that the preferred alternative site is not sensitive for archaeological resources; therefore, construction of the preferred alternative would not result in any significant adverse impacts related to archaeological resources.

As discussed above, there are no known architectural resources within the vicinity of the preferred alternative site. A survey of the study area was conducted by an architectural historian to identify any potential architectural resources, which identified one property, the apartment building at 711 Brightwater Court at the northwest corner of Coney Island Avenue and Brightwater Court. The potential architectural resource at 711 Brightwater Court is located over 300 feet from the preferred alternative site, and, therefore, is outside the area of potential impacts for construction-related activity. Therefore, the construction of the preferred alternative would have no significant adverse impact on architectural resources.

*Hazardous Materials*

See "Hazardous Materials," above.

*Natural Resources*

See "Natural Resources," above.

*Land Use and Neighborhood Character*

As is typical with construction projects, construction activity may result in temporary disruption to neighborhood character, predominately from noise generated by construction activities. These disruptions would be temporary and would not significantly affect land uses within the study area, particularly as the construction activities would take place over an approximately six-month construction period. Overall, while the construction of the comfort station would be evident to the local community and to the visitors to the boardwalk and beach, the limited duration of construction would not result in significant or long-term adverse impacts on local land use patterns or the character of the nearby area.

*Socioeconomic Conditions*

The *CEQR Technical Manual* suggests that if a project entails construction of a long duration that could affect the access to and therefore viability of a number of businesses and the failure of those businesses has the potential to affect neighborhood character, then a preliminary assessment for construction impacts on socioeconomic conditions should be conducted. The preferred alternative would not have such effects. Construction would be for a short period and construction activities would not block or restrict access to any business facilities in the area, affect the operations of any nearby businesses, or obstruct major thoroughfares used by customers or businesses.

*Community Facilities and Services*

According to the *CEQR Technical Manual*, a construction impact assessment should be conducted for any community facility that would be directly affected by construction (e.g., if construction would disrupt services provided at the facility or close the facility temporarily). Construction associated with the preferred alternative would not have the potential to disrupt services or temporarily close any community facility. Access to the Shorefront YM-YWHA of Brighton-Manhattan Beach would be maintained. Therefore, the preferred alternative's construction activities would not have direct effects on community facilities, and no further analysis is warranted.

*Open Space*

According to the *CEQR Technical Manual*, a construction impacts analysis for open space should be conducted if an open space resource would be used for an extended period of time for construction-related activities, such as construction staging, or if access to the open space would be impeded for an extended period during construction activities.

As discussed above, with the preferred alternative, construction activities would occur at both the preferred alternative site and at the site of the previously-existing comfort station (original site). Construction activities would result in temporary disruptions, predominantly noise, to the adjacent area. The original site would remain fenced through completion of construction of the preferred alternative; some small portion of the boardwalk and beach would be inaccessible during construction at the preferred alternative site, potentially including the Coney Island

Avenue entrance. However, these areas would be limited and public access to or from the beach and boardwalk would be maintained. Therefore, there would be no significant adverse impacts to open space resources from construction, and no further assessment is warranted.

*Infrastructure*

The construction of the preferred alternative is not expected to require any utility relocations or generate a significant increase utility demand and, therefore, no construction period impacts related to utility relocations would be expected. Once the modulars are installed, they would be connected to the existing local utility services, which could involve short-term excavation and utility work at the end of Coney Island Avenue. As described above in "Hazardous Materials," if utilities with suspect ACM are uncovered during the proposed construction, an asbestos survey of these utilities would be conducted prior to further disturbance and any ACM would be removed and disposed of in accordance with local, state and federal requirements. Therefore, there would be no significant adverse impacts to water and sewer infrastructure.

## MITIGATION

As described above, the preferred alternative (like the project as originally proposed), would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified.

## UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

The preferred alternative would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified, and the preferred alternative would not result in any unavoidable adverse impacts.

## GROWTH INDUCING ASPECTS OF THE PROPOSED PROJECT

The preferred alternative would not introduce any new land uses, residents, or employees to the Brighton Beach Boardwalk and Beach that could induce additional development, nor would the project greatly expand or improve infrastructure capacity. Replacement of the previously-existing comfort station, which operated for over 70 years and was damaged beyond repair and subsequently demolished, would allow NYCDPR to meet existing demand for comfort station facilities on this section of beach and to restore access to adequate toilet and handwashing facilities as required by the New York State Public Health Law governing bathing beaches. Therefore, the preferred alternative is not expected to include any growth inducing aspects.

## IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Construction and operation of the preferred alternative would require the commitment of resources, both natural and man-made. These would include energy in the form of fossil fuels and electricity, construction materials and equipment, financial resources, and human labor. Although these resources are generally not retrievable, they are not in short supply and their use would not adversely impact their continued availability for other projects. ✷

# Chapter 11: Mitigation

As described in the preceding chapters of this Environmental Impact Statement (EIS), the proposed project, which involves the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk to replace a previously existing comfort station damaged by Superstorm Sandy, would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified. ✷

# Chapter 12: Unavoidable Adverse Impacts

As described in the preceding chapters of this Environmental Impact Statement (EIS), the proposed project, which involves the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk to replace a previously existing comfort station damaged by Superstorm Sandy, would not result in any significant adverse impacts. Therefore, no mitigation measures to reduce or eliminate such impacts have been identified, and the project would not result in any unavoidable adverse impacts. ✷

# Chapter 13: Growth Inducing Aspects of the Proposed Project

As described in the preceding chapters of this Environmental Impact Statement (EIS), the proposed project involves the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk to replace a previously existing comfort station damaged by Superstorm Sandy.

The proposed replacement comfort station would not introduce any new land uses, residents, or employees on the project site that could induce additional development, nor would the project greatly expand or improve infrastructure capacity. Replacement of the previously-existing comfort station, which operated on the site for over 70 years and was damaged beyond repair and subsequently demolished, would allow the New York City Department of Parks and Recreation to meet existing demand for comfort station facilities on this section of beach and to restore access to adequate toilet and handwashing facilities as required by the New York State Public Health Law governing bathing beaches.

Therefore, the proposed project is not expected to include any growth inducing aspects. ✷

# Chapter 14: Irreversible and Irretrievable Commitments of Resources

As described in the preceding chapters of this Environmental Impact Statement (EIS), the proposed project involves the installation of a modular comfort station near the eastern end of the Brighton Beach Boardwalk to replace a previously existing comfort station damaged beyond repair by Superstorm Sandy.

As described in Chapter 6, "Natural Resources," the construction of the proposed project would result in a minimal loss of beach vegetation, however by elevating the proposed replacement comfort station on piles rather than constructing it at grade, the proposed project would leave a greater area of open beach on which new vegetation could colonize and grow. One rare plant, the dune sandspur, occurs within the project site, and any individual plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by the New York City Department of Parks and Recreation (NYCDPR). Additional surveys for other listed plant species would be conducted prior to construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individual plants that may occur within the project site.

Overall, the construction and operation of the proposed project would require the commitment of resources, both natural and man-made. These would include energy in the form of fossil fuels and electricity, construction materials and equipment, financial resources, and human labor. Although these resources are generally not retrievable, they are not in short supply and their use would not adversely impact their continued availability for other projects. ✷

## A. INTRODUCTION

This chapter of the Final Environmental Impact Statement (FEIS) summarizes and responds to the substantive oral and written comments received during the public comment period for the Draft Environmental Impact Statement (DEIS) for the New Brighton Comfort Station. The public hearing on the DEIS was held on March 20, 2014 at the Shorefront YM-YWHA of Brighton-Manhattan Beach located at 3300 Coney Island Avenue, Brooklyn, New York, 11235. The comment period for the DEIS remained open until 5:00 PM on Monday, May 5, 2014. Written comments received on the DEIS are included in **Appendix E**.

Below, Section B identifies the organizations and individuals who provided relevant comments on the DEIS. Section C contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim.

## B. LIST OF ORGANIZATIONS AND INDIVIDUALS WHO COMMENTED ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

### ELECTED OFFICIALS

1. Eric Adams, Brooklyn Borough President, oral testimony presented March 20, 2014 (Adams)
2. Chaim Deutsch, City Council Member, written testimony dated May 5, 2014 and oral testimony presented March 20, 2014 (Deutsch)
3. Hakeem Jeffries, U.S. Representative, oral testimony presented by Stina Skewes-Cox on March 20, 2014 (Jeffries)
4. Diane Savino, State Senator, oral and written testimony presented March 20, 2014 (Savino)
5. Mark Treyger, City Council Member, written testimony dated May 5, 2014 (Treyger)
6. Steven Cymbrowitz, State Assemblyman, oral testimony presented March 20, 2014 (Cymbrowitz)

### LOCAL ORGANIZATIONS

7. Natural Resources Protective Association, written testimony dated April 3, 2014 (NRPA)
8. People of Oceana, written testimony dated March 17, 2014 (People of Oceana)

[1] This chapter is new to the FEIS.

## INTERESTED INDIVIDUALS

9. Leslie Aachia. Written testimony dated April 10, 2014. (Aachia)
10. Kate Arbit and Zach Arbit and Evan and Matt Greenberg. Written testimony dated April 8, 2014. (Arbit)
11. Angella Ayrapetova, written testimony dated May 2, 2014 (Ayrapetova)
12. Genia Bekker, written testimony dated March 19, 2014, May 2, 2014, and oral testimony presented March 20, 2014 (Bekker)
13. David Bidzaia, written comments dated May 2, 2014. (Bidzaia)
14. Irina Braynina, written comments dated May 3, 2014. (Braynina)
15. Arlene Brenner, oral testimony presented March 20, 2014 (Brenner)
16. Khatuna Bolkvadze, written testimony dated May 4, 2014. (Bolkvadze)
17. Larisa Braslavskaya, written testimony dated May 1, 2014. (Braslavskaya)
18. Sergey Brodach, written testimony dated May 2, 2014. (Brodach)
19. Julia Bromberg, written testimony dated May 1, 2014 and oral testimony presented March 20, 2014 (Bromberg, J.)
20. Leon Bromberg, written testimony dated May 1, 2014. (Bromberg, L.)
21. Ilya Brusovanik, written testimony dated May 2, 2014. (Brusovanik)
22. Michael Brusovanik, written testimony dated April 16, 2014 (Brusovanik, M.)
23. Sarai, Buitrago, written testimony dated May 5, 2014. (Buitrago)
24. Rob Burstein, oral testimony presented March 20, 2014 (Burstein)
25. Corazon Cagayat, written testimony dated May 5, 2014. (Cagayat)
26. Wai Ha Cheung, written testimony dated May 5, 2014. (Cheung)
27. Frederick Cheyunski, written testimony dated April 30, 2014. (Cheyunsky1)
28. Frederick Cheyunski and Jeanne Blais-Cheyunski, written testimony dated May 2, 2014 (Cheyunsky2)
29. Sue Chu, written testimony dated May 5, 2014. (Chu)
30. Helen and Irving Cohen, oral testimony presented March 20, 2014 (Cohen)
31. Elizabeth Cooper, written testimony dated April 25, 2014 and oral testimony presented March 20, 2014 (Cooper)
32. Olga Davidoff, written testimony dated May 2, 2014. (Davidoff)
33. Simon Davydov, written testimony dated May 2, 2014. (Davydov)
34. Lori Denman, written testimony dated May 4, 2014. (Denman)
35. Alla Dushina, written testimony dated March 18, 2014 and April 9, 2014 (Dushina)
36. Asiye Dzhemilova, written testimony dated May 1, 2014 (Dzhemilova)
37. Olga Fedorova, written testimony dated April 9, 2014. (Fedorova)
38. Aleksandr Fisher, written testimony dated April 8, 2014. (Fisher)
39. Victoria Fishman, oral testimony presented March 20, 2014 and written testimony dated March 19, 2014 (Fishman)
40. Larry Fish, oral testimony presented March 20, 2014 (Fish)

41. Susan Fox, Executive Director of the Shorefront YM-YWHA, oral testimony presented March 20, 2014 (Fox)
42. Naira Gagoulachvili, written testimony dated April 28, 2014 (Gagoulachvili)
43. Dmitry Galbmillion, written testimony dated April 13, 2014 (D. Galbmillion)
44. Eugene Galbmillion, written testimony dated April 13, 2014 (E. Galbmillion)
45. Marc Galbmillion, written testimony dated April 7, 2014, April 8, 2014, and April 26, 2014 and oral testimony presented March 20, 2014 (M. Galbmillion)
46. Yekaterina Galbmillion, written testimony dated April 13, 2014 (Y. Galbmillion)
47. Serafima Galinsky, written testimony dated April 19, 2014 (Galinsky)
48. Mordecai Geisler, oral testimony presented March 20, 2014 and written testimony dated May 2, 2014 (Geisler)
49. Dmitry Geyber, oral testimony presented March 20, 2014 and written testimony dated May 1, 2014 (D. Geyber)
50. Maria Geyber, written testimony dated May 5, 2014 (M. Geyber)
51. Michael Geyber, written testimony dated May 5, 2014 (Mi. Geyber)
52. Irina Ginzburg, written testimony dated May 4, 2014 (Ginzburg)
53. Evgenia Gleyzer, written testimony dated May 2, 2014 (E. Gleyzer)
54. Grigoriy Gleyzer, written testimony dated May 1, 2014 and May 2, 2014 (G. Gleyzer)
55. Ilya Gleyzer, written testimony dated May 1, 2014 (I. Gleyzer)
56. Elizabeth Gofman, written testimony dated March 20, 2014 and May 3, 2014 (Gofman)
57. Yuval Golan, written testimony dated May 4, 2014 (Golan)
58. Stan Golin, written testimony dated May 5, 2014 (Golin)
59. Asya Goltsman, written testimony dated March 30, 2014 (Goltsman)
60. Alla Gonchar, written testimony dated April 26, 2014 (Gonchar)
61. Alex and Lana Gordon, written testimony dated April 7, 2014 (Gordon)
62. Yelena Gorelik, written testimony dated April 29, 2014 (Y.Gorelik)
63. Victoria Gorelova, written testimony dated April 28, 2014 (Gorelova)
64. Ilya Gorshteyn, written testimony dated April 7, 2014 (Gorshteyn)
65. Elena Groisberg, written testimony dated May 4, 2014 (Groisberg)
66. Alex Groys, written testimony dated May 3, 2014 (Groys)
67. Rahmo Hanono, written testimony dated April 27, 2014 (Hanono)
68. Marina Iliachenko, written testimony dated May 3, 2014 (Iliachenko)
69. Brian Jobity, oral testimony presented March 20, 2014 (Jobity)
70. Luba Kagner, written testimony dated May 2, 2014 (Kagner)
71. Boris Kantor, oral testimony presented March 20, 2014 (Kantor)
72. Lana Kaplun, written testimony dated March 14, 2014 (Kaplun)
73. Ilya Karetsky, oral testimony presented March 20, 2014 and written testimony dated March 18, 2014 and April 7, 2014 (Karetsky)
74. Lydia and Michael Kats, written testimony dated April 28, 2014 (Kats)
75. Arkkady Khavulya, written testimony dated April 25, 2014 (Khavulya)

76. Mirra Khavulya, oral testimony presented March 20, 2014 and written testimony dated April 21, 2014 and April 25, 2014 (Khavulya)
77. Anna Khavulya, written testimony dated March 18, 2014 and April 29, 2014 (A. Khavulya)
78. Vladimir Khavulya, written testimony dated March 19, 2014 and April 30, 2014 (V. Khavulya)
79. Eugene Khesin, written testimony dated April 29, 2014 (Khesin)
80. Yakov Khodorkovsky, oral testimony presented March 20, 2014 (Khodorkovsky)
81. Yelena Kolidiy, written testimony dated May 2, 2014 (Kolidiy)
82. Mayya Kolyachko, written testimony dated April 18, 2014 (Kolyachko)
83. Mara Konokov, oral testimony presented March 20, 2014 (Konokov)
84. Natalya Kordysh, written testimony dated May 2, 2014 (Kordysh)
85. Catherine Korsh, written testimony dated May 5, 2014 (Korsh)
86. Leonid and Irina Krechmer, written testimony dated April 30, 2014 (Krechmer)
87. Alena Krypayev, written testimony dated May 2, 2014.
88. Oleg Krypayev, written testimony dated May 2, 2014.
89. Polina Kushnir, written testimony dated April 16, 2014 (Kushnir)
90. Svetlana Landau, written testimony dated April 8, 2014, April 13, 2014, and April 26, 2014 (Landau)
91. Upaasna Laungani, written testimony dated May 2, 2014 (Laungani)
92. Boris Lerman, oral testimony presented March 20, 2014 [translated from Russian] (Lerman)
93. Lon Luchnik, oral testimony presented March 20, 2014 (Luchnik)
94. Frida Lurye, written testimony dated May 4, 2014 (Lurye)
95. Alla Maber-Dutov, written testimony dated April 6, 2014
96. Yelena Machuin, oral testimony presented March 20, 2014 (Machuin)
97. Gennadi Magazeyev, written testimony dated May 2, 2014 (Magazeyey)
98. Alla Makagon, written testimony dated April 7, 2014 (A. Makagon)
99. Larisa Makagon, oral testimony presented March 20, 2014 and written testimony dated April 7, 2014 (L. Makagon)
100. Osip Makagon, oral testimony presented March 20, 2014 and written testimony dated April 7, 2014 (O. Makagon)
101. Natalie Maksin, written testimony dated March 18, 2014 and April 25, 3014 and oral testimony presented March 20, 2014 (Maksin)
102. Michael Masterkoff, written testimony dated May 2, 2014. (Masterkoff)
103. Maria Malamud, written testimony dated May 5, 2014 (Malamud)
104. Anna and Igor Marinovich, written testimony dated April 7, 2014 (Marinovich)
105. Leo Markman, written testimony dated April 7, 2014 (L. Markman)
106. Valerie Markman, written testimony dated April 7, 2014 (V. Markman)
107. Alina Masters, written testimony dated May 4, 2014 (A. Masters)
108. Marina Masters, written testimony dated May 4, 2014 (M. Masters)

109. Steven Maxin and Victoria Fishman, oral testimony presented March 20, 2014 (Maxin)
110. Brandon Minaker, written testimony dated May 2, 2104 (B. Minaker)
111. Dmitriy Minaker, written testimony dated May 2, 2014 (D. Minaker)
112. Dylan Minaker, written testimony dated May 2, 2014 (Dy Minaker)
113. Svetlana Minakoff, written testimony dated May 2, 2014 (Minakoff)
114. Lenny Milter, oral testimony presented March 20, 2014 (Milter)
115. Sophia and David Muzikant, written testimony dated April 10, 2014 (Muzicant)
116. Duru Nagesh, written testimony dated May 2, 2014 (Nagesh)
117. Yuriy Natkovich, written testimony dated March 18, 2014 and April 9, 2014 and oral testimony presented March 20, 2014 (Natkovich)
118. Anna Natkovitch, written testimony dated March 18, 2014 and May 3, 2014 (resubmitted May 5, 2014) and oral testimony presented March 20, 2014 (A. Natkovitch)
119. Boris Natkovitch, written testimony dated March 18, 2014 and May 3, 2014 (B. Natkovitch)
120. Inna Natkovitch, written testimony dated May 3, 2014 (I. Natkovitch)
121. Samuel Natkovitch, written testimony dated May 4, 2014 (S. Natkovitch)
122. Natalya Nikolayeva and Oleg Vinik, written testimony dated May 2, 2014 (Nikolayeva)
123. Daniel Oudolsky, Peter Oudolsky, and Tatiana Oudolsky written testimony dated April 7, 2014 (Oudolsky)
124. Semen Paley, oral testimony presented March 20, 2014 [translated from Russian] (Paley)
125. Louis Pepe, Federal Officer, written testimony dated March 18, 2014 and April 7, 2014 (L. Pepe)
126. Margaret Pepe, written testimony dated March 19, 2014 and April 7, 2014 (M. Pepe)
127. Patricia Pick, written testimony dated April 27, 2014 (Pick)
128. Sergey Pichugov, oral testimony dated March 20, 2014 and written testimony dated May 2, 2014 (Pichugov)
129. Victoria Plat, written testimony dated April 10, 2014 (Plat)
130. Fima Podvigosky, oral testimony dated March 20, 2014 (Podvigosky)
131. Galina Polissky, written testimony dated April 8, 2014 (Polissky)
132. Leonid Polyakov, written testimony dated April 13, 2014 and April 29, 2014 (Polyakov)
133. Svetlana Polyakova, written testimony dated April 13, 2014 and April 29, 2014 (Polyakova)
134. Zhanna Portning, oral testimony dated March 20, 2014 (Portning)
135. Bronya Pronin, written testimony dated May 2, 2104 (Pronin)
136. Benjamin Rabinovich, written testimony dated April 25, 2014 (Rabinovich)
137. Ella Rabinovich, written testimony dated April 25, 2014 (E. Rabinovich)
138. Paula Rimer, written testimony dated April 16, 2014 (Rimer)
139. Bronya Roginskaya, Arkadiy Roginskiy, and Mikhail Roginskiy, written testimony dated April 28, 2014 (Roginskaya)
140. Gregory Roginsky, written testimony dated April 7, 2014 (Roginsky)
141. Lenny Rosin, written testimony dated April 29, 2014 (Rosin)

142. Alexander Rozenberg, written testimony dated April 9, 2014 (Rozenberg)
143. Inna Rozenberg, written testimony dated May 1, 2014 (I. Rozenberg)
144. Oleg Rozenberg, written testimony dated May 1, 2014 (O. Rozenberg)
145. Alex Rubinstein, written testimony dated May 3, 2014 (Rubinstein)
146. S, Tatiana, written testimony dated April 22, 2014 (S, Tatiana)
147. Irina Sand, written testimony dated May 3, 2014 (Sand)
148. Simon Sandler, written testimony dated April 17, 2014 (Sandler)
149. Ida Sanoff, Executive Director, Natural Resources Protective Association, oral testimony presented March 20, 2014 (Sanoff)
150. Joseph Scott, written testimony dated May 4, 2014 (Scott)
151. Alex Shapiro, written testimony dated March 18, 2014 (A. Shapiro)
152. Victoria Shapiro, written testimony dated March 20, 2014 (V. Shapiro)
153. Dimitri Shvetson, written testimony dated April 7, 2014 (Shvetson)
154. Felix Sikar, oral testimony presented March 20, 2014 (Sikar)
155. Julia Sikar, written testimony dated May 2, 2104 (J. Sikar)
156. Lisa Sikarevich, written testimony dated April 13, 2014 (Sikarevich)
157. Pat Singer, Executive Director of the Brighton Neighborhood Association, oral testimony presented March 20, 2014 and written testimony dated April 17, 2014 (Singer)
158. Genrikh Sivorinovsky, written testimony dated April 10, 2014 (Sivorinovsky)
159. Sheila Smalls, oral testimony presented March 20, 2014 (Smalls)
160. Sophia Somershaf, written testimony dated May 2, 2014 (Somershaf)
161. Dina Soroka, written testimony dated April 7, 2014 (D. Soroka)
162. Lyudmila Soroka, written testimony dated May 2, 2014 (L. Soroka)
163. Marina Soroka, written testimony dated May 5, 2014. (M1 Soroka)
164. Mark Soroka, written testimony dated May 5, 2014. (M2 Soroka)
165. Elaine Stalb, written testimony dated March 24, 2014 (Stalb)
166. Paul Sternblitz, oral testimony presented March 20, 2014 (P. Sternblitz)
167. Ralph Sternblitz, oral testimony presented March 20, 2014 (R. Sternblitz)
168. Vadim Suler, written testimony dated March 20, 2014 (Suler)
169. Igor Surcov, written testimony dated April 15, 2014 (Surcov)
170. Alex Teplish, written testimony dated April 15, 2014 (A. Teplish)
171. Mia Teplish, written testimony dated April 20, 2014 (M. Teplish)
172. Sasha Teplish, written testimony dated April 20, 2014 (S. Teplish)
173. Eileen Trotta, written testimony dated March 19, 2014 and April 7, 2014, and oral testimony presented March 20, 2014 and again on behalf of Helen and Irving Cohen (E. Trotta)
174. Pepito Trotta, written testimony dated March 19, 2014 and April 7, 2014 (P. Trotta)
175. Lidia Tsakhuovskaya, President of the Board of Directors of 601 Brightwater Court, written testimony dated May 2, 2014 (Tsakhuovskaya)
176. Greg Tsirulnik, written testimony dated April 30, 2014 (Tsirulnik)

177. Alexander Tuber, written testimony dated April 2, 2014 (Tuber)
178. Gregory Tulchinsky, written testimony dated April 28, 2014 (Tulchinsky)
179. Alex Ustilovsky, written testimony dated March 14, 2014 (Ustilovsky)
180. Ann Michelle Valdez, oral testimony presented March 20, 2014 (Valdez)
181. Gloria and William Vafakos, written testimony dated March 18, 2014 (Vafakos)
182. Svetlana, oral testimony presented March 20, 2014 [no surname was provided] (Svetlana)
183. Moinque Vidal, written testimony dated April 30, 2014 (M. Vidal)
184. Victor Vidal, written testimony dated April 25, 2014 (V. Vidal)
185. Yelena Kolodiy and Sergey Vladimirtsev, written testimony dated May 2, 2014 (Vladimirtsev)
186. Alex Vulakh, written testimony dated March 14, 2014, written testimony dated April 26, 2014, and oral testimony presented March 20, 2014 (Vulakh)
187. Ken Williams, oral testimony presented March 20, 2014 (Williams)
188. Rabbi Avrohom Winner, written testimony dated April 26, 2014 on behalf Neshama - Chabad Lubavitch of Manhattan Beach (Winner)
189. David S. Yudelson, written testimony on behalf of the Oceana Homeowners Association dated May 1, 2014 (Yudelson)
190. Anne Zats, written testimony dated April 29, 2014 (A. Zats)
191. Mikhail Zats, written testimony dated April 29, 2014 (M. Zats)
192. Vladimir Zats, written testimony dated April 29, 2014 (V. Zats)
193. Gregory Zeheny, oral testimony presented March 20, 2014 (Zeheny)
194. Isabella Zilberberg, written testimony dated April 29, 2014 (I. Zilberberg)
195. Leonid Zilberberg, written testimony dated April 29, 2014 (L. Zilberberg)

### FORMS AND PETITIONS

NYCDPR received four categories of form letters and petitions, on various dates (Form Letter), including:

- Form letters received in bulk opposing the original proposed project and supporting Alternative 1B;
- A form letter from Concerned Brighton Citizens opposing Alternative 1B;
- A form letter from residents of the Oceana condominium opposing the original proposed location and Alternative 1B; and
- A Petition from the residents of 601 Brightwater Court opposing Alternative 1B.

## C. COMMENTS AND RESPONSES

### PROCESS AND PUBLIC PARTICIPATION

**Comment 1:** I request that NYCDPR extended the public comment period on the DEIS through May 4, 2014 (Bekker, Dushina, Fishman, Gofman, Kaplun, Karetsky, A. Khavulya, D. Khavulya, Maksin, Natkovich, A. Natkovitch, B. Natkovitch, L. Pepe, M. Pepe, A. Shapiro, V. Shapiro, E. Trotta, P. Trotta, Ustilovsky, Vafakos, Vulakh).

**Response:** NYCDPR agreed to extend the comment period on the DEIS in order to facilitate public participation and input, as requested by commenters. Comments were accepted through 5:00 PM on Monday May 5, 2014.

**Comment 2:** To allow for meaningful community review from our diverse and multinational community, NYCDPR should translate the DEIS into Russian (Bekker, Dushina, Gofman, Kaplun, Karetsky, A. Khavulya, D. Khavulya, Maksin, Natkovich, A. Natkovitch, B. Natkovitch, OHA, L. Pepe, M. Pepe, A. Shapiro, V. Shapiro, Ustilovsky, E. Trotta, P. Trotta, Vulakh).

**Response:** NYCDPR will comply with all applicable rules and regulations regarding the language accessibility of environmental review documents for this project. While not required, translated notices for the public DEIS hearing were published in a local Russian-language newspaper. NYCDPR also provided a general project summary translated into Russian on its website at:

http://www.nycgovparks.org/park-features/brighton-beach/new-brighton-comfort-station

At the DEIS hearing held on March 20, 2014, Russian language translators were on hand to provide oral translations to any Russian-speaking commenters who wished to speak.

**Comment 3:** NYCDPR applied for permits without proper notice to the affected community, commenced construction without any SEQRA compliance, and then unilaterally changed the foundation of the structure mid-construction in violation of its environmental permits (Yudelson).

In the wake of Super Storm Sandy, efforts to expeditiously restore our beaches were made by the previous mayoral administration in a way that resulted in public sentiment being overrun in the process that occurred with this project (Jeffries).

From the beginning, the project created ill will and controversy because it was shrouded in secrecy with little notice given to Oceana residents. The City failed to solicit residents' input to do an environmental study before starting the project. Until a judge's order for the City to prepare environmental review, there was no communication, no notification and no public forum to air concerns (Cymbrowitz).

Who decided that this project was best, without consulting the community? (Pichugov).

**Response:** After Superstorm Sandy, NYCDPR worked to prepare its beaches for the 2013 beach season. NYCDPR sought the necessary permits and approvals for its replacement comfort and lifeguard stations; permits and approvals were received from NYSDEC, the New York City Public Design Commission (PDC), the New York City Department of Small Business Services (DSBS), and the

Federal Emergency Management Agency (FEMA). NYCDPR complied with the noticing requirements of the permits it sought as part of its post-Sandy beach reconstruction efforts. In addition, NYCDPR discussed the project with the Brooklyn Community Board 13 Chair and Community Board 13 District Manager on February 12, 2013, held a meeting with a number of Coney Island and Brighton Beach stakeholders on February 20, 2013, and presented to the full board of Community Board 13 and attending community members on March 20, 2013. Work on the New Brighton comfort station was halted when contractors encountered unexpected below-grade obstructions that prevented further pile driving activities. The contractors developed an alternative construction method consisting of a concrete slab foundation and proceeded to place stones and complete form work. Prior to the pouring of concrete, NYSDEC determined that this method of construction was inconsistent with the permitted activities. The elements placed at the site (stones and rebar) were removed from the construction zone by NYCDPR. NYCDPR, working with NYSDEC, formulated an alternate construction approach consisting of 12 caisson piles.

**Comment 4:** Residents of the Oceana Condominium complex were supposedly concerned about the safety of the proposed elevated design in a storm surge. NRPA of course, fully supports shoreline safety. But based on the testimony provided at the Public Hearing of March 20, 2014, it now appears that the primary concern here is not safety, but the views from a handful of luxury condo apartment windows (NRPA).

**Response:** Comment noted.

**Comment 5:** This is a difficult decision that cannot be made quickly, and must take into account the needs of everybody (Deutsch).

Everybody should have representatives that sit at the table and find the best solution for everyone (Valdez).

I just would like to see this community work together (Smalls).

It’s important to listen to all sides before taking a position, not do what's politically expedient in the moment (Burstein).

**Response:** Comments noted.

**EIS ANALYSIS FRAMEWORK**

**Comment 6:** The baseline for the DEIS analysis is two unlawful “no action” alternatives, both of which require the same amount of government action as the proposed project itself. When a government agency is the project sponsor, any construction requires government action. Only a no action scenario based upon existing conditions may be selected. In addition, SEQRA does not authorize the use of multiple no action alternatives. The arbitrary DEIS no action baseline

violates SEQRA and CEQR procedures. It overstates the adverse environmental impacts that would occur in the absence of the proposed project, and thereby undermines every environmental analysis presented in the DEIS. The FEIS must consider a "true" no action alternative for calculating impacts, including for those categories screened out in the DEIS (Yudelson).

**Response:** The purpose of analyzing a project against one or more No-Action scenarios is to determine the potential impact of the agency decision—in this case, the action to be analyzed is the replacement of the previously existing comfort station damaged beyond repair by Superstorm Sandy with a comfort station to serve the eastern portion of Brighton Beach. Accordingly, the DEIS examined the proposed project against a rebuilt (or, previously existing) comfort station at grade, in order to accurately analyze the potential environmental impacts resulting from the decision to replace it with smaller, modular structures at a higher elevation. The DEIS also analyzed a second No-Action condition where it is assumed no comfort station would be rebuilt on the beach but a temporary bathroom would be installed on the boardwalk at Coney Island Avenue for use during the 2014 summer season. This second No-Action condition not only reflects a realistic future without the project, but it also accurately reflects current conditions. Temporary structures were installed at Coney Island Avenue for the summer of 2014 and removed at the conclusion of the beach season. Temporary facilities will continue to be installed and utilized for the summer season until a permanent comfort station is implemented.

There is no prohibition against a CEQR analysis analyzing more than one No Action condition, and in fact, the *CEQR Technical Manual* states "In rare circumstances, trends and the other factors … may indicate a strong possibility of more than one clearly district future No-Action scenario. In such circumstances, the No-Action assessment should present a range of possibilities…" (*CEQR Technical Manual* page 2-7). Indeed, CEQR and SEQRA require the No-Action condition to reasonably reflect the future conditions without the project. Here, analyzing the project against two No-Action scenarios was reasonable for the reasons explained above. When conditions warrant, other EISs have considered two No Action conditions as well, notably in the 2004 World Trade Center (WTC) Memorial and Redevelopment Plan *Final Generic Environmental Impact Statement* where the EIS considered a current conditions scenario and a Pre-9/11 conditions scenario.

With regard to the commenter's statement that the DEIS overstates the environmental impact without a replacement bathroom, NYCDPR is required to provide a comfort station in the area of Brighton Beach pursuant to the New York State Public Health Law requirements. As discussed in Chapter 1, "Project Description," if no comfort station were provided at New Brighton, there would be a potential adverse public health impact to Brighton Beach and its visitors (see also Appendix A of the EIS, which includes a Public Health Assessment

prepared by the New York City Department of Health and Mental Hygiene [DOHMH]). Therefore, a No Action condition in which a comfort station is *not* provided at New Brighton is not a feasible or realistic scenario.

**Comment 7:** The project violates current laws and regulations (Scott). NYCDPR violated SEQRA procedures requiring coordinated review prior to the selection of a lead agency. NYCDPR did not issue a Notice of Proposed Lead Agency Status or undertake any coordinated review prior to declaring itself lead agency. The DEIS does not mention any involved agencies or reflect any input from the NYSDEC. According to the DEIS, the New York City Public Design Commission and the New York City Department of Small Business Services also must be included as involved agencies (Yudelson).

**Response:** NYCDPR has complied with SEQRA procedures. NYCDPR is the agency "principally responsible" for carrying out and funding the proposed project and is therefore the appropriate agency to serve as the lead agency for the environmental review. Although the installation of the replacement comfort station was classified by the lead agency as a Type II action under SEQRA and CEQR, NYCDPR has acted in accordance with the more rigorous procedural requirements for an action designated as a Type I action pursuant to SEQRA/CEQR, including coordinated review with other involved agencies. NYSDEC is a party to the lawsuit under which preparation of this EIS was ordered, and appeared in Court through its counsel at the Office of the Attorney General of the State of New York. Accordingly, NYSDEC is aware of the proceedings and order concerning the replacement comfort station. NYSDEC agreed that NYCDPR would act as the lead agency and NYCDPR codified its determination in writing to NYSDEC when it issued its Draft Scope of Work. As with other agencies with discretionary approvals related to the implementation of the project, NYSDEC has been provided, and will continue to be provided, with copies of the EIS document and the opportunity to participate in the review of the EIS as an involved agency in accordance with the SEQRA/CEQR regulations. NYCDPR received approval from PDC on February 19, 2013, and DSBS on March 12, 2013. These ministerial approvals are not considered discretionary actions subject to environmental review under CEQR and SEQRA. Accordingly, PDC and DSBS are not considered involved agencies for the purposes of the environmental review. NYCDPR will continue to apply for all necessary permits for the project.

**Comment 8:** Since NYCDPR did not undertake a coordinated review, any existing permits must be revisited, reissued, and revised as needed following the publication of the FEIS and the issuance of SEQRA findings. NYSDEC and all involved agencies must be directly involved in the pending review process (Yudelson).

**Response:** As noted in response to Comment 7, NYCDPR is conducting a coordinated review. NYCDPR received permits for work at Coney Island and Manhattan

Beach from NYSDEC; permits for the work in Coney Island were renewed. NYCDPR will continue to apply for all necessary permits for the project.

**PROJECT DESCRIPTION**

**Comment 9:** The proposed project is contrary to NYCDPR's guidelines and regulations for locating and constructing a facility such as the replacement comfort station (Savino).

Because the DEIS identifies alternatives outside of the Coastal Erosion Hazard Area (CEHA), the proposed project cannot be built at its current location within the CEHA, under the Coastal Erosion Hazard Area Act (Yudelson).

The current proposed location of the replacement comfort station is illegal when there are reasonable and prudent alternatives outside the CEHA (Bromberg, J., Cooper, D. Geyber, B. Natkovitch, Yudelson). In the vicinity of the Coney Island Boardwalk, there are already restrooms located outside the CEHA (Yudelson).

The State of NY Coastal Management Program Policies stipulate that "only new structure allowed in CEHA is a moveable structure as defined in 6NYCRR Part 505.2(x)." (D. Geyber)

**Response:** The purpose and need of the proposed project is set forth in the EIS in Chapter 1, "Project Description." Replacing a facility in the same location is compliant with NYCDPR's guidelines and regulations. The project as originally proposed has received permits and approvals from NYSDEC as follows: Article 34 of the Environmental Conservation Law (ECL) for new structures within the CEHA; Tidal Wetlands Permits as per Article 25 of the ECL; and Clean Water Act Water Quality Certification. As part of the Article 34 permit application, NYCDPR requested a variance to allow all NYCDPR structures within the CEHA at New Brighton to remain in those locations within the CEHA. This variance request was approved through the Article 34 permit. NYCDPR will continue to apply for all necessary permits for the project. In addition, it should be noted that all of the alternatives under consideration, with the exception of the two No-Action alternatives, would result in a replacement comfort station within the CEHA.

The DEIS evaluated a No-Action alternative that would place a temporary trailer structure on the boardwalk at approximately Coney Island Avenue, outside of the CEHA (see Chapter 10, "Alternatives"). The temporary structure was installed and in operation during the 2014 beach season. As discussed in Chapter 10, this alternative enabled NYCDPR to open the beach to the public but is not a viable long-term solution for the provision of permanent seasonal access to toilet and handwashing facilities at this location that would be resilient against future storm surges and resulting damage. The trailer would also provide fewer toilets, urinals, and sinks than the proposed project.

**Comment 10:** The DEIS does not explain why the previously-existing comfort station was demolished following Superstorm Sandy, when other comfort stations that sustained storm damage were renovated and restored to use. What efforts were made to preserve and restore the prior restroom, and how did the extent of damage to the prior comfort station compare to those that were restored and refortified? (Yudelson).

**Response:** As discussed in Chapter 1, "Project Description," the previously-existing comfort station was damaged beyond repair by Superstorm Sandy when sand and water inundated the facility, compromising its structural integrity. When feasible, NYCDPR repaired lifeguard and comfort stations that were damaged. For instance, the lifeguard station next to the New Brighton comfort station suffered only minor damage and was repaired and operational for the 2013 beach season. For those comfort and lifeguard stations that were damaged beyond repair, NYCDPR made plans to replace them with modular structures. The proposed comfort station was one of 17 comfort and lifeguard stations to be installed in 15 locations throughout New York City. Within the area of the Coney Island-Brighton Beach boardwalk, two replacement modular comfort stations and two replacement modular lifeguard stations were planned, including the proposed New Brighton comfort station. See also Figure 1-2.

**Comment 11:** The DEIS does not provide information regarding damage to the three restroom trailers located at West 22nd, West 27th, and West 33rd Streets. Are those trailers located along the boardwalk or along the beach, what damage did they sustain as a result of Superstorm Sandy, were they restored or replaced following the storm, and are there currently restroom trailers at those locations? (Yudelson).

**Response:** The three restroom trailers at the western end of the boardwalk are not the subject of this EIS and their condition after Superstorm Sandy has no bearing on the potential environmental impacts of replacing the New Brighton Comfort Station. Their locations are identified on Figure 1-2 of Chapter 1, "Project Description;" they are over 1.5 miles away, well outside of the study area for this EIS.

**Comment 12:** The DEIS does not explain whether NYCDPR could seek reimbursement from FEMA for the construction of the other alternatives set forth in the DEIS, and what might preclude NYCDPR from doing so (Yudelson).

When community residents initially inquired about alternative locations for the placement of the comfort station, they were erroneously told that FEMA required the station to be built at the original location in order to get reimbursed. This representation has proven to be inaccurate (Jeffries).

**Response:** The proposed location for the replacement comfort station was approved by FEMA in its Record of Environmental Determination on the post-Sandy

recovery work in Coney Island, and would therefore be likely to receive reimbursement. The City of New York must apply to FEMA for funding at an alternate location.

**Comment 13:** A replacement comfort station within less than 100 feet of people's residences cannot be safe, as it is designed to have parts of it to detach in the case of a storm, which could potentially fly into people's windows (Maksin, V. Khavulya).

The EIS did not address the danger from the detachable parts in the case of a storm (Khavulya).

The DEIS does not provide any analysis substantiating the assertion that the stairs and ramps for the proposed project are not expected to become dislodged during a future storm event, or disclose what wind speeds or other storm conditions would cause such stairs/ramps to become dislodged, and what the environmental and public safety impacts of any dislocation would be (Yudelson).

The replacement comfort station creates risk of damage to property and endangering human life (D. Geyber).

I understand the proposed comfort station would be built on a concrete slab, which is unsafe. In the event of a storm, concrete is very dangerous, as it could break up and become missiles (Brenner).

**Response:** As described in Chapter 1, "Project Description" of the EIS, the replacement comfort station is designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones. The pile foundation and modular structures have been designed to resist flotation, collapse, and lateral movement when subjected to wind and flood loads, and the stairs and ramps have been designed to withstand severe winds and not break apart. All components of the replacement comfort station that are not part of the main structure (i.e., metal siding panels, skylights, photovoltaic panels, etc.) have been designed to exceed the performance requirements of the 2008 New York City Building Code for high wind loads of up to 120 miles per hour. The design of the proposed project meets standards for withstanding wave action within FEMA flood hazard Zone V, even though the project site is not inside a wave action zone, and is instead within FEMA flood hazard Zone AE. The location of the preferred alternative is also not in a wave action zone, and instead is also within FEMA flood hazard Zone AE. The structure would exceed minimum design requirements and would have strong resistance to future storm flooding in the area.

**Comment 14:** Nobody would use the proposed comfort station, as it would be closed 9 months out of the year, and then would close in the evening when people come outside for a walk. So what purpose does it serve? (Lerman).

**Response:** The purpose and need of the proposed project is set forth in the EIS in Chapter 1, "Project Description." The New York State Public Health Law governing bathing beaches (10 NYCRR Part 6, Subpart 6-2) requires that adequate toilet and hand washing facilities are provided at these beaches. The Rules of the City of New York (RCNY) Title 24, Article 167 also require that public bathing beaches be provided with an adequate number of toilets and hand washing facilities. DOHMH anticipates that the continued absence of a comfort station would potentially constitute an adverse public health impact to Brighton Beach and its visitors (see Appendix A of the EIS, which includes a Public Health Report issued by DOHMH).

It is anticipated that the proposed replacement comfort station will not be open year round, but during the following hours: Memorial Day to July 4th from 9AM to 7PM and July 4th to Labor Day from 9AM to 8PM. These hours are similar to those for the comfort station at New Brighton that was damaged beyond repair by Superstorm Sandy.

**Comment 15:** I am in favor of leaving the bathroom where it was and making it as low as possible (Fish).

The previously-existing comfort station underneath the boardwalk should be restored (Milter).

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished. (Form Letter, Goltsman, Maber-Dutov)

I believe the comfort station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built. (Form Letter)

The previously-existing comfort station was small and everyone was satisfied with this. What is the need for this large, elevated comfort station? (Portning)

There is no need or justification for building unwanted, elevated bathrooms. (M. Galbmillion, Galinsky, Geisler, Ginzburg, G. Gleyzer, Gofman, Golan, L. Gonchar, Gordon, Gorelova, Gorshteyn, Groisberg, Groys, Iliachenko, Kagner, Kats, Kolidiy, Kolyachko, Kordysh, Landau, Laungani, Markman, V. Markman, A. Masters, M. Masters, D. Minaker, Dy Minaker, Minakoff, Muzicant, Nagesh, Natkovitch, I. Natkovitch, S. Natkovitch, Nikolayeva, Oudolsky, L. Pepe, M. Pepe, Pichugov, Plat, Polissky, Pronin, E. Rabinovich, Roginskaya, Roginsky, Rozenberg, Rubinstein, Sand, Sandler, Shvetson, Sikarevich, Sivorinovsky)

**Response:** As described in the DEIS, a comfort station at grade elevation would place the structure at the same risk of flooding as the previously existing comfort station, which would be contrary to the City's goals of providing infrastructure that is resilient against future storm surges and resulting damage. The proposed comfort station is specifically designed to be resilient against future storm surges and resulting damage. Thus, all of the alternatives analyzed, with the exception of the first No-Action alternative, are either at boardwalk level or higher, rather than at grade with the beach.

**Comment 16:** The proposed comfort station is too high and not handicapped accessible, because three stories worth of ramps is too much for the handicapped and the elderly (R. Sternblitz).

Only an Olympic athlete would be able to make it up the ramps to the proposed comfort station (Lerman).

**Response:** As noted in the EIS in Chapter 1, "Project Description," the stairs and ramps for the replacement comfort station have been designed to be compliant with Americans with Disabilities Act (ADA) accessibility requirements.

**Comment 17:** Visitors will congregate by the comfort station, make noise, and disrupt the privacy of Oceana residents (Williams).

I'm concerned about public safety, such as people hiding under the comfort station stairs or making that area a hangout (Cohen/Trotta).

**Response:** The proposed replacement comfort station would replace a comfort station that operated for more than 70 years in this area, until it was damaged beyond repair by Superstorm Sandy. Patrols by the New York City Police Department and/or NYCDPR enforcement officers would monitor the beach and boardwalk area surrounding the replacement comfort station as they have historically done in this and other areas along the waterfront.

**Comment 18:** At a time when the City's infrastructure is literally falling apart, we simply cannot entertain the idea of spending millions of dollars to relocate a bathroom. Decisions regarding the placement of public facilities should always take into account the overall needs of the community. Numerous residents have reported to my office that they would rather use the money to fix sewers and boardwalks and improve their quality of life. I stand in solidarity with my constituents and their needs (Tryeger).

The new beach season is upon us and therefore the delay in construction of the new comfort station is a crime. Those who desire to relocate the replacement comfort station should pay for the works that have already been conducted (Paley).

This process is a waste of public money, as the Parks Department is being asked to choose yet another site and to spend more public money to do more soil

borings and technical studies and more design studies and put in more pilings and remove yet the other pilings that were already there. Other parks throughout southern Brooklyn remain damaged from Superstorm Sandy and need resources (Sanoff).

Moving a public structure solely because some have decided that they don't want to look at it sets a precedent that any public structure constructed within the sightlines of a residence should be relocated. In similar fashion, anyone who believes that a proposed public structure is unattractive can then demand that it be moved, irrespective of cost, safety or any other criteria (NRPA).

A significant sum of public money was used to survey the proposed site, do soil borings and other construction-related studies and sink the existing 16 pilings. If the project were moved to an alternative site, all of this work would have to be duplicated. In addition, the existing 16 pilings would have to be removed, per NYSDEC guidelines. Furthermore, if a lower elevation is used, this may require a new design for the pilings. Needless to say, this will add considerably to the cost of the project. So who will foot the substantial cost that will be incurred if the comfort station is constructed at a lower elevation? (NRPA) Alternative sites offered by NYCDPR are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money. (Goltsman, Maber-Dutov) Relocating this project will not only cost a significant amount of public money but will also result in a waste of the considerable sum that has already been expended at the current project site. (Maber-Dutov)

A great deal of work ha[s] already been completed on the comfort station at its original site, including surveys, pre-boring tests, and the installation of 16 concrete pilings. This work represents a considerable investment, and I cannot endorse a plan that would abandon those expenses without good reason. Therefore, having carefully considered the draft EIS, it is impossible for me to endorse the alternative plans proposed for the Brighton Beach Comfort Station. I am satisfied that the safety concerns have been sufficiently addressed, and that the comfort station's original location and specifications remain the best option for ensuring New Yorkers have the safe bathroom facilities that they deserve (Deutsch)

**Response:** In addition to monetary considerations, NYCDPR will take into account various other operational, access, and land use planning factors in its deliberations and decision-making in order to identify an approach that best serves the long-term interest of the community.

## LAND USE AND NEIGHBORHOOD CHARACTER

**Comment 19:** I reject the proposed location of the replacement comfort station, given its threat to significantly alter the quality of life for many of residents (Jeffries).

A comfort station located only 90 feet from residential uses, including where children live, is unacceptable. (Ayrapetova, Bekker, Bokvadze, Braslavskaya, Braynina, Cheyunski, Geisler, Gofman, Golan, Golin, Gonchar, Iliachenko, Khavulya, A. Khavulya, Kordysh, Landau, Laungani, Lurye, D. Minaker, Dy Minaker, Minakoff, Muzicant, Nagesh, Natkovitch, A. Natkovitch, B. Natkovitch, I. Natkovitch, S. Natkovitch, Nikolayeva, Oudolsky, L. Pepe, M. Pepe, Pichugov, Plat, Polissky, Pronin, Rabinovich, E. Rabinovich, Rimer, Roginskaya, Roginsky, Rosin, Rozenberg, I. Rozenberg, O. Rozenberg, Rubinstein, Sand, Sandler, Scott, Shvetson, J. Sikar, Sikarevich, Sivorinovsky, Somershaf, Zeheny, Vulakh, A. Zats, M. Zats, V. Zats). With the proposed location, I am concerned about children's safety. (A. Khavulya)

**Response:** Chapter 2 of the EIS, "Land Use, Zoning, and Public Policy" considers the land use compatibility of the project as originally proposed, and finds that the replacement comfort station would be considered a compatible and appropriate land use since the comfort station would be an important amenity for users of the boardwalk and beach and would result in a continuation of a use that existed prior to Superstorm Sandy. In addition, Chapter 8, "Neighborhood Character," finds that the originally-proposed comfort station would not substantially change the character of the neighborhood. It should also be noted that due to concerns raised by the public related to the height and location of the comfort station during the scoping process, the DEIS analyzed replacement of the comfort station with a new modular structure located generally within the footprint of the previously-existing comfort station, as well as a series of eight additional alternatives. The analyses indicated that none of the potential alternatives would result in significant adverse impacts to the environment or neighborhood character.

**Comment 20:** In the proposed location, the proposed project is inconsistent with the Waterfront Revitalization Program (WRP), as it would be contrary to the WRP goal to "maximize views to and from the coast" and would be "discordant with existing scenic elements" (Yudelson). The WRP Consistency Assessment Form falsely states that the proposed project will not "impede visual access to coastal lands, waters, or open space" or "include elements that degrade the area's scenic quality or block views to the water." The proposed project would obstruct or eliminate views of the Atlantic Ocean from numerous vantage points. The proposed project is therefore inconsistent with related WRP policies (Yudelson). The current location in front of Oceana proposed project would detract from views of the water, in violation of the NY State Coastal Management Program Policies (D. Geyber).

**Response:** The commenter has quoted WRP Policy 9.1(A), the entirety of which is as follows:

"Ensure that new buildings and other structures are compatible with and add interest to existing scenic elements, such as landmarks, maritime industry,

recreational boating facilities, natural features, topography, landforms, and the botanic environment. Among the measures that may be considered are grouping or orienting structures to preserve open space and maximize views to and from the coast and incorporating sound existing structures into development where harmonious with their surroundings" (NYC WRP, page 54).

While meeting the purpose and need of the proposed project, the replacement comfort station has been designed to be consistent with this policy. The originally-proposed project's potential to affect urban design and visual resources was assessed in Chapter 5; as detailed in that chapter, the project as originally proposed would not result in significant adverse impacts on urban design or visual resources, and therefore, the proposed project is consistent with this policy. In addition, as described in Chapter 10a, the preferred alternative would also not result in any significant adverse impacts on urban design and visual resources, and would be consistent with this policy.

The commenter also quotes a portion of WRP Policy 9.1(E), the entirely of which is as follows:

"Minimize introduction of uses that would be discordant with existing scenic elements, and screen unattractive aspects of uses that detract from the visual quality of nearby public parks and waterfront open spaces" (NYC WRP, page 54).

As noted in the DEIS, the design of the originally-proposed comfort station is the same as approximately 17 new comfort and lifeguard stations that were installed in 15 locations throughout New York City as part of the City's post-Sandy rebuilding efforts. Two lifeguard stations and one comfort station of similar design were installed nearby on the boardwalk; the nearest is the lifeguard station just west of Brighton 2nd Street. Since the project as originally proposed would be consistent with other structures in the area, it would not be considered discordant. Therefore, the proposed project is consistent with this policy. In addition, as described in Chapter 10a, the preferred alternative would also not result in any significant adverse impacts on urban design and visual resources, and would be consistent with this policy.

**Comment 21:** PlaNYC's goals include "partner[ing] with New Yorkers" and "engaging communities," but the community was left out of the planning process for the proposed project, and the overwhelming majority of the community support Alternative 1B over the proposed location. Therefore, the proposed project is not consistent with PlaNYC (Yudelson).

**Response:** As noted in the response to Comment 3, NYCDPR sought the necessary permits and approvals for its replacement comfort and lifeguard stations; permits and approvals were received from NYSDEC, PDC, DSBS, and FEMA. NYCDPR will continue to seek the necessary permits and approvals for the project. NYCDPR complied with the noticing requirements of the permits it sought as

part of its post-Sandy beach reconstruction efforts. In addition, NYCDPR discussed the project with the Brooklyn Community Board 13 Chair and Community Board 13 District Manager on February 12, 2013, held a meeting with a number of Coney Island and Brighton Beach stakeholders on February 20, 2013, and presented to the full board of Community Board 13 and attending community members on March 20, 2013.

As analyzed in the EIS (see Chapter 2, "Land Use, Zoning, and Public Policy"), the project as originally proposed would be consistent with applicable PlaNYC goals and initiatives. With regard to PlaNYC's open space goals, the project would restore a comfort station to an important public open space resource identified as a destination park in the plan. The project would also be supportive of PlaNYC's goals to increase the sustainability and resiliency of open space resources by elevating the replacement comfort station above the code requirements, and by incorporating other resiliency measures. With regard to PlaNYC's climate change goals, the project would increase the resiliency of the City's built environment and increase the City's preparedness for future extreme climate events. The project would also incorporate sustainability elements such as photovoltaic panels and efficient wastewater systems.

It is also be noted that due to concerns raised by the public related to the height and location of the comfort station during the scoping process, the DEIS analyzed replacement of the comfort station with a new modular structure located generally within the footprint of the previously-existing comfort station, as well as a series of eight additional alternatives.

**Comment 22:** Two-story high restrooms directly in front of residents' windows are *per se* "incompatible with surrounding uses." NYCDPR's argument that the proposed project would be buffered by the boardwalk and by a fenced planted area is belied by the fact that the project site is located at the absolute narrowest part of the boardwalk, less than 100 feet from Oceana residences (Yudelson).

**Response:** Given the historical use of the site as a comfort station, the necessity of a comfort station to avoid a significant adverse health impact (see Appendix A of the EIS, which includes a Public Health Assessment conducted by DOHMH), and the need to design a comfort station that is resilient to future storms, the proposed comfort station is appropriate for the project site. The originally-proposed project's potential to affect urban design and visual resources was assessed in Chapter 5; as detailed in that chapter and Chapter 10, "Alternatives," the originally-proposed project and the various studied alternatives would not result in significant adverse impacts on urban design or visual resources.

**Comment 23:** The WRP Consistency Assessment Form falsely states that the proposed project will not "result in a change in scale or character of a neighborhood." The community is opposed to this project and building elevated restrooms less than

100 feet from a residential building would substantially hinder the achievement of this WRP policy (Yudelson).

**Response:** The project would not change the scale of the surrounding Brighton Beach neighborhood, which is a dense urban environment. As discussed in more detail in Chapter 8, "Neighborhood Character," it would also not change the character of the neighborhood, as it would replace a comfort station that had previously operated in the same area until it was damaged beyond repair by Superstorm Sandy, and would be consistent with other comfort stations and lifeguard stations that have been installed nearby. Therefore, the project would be compatible with this WRP policy.

**Comment 24:** The WRP Consistency Assessment Form falsely states that the project site does not contain a rare ecological community and that the proposed project does not affect a vulnerable plant, fish, or wildlife species. Due to the presence of a threatened plant species (dune sandspur), the proposed project is inconsistent with this policy as this location (Yudelson).

**Response:** Dune sandspur at the project site was identified during the October 30, 2013 reconnaissance investigation. Dune sandspur populations are affected by heavy human use, such as beach raking and vehicle and foot traffic, and it is likely that dune sandspur established itself at the project site after the previously existing comfort station was demolished and construction fencing was erected around the project site, minimizing human disturbance. As noted in the DEIS, any individual dune sandspur plants lost during construction would be replaced by dispersing seeds that have already been collected from the site by NYCDPR. Additional surveys for other listed plant species would be conducted prior to the commencement of construction to confirm none are present within the footprint of disturbance, and measures would be developed in coordination with NYSDEC, as necessary, to minimize adverse impacts to any individuals that may occur within the project site.

**Comment 25:** The WRP Consistency Assessment Form falsely states that the proposed project will not result in any direct or indirect discharges, including effluent, into any water body. Due to the required dewatering, effluent of an unknown composition would be discharged to a water body directly, to the Atlantic Ocean, or indirectly, to New York City's sewer system (Yudelson).

**Response:** Upon the completion of construction, the operation of the replacement comfort station would not result in any direct or indirect discharges, including effluent, into any waterbody. Any effluent that would need to be discharged as a result of dewatering activities during construction would be limited, and would be collected and placed in a vacuum truck or frac tank and disposed off-site.

**Comment 26:** The current location in front of Oceana violates NY State Coastal Management Program Policies as it detracts from surrounding community by creating odors,

noise, and traffic; adversely impacts economic/social interests of the adjacent community; and closes existing exit to the beach. (D. Geyber)

**Response:** The proposed replacement comfort station, as discussed in the screening assessments in the Draft and Final Scopes of Work, would not create any new odors, noise, or traffic, or adversely impact the adjacent private residential complex. Instead, the comfort station would be a necessary amenity for existing users of the public beach and boardwalk, and is needed for the continued operation of the beach, according to New York State Public Health Law (see Appendix A of the DEIS, which includes a Public Health Assessment conducted by DOHMH). The private walkway from the Oceana development to the beach is temporarily closed for safety reasons due to construction activities, but will be re-opened upon completion of the installation of the replacement comfort station.

**OPEN SPACE**

**Comment 27:** Despite proposing to construct new bathrooms and support structures on public open space, NYCDPR illogically concludes that the proposed project would not result in any physical loss of open space when compared to the two no-action alternatives. To satisfy its obligations under SEQRA, NYCDPR must calculate the proposed project's impact on open space using a "true" no action alternative (Yudelson).

**Response:** See response to Comment 6. As discussed in Chapter 3, "Open Space," the proposed replacement comfort station would be an important amenity for users of the boardwalk and beach, and would enhance the public's enjoyment of these recreational resources by ensuring that there are, again, appropriate bathroom facilities located adjacent to the bathing beach. Overall, the project would provide an important use within a public open space resource, and would not meaningfully reduce the amount of open space available to park users. The comfort station would allow the beach to meet the requirements of the New York State Public Health Law governing bathing beaches and would therefore maintain the beach as a bathing beach for public use.

**Comment 28:** The DEIS does not address the elimination of open space directly in front of the Oceana great lawn, or the adverse impacts of the proposed project on the passageway between Oceana and the beach, which threatens the sole point of beach access for many elderly and disabled Oceana residents (Yudelson).

Access to the beach through Brighton 14th Street is partially obstructed due to construction activities. When will this be cleared? (Luchnik)

**Response:** See response to Comment 27; the proposed project would not result in the elimination of open space. Private access under the boardwalk from the Oceana residential development and access to the beach at Brighton 14th Street has been obstructed because of staging areas needed for the construction of the

replacement comfort station and other post-Sandy beach restoration activities, such as boardwalk reconstruction activities, which are expected to be completed in 2016. Ramp access to the beach is currently available to the east of the original project site.

**SHADOWS**

**Comment 29:** The DEIS acknowledges that the proposed project would cast shadows at certain times across the boardwalk, beach, and nearby residences. These shadows would fall continuously throughout the day along sun-sensitive resources (the boardwalk and beach), depriving shadows areas of one of their fundamental attractions. This constitutes a significant adverse impact (Yudelson).

**Response:** The analysis presented in DEIS shows that shadows cast by the originally-proposed project would move over the course of the day, falling to the west in the morning, to the north in the mid-day, and to the east in the afternoon. Small adjacent areas of the beach and boardwalk would be shaded for a portion of the day and, due to the lack of other structures in the vicinity, would be in direct sun for the other portions of the day. Large swaths of boardwalk and beach around the proposed comfort station would continue to be in direct sunlight throughout the day. The new shadow would not affect the health of any vegetation, nor would it substantially affect users' experience of the boardwalk and beach. Accordingly, a significant adverse shadow impact would not occur.

**Comment 30:** The DEIS asserts that incremental shadows would not affect any vegetation on the boardwalk or beach. Is there any vegetation within the projected shaded areas? If so, what analyses have been undertaken to determine the impacts on such vegetation? (Yudelson).

**Response:** The DEIS notes that vegetation at the original project site is limited and is characteristic of a maritime beach, which has extremely sparse vegetation. Most of the vegetation within the original project site, including the dune sandspur, established itself after the previously existing comfort station was demolished and construction fencing was erected around the project site, minimizing human disturbance. (See response to Comments 24 and 37 for a discussion of dune sandspur.) The DEIS concluded that incremental shadow from the replacement comfort station would not significantly alter growing conditions for plants within the original project site and would not adversely affect the suitability of the project site for any species. The DEIS also notes that there is a landscaped, albeit publicly-inaccessible, area north of the boardwalk. Project-generated shadows would be too short to reach this area in the spring, summer or fall. In the winter, the small incremental shadows that would reach this landscaped area would not cause significant adverse impacts because they would occur within a limited area and would move over the course of the day, because winter is not within the growing season, and because the areas where shadow would occur are not accessible to the public.

**Comment 31:** The DEIS asserts that park users would easily be able to move out of shaded areas into non-shaded areas. The existence of unshaded areas does not constitute mitigation for the significant adverse shadows impacts upon the affected areas of the beach and boardwalk. In addition, there are many community members for whom this section of the beach and boardwalk have particular significance (Yudelson).

**Response:** As noted in the DEIS, the *CEQR Technical Manual* states that in general, a significant adverse shadow impact occurs when project-generated shadow falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. The shadow study presented in the DEIS showed that small areas of the boardwalk and beach immediately adjacent to the project site would receive project-generated shadow for portions of the day as the shadow moved west to east and clockwise. However, these adjacent areas, affected by new shadow at certain times, would still be in sun for much of the day. Users would have ample sunlit areas to enjoy on the boardwalk and the beach in the immediate vicinity of the project site at all times, as there are virtually no other structures to the south, east and west that cast shadow.

**Comment 32:** The DEIS does not depict the range of shadows that would be cast by Alternative 1B but does acknowledge that they would be smaller than the proposed project (Yudelson).

**Response:** Comment noted. With its lower elevation, Alternative 1B (and the other lower elevation alternatives) would result in smaller areas of new (i.e., project generated) shadows, since the structure would be nearly 10 feet lower than the originally proposed replacement comfort station. As discussed in response to Comments 30 and 37, the proposed project would not result in significant adverse shadows impacts. More detail on shadows from Location Alternative 1B is provided in Chapter 10a, "Preferred Alternative."

## HISTORIC RESOURCES

**Comment 33:** We have to give consideration to the legacy of historic Coney Island. The proposed project undermines historic preservation (Milter).

**Response:** As discussed in the Final Scope of Work, an EIS analysis of historic resources is not warranted for the project, as the New York City Landmarks Preservation Commission (LPC) has determined that there are no known or potential architectural resources within 400-feet of the original project site. LPC has also determined that there are no known or potential architectural resources within 400-feet of the preferred alternative site, as noted in Chapter 10a. Chapter 5 of the EIS, "Urban Design and Visual Resources," considers the proposed project's potential effects on public views in the study area; the analyses in Chapter 5 and

in Chapter 10a find that neither the originally-proposed replacement comfort station nor the preferred alternative would partially or totally block any publicly-accessible views to a visual resource.

**URBAN DESIGN AND VISUAL RESOURCES**

**Comment 34:** The DEIS assertion that the proposed project would not change the context of any natural or built visual resources is belied by Figures 5-9 and 5-10, which reveal substantial visual obstruction of the beach and boardwalk from similar restrooms located elsewhere along the Coney Island Boardwalk. Instead of facilitating views of the beach, the height of the elevated restrooms exacerbates visual impacts by making the ramps and support structures more prominent and making the visual obstruction noticeable from a larger part of the boardwalk (Yudelson).

The proposed comfort station is an unattractive eyesore that would take away the scenic beauty of this area (E. Trotta, Konokov, Vafakos, Jobity). It would be very ugly to see the comfort station instead of the ocean. (Polyakov)

**Response:** The potential effects of the originally proposed project on urban design and visual resources are assessed in Chapter 5 of the EIS. As described in the EIS, the originally proposed project would not change any urban design features so that the context of a natural or built visual resource is significantly altered. The DEIS also evaluated the potential impact for a series of alternatives at different locations and elevations. The proposed comfort station would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals along the boardwalk. Given the height and bulk of structures in the surrounding area, the proposed comfort station would not result in a change to the built environment's appearance or functionality such that the change would negatively affect a pedestrian's experience of the area. Therefore, changes to urban design and visual resources associated with the originally proposed project would not be considered significant adverse impacts. As described in Chapter 10a, the preferred alternative would also not result in any significant adverse impacts to urban design.

**Comment 35:** At the Public Hearing, a number of people stated that the proposed elevated comfort stations were "ugly" and "monstrous." But these structures were not designed to be works of art in a museum; they were designed to be durable, safe, utilitarian, public conveniences. It should be noted that aesthetics were vetted when the project was reviewed and approved by the New York City Design Commission (NRPA).

**Response:** Comment noted.

## NATURAL RESOURCES

**Comment 36:** The single field reconnaissance survey for birds, mammals, reptiles, amphibians, and vegetation falls short of the *CEQR Technical Manual* standards, which recommend at least two seasonal surveys in order to determine whether further surveys are required. The reconnaissance was not timed to occur at a resources' biologically relevant periods. The DEIS contains no information about the length of the survey, time, temperature, number of observers and their professional experience, photographs, or field notes (Yudelson).

**Response:** On the basis of the nature of the existing habitat as an urban bathing beach consisting of sand with limited vegetation located adjacent to an existing boardwalk, and the high level of disturbance of this setting, the natural resources are limited, and it was determined that the results of one survey, combined with information from additional sources (see *CEQR Technical Manual*, Chapter 11, Section 320), were sufficient to characterize the existing natural resources within and adjacent to the project site. Chapter 6, "Natural Resources," provides photographs from the natural resources survey.

**Comment 37:** The DEIS acknowledges that the proposed project would disturb dune sandspur, a threatened species, and proposes to disperse dune sandspur seeds in the autumn following construction (rather than move the project to an alternate location). The DEIS does not assess the likelihood that such replanting would be successful, or analyze whether shadows from the proposed project or increased foot traffic accessing the comfort station would harm the dune sandspur population, which is known to be sensitive to pedestrian disturbances (Yudelson).

**Response:** Chapter 4, "Shadows," considers the potential for incremental shadows from the originally proposed project to affect dune sandspur, and determines that shadows would not significantly alter growing conditions for plants within the original project site and would not adversely affect the suitability of the original project site for this species. As discussed in Chapter 6, "Natural Resources," dune sandspur was observed within the area of the construction fencing; it is likely that the sandspur established itself after the previously existing comfort station was demolished and the construction fence was erected resulting in more limited human disturbance once beach going activities and construction activities were halted in this area. Heavy human uses that would occur without the project pose threats to populations of dune sandspur. Beach raking under the existing conditions of the original project site prohibits the establishment of dune sandspur. Because beach raking would occur without the project, and there are no dunes or undisturbed beaches within the original project site or study area, NYCDPR plans to disperse the dune sandspur in the Bayview area dunes northwest of the project site. The Bayview area dunes are exposed to fewer

disturbances and would increase the likelihood of successful dune sandspur germination and establishment.

**Comment 38:** The DEIS asserts that neither the construction nor operations of the proposed project would significantly affect beach erosion rates. Would the proposed project increase beach erosion, compared to a "true" no action alternative without a restroom on the site, and, if so, to what extent? (Yudelson).

**Response:** As discussed in Chapter 6, "Natural Resources," elevating the originally proposed comfort station on piles rather than building it at grade would reduce erosion potential and avoid significant adverse impacts to protective features of the CEHA. Any increase in erosion potential resulting from the piles supporting the replacement comfort station would be minimal. Generally, constructing a building on piles reduces the footprint at the beach level, which tends to reduce erosion. Any change in erosion potential due to the piles when compared to the No Action condition without replacement of the comfort station on the beach would be minimal.

**HAZARDOUS MATERIALS**

**Comment 39:** The DEIS notes that dewatering is likely needed for the construction of the proposed project, but does not assess the potential impacts of such dewatering. Has NYCDPR applied for permits related to dewatering activities, how and where will dewatering effluent be discharged, will the effluent be tested prior to discharge, and would the alternatives set forth in the DEIS also require dewatering? (Yudelson).

**Response:** As stated in Chapter 10, "Construction," dewatering is anticipated to be required. Water would be collected and placed in a vacuum truck or frac tank and disposed off-site.

**Comment 40:** The Phase I Environmental Site Assessment (ESA) should be available for the public to review (Yudelson).

**Response:** The findings of the Phase I ESA were summarized in the DEIS in Chapter 7, "Hazardous Materials." NYCDPR will make the full Phase I ESA document available with the issuance of the FEIS.

**PUBLIC HEALTH**

**Comment 41:** Some people at the Public Meeting said that a comfort station should not be built anywhere near the Oceana apartments and instead, beachgoers should use the comfort station at Brighton 2nd Street, approximately one third of a mile from the proposed location. This is unacceptable, due to significant public health issues. In order to avoid a health emergency, a temporary comfort station trailer will be placed on the boardwalk within the next few weeks. But the DEIS notes that it is not designed to withstand beachfront conditions, will not be

stable in high winds, is not designed to withstand storm surges, is not resistant to flooding and may even float away in a storm event. Furthermore, it will be located near the Shorefront YMHA, a critical community resource. Because of the safety issues associated with the trailer, it is imperative that it be used for the 2014 summer season only, and then removed (NRPA).

**Response:** Temporary trailers will continue to be utilized during beach seasons until a permanent comfort station facility is installed, in order to satisfy NYSDOH requirements related to the operation of a bathing beach. As indicated in Chapter 10, "Alternatives," while the temporary bathrooms would enable NYCDPR to continue opening the beach, they would not meet the long-term goal to provide permanent toilet and handwashing facilities that would be resilient against future storm damage. The trailers also provide fewer toilets, urinals and sinks than the proposed replacement comfort station.

**Comment 42:** The DEIS fails to address the environmental hazards and human health risks posed by airborne contaminants, pathogens, and/or odors penetrating the residences located approximately 90 feet from the proposed project (B. Natkovitch, Yudelson).

**Response:** As noted in Chapter 1, the replacement comfort station would be maintained consistent with a maintenance schedule set forth by NYCDPR and staffed by attendants (one in the women's restroom and one in the men's as well as a job training participant in each restroom). Wastewater from the comfort station (sinks and toilets) would flush directly to the City's sanitary sewer, just as it did with the previously existing comfort station and will do with the temporary trailer. NYCDPR will continue to comply with all application health regulations regarding bathing beaches, including the New York State Public Health Law governing bathing beaches and the Rules of the City of New York. DOHMH Division of Environmental Health is responsible for overseeing the health and safety of New York City's beaches and will continue to inspect Brighton Beach (see Appendix A of the DEIS, which includes a Public Health Assessment conducted by DOHMH).

**NEIGHBORHOOD CHARACTER**

**Comment 43:** The DEIS acknowledges that Oceana development is a defining feature of the community, contributing to its neighborhood character. However, the construction of two-story high restrooms less than 100 feet from residences is incompatible with any residential area, and even more a community defined by its proximity to and vistas of the beach and ocean. Building the proposed project at its current location would result in a significant adverse impact on neighborhood character (Yudelson).

**Response:** As noted in the EIS, a replacement comfort station is required for the continued operation of the adjacent public beach, which is a defining feature of the

character of the study area. The project would provide an important amenity for users of public open spaces that are important resources for the community and contributing elements of neighborhood character. The proposed comfort station is replacing one that operated in this area until it was damaged beyond repair by Superstorm Sandy. Given the historical presence of a comfort station in this area, the necessity of a comfort station to avoid a significant adverse health impact, and the need to design a comfort station that is resilient to future storms, the replacement comfort station is appropriate and would not adversely impact neighborhood character.

**Comment 44:** The photographs included in the DEIS and public comments contradict the DEIS finding that the proposed project would not result in a change to the built environment's appearance or functionality such that the change would negatively affect a pedestrian's experience of the area. Instead, the proposed project would dominate what has always been an open stretch of boardwalk, obstructing views of the beach and ocean (Yudelson).

**Response:** The originally proposed project's potential to affect urban design and visual resources was assessed in Chapter 5; as detailed in that chapter, the originally proposed project would not result in significant adverse impacts on urban design or visual resources. As discussed above, the DEIS evaluated a series of alternatives at varying locations and alternatives. None of the studied alternatives would result in a significant change in the visual character of the beach. A lifeguard station of similar design to the proposed comfort station was installed on the boardwalk just west of Brighton 2nd Street (see Figure 5-9 in the FEIS). The proposed structures would be similar in location, size, and design to the mix of new and older comfort and lifeguard stations set at regular intervals along the boardwalk. Given the height and bulk of structures in the surrounding area, the proposed comfort station would not result in a change to the built environment's appearance or functionality such that the change would negatively affect a pedestrian's experience of the area. Therefore, the visual changes associated with the originally proposed project would not adversely impact neighborhood character, under the criteria set forth in the *CEQR Technical Manual*. As described in Chapter 10a, the preferred alternative would also not result in any significant adverse impacts to urban design and visual resources.

**CONSTRUCTION**

**Comment 45:** Without measuring the increase in noise levels, the DEIS cannot conclude that drilling, pile driving, and other construction activities occurring less than 100 feet from residential windows are not expected to result in any significant adverse noise impacts. The DEIS conclusion appears to be based upon the incorrect assumption that construction noise impacts must occur for at least two years to be considered significant under SEQRA. This position is unsupported

by SEQRA and the *CEQR Technical Manual*. Because the proposed project requires substantial drilling and pile driving in the immediate vicinity of sensitive receptors, NYCDPR must calculate the time-equivalent noise level, day-night noise level, percentile noise level, sound exposure level, and maximum instantaneous level for the proposed construction activity, and mitigate any impacts to the maximum extent practicable (Yudelson).

**Response:** The *CEQR Technical Manual*, as described on pages 22-1 and 22-2 divides construction duration into "short-term (less than two years) and long-term (two or more years)" and states that impacts resulting from short-term construction generally do not require detailed assessment. This has typically been interpreted to mean that construction noise would generally have a significant impact on sensitive receptors only when the activity with the potential to create high noise levels (the "intensity") would occur continuously for two or more years (the "duration").

As discussed in Chapter 9, "Construction," construction of the project as originally proposed would be short-term (four to six days for conventional pile driving or four to six weeks to complete the 12 caisson pilings and another eight to ten weeks for the assembly of the pre-fabricated modular comfort station for a total of 12 to 16 weeks). During this construction period, the more intensive activities—pile driving or drilling—would last for only a portion of the four to six weeks duration since the pile installation work also involves less-intensive activities such as the removal of sand and concrete pour. As described in Chapter 10a, construction of the preferred alternative would be expected to take approximately six months. Construction would be performed in accordance with the New York City Noise Control Code and as discussed in Chapter 9, "Construction," a noise mitigation plan prepared for previous work at the site will be reviewed and revised, if necessary, to minimize noise disruption during construction. For these reasons, no significant adverse noise impacts are expected from construction of the project as originally proposed (or the preferred alternative) and no further analysis is warranted.

**Comment 46:** In its current location at the narrowest part of the boardwalk and less than 100 feet from residences, the proposed project subjects the greatest number of people to significant adverse noise impacts from construction. Moreover, the resulting impacts cannot be mitigated by scheduling or staging since, unlike the other buildings in the area, residences are occupied at all times of day (Yudelson).

**Response:** See response to Comment 45.

**Comment 47:** Building the proposed project on top of a known rock jetty would require NYCDPR to undertake additional (and thus far unapproved) construction activities that further exacerbate noise impacts. Such impacts must be mitigated

by selecting a site further from residential receptors and without known geological obstructions (Yudelson).

**Response:** As discussed in Chapter 9, "Construction," piles at the originally proposed location would be expected to drill through an old jetty but would not penetrate bedrock and therefore would not have the potential to affect the original project site's underlying geology or substantially exacerbate noise levels during construction. Further, as discussed in response to Comment 45, construction of the originally proposed project would be short-term and would be anticipated to take approximately 12 to 16 weeks to complete. Moreover, the construction of the project would be performed in accordance with the New York City Noise Control Code and as discussed in Chapter 9, "Construction," a noise mitigation plan was prepared for previous work a the site and will be review and revised, if necessary, to minimize noise disruption during construction. As described in Chapter 10a, construction duration for the preferred alternative would be approximately six months, and a geotechnical survey of the site and a construction noise mitigation plan would both be prepared prior to the start of construction.

**Comment 48:** I was personally humiliated by unjustified loud nightly construction, which took place last spring (Surcov).

**Response:** As discussed in Chapter 9, "Construction," and Chapter 10a, "Preferred Alternative," construction of the replacement comfort station (either at the original location or the preferred alternative location) is expected to be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 AM and 6:00 PM on weekdays. No night work is anticipated to be needed for the construction of the replacement comfort station.

## ALTERNATIVES

*COMMENTS IN SUPPORT OF LOCATION ALTERNATIVE 1B*

**Comment 49:** Alternative 1B mitigates many of the proposed project's problems regarding the location, construction, and design of the replacement comfort station. The alternative location: would be less of an eyesore; would not affect views of the beach and the ocean; would be adjacent to a parking lot and fenced playing courts, rather than a residential use; would be in an optimum location for visitors; does not block beach access for the elderly and disabled; is in a location where the boardwalk is wider; would allow the comfort station to be lower in height, which is more consistent with the character of the neighborhood; would allow the entrance of the facility to not face the street or the boardwalk. Therefore, I am supportive of Alternative 1B (Savino).

To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community,

NYCDPR must select Location Alternative 1B. (Gonchar, Landau, Laungani, A. Makagon, Marinovich, B. Minaker. D. Minaker, Dy Minaker, Minakoff,, Muzicant, Nagesh, Natkovitch, I. Natkovitch, L. Pepe, M. Pepe, Pichugov, E. Rabinovich, Roginskaya, Roginsky, Shvetson, Sikarevich, Sivorinovsky)

I support Alternative 1B, as it has the advantage of being acceptable to both the Parks Department and the community. It won't block anyone's view of the ocean and it’s near all public transportation so people will have easy access. We will work with the Shorefront Y to address any concerns that they may have about security (Cymbrowitz).

The comfort station should be built as per Alternative 1B, which is the most reasonable option (Adams, Bekker, Bidzaia, Bolkvadze, Cohen, Fisher, Fishman, D. Galbmillion E. Galbmillion, M. Galbmillion, Y. Galbmillion, Geisler, D. Geyber, M. Geyber, Karetsky, Khodorkovsky, A. Khavulya, V. Khavulya, Khesin, Khodorkovsky, Korsh, Krechmer, Landau, Lerman, O. Makagon, Polyakov, Polyakova, Scott, Singer, Stalb, I. Zilberberg, L. Zilberberg).

Alternative 1B should be chosen because the comfort station should be on the widest part of the boardwalk in front of non-residential uses, and elevated to be as low as possible. It is closer to more crowded areas of the beach, and would be located where there are the most beachgoers and foot traffic (Aachia, Arbit, Ayrapetova, Braslavskaya, Braynina, Brodach, Bromberg, J., Bromberg, L., Brusovanik, I., Brusovanik M., Buitrago, Cagayat, Cheung, Chu, Cheyunski1, Cheyunski2, Cooper, Davidoff, O., Davydov, Denman, Dushina, Dzhemilova, Fedorova, Fisher, Gagoulachvili, M. Galbmillion, Galinsky, D.Geyber, Ginzburg, E. Gleyzer, G. Gleyzer, I. Gleyzer, Gofman, Golan, Golin, Gonchar, Gordon, Y. Gorelik, Gorelova, Gorshteyn, Groisberg, Groys, Hanono, Iliachenko, Jobity, Kagner, Kats, Khavulya, A. Khavulya, V. Khavulya, Khesin, Kolidiy, Kolyachko, Kordysh, Krechmer, Kushnir, Landau, Laungani, Lurye, L., Magaseyev, A. Makagon, L., L., Krypayev, A., Krypayev, O., Makagon, Malamud, Marinovich, L. Markman, V. Markman, A. Masters, M. Masters, B. Minaker, D. Minaker, Dy Minaker, Minakoff, Muzicant, Nagesh, A. Natkovitch, Masterkoff, Maxin, Natkovich, Natkovitch, I. Natkovitch, S. Natkovitch, Nikolayeva, Oudolsky, L. Pepe, M. Pepe, Pichugov, Pick, Plat, Polissky, Pronin, Rabinovich, E. Rabinovich, Rimer, Roginskaya, Roginsky, Rosin, Rozenberg, I. Rozenberg, O. Rozenberg, Rubinstein, Sand, Sandler, Shvetson, J. Sikar, Sikarevich, Singer, Sivorinovsky, Somershaf, B., Singer, Vafakos, Vulakh, Surcov, Sikar, D. Soroka, L. Soroka, M1 Soroka, M2 Soroka, A. Teplish, M. Teplish, S. Teplish, E. Trotta, P. Trotta, Tsirulnik, Tulchinsky, Svetlana, M. Vidal, V. Vidal, Vladimirtsev, Pichugov, Yudelson, Winner, A. Zats, M. Zats, V. Zats, Zeheny, A.).

Alternative 1B is the best option because it is level with the boardwalk so handicapped people and the elderly have easy access (R. Sternberg). Alternative

1B is the most convenient location for the senior citizens of Brighton Beach (M. Geyber, Mi. Geyber) and will solve many problems for elderly and children. (M. Geyber)

Alternative 1B is the best location because the adjacent uses—the playground on the roof and the playing courts—are shielded by a fence (Landau, Magaseyev, A. Makagon, L. Makagon, O. Makagon, Maksin, Malamud, Marinovich, B. Minaker, Dy Minaker, Minakoff, Muzicant, B. Natkovitch, A. Natkovitch, L. Pepe, M. Pepe, Pichugov, Pick, Rabinovich, E. Rabinovich, Rimer, Roginskaya, Roginsky, I. Rozenberg, O. Rozenberg, Shvetson, J. Sikar, Sikarevich, Sivorinovsky, Somershaf).

**Response:** Comment noted. As described in the EIS in Chapter 10, "Alternatives," neither the proposed project nor Alternative 1B would be expected to result in significant adverse impacts.

**Comment 50:** Alternative 1B features a location with no known geological obstructions (Golin, Khavulya, A. Khavulya, V. Khavulya, A. Natkovitch, J. Sikar) or protected species, outside of the 100-year floodplain (Maksin, Yudelson, A. Natkovitch, J. Sikar).

**Response:** As discussed in Chapter 10a, "Preferred Alternative," prior to construction of the preferred alternative, a geotechnical survey would be conducted at the site of the preferred alternative to determine whether there are any geological obstructions at this location. In addition, a survey will be conducted to determine whether any dune sandspur (or other listed plant species) occurs within the footprint of the site (however, because of the level of disturbance associated with pedestrian traffic and sand raking, this location is not expected to contain such species).

**Comment 51:** Under CEHA and SEQRA, NYCDPR must select an alternate site that complies with NYCDPR's legal obligations and mitigates the proposed project's adverse environmental impacts to the maximum extent practicable. Therefore, NYCDPR must mitigate the adverse impacts of its selection by choosing Alternative 1B (Yudelson).

SEQRA requires NYCDPR to select a location that minimizes adverse environmental impacts to the maximum extent possible. By proposing to build elevated bathrooms less than 100 feet from residential buildings in front of the narrowest stretch of the boardwalk on top of a rock jetty, NYCDPR has selected a location that exacerbates natural resource, visual, construction, noise, and community character impacts (Yudelson, Cooper, Golin).

**Response:** Both Location Alternative 1B and the original project site are located within the CEHA, requiring approval from NYSDEC. The EIS does not identify any significant adverse impacts with the originally proposed project, and no mitigation measures are required. The effects of the preferred alternative would

be substantially similar to those of the proposed project in the areas of land use, natural resources, visual resources, and neighborhood character. With the short construction duration, neither the preferred alternative nor the proposed project would result in significant adverse construction impacts.

**Response:** Alternative 1B has some caveats, such as whether it would be eligible for FEMA reimbursement. But I'm more than happy to coordinate with our federal elected officials and such as Congressman Jeffries and Senator Schumer to resolve this issue (Adams).

**Response:** Comment noted.

**Comment 52:** People who say that their children come to the summer camp at the Shorefront Y can choose another summer camp, but Oceana residents cannot choose to live in another building (L. Makagon).

**Response:** Comment noted.

*COMMENTS IN OPPOSITION TO LOCATION ALTERNATIVE 1B*

**Comment 53:** Alternative 1B would hurt senior citizens and other residents of the Brighton 6th Street neighborhood. It would cause problems for users of the Shorefront YM-YWHA of Brighton-Manhattan Beach, including young children, and will require the removal and relocation of existing volleyball courts and a playground on the beach. The replacement comfort station should be built on the site of the previously-existing comfort station (Suler).

**Response:** As shown in Figures 10-8 and 10a-1, Alternative 1B would be located on the beach within NYCDPR's larger Coney Island Beach and Boardwalk property. Construction of the comfort station at this location would require utility connections but would not require the removal or relocation of the Shorefront YM-YWHA's outdoor playing courts and rooftop playground (approximately 125 to 235 feet away from the preferred alternative site), or of the volleyball courts and playground on the beach (approximately 175 and 375 feet away from the preferred alternative site, respectively). A comfort station at this location would not interfere with the operations of the Shorefront YM-YWHA or with the playground and volleyball courts on the beach.

**Comment 54:** Alternative 1B would be in close proximity to a playground and other children's programming. It would disturb the historic landscape and boardwalk, and have quality of life and public safety implications for the residents of Brighton 6th Street. (People of Oceana, Tuber).

**Response:** As analyzed in Chapter 10, "Alternatives," of the EIS and as discussed in more detail in Chapter 10a, "Preferred Alternative," of the FEIS, Location Alternative 1B would not result in any significant adverse impacts to land use (including the Shorefront Y and the play structure on the beach to the west of the site), historic and cultural resources, and neighborhood character. Patrols by the New York

City Police Department and/or NYCDPR enforcement officers would continue to monitor the beach, boardwalk area, and underneath the proposed replacement comfort station as they have historically done in this and other areas along the waterfront to maintain public safety and order.

**Comment 55:** Alternative 1B would be located in front of a playground, not a tennis court. What would the effect be? I was told by many people that there might be sink holes (Machuin).

**Response:** NYCDPR would provide oversight to the construction of the preferred alternative to ensure that significant adverse construction impacts do not occur. Prior to construction, a geotechnical survey would be undertaken to identify any geological concerns. During construction, appropriate construction techniques for the preferred alternative site would be employed, and vibration monitoring would be performed. Construction of Alternative 1B would not result in sink holes.

**Comment 56:** I oppose Alternative 1B because it would be placed next to the summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. (Form Letter, Maber-Dutov, Goltsman, S, Tatiana)

I oppose Alternative 1B because it will disrupt lives of residents at Brighton 6th Street, Brightwater Court, as well as hundreds of members of Shorefront YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas. (Form Letter, Maber-Dutov, Tsakhuovskaya)

**Response:** Comment noted. As noted in the DEIS in Chapter 10a, "Preferred Alternative," Location Alternative 1B would result in a change in land use at the Coney Island Avenue location, since the preferred alternative comfort station would be constructed on an area of the beach where no comfort station existed previously. However, this change would not be considered adverse, as a public comfort station within mapped parkland that provides an important amenity for public open space users would be considered a compatible and appropriate land use, as it is a requirement under New York State Public Health Law. While Alternative 1B would result in a land use change in front of the Shorefront YM-YWHA, the alternative would not displace or otherwise directly affect this community facility. This alternative would have a similar effect on neighborhood character, land use, zoning and public policy as the proposed project, and neither scenario would result in any significant adverse impacts to neighborhood character or land use, zoning, and public policy. Alternative 1B would not limit beach access or disturb the public's use of the surrounding area. Patrols by the New York City Police Department and/or NYCDPR enforcement officers would monitor the beach and boardwalk areas surrounding the replacement comfort station, as they have historically done in this and other areas along the waterfront. In

addition, construction of the preferred alternative would occur in the period after Labor Day 2016 and prior to the start of the 2017 beach season; therefore, construction would not occur during the Shorefront Y's summer camp sessions.

**Comment 57:** Alternative 1B would be located across from the playground for our camp and other programs that take place in the summer. The replacement comfort station would be directly behind our indoor pool, which would be put at tremendous risk during the pile driving and construction of the supports for the comfort station. The constant reverberations of the pile driving process would potentially cause the pool itself to crack or possibly cause the breakage of underground plumbing that supports the pool's filtration, as well as the water flow processes. Our pool drainage system is connected directly to the sewer line under the boardwalk, that very sewer line that is proposed to be used by this new comfort station. Any disruption to the operation of the pool will cause the Shorefront Y tremendous problems. None of these realities or vulnerabilities of our facility were ever discussed with us prior to suggesting this location as an alternative location. (Fox)

**Response:** The construction of the replacement comfort station would not adversely impact the Shorefront Y or the local plumbing system. NYCDPR performed vibration monitoring during the initial installation of the piles at the site of the previously-existing comfort station. For all days when pile driving occurred, monitored results were well below the 0.5 in/sec that is considered the threshold for potential damage according to NYCDOB. On four days, the Peak Particle Velocity (PPV) was what could be considered "perceptible" but still well below the NYCDOB threshold. NYCDPR will perform vibration monitoring during the installation of the preferred alternative's piles. A comfort station at this location would use the same sewer as was used during the 2014 beach season when the temporary trailer was in place; the City sanitary system is able to accommodate flows from both the comfort station and the Shorefront Y.

**Comment 58:** The Shorefront Y runs a large summer camp, after school program and sports programming out of our facility; summer, winter, spring and fall. In the summer, we have more than 500 children and teens using our backyard space, the local beaches and other neighborhood parks and facilities each and every day. The location of the bathrooms behind the Shorefront Y will increase the risk of children coming into contact with unsavory individuals with possible bad intent. It will require the Shorefront Y to expand and intensify our physical and sexual abuse prevention policies and procedures and our vigilance to protect children from potential predators. Children's programming is one of our core businesses where families entrust us with their children. Bathrooms directly behind the Shorefront Y, either temporary ones that are going to be coming this summer or permanent structures, make it much more difficult for us to handle the responsibility of your children's safety (Fox).

Alternative 1B would disrespect children and other uses of the Shorefront Y. I agree with Ms. Fox's statement (Podvigosky).

**Response:** The replacement comfort station would not be a new use in the area, as there has long been a public comfort station within the vicinity of the Alternative 1B site. The entrance to the replacement comfort station at this location would be approximately 240 feet away from the entrance to the Shorefront Y, across an approximately 80 feet-wide section of boardwalk. The entrance to the Shorefront Y is not visible from the Alternative 1B site. The Shorefront Y's outdoor playing courts that are located adjacent to the boardwalk are currently fenced and screened to limit visibility. The replacement comfort station would not be physically connected to the Shorefront Y, would not include windows facing the Shorefront Y, and would not affect the visibility of the Shorefront Y. Patrols by the New York City Police Department and/or NYCDPR enforcement officers would monitor the beach and boardwalk areas surrounding the replacement comfort station, as they have historically done in this and other areas along the waterfront.

**Comment 59:** The area of the boardwalk and Coney Island Avenue (where Alternative 1B would be located) is a place where people come to rest, walk, and enjoy themselves, to look at the ocean, sunsets, sunrises, people socializing, and for kids to play. Alternative 1B would adversely affect views from Coney Island Avenue (Konokov)

If placed at the location and elevation proposed under Alternative 1B, the comfort station would become visible in the southward view corridor of Coney Island Avenue, and partially block the ocean view from Coney Island Avenue, resulting in significant adverse impact on urban design. (Form Letter, Maber-Dutov, Goltsman, S, Tatiana)

**Response:** Comment noted. As noted in the FEIS in Chapter 10a, "Preferred Alternative," Alternative 1B would be expected to block more views from the boardwalk through the site to the beach and Atlantic Ocean than the originally proposed project, due to its lower elevation. These blocked views would not result in significant adverse impacts, because expansive views of the beach and Atlantic Ocean would remain from multiple locations along the boardwalk.

**Comment 60:** Alternative 1B would compromise public safety. Lowering the comfort station to boardwalk level where it will be buffeted by a storm surge substantially increases the likelihood that the comfort station will be damaged and/or that pieces of it will become projectiles. Furthermore, the Shorefront Y is the most important structure in all of Brighton Beach because it is the only large community space in the area that can accommodate disaster-related services. After Hurricane Sandy, it was the epicenter of the neighborhood's relief efforts. Therefore, the safety of this building is paramount (NRPA).

**Response:** Under Location Alternative 1B, the finished floor elevation of the comfort station would be at boardwalk level (approximately +16.6 feet NAVD88). This would exceed current NYC Building Code standards for structures in the 100-year floodplain, which require a minimum elevation that exceeds the FEMA 100 year storm level plus one additional foot (i.e., +12.0 feet NAVD88). This elevation would also exceed a no-action alternative where a replacement comfort station is provide at-grade, which would be vulnerable to future storm events. Therefore, Location Alternative 1B provides substantial resiliency features and protections. As noted in the EIS, the proposed comfort station (regardless of location) has been designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones. See response to Comment 13. In addition, as described in the response to Comments 53, 56, and 58, the replacement comfort station would be physically separated from the Shorefront Y and would not meaningfully affect this important community facility or its users.

**Comment 61:** Selecting Alternative 1B would be a brazen act of blatant discrimination against poor, weak, senior citizens. This alternative proposal is designed to appease a small group of well-to-do Oceana owners at the expense of a much larger cluster of Brooklyn citizens (Kantor)

**Response:** Comment noted.

**Comment 62:** Placing the replacement comfort station in front of the Shorefront Y could be considered an act of anti-Semitism (Portning).

**Response:** Comment noted.

*ADDITIONAL COMMENTS ON ALTERNATIVES*

**Comment 63:** We support No Action Alternative 1, i.e., rebuilding the previously-existing comfort station in its original location at grade level, or a trailer-style comfort station at the project site location at the lowest possible elevation (People of Oceana, Tuber). The comfort station should be built at the lowest possible elevation on the footprint of the previously-existing comfort station. (Maber-Dutov)

**Response:** Comment noted. As described in the EIS, a comfort station at grade elevation would place the structure at the same risk of flooding as the previously existing comfort station, which would be contrary to the City's goals of providing infrastructure that is resilient against future storm surges and resulting damage. The proposed comfort station (regardless of location) is specifically designed to be resilient against future storm surges and resulting damage. While the comfort station could be constructed at the grade of the beach and still meet current NYC Building Code standards for structures in the 100-year floodplain, such construction would place the new structure at the same risk of flooding as the

one that was damaged beyond repair by Superstorm Sandy. A temporary structure on the boardwalk was installed during the 2014 beach season and will continue until a permanent solution is completed. and is currently in operation. As discussed in the DEIS in Chapter 10, "Alternatives," this alternative would enable NYCDPR to open the beach to the public but is not a viable long-term solution for the provision of permanent seasonal access to toilet and handwashing facilities at this location that would be resilient against future storm surges and resulting damage. The trailer would also provide fewer toilets, urinals, and sinks than the proposed project.

**Comment 64:** Safety is the most important consideration, and according to the EIS, the safest structure is the proposed elevated comfort station. At-grade structures do not comply with FEMA guidelines, and if a storm surge comes, they would be right in the line of that wave. Building the replacement comfort station at grade, back underneath the boardwalk, would be an irresponsible waste of money. Temporary trailers are needed but they should not be in place for more than one season because those are very unstable structures, which would float in the event of a storm and become battering rams (Sanoff).

At a time when people have had to elevate their homes, move electrical panels to higher elevations and turn the first floor of their homes into storage areas, NYCDPR should not ignore FEMA guidelines. The DEIS states that in order to qualify for FEMA funding, the project would have to adhere to the new codes and standards. Therefore, if the project were constructed at the lower elevation, either at the 1B site, the original proposed site or any other site, it would not qualify for FEMA funding (NRPA).

The most important consideration is what is going to be safer for the whole Coney Island/Brighton Beach area as far as protecting us so that we are not going to wind up drowning, losing property and possibly having to be displaced if another storm comes this way (Valdez).

**Response:** Comments noted. As noted in the DEIS, the proposed comfort station (regardless of location) has been designed in accordance with the 2008 New York City Building Code and to the standards of the American Society of Civil Engineers appropriate to structures located in flood zones. See response to Comment 13. Constructing Location Alternative 1B would require that the City of New York make a new application to FEMA for funding at this alternate location. As stated in Chapter 10a, if NYCDPR approves the preferred alternative, it would seek reimbursement of the costs for the preferred alternative through FEMA's funding for post-disaster rebuilding efforts.

**Comment 65:** A better solution would be to convert the lifeguard station into a bathroom, as the lifeguard station is already a standing structure there. And then elevated structures similar to the proposed replacement comfort station could be

converted into lifeguard stations and be put on the street or anywhere (P. Sternblitz).

**Response:** Converting the lifeguard station into a comfort station is not a viable alternative. As a public bathing beach, provision of lifeguard services is necessary, and is required by NYSDOH. The current facility satisfies the operational needs for a lifeguard station, is within visual and audible distance to swimmers, and provides proximity to an access point for emergency vehicles at Coney Island Avenue.

**Comment 66:** Another alternative should be to change the project and make that comfort station nice looking so that people can actually enjoy their time next to it (Pichugov).

**Response:** Comment noted.

**Comment 67:** The repair of the previously-existing comfort station would have cost at most $200,000, whereas the proposed project will cost millions. If a hurricane occurs every 50 or 100 years, repairing the previously-existing comfort station would still be more economical than this project. FEMA funds should instead go towards building a seawall that would protect the community (Milter).

**Response:** As indicated in Chapter 1, "Project Description," reconstruction of a comfort station at grade would create a public resource subject to likely future damage and would be inconsistent with City policy to increase the resiliency of its park facilities and infrastructure.

**Comment 68:** There is already a comfort station at Brighton 4th Street, and I believe that is more than sufficient for this area (Konokov).

This bathroom was never necessary from the start (Geisler).

No bathroom at all may be a better alternative. As these bathrooms are being built in the name of reconstruction after Hurricane Sandy, we didn't have them originally in the amount and the number that is proposed (Pichugov).

Both the proposed location and Alternative 1B are unacceptable for our community (Konokov).

The comfort station should be at least a couple of hundred, if not thousand, feet from where it is. It is not wanted or needed in this area (Williams).

Why didn't they just come up with a simple changing station for changing clothes? (Lerman)

The previously bathrooms were built at that location before Oceana when that site was commercial. Please recognize that conditions of that location have changed, after full planning review and approval by the City of the Oceana

residences, and that a better alternative location should now be used for the proposed replacement bathrooms. (Scott)

**Response:** Comment noted. The EIS considers alternative locations for the proposed comfort station. As discussed above, a comfort station at New Brighton is a necessary amenity for users of the public beach and boardwalk, and is needed for the continued operation of the beach, according to New York State Public Health Law (see Appendix A of the EIS, which includes a Public Health Assessment conducted by DOHMH).

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# Appendix A
# DOHMH Report

NEW YORK CITY DEPARTMENT OF
HEALTH AND MENTAL HYGIENE
Thomas Farley, MD, MPH
*Commissioner*

**Daniel Kass, MSPH**
**Deputy Commissioner**
**125 Worth Street,**
**Room 331, CN 32**
**New York, NY 10013**

**212-788-4641** (tel)
**212-442-5674** (fax)

December 31, 2013

Mr. Liam Kavanaugh
First Deputy Commissioner
New York City Department of Parks and Recreation
The Arsenal
Central Park
830 Fifth Avenue
New York, NY 10065

The enclosed Public Health Assessment is provided in response to your request for a detailed examination of the need for the proposed New Brighton Comfort Station, at Bays 1 through 3 of Coney Island Beach. The New York City Department of Health and Mental Hygiene, Division of Environmental Health is responsible for overseeing the health and safety of New York City Beaches. This responsibility is required pursuant to Article 167 of the New York City Health Code (Title 24 of the Rules of the City of New York) and Subpart 6-2 of the New York State Sanitary Code.

The Department has determined that a replacement Comfort Station is a necessary piece of infrastructure to maintain the public's health and safety. It is likely that the absence of the New Brighton Comfort Station would result in significant adverse environmental and public health impacts.

For supporting technical analysis, regulatory requirements, state guidance and supporting documentation please see the attached addenda and appendices. If you have any further questions please do not hesitate to contact me.

Sincerely,

Daniel Kass, MSPH
Deputy Commissioner

Encl:

# Public Health Assessment
# New Brighton Comfort Station

**Prepared by:**
**Division of Environmental Health**
**New York City Department of Health and Mental Hygiene**

## A) Introduction

The replacement New Brighton comfort station would continue to serve approximately 3 bays (0.4 miles of ocean front) which include ocean front access from a major subway and bus route hub and, importantly, play equipment on Brighton 6th street. In the absence of the New Brighton comfort station, the distance from most distal point of Brighton Beach to the nearest comfort station at Brighton 2nd street is approximately 1000 yards which well exceeds the national recommended standard of 550 yards interval.

Having a comfort station accessible to the public is essential to preventing the spread of disease. In the absence of adequately accessible comfort stations, bathers may likely partake in unhealthy behaviors such as avoiding physical, cooling activities in beach or shade and limiting the intake of liquids. Visitors will also likely begin to use the water, beach shoreline and bottles as a toilet-substitute. In fact, it was observed through the field inspection of Coney Island beach conducted by NYCDOHMH early during the 2013 beach season that there were evidences of unsanitary conditions near the lifeguard station immediately adjacent to the Brighton comfort station. As outlined in DOHMH's inspection report, it was determined that these unsanitary conditions required immediate correction (a "general violation") and were a direct or partial result of the temporary absence of adequate restrooms at Brighton Beach (Appendix B). Additionally, the Department received multiple nuisance complaints from Brighton beach users, all of which could be potentially be associated with human waste on the beach.. It is important to note that human waste contamination of the beach is persistent and accumulative. In other words, with the extended absence of adequate comfort stations at Brighton Beach, it is likely that the quality and safety of the sand will continue to worsen. The USGS has published research suggesting the cleanliness of the sand at beaches is a significant contributing factor to beach water quality and subsequently potential closures (Whitman and Nevers, 2003)

The separation of people from waste has been a defining feature of human evolution, and advances in sanitation are responsible for the reduction in once rampant transmission and epidemics of cholera, and diseases caused by pathogens including *salmonella*, *campylobacter*, *cholera*, *shigella*, *hepatitis-A*, *shigella*, *rotovirus*, and *e. coli*. Actions that increase the likelihood that people will come into contact with human waste either by direct contact, ingestion, and exposure via mucous membranes pose significant public health threats that must be mitigated. Therefore, the continued absence of a comfort station would potentially constitute an adverse public health impact to Brighton Beach of Coney Island, and its visitors. Therefore the availability of a New Brighton comfort station is essential to the wellbeing of the public.

## B) Necessity of Comfort Stations for Human Health

In the absence of adequate and proximate toilets with sinks and running water, we anticipate there to be several means of behavioral adaptation by potential beachgoers. Each adaptation to the absence of sanitary facilities involves a negative potential health consequence.

- Fewer people would come to the beach. Beaches during warm months provide an opportunity for recreation, physical activity, social engagement and contribute to social and community cohesion. There are significant individual and community benefits from outdoor activity. In addition, beaches provide respites from heat during peak temperature hours.

- Beachgoers will consume less fluid to avoid having to urinate. Some beachgoers could be expected to minimize the need to urinate during a stay at the beach, and could consume fewer liquids. Hydration is critical, especially during exposure to sun, wind and heat. While not quantifiable, the net direction of impact from having bathrooms, compared to not, is health-protective.

- Some beachgoers will relieve themselves in the sand, or water. The absence of washing and diaper changing facilities may also result in more people maintaining unsanitary conditions on the beach and in the sand. The greater difficulty of handwashing in the absence of comfort stations may compel more people to maintain unhygienic conditions. The health consequences of exposure to fecal matter are described in greater detail below.

## C) Beach Visitation

According to the Department of Parks and Recreation (DPR), Coney Island Beach receives the following amount of beach visitors per year:

| Period | Observed Visitors To Coney Island Beach | Estimated Visitors to Brighton Beach (20% of Coney Island total) |
|---|---|---|
| Annual Visitors | 11,000,000 | 2,200,000 |
| Daily Average | 60,000 | 12,000 |
| Weekend | 200,000 | 40,000 |
| Holidays | 500,000 | 100,000 |

Brighton beach comprises a subunit of Coney Island beach, and while it does not receive the same volume of visitors as the area immediately surrounding Coney Island pier, it does receive a substantial proportion of the above visitor total. We estimate that at Brighton Beach one would expect 12,000 average visitors per beach season day, 100,000 visitors during a summer holiday, and 2.2 million visitors annually. The sanitary management of that volume of potential fecal matter and urine is critical to the prevention of illnesses transmitted by fecal-oral contact with sand and water.

## D) Upland and Nearshore

The potential increase in fecal pollution from humans could affect the aesthetic aspect of a beach and sensitive individuals could come into contact with pathogenic bacteria in the sand. An especially vulnerable population is children due to play behavior such as digging in the sand which would increase a child's exposure. Evidence shows that beach sand can harbor high concentrations of fecal indicator organisms, as well as fecal pathogens, however, until recently illness risk associated with beach sand contact was not well understood.

Studies carried out as part of the National Epidemiological and Environmental Assessment of Recreational Water (NEEAR) study asked about sand contact on the day of their visit to the beach (digging in the sand, body buried in the sand). The report analyzed data gathered from 26,609 participants in 2003–2005 and 2007. Digging in the sand was positively associated with gastrointestinal illness. After accounting for other factors that might cause illness, that amounted to a 20% increase in risk for those exposed. People who reported being buried in the sand experienced a 23% risk increase after accounting for other factors. According to the Centers for Disease Control (CDC), the most commonly reported RWI is diarrhea, caused by microorganisms such as *Cryptosporidium* ("Crypto") and *E. coli* 0157:H7. This study described elevated risks without considering the proximity of restrooms and toilets, though it is reasonable to conclude that many of the beaches where these participants were recruited provided adequate comfort stations. We conclude, therefore, that a scenario where the New Brighton comfort station is not replaced would significantly increase this risk by increasing the likelihood of contact with pathogens typically found in human waste.

## E) Water Quality

The contaminated shoreline can potentially serve as a major source of coliforms which can be transported from sand to the water body, where they may instigate elevated bacteriological level. Thus, the potential increase in human waste pollution of beach sand and water could affect the potential safe use Brighton Beach recreational water. In Brighton, an area with a large numbers of bathers and a relatively low rate of water turnover, the potential for person to person disease transmission is considerable. Potential disease transmission is especially likely in shallow water areas (where contamination is most likely to occur) used by young children where water circulation and flushing rates are relatively low. Even relatively isolated occurrences of this behavior can result in beach water quality. The accumulated human waste contamination over time could affect the safe use of the bathing beach. NYCDOHMH has extensive experience monitoring and analyzing contamination events and conditions, and the predictable outcome of continual or even occasional bathroom-substitute behavior will most likely result in elevated levels of harmful bacteria, viruses and other microbes which present a significant health risk to beach visitors, and a very serious health risk to immune compromised individuals. Additionally, the above scenario would most likely result in temporal and spatial influence of elevated indicator bacteriological sampling results and subsequent beach notifications and/or closures. For example, NYCDOHMH has documented recent conditions in which unusually high localized bird fecal contamination of the near-shore and tidal zone sand has demonstrably and negatively impacted the adjacent water quality.

Epidemiological studies have shown that bathers can be a significant source of pathogenic microorganisms. Recreational Water Illnesses (RWI) are caused by microorganisms and spread by

swallowing, breathing in mists or aerosols of contaminated water, or having contact with contaminated water from bathing.

Based on accepted EPA exposure rates, weekday, weekend and holiday exposure assessment of gastroenteritis rates to the potentially exposed population of Coney Island beachgoers. Human waste contains bacteria and pathogens associated with recreational water illness and associated gastroenteritis. Lack of a bathroom facility creates a potential for these contaminants to enter recreational waterways and create an exposure pathway for beach goers that are in contact with the water. We conclude that a scenario where there is no replacement comfort station in the immediate area of the one destroyed by Sandy, would significantly elevate these risks of contact with water-borne waste.

## F) Air Quality

In the potential absence of the Brighton comfort station, community health complaints after episodic releases of hydrogen sulfide ($H_2S$) from the human waste are expected to increase. The human olfactory system is especially sensitive to low concentrations of $H_2S$ and odors at concentrations far below the levels EPA has determined are toxic are a significant public health nuisance, and may be unpleasant and produce discomfort and temporary health symptoms. There is considerable variability in odor distinction threshold and in the response to odors. Sensitive populations include young children, pregnant women, the aging and people chronic health problems (individuals' respiratory diseases and chronic obstructive pulmonary disease). It can affect both behavior and physical health of general public. Health effects from exposure to odors cause gagging, runny nose, eye-watering and nausea.

**Appendix A. Compilation of the Applicable Rules and Regulations**
**A1. Rules of the City of New York (RCNY) Title 24, Article 167 Bathing Beaches:**

§167.13 Water Quality Standards

(a) All bathing beaches shall meet the following water quality standards:

(1) Bacteriological. The water quality in a bathing beach shall be determined through the collection and analysis of water samples for the presence of Enterococci and/or *E. coli* bacteria using the Standard Methods for the determination of Enterococci bacteria and *E. coli* approved for bathing beaches. The bacteriological water quality of bathing beaches shall meet the following standards:

(A) For marine water beaches:

Enterococci geometric mean shall not exceed 35 per 100 ml for a series of five or more samples collected during a 30-day period.

(B) For freshwater beaches:

Enterococci geometric mean shall not exceed 33 per 100 ml for a series of five or more sample collected during a 30-day period.

-OR-

*E. coli* geometric mean shall not exceed 126 per 100 ml for a series of five or more samples collected during a 30-day period.

(2) Chemical and Physical Quality. The water shall be free of deposits, floatable debris, growths, oils and greases, or any foreign substances that may potentially present a public health threat. The water in bathing beaches shall be considered to exceed the chemical and/or physical quality standards when the Department determines that any substance is being discharged or may be discharged into the water that is or may be hazardous to the health of persons using the bathing beach.

2. §167.39 Bathhouses

(b) Toilets, Washbasins and Showers. All bathing beach facilities shall be provided with an adequate number of toilets and hand washing facilities.

(1) A facility shall provide properly lighted, ventilated and maintained toilets and handwashing sinks and an adequate number of showers or a dressing facility containing toilets and showers.

(2) Separate toilet facilities shall be provided for each sex. All toilet facilities shall be provided with soap, paper towels or electrical hand drying units, and covered waste receptacles. Suitable sanitary napkin receptacles shall be provided in toilet facilities used by females.

*§167.03 Definitions: (a)"Adequate" means sufficient to accomplish the purpose for which something is intended and to such a degree that no unreasonable risk to health or safety is presented. An item installed, maintained, designed and assembled, an activity conducted or act performed, in accordance with generally accepted standards, principles or practices applicable to a particular trade, business, occupation or profession, is adequate within the meaning of this Article.*

## A2. The State of New York (NYCRR) Part 6, Subpart 6-2 Bathing Beaches:

§6-2.13 Bathhouse and toilet facilities

(a) General. Adequate toilet and hand washing facilities must be provided for all bathing beaches. In determining the location of toilet and hand washing facilities for ocean beaches, factors which shall be considered include, but are not limited to, susceptibility of the area to flooding, groundwater depth in the area, and potential for shifting of sand dunes and erosion.

(b) Walls and floors of the bathhouse shall be free from cracks or open joints. The floors should be well drained.

(c) All toilet facilities and dressing rooms shall be adequately lighted, ventilated and maintained.

(d) When showers are provided, they shall be supplied with water at a temperature of at least 90 degrees Fahrenheit and no more than 110 degrees Fahrenheit at a rate of at least 1.5 gallons per minute per shower head. Thermostatic, tempering or mixing valves shall be kept in good operation to prevent scalding of the bathers.

(e) All toilet facilities shall be provided with soap, paper towels or electrical hand-drying units, and covered waste receptacles. Suitable sanitary napkin receptacles shall be provided in toilet facilities used by females.

*§6-2.2 Definitions: (e) Adequate shall mean sufficient to accomplish the purpose for which something is intended and to such a degree that no unreasonable risk to health or safety is presented. An item installed, maintained, designed and assembled, an activity conducted or act performed, in accordance with generally accepted standards, principles or practices applicable to a particular trade, business, occupation or profession, is adequate within the meaning of this Subpart.*

## A3. Recommended Standards for Bathing Beach Toilet Facilities

The following is the *recommended* standard by the Great Lakes Upper Mississippi River Board (GLUMRB), also known as the "10 States Standards," of which New York State is a member.

For Bathing Beaches Toilet facilities shall be provided within 500 feet (150m) of public bathing beach as follows.

| Number of Fixtures | Water Closets | | Urinals | Lavatory | Showers |
|---|---|---|---|---|---|
| | Males | Females | (Males) | Per Sex | Per Sex |
| 1 | 1 - 199 | 1 - 99 | 1 - 199 | 1 - 199 | 1 - 99 |
| 2 | 200 - 399 | 100 - 199 | 200 - 399 | 200 - 399 | 100 - 199 |
| 3 | 400 - 600 | 200 - 399 | 400 - 600 | 400 - 750 | 200 - 299 |
| 4 | | 400 - 600 | | | |
| | Over 600, one fixture for each additional 300 females and males. | | Over 600, one for each additional 300 males. | Over 750, one for each additional 500 persons. | Over 299, one for each additional 100 persons. |

The above table is also referenced in Environmental Engineering and Sanitation, 4th Edition, by Joseph Salvato, P.E., Chapter 9 Recreation Areas and Temporary Residences, Bathing Beaches, page 1058.

S DB 7/5/2013

NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE — INSPECTION REPORT — DIVISION OF ENVIRONMENTAL HEALTH

| CAMIS NUMBER | PERMIT TYPE | ESTAB. TYPE | PERMIT NO. | EXP. DATE | FORM NO. | COMPLAINT CONTROL NO. |
|---|---|---|---|---|---|---|
| 40426405 | CN | JY | 0000004 | 6/20/13 | | |

| ADDRESS | FLOORS | BORO | COT'D | ZIP CODE |
|---|---|---|---|---|
| Bay #11 + 18 Entire Beach | | 3 | | 11224 |

OWNER / PERMITTEE: NYCDPR

| D/B/A | SAFETY | RISK | TELEPHONE NO. | DAYS CLOSED | HOURS OF OPERATION |
|---|---|---|---|---|---|
| Coney Island Beach | | — | (718) 332-3884 | SU M TU W TH FR SA N | TO |
| (INFORMATION UPDATE) D/B/A | SAFETY | RISK | TELEPHONE NO. | DAYS CLOSED | HOURS OF OPERATION |
| | | — | ( ) — | SU M TU W TH FR SA N | TO |

| INSPECTION DATE | START TIME | STOP TIME | ID NUMBER | BUREAU | PROGRAM | INSP. TYPE | ACTION | DOCKET NUMBER | HEARING DATE | HEARING TIME |
|---|---|---|---|---|---|---|---|---|---|---|
| 6/20/13 | 0900 | 1730 | 8469 | E | PM | A | D | — | / / | : ☐AM ☐PM |

HUMIDITY: INTERNAL ____ % EXTERNAL ____ %

AIR TEMPERATURE: INTERNAL ____ °F EXTERNAL ____ °F

WIND: SPEED ____ M.P.H. DIRECTION ____

WEATHER CONDITIONS: ____

NUMBER OF SAMPLES AND TEST REQUIRED

| BACT. | METALS | VOC's | NITRATES | P.M. |
|---|---|---|---|---|
| | | | | |

CASE NO. T — — —

| CHEMICAL | INSTRUMENT | SENSITIVITY | RESULT |
|---|---|---|---|
| | | TO | |
| | | TO | |
| | | TO | |
| | | TO | |
| | | TO | |

(See back for explanations)

1. ADMINISTRATION
   A B C D E F G H
2. CONSTRUCTION AND EQUIPMENT
   A B C D E F G
3. FIRE SAFETY
   A B C D
4. WINDOW GUARDS
   A B C D E F G H
5. PLUMBING
   A B C D E F G H I J
6. DRINKING WATER SUPPLY
   A B C D E F G H I J
7. PRODUCT
   A B C
8. ASBESTOS
   A B C D
9. AIR QUALITY
   A B C D E F
10. CHEMICALS AND WASTE MANAGEMENT
    A B C D E F
11. ANIMALS
    A B C D E F G H I
12. VERMIN AND WEED CONTROL
    A B
13. OTHER
    A B
14. DISTRIBUTION OF TOBACCO PRODUCTS THROUGH VENDING MACHINES, TOBACCO PRODUCT REGULATION ACT AND SMOKE-FREE AIR ACT.

Distribution of Tobacco Products Through Vending Machine: A — 1 2 3

Tobacco Product Regulation Act: B C D E F — 1 2 3

Smoke-Free Air Act: G H I J K L M N O P Q — 1 2 3

| SUMMARY: | NA | NCA | NSI | VCW | VRRPS | VRR | NO. APARTMENTS | NO. PUBLIC HALLWAYS | NO. FLOORS |
|---|---|---|---|---|---|---|---|---|---|
| SRO/WINDOW FALL PREVENTION | | | | | | | | | |

UNLESS AN EARLIER INSPECTION IS DEEMED NECESSARY BY THE DEPARTMENT, YOUR FACILITY WILL BE REINSPECTED ON OR AFTER ___/___/___

| REPORT RECEIVED BY (SIGNATURE) | INSPECTOR'S SIGNATURE | SUPERVISOR'S SIGNATURE | SUP. ID# | DATE |
|---|---|---|---|---|
| Supervisor | | Rec'd by: | 9001 | 7/2/13 |

WARNING: PENALTY FOR FALSE OR MISLEADING STATEMENTS–ORALLY OR IN WRITING–UP TO $1000 PER VIOLATION (NYC Health Code Section 3.19)
THE OFFER OF A BRIBE, GRATUITY OR REWARD FOR OFFICIAL MISCONDUCT IS A CRIME.

EHS 212E (REV. 3/03) WHITE: Office; CANARY: M.I.S.&A; PINK: Establishment

NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DIVISION OF ENVIRONMENTAL HEALTH
# INSPECTION REPORT — NOTICE OF VIOLATION



| OWNER | D/B/A | C.C. NO. |
|---|---|---|
| HYCDPR | Coney Island Beach | |
| ADDRESS | BORO | PERMIT NO. |
| Bay 1 – 21 | Bklyn | 45- [illegible] |
| BUREAU | PROGRAM | DATE |
| E | PM/A | 6-20-13 |

ITEM NUMBER

## DESCRIPTION OF VIOLATIONS

Re: Initial Beach Inspection

Entire beach inspected today (6/19/13 & 6/20/13)

Weather for both days pleasant, temps. in the low 80's.

- Closed areas – Bay 8, 8½ and 9, 15, 16, 17
- All lifesaving equipment observed on the beach and in the lifeguard shacks.
- AED units new, replaced due to 'Sandy'. All tested and in good working order. Lt. and Chiefs all trained in its use.
- PEP officers posted in all closed areas, red flags posted.
- All required signs posted at all entrances to the beach. 'Strong Current' sign posted at all lifeguard shacks.
- Signs posted at all jetties.

**NOTICE:** Department of Health and Mental Hygiene employees must show identification on request.

| ~~RECEIVED BY~~ SUPERVISOR | SIGNATURE & BADGE # | ~~SUPERVISOR'S SIGNATURE~~ Rec'd by: | DATE |
|---|---|---|---|
| [signature] | [signature] 388 | A. [signature] | 7/2/13 |

148E (Rev. 1/03) **PENALTY FOR FALSIFICATION:** Falsification of any statement made herein is an offense punishable by a FINE of not more than $500 or not more than 60 days imprisonment or both. – NYC ADMINISTRATIVE CODE, SEC. 1151-9.0.

NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DIVISION OF ENVIRONMENTAL HEALTH
**INSPECTION REPORT — NOTICE OF VIOLATION**



| OWNER | D/B/A | C.C. NO. |
|---|---|---|
| NYC DPR | Coney Island Beach | |
| **ADDRESS** | **BORO** | **PERMIT NO.** |
| Bay 1 – 21 | Bklyn. | 45- 00000Y |
| **BUREAU** | **PROGRAM** | **DATE** |
| E | PM/A | 6-20-13 |

ITEM NUMBER

**DESCRIPTION OF VIOLATIONS**

Violations observed.

(1) F2 - 167.31 (a), 167.39 b.
Mens bathroom - B 22nd St. - 2 faucets in disrepair.
Womens - 1 handdryer not working. 2 stalls out of order.

B9 - 1 toilet stall out of order.
Mens - 2 Urinals out of order.
2 faucets not working.
1 HW sink with hose bib - backflow prevention device not provided.

B 11 - Mens bathroom - 2 sinks not working.

B 13 - Mens bathroom - 1 sink and 1 toilet stall inoperable.

B 14 - Womens - 2 hand dryers not working.

**NOTICE:** Department of Health and Mental Hygiene employees must show identification on request.

| ~~RECEIVED BY~~ SUPERVISOR | SIGNATURE & BADGE # | ~~SUPERVISOR'S SIGNATURE~~ Rec'd by: | DATE |
|---|---|---|---|
| | 368 | A. [illegible] | 7/2/13 |

**PENALTY FOR FALSIFICATION:** Falsification of any statement made herein is an offense punishable by a FINE of not more than $500 or not more than 60 days imprisonment or both. — NYC ADMINISTRATIVE CODE, SEC. 1151-9.0.

148E (Rev. 1/03)

NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DIVISION OF ENVIRONMENTAL HEALTH
**INSPECTION REPORT — NOTICE OF VIOLATION**



| OWNER | D/B/A | C.C. NO. |
|---|---|---|
| NYC DPR | Coney Island Beach | |
| **ADDRESS** | **BORO** | **PERMIT NO.** |
| B1 – 21 | Bklyn | 45-000004 |
| **BUREAU** | **PROGRAM** | **DATE** |
| E | BM/A | 6/20/13 |

ITEM NUMBER

**DESCRIPTION OF VIOLATIONS**

(2) FY – 167.31(b)
167.39(b)

Toilet facilities inadequate – no toilet facility provided from B 15th Street to B 2nd Street. Note that former facility was destroyed by Storm 'Sandy' and ~~[illegible]~~ was not replaced. Patrons are now using the area around the Lifeguard Station as a toilet facility.

(3) FY 167.31 (d) – Uncovered refuse container
167.39(b)2 Women's bathroom, at B 11, B 13, B 15

(4) G1 167.09(a)(1) – Boardwalk observed with missing, protruding planks at: B 4, 5, 6, 7, 9, 13, ~~[illegible] railing~~ Screws observed protruding causing a tripping hazard.

**NOTICE:** Department of Health and Mental Hygiene employees must show identification on request.

| ~~RECEIVED BY~~ SUPERVISOR | SIGNATURE & BADGE # | ~~SUPERVISOR'S SIGNATURE~~ Rec'd by: | DATE |
|---|---|---|---|
| | DSP 368 | A. [illegible] | 7/2/13 |

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148E (Rev. 1/03)

NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DIVISION OF ENVIRONMENTAL HEALTH
**INSPECTION REPORT — NOTICE OF VIOLATION**



| OWNER | D/B/A | C.C. NO. |
|---|---|---|
| NYCDPR | Coney Island Beach | |
| ADDRESS | BORO | PERMIT NO. |
| | Brooklyn | 45-0000004 |
| BUREAU | PROGRAM | DATE |
| E | Pm /A | 06/20/13 |

| ITEM NUMBER | DESCRIPTION OF VIOLATIONS | | | |
|---|---|---|---|---|
| | Life Guards on duty | 06/19/2013 | | |
| 1 | Laura Giraldo | (Section 1) | (MCPR) 05/11/2013 | (MLG) 05/24/13 |
| 2 | Wendy Coral | (Section 1) | 05/11/2013 | 05/24/13 |
| 3 | Ricardo Sewell | (Section 2) | 04/20/2013 | 05/24/13 |
| 4 | John Melonic | (Section 2) | 05/10/2013 | 05/17/2013 |
| 5 | Estan Rodney | (section 2) | 04/25/13 | 05/24/13 |
| 6 | Mitchell Mamorsky | (section 3) | 03/09/13 | 05/01/13 |
| 7 | Adam Alkilamy | (section 3) | 04/14/13 | 05/03/13 |
| 8 | Anton Tishtsenko | (Section 3) | 05/02/13 | 05/10/13 |
| 9 | Andrey Povrosnik | (section 4) | 3/15/13 | 05/03/13 |

**NOTICE:** Department of Health and Mental Hygiene employees must show identification on request.

| RECEIVED BY | SIGNATURE & BADGE # | SUPERVISOR'S SIGNATURE | DATE |
|---|---|---|---|
| SUPERVISOR | 358 | A. [illegible] | 7/2/13 |

**PENALTY FOR FALSIFICATION:** Falsification of any statement made herein is an offense punishable by a FINE of not more than $500 or not more than 60 days imprisonment or both. — NYC ADMINISTRATIVE CODE, SEC. 1151-9.0.

148E (Rev. 1/03)

NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DIVISION OF ENVIRONMENTAL HEALTH
**INSPECTION REPORT — NOTICE OF VIOLATION**



| OWNER | D/B/A | C.C. NO. |
|---|---|---|
| NYCDPR | Coney Island BCH | |
| ADDRESS | BORO | PERMIT NO. |
| BAY 1-21 | BK | 45-0000004 |
| BUREAU | PROGRAM | DATE |
| E | PM/A | 06/20/13 |

| ITEM NUMBER | DESCRIPTION OF VIOLATIONS | | |
|---|---|---|---|
| | Cont... | (MCPR) | (MLG) |
| (10) | Sergey Ponomarev (Section 4) | 03/16/13 | 05/08/13 |
| (11) | Michael Zuska (Section 4) | 02/21/13 | 05/10/13 |
| (12) | Carl Graziano (section 5) | 03/09/13 | 05/07/13 |
| (13) | Luis Sanchez (section 5) | 02/23/13 | 05/20/13 |
| (14) | Christopher Mobilia (section 5) | 04/28/13 | 05/16/13 |
| (15) | John Martinez (section 6) | 03/29/13 | 05/13/13 |
| (16) | Eric Ma (section 6) | 02/21/13 | 05/17/13 |
| (17) | Joel Gunnong (section 6) | 12/27/12 | 04/29/13 |

**NOTICE:** Department of Health and Mental Hygiene employees must show identification on request.

| ~~RECEIVED BY~~ SUPERVISOR | SIGNATURE & BADGE # | ~~SUPERVISOR'S SIGNATURE~~ Rec'd by | DATE |
|---|---|---|---|
| | 368 | A. [illegible] | 7/2/13 |

**PENALTY FOR FALSIFICATION:** Falsification of any statement made herein is an offense punishable by a FINE of not more than $500 or not more than 60 days imprisonment or both. — NYC ADMINISTRATIVE CODE, SEC. 1151-9.0.

148E (Rev. 1/03)

**BEACH INSPECTION SUMMARY**
**NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE**
*Office of Public Health Engineering*

**PHE Form 310**
Revised 3/9/11

| Beach: Coney Island Beach. | Date/Time: 6/20/13 |
|---|---|

| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| **Health violations observed during time of inspection:** | | | ☐ NO | | |
| | | | ☑ YES (For detailed violations, see below) | | |
| ***A. DOCUMENTATION & RECORDS*** | §167.05(a) | | | | |
| **A1.** Operating a bathing beach without a permit | YES | NO ✓ | Operating a bathing establishment without a current, valid permit issued by NYCDOHMH in that Permit to operate a bathing establishment was never issued | | X |
| **A2.** Operating a bathing beach with an expired permit | §167.05(c) | | | | |
| | YES | NO ✓ | Operating a bathing establishment without a current, valid permit issued by NYCDOHMH in that Permit to operate a bathing establishment expired on DD/MM/YY _____ | | X |
| **A3.** Permit is not conspicuously posted during the time of inspection | §167.05(a) | | | | |
| | YES | NO ✓ | Permit was not conspicuously displayed to the public at time of inspection | X | |
| **A4.** Operating when ordered closed by the Department | §167.09(a) | | | | |
| | YES | NO ✓ | Operating when ordered closed by NYCDOHMH | | X |
| **A5a.** Beach Safety Plan not approved by the Department | §167.23(a) | | Beach Safety Plan for the facility was not submitted and/or approved by NYCDOHMH | | X |
| **A5b.** Beach Safety Plan not available during inspection | YES | NO ✓ | Beach Safety Plan for the facility was not available during inspection | X | |
| **A6.** Beach Safety Plan not updated | §167.23(b) | | | | |
| | YES | NO ✓ | Beach Safety Plan Review Approval Sheet not provided or<br>Beach Safety Plan not revised (indicate details) or<br>Beach Safety Plan revision(s) not submitted and/or approved by NYCDOHMH (indicate details) | X | |
| **A7.** Beach records are inadequate and/or not maintained on site (e.g. Daily log-book with bather load, lifeguards on duty, weather and water conditions, rescues, injuries and illnesses) | §167.35 | | | | |
| | YES | NO ✓ | The operation records are inadequate (indicate details) | X | |

***COPIES: White (Original); Canary (Reinspection); Pink (Establishment)***

**BEACH INSPECTION SUMMARY**
**NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE**
*Office of Public Health Engineering*

**PHE Form 310**
Revised 3/9/11

| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| **A8.** Most recent inspection report is not readily available at facility for inspection | §167.09(b) | | Most recent inspection report is not readily available at facility for inspection | X | |
| | YES | NO ✓ | | | |
| ***B. SUPERVISION AND CERTIFICATION*** | §167.19(a)(1) | | Adequate number of aquatic supervisory staff not on active duty in that # _____ aquatic supervisory staff provided where # _____ are required. Length of open beachfront is _____ yards | | X |
| **B1.** Failure to provide adequate number of lifeguard(s) or level of supervision | YES | NO ✓ | | | |
| **B2.** Failure to provide required qualifications and certificates | §167.19(c) | | ***Lifeguard Certificate not on file*** Copies of the aquatic supervisory staff certifications not kept on file at the facility and/or readily available for inspection by NYCDOHMH | | X |
| | | | ***Lifeguard Certificate not provided*** Qualified supervisory staff not provided for in that aquatic supervisor on duty (name _____) does not possess a current, valid Lifeguard Certificate or NYSDOH approved equivalent at the time of inspection | | X |
| | | | ***Lifeguard Certificate Expired*** Qualified supervisory staff not provided for in that aquatic supervisor on duty (name _____) does not possess a current, valid Lifeguard Certificate or NYSDOH approved equivalent at time of inspection, in that certificate expired on DD/MM/YY _____ | | X |
| | | | ***Lifeguard Certificate not acceptable*** Qualified supervisory staff not provided for in that aquatic supervisor on duty (name _____) does not possess a current, valid Lifeguard Certificate or NYSDOH approved equivalent at the time of inspection | | X |
| | | | ***CPR Certificate not on file*** Copies of CPR certificates not kept on file at the facility and/or readily available for inspection by NYCDOHMH | | X |
| | | | ***CPR Certificate not provided*** Qualified supervisory staff not provided for in that aquatic supervisor on duty (name _____) does not possess a current, valid CPR Certificate or NYSDOH approved equivalent at the time of inspection | | X |
| | YES | NO ✓ | | | |

***COPIES: White (Original); Canary (Reinspection); Pink (Establishment)***

**BEACH INSPECTION SUMMARY**
**NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE**
*Office of Public Health Engineering*

**PHE Form 310**
Revised 3/9/11

| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| **B2.** Failure to provide required qualifications and certificates (continued) | §167.19(c) | | ***CPR Certificate Expired*** Qualified supervisory staff not provided for in that aquatic supervisor on duty (name _____) does not possess a current, valid CPR Certificate or NYSDOH approved equivalent at the time of inspection in that certificate (type _____) expired on DD/MM/YY _____ | | X |
| | YES | NO ✓ | ***CPR Certificate not acceptable*** Qualified supervisory staff not provided for in that aquatic supervisor on duty (name _____) does not possess a current, valid CPR Certificate or NYSDOH approved equivalent at the time of inspection, certificate (type _____) not acceptable | | X |
| **C.** ***LIFESAVING EQUIPMENT*** **C1a.** 1 Rescue tube or torpedo buoy for each active lifeguard not available/or accessible | §167.21(a) | | Lifesaving equipment inadequate in that # _____ rescue tubes or torpedo buoys provided where #_____ required and/or rescue tube or torpedo buoy not accessable | | X |
| **C1b.** 1 Pocket face mask/shield for each active lifeguard not provided | YES | NO ✓ | Lifesaving equipment inadequate in that # _____ pocket face mask/shield provided where # _____ required | | X |
| **C2.** Rescue board or boat not provided and/or not available at location as identified in the approved Beach Safety Plan | §167.21(a)(2) | | Lifesaving equipment inadequate in that # _____ rescue board(s) or boat(s) provided where # _____ required and/or not located as identified in the approved Beach Safety Plan | | X |
| | YES | NO ✓ | | | |
| **C3.** Spine board not provided and/or not located as identified in the approved Beach Safety Plan | §167.21(a)(3) | | Lifesaving equipment inadequate in that # _____ spine board(s) with head immobilizer not provided where # _____ required and/or not located as identified in the approved Beach Safety Plan | | X |
| | YES | NO ✓ | | | |
| **C4.** First Aid Kit not provided and/or not located as identified in the approved Beach Safety Plan | §167.21(a)(4) | | Lifesaving equipment inadequate in that a 24 unit first-aid kit(s) or a minimum supply of band aids, bandage compresses and self-adhering guaze bandages not provided and/or not located as identified in the approved Beach Safety Plan | | X |
| | YES | NO ✓ | | | |

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**BEACH INSPECTION SUMMARY**
**NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE**
*Office of Public Health Engineering*

**PHE Form 310**
Revised 3/9/11

| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| **C5.** Each Lifeguard Chair not provided with a whistle or megaphone and an umbrella or sunshade | §167.21(c)(2) | YES / NO ✓ | Lifesaving equipment inadequate in that each lifeguard chair is not provided with a whistle or megaphone and/or umbrella or sunshade | | X |
| **C6.** Lifeguard chair not located as indicated on the approved Beach Safety Plan | §167.21(c)(1) | YES / NO ✓ | Lifesaving equipment is inadequate in that lifeguard chair not located as indicated in the approved Beach Safety Plan | | X |
| **C7.** Emergency contact list and/or radio//telephone not available | §167.21(d) | YES / NO ✓ | Lifesaving equipment inadequate in that Emergency Contact List not posted and/or radio/telephone not available | | X |
| **C8.** Emergency care/first aid room not provided (applies only to beaches able to accommodate 500 bathers) | §167.21(e) | YES / NO ✓ | Lifesaving equipment inadequate in that emergency care/first aid room is not provided | | X |
| **C9.** Emergency care/first aid room inadequate(applies only to beaches able to accommodate 500 bathers) | §167.21(e) | YES / NO ✓ | Lifesaving equipment inadequate in that a cot or bed with blankets & sheets/running potable water/advanced first aid supplies/resuscitation equipment for the emergency care/first aid room not provided | | X |
| ***D. SAFETY REQUIREMENTS*** ***Depth Markers and "No Diving" Signs:*** **D1.** Failure to provide the required depth markers | §167.29(b)(4): §167.37(e) | YES / NO ✓ | Safety requirements inadequate in that required depth markers not provided | | X |
| **D2.** Observed diving in areas which do not meet the minimum required water depths | §167.29(b)(5): §167.37(d)(2) | YES / NO ✓ | Minimum water depths for diving inadequate in that diving observed in areas where water depth is less than eight feet | | X |
| **D3.** Failure to post "No Diving" signs at all diving boards, platforms, piers, floats etc. in any area where the water depth is less than 8 feet | §167.37(f)(1) | YES / NO ✓ | Safety and warning signs inadequate in that No Diving signs not provided | | X |
| ***Operational Signs:*** **D4.** Failure to post signs indicating the maximum number of persons permitted on the beach at any time. | §167.37(f)(2)(A) | YES / NO ✓ | Safety and warning signs inadequate in that the signs indicating the maximum number of persons permitted at the bathing beach at any time is not posted at facility | | X |

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| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| **D5.** Failure to post signs indicating hours of operation for bathing | §167.37(f)(2)(B) | YES / NO ✓ | Safety and warning signs inadequate in that the sign indicating the Hours of operation for bathing not posted at facility | | X |
| **D6.** Failure to post signs indicating "No Swimming or Bathing" adjacent to approved swimming areas | §167.37(f)(2)(C) | YES / NO ✓ | Safety and warning signs inadequate in that the sign stating that "No Swimming or Bathing" is not posted adjacent to approved swimming areas | | X |
| **D7.** Failure to post signs indicating "No Lifeguard on Duty – Bathing and Swimming Prohibited" at every entrance when lifeguard not on duty | §167.19(a)(4) | YES / NO ✓ | Safety and warning signs inadequate in that the sign stating that "No Lifeguard on Duty – Bathing and Swimming Prohibited" is not posted at every entrance to the bathing area when lifeguard not on duty | | X |
| ***SAFETY LINES:*** **D8.** Failure to provide the required safety lines | §167.29(b)(4): §167.37(e) | YES / NO ✓ | Safety requirements inadequate in that required safety lines with bouys not provided | | X |
| **D9.** Presence of unauthorized motorized vehicle on the beach | §167.29(b)(7) | YES / NO ✓ | Safety requirements inadequate in that unauthorized vehicles observed on the beach at the time of inspection | X | |
| **D10.** Observed boating, fishing, scuba diving, surfboarding or skiing in swimming areas | §167.29(b)(8) | YES / NO ✓ | Safety requirements inadequate in that boating, fishing, scuba diving, surfboarding or skiing observed in swimming areas | X | |
| ***Sanitary Conditions:*** **D11.** Presence of electric devices or wiring within 20 feet of water or high-tide level | §167.29(b)(11): §167.37(g)(2) | YES / NO ✓ | Safety requirements inadequate in that electrical wiring (e.f., devices/announcing system/radios) observed within 20 feet of water or high-water line | | X |
| **D12.** Presence of glass container on the beach | §167.29(b)(12) | YES / NO ✓ | Safety requirements inadequate in that glass container(s) noted on the beach | X | |
| **D13.** Presence of refuse, garbage and/or debris on the beach | §167.29(b)(13) | YES / NO ✓ | Safety requirements inadequate in that refuse, garbage and debris observed on the beach | X | |

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**BEACH INSPECTION SUMMARY**
**NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE**
*Office of Public Health Engineering*

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| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| ***E. PUBLIC NOTIFICATION:*** Failure to post the following public notification signs as required by the Department when applicable: | | | | | |
| **E1.** Wet Weather Posting: NA | §167.27(a)(1): §167.29(b)(3) | | | | |
| **E1a.** 48 hour – Bronx Private Business and Douglaston NA | YES | NO | Public notification inadequate in that the Wet Weather Posting is not conspicuously posted at the facility | | X |
| **E1b.** 72 hour – Gerritsen/Kiddie Beach NA | YES | NO | Public notification inadequate in that the Wet Weather Posting is not conspicuously posted at the facility | | X |
| **E1c.** 24 hour South, Midland, Manhattan and Kingsborough Community College Beaches, Coneyisland NA | YES | NO | Public notification inadequate in that the Wet Weather Posting is not conspicuously posted at the facility | | X |
| **E1d.** Wet Weather Advisory Sign NA | YES | NO | Public notification inadequate in that the Wet Weather Posting is not conspicuously posted at the facility during the Wet Weather Advisory | | X |
| **E2.** Pollution Advisory signs NA | §167.27(a)(2): §167.29(b)(3) | | Public notification inadequate in that Advisory Sign is not conspicuously posted at the facility | | X |
| | YES | NO | | | |
| **E3.** Closure Signs NA | §167.27(b)(1) | | Public notification inadequate in that Closed Sign is not conspicuously posted at the facility | | X |
| | YES | NO | | | |
| ***F. BUILDING FACILITIES:*** **F1.** Failure to provide adequate lighting and/or ventilation | §167.31(a): §167.39(b)(1) | | Facility(ies) improperly maintained in that adequate lighting is not provided and/or facility is inadequately ventilated | X | |
| | YES | NO ✓ | | | |
| **F2.** Failure to properly maintain and operate in a safe, clean, and sanitary condition | §167.31(a): §167.39(b) | | Facility(ies) improperly maintained in that floors, fixtures, showers and toilets observed not clean, free of dirt and debris and in good condition | X | |
| | YES ✓ | NO | | | |

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**BEACH INSPECTION SUMMARY**
**NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE**
*Office of Public Health Engineering*

**PHE Form 310**
Revised 3/9/11

| Violation Description | Violation Code | | Recommended Citations | Violation Type: General | Violation Type: Public Health Hazard |
|---|---|---|---|---|---|
| **F3.** Failure to properly maintain the building structure free of cracks or open joints on the walls or floors | §167.31(e): §167.39(a) | YES / NO ✓ | Building structures improperly maintained in that the floors/walls/ceiling not free of cracks or open joints or floors not well drained | X | |
| **F4.** Failure to provide adequate toilet and shower facilities | §167.31(b): §167.39(b) | YES ✓ / NO ✓ | Toilet and shower facilities inadequate in that inadequate number of showers, toilets and handwashing sinks provided | X | |
| **F5.** Failure to provide 50 feet of hosing with vacuum breaker | §167.31(c) | YES / NO ✓ | Failure to provide 50 feet of hosing with vacuum breaker not provided | X | |
| **F6.** Failure to provide liquid soap, paper towels or electric hand dryer | §167.31(d): §167.39(b)(2) | YES / NO ✓ | Lavatory and/or bathouse facilities improperly maintained in that liquid soap, paper towels or electric-drying units not provided | X | |
| **F7.** Failure to provide covered waste receptacle | §167.31(d): §167.39(b)(2) | YES ✓ / NO | Lavatory and/or bathouse facilities improperly maintained in that covered refuse/sanitary disposal is not adequate/and or provided | X | |
| **F8.** Failure to provide drinking water fountain, or use of an unapproved or contaminated water supply source for potable water use | §167.31(f): §167.39(c) | YES / NO ✓ | Appropriate drinking water is not provided/ accessible to patrons with adequate water pressure | X | |
| ***G. OTHERS:*** **G1.** Any other condition determined to be a Public Health Hazard by the Department (e.g. sewage/wastewater, medical waste, petroleum or other hazardous materials in beach area) | §167.09(a)(9) | YES ✓ / NO | See 149E | | |

| Received By (Name) | Signature | Date | |
|---|---|---|---|
| A. Miller | A. Miller | | |
| **Sanitarian Name** | **Signature** | **Badge #** | **Date** |
| Imtiaz Mohammed | [illegible] | 058 | 6/20/13 |
| **Supervisor Name** | **Signature** | **Date** | |
| Mark Horberg | [illegible] | 7/2/13 | |

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# Appendix B
# Waterfront Form

| For Internal Use Only: | WRP no._____ |
|---|---|
| Date Received:_____ | DOS no._____ |

# NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
## Consistency Assessment Form

Proposed action subject to CEQR, ULURP, or other Local, State or Federal Agency Discretionary Actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)*. The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and approved in coordination with local, state and Federal laws and regulations, including the State's Coastal Management Program (Executive Law, Article 42) and the Federal Coastal Zone Management Act of 1972 (P.L. 92-583). As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other State Agency or the New York City Department of City Planning in its review of the applicant's certification of consistency.

## A. APPLICANT

1. Name:

**City of New York – Department of Parks and Recreation**
**Contact: Therese Braddick, Deputy Commissioner, Capital Projects**

Address:

**Olmstead Center, Flushing Meadows Corona Park, Flushing, NY 11368**

3. Telephone: **718-760-6602** Fax:

E-mail Address:

**Therese.Braddick@parks.nyc.gov**

4. Project site owner:

**New York City Department of Parks and Recreation (NYCDPR)**

## B. PROPOSED ACTIVITY

1. Brief description of activity:

**The proposed project would consist of the installation of a replacement comfort station on the beach immediately to the south of the Brighton Beach Boardwalk within Coney Island Beach and Boardwalk (portion of Brooklyn Blocks 8700 or 8725). The proposed project would be constructed in the vicinity of a comfort station that was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.**

2. Purpose of activity:

**To restore access to toilet and hand washing facilities to this portion of the Coney Island-Brighton Beach boardwalk, fulfilling a public health law requirement; and to increase the resiliency and sustainability of the facility, compared to the previously-existing comfort station.**

3. Location of activity: **Coney Island Beach and Boardwalk** Borough: **Brooklyn**

Street Address or Site Description:

**Riegelmann Boardwalk near Coney Island Avenue , Brooklyn, NY**

## Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

   **NYS DEC approvals:**
   **- Article 34 of the Environmental Conservation Law (ECL) for new structures within the Coastal Erosion Hazard Area**
   **- Tidal Wetlands Permits as per Article 25 of the ECL**
   **- Clean Water Act Water Quality Certification.**

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).

   **FEMA—Post Sandy reimbursement**

| | | Yes | No |
|---|---|---|---|
| 6. | Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement? | | |
| | If yes, identify Lead Agency: | X | |

   **The lead agency is NYCDPR.**

7. Identify **City** discretionary actions, such as **zoning amendment or adoption of an urban renewal plan**, required for the proposed project.

   **N/A**

## C. COASTAL ASSESSMENT

The following questions represent, in a broad sense, the policy of the WRP. The number in the parentheses after each question indicated the policy or policies that are the focus of the question. A detailed explanation of the Waterfront Revitalization Program and its policies are contained in the publication the *New York City Waterfront Revitalization Program.*

Check either "Yes" or "No" for each of the following questions. Once the checklist is completed, assess how the proposed project affects the policy or standards indicated in "( )" after each question with a Yes response. Explain how the action is consistent with the goals of the policy or standard.

| **Location Questions:** | | **Yes** | **No** |
|---|---|---|---|
| 1. | Is the project site on the waterfront or at the water's edge? | X | |
| 2. | Does the proposed project require a waterfront site? | X | |
| 3. | Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters? | X | |

| **Policy Questions:** | | **Yes** | **No** |
|---|---|---|---|
| | The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each questions indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations. | | |
| | Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards. | | |
| 4. | Will the proposed project result in revitalization or redevelopment of a deteriorated or under- used waterfront site? (1) | | X |
| 5. | Is the project site appropriate for residential or commercial redevelopment? (1.1) | | X |
| 6. | Will the action result in a change in scale or character of a neighborhood? (1.2) | | X |
| 7. | Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3) | | X |

| Policy Questions cont'd: | | Yes | No |
|---|---|---|---|
| 8. | Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2) | | X |
| 9. | Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2) | | X |
| 10. | Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1) | | X |
| 11. | Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2) | | X |
| 12. | Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2) | | X |
| 13. | Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3) | | X |
| 14. | Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3) | | X |
| 15. | Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1) | | X |
| 16. | Would the proposed project create any conflicts between commercial and recreational boating? (3.2) | | X |
| 17. | Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3) | | X |
| 18. | Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound-East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2) | | X |
| 19. | Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitats? (4.1) | | X |
| 20. | Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2) | | X |
| 21. | Would the action involve any activity in or near a tidal or freshwater wetland? (4.2) | X | |
| 22. | Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3) | | X |
| 23. | Would the action have any effects on commercial or recreational use of fish resources? (4.4) | | X |
| 24. | Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5) | | X |
| 25. | Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1) | | X |
| 26. | Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1) | | X |
| 27. | Will any activity associated with the project generate nonpoint source pollution? (5.2) | | X |

| Policy Questions cont'd: | | Yes | No |
|---|---|---|---|
| 28. | Would the action cause violations of the National or State air quality standards? (5.2) | | X |
| 29. | Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C) | | X |
| 30. | Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3) | | X |
| 31. | Would the proposed action have any effects on surface or ground water supplies? (5.4) | | X |
| 32. | Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6) | X | |
| 33. | Would the action result in any construction activities that would lead to erosion? (6) | | X |
| 34. | Would the action involve construction or reconstruction of flood or erosion control structure? (6.1) | | X |
| 35. | Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1) | | X |
| 36. | Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2) | | X |
| 37. | Would the proposed project affect a non-renewable source of sand? (6.3) | | X |
| 38. | Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7) | | X |
| 39. | Would the action affect any sites that have been used as landfills? (7.1) | | X |
| 40. | Would the action result in development of a site that may contain contamination or has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2) | | X |
| 41. | Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3) | | X |
| 42. | Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8) | | X |
| 43. | Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8) | X | |
| 44. | Would the action result in the provision of open space without the provision for its maintenance? (8.1) | | X |
| 45. | Would the action result in any development along the shoreline but NOT include new water enhanced or water dependent recreational space? (8.2) | | X |
| 46. | Will the proposed project impede visual access to coastal lands, waters and open space? (8.3) | | X |
| 47. | Does the proposed project involve publically owned or acquired land that could accommodate waterfront open space or recreation? (8.4) | X | |
| 48. | Does the project site involve lands or waters held in public trust by the state or city? (8.5) | X | |

| Policy Questions cont'd: | Yes | No |
|---|---|---|
| 49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9) | | X |
| 50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1) | | X |
| 51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10) | | X |
| 52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10) | | X |

## D. CERTIFICATION

The applicant must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Owen Wells

Address: 630 5th Ave., New York, NY 10065 212-360-3492

Telephone

Applicant/Agent Signature: Owen Wells Date: 4/6/15

# Appendix C
# Natural Resources

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**
**Division of Fish, Wildlife & Marine Resources**
**New York Natural Heritage Program**
625 Broadway, 5th Floor, Albany, New York 12233-4757
**Phone:** (518) 402-8935 • **Fax:** (518) 402-8925
**Website:** www.dec.ny.gov

**Joe Martens**
**Commissioner**

November 13, 2013

Chad Seewagen
AKRF
34 South Broadway
White Plains, NY 10601

Re: New Brighton Comfort Station Reconstruction, Brooklyn
Town/City: Kings. County: Kings.

Dear Chad Seewagen :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program

936

# The following rare plants, rare animals, and significant natural communities have been documented at your project site, or in its vicinity.

We recommend that potential onsite and offsite impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

**The following plants are listed as Endangered or Threatened by New York State, and/or are considered rare by the New York Natural Heritage Program, and so are a vulnerable natural resource of conservation concern.**

| *COMMON NAME* | *SCIENTIFIC NAME* | *NY STATE LISTING* | *HERITAGE CONSERVATION STATUS* |
|---|---|---|---|
| **Vascular Plants** | | | |
| **Seabeach Knotweed** | *Polygonum glaucum* | Rare | Vulnerable in NYS and Globally Uncommon |

Coney Island Beach, 1990-08-26: The plants are on the ocean beach bordered by rock jettys and backed by a boardwalk. There are only a few small areas of vegetation, mostly Cycloloma, Salsola and grasses (Eragrostis and Cenchrus). 9148

**This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.**

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, from NatureServe Explorer at http://www.natureserve.org/explorer, and from USDA's Plants Database at http://plants.usda.gov/index.html (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org. For descriptions of all community types, go to http://www.dec.ny.gov/animals/29384.html and click on Draft Ecological Communities of New York State.

# United States Department of the Interior

FISH AND WILDLIFE SERVICE
LONG ISLAND ECOLOGICAL SERVICES FIELD OFFICE
340 SMITH ROAD
SHIRLEY, NY 11967
PHONE: (631)286-0485 FAX: (631)286-4003

Consultation Tracking Number: 05E1LI00-2014-SLI-0005 November 07, 2013
Project Name: Brighton Beach Boardwalk Comfort Station

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

United States Department of Interior
Fish and Wildlife Service

Project name: Brighton Beach Boardwalk Comfort Station

# Official Species List

**Provided by:**

LONG ISLAND ECOLOGICAL SERVICES FIELD OFFICE
340 SMITH ROAD
SHIRLEY, NY 11967
(631) 286-0485

**Consultation Tracking Number:** 05E1LI00-2014-SLI-0005
**Project Type:** Shoreline Usage Facilities / Development
**Project Description:** The proposed project includes the reconstruction of a comfort station on the Brighton Beach Boardwalk (Kings County) that was destroyed by Superstorm Sandy in 2012.

**Project Counties:** Kings, NY

# Endangered Species Act Species List

Species lists are not entirely based upon the current range of a species but may also take into consideration actions that affect a species that exists in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Please contact the designated FWS office if you have questions.

northern long-eared Bat *(Myotis septentrionalis)*

Listing Status: Proposed Endangered

Piping Plover *(Charadrius melodus)*

Population: except Great Lakes watershed

Listing Status: Threatened

Red Knot *(Calidris canutus rufa)*

Listing Status: Proposed Threatened

Roseate tern *(Sterna dougallii dougallii)*

Population: northeast U.S. nesting pop.

Listing Status: Endangered

Seabeach amaranth *(Amaranthus pumilus)*

Listing Status: Threatened

# Appendix D
# Phase 1 ESA

**Environmental and Planning Consultants**

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
*www.akrf.com*

November 22, 2013

Ms. Colleen Alderson
Director of Parklands
NYC Department of Parks and Recreation
The Arsenal, Central Park
830 Fifth Avenue, Room 401
New York, NY 10065

Re: Phase I Environmental Site Assessment
*New Brighton Comfort Station – Brooklyn, New York*
*AKRF Project Number 20449*

Dear Ms. Alderson:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced property. This report includes the findings of a reconnaissance of the property, an evaluation of readily available historical information, and a review of selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-05 unless noted otherwise in Section 8.0: "Limitations and Data Gaps."

We appreciate the opportunity to provide you with our services. If you should have any questions or comments regarding the enclosed report, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Marcus Simons
Senior Vice President

Asya Bychkov
Environmental Engineer

Enc.

# EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by the NYC Department of Parks and Recreation (NYC DPR) to perform a Phase I Environmental Site Assessment (ESA) of a Property consisting of a portion of Brighton Beach south-adjacent to the Riegelmann Boardwalk between Coney Island Avenue and Seacoast Terrace / Brighton 12th Street (Tax Block 8725, part of Lot 1). The location of the Property is shown on Figure 1.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, this practice are described in Section 8.0. The term "Recognized Environmental Condition" means the presence or likely presence of hazardous substances or petroleum at the property, including the ground, groundwater, or surface water at or under the property.

At the time of AKRF's reconnaissance, the Property's approximately 6,000-square foot footprint comprised a portion of the beach with structural supports for a proposed comfort station, a small portable restroom, and stairs leading up to the boardwalk. The surrounding area to the north was occupied by residential and commercial uses, with the Oceana apartment building complex located approximately 50 feet north of the Property beyond the boardwalk. Brighton Beach was located south of the Property, with the Atlantic Ocean approximately 350 feet to the south.

This assessment revealed no evidence of Recognized Environmental Conditions. The assessment revealed the following environmental concerns that are not considered RECs in accordance with ASTM E1527-05:

- Historical Sanborn maps indicated that prior to 1930, the Property and the surrounding area to the east, west and south were underwater within the Atlantic Ocean. The Brighton Beach shoreline was extended southward by landfilling in the mid-20th century, and a one-story comfort station was built on the Property in 1941. A geotechnical investigation in 2013 indicated that the Property is underlain by a sand layer at least 75 feet thick, with no evidence of urban fill materials (e.g., brick, concrete and/or ash). The source of this sand was presumably nearby dredging, but there is a potential for it to have been taken from an area where contamination was present.
- No suspect asbestos-containing materials (ACM), lead-based paint, or polychlorinated biphenyl (PCB) - containing lighting fixtures or electrical equipment were observed on the Property. However, subsurface utilities may utilize asbestos-containing insulation or be placed within asbestos-containing ducts.

## RECOMMENDATIONS

- No significant potential for subsurface contamination was identified for the Property. Some structural supports for the proposed comfort station have been installed. The remaining supports would be installed by pile driving rather than excavation and at most, only minor excavation (e.g., for utility connections) is anticipated to be needed to complete the station's installation. Following the installation of the structural supports, the comfort station structures would be lifted onto the pilings with a crane. During any future subsurface disturbance, any surplus excavated sand requiring off-site disposal should be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.) In the unlikely event that any evidence of a petroleum spill is encountered, it must be reported to the New York State Department of Environmental Conservation (NYSDEC) and addressed in accordance with applicable requirements.

- Based on the scope of the proposed construction, dewatering is unlikely to be required. If dewatering were to be required during construction activities, water should be discharged in accordance with either NYSDEC State Pollution Discharge Elimination System (SPDES) requirements for discharges to the Atlantic Ocean, or New York City Department of Environmental Protection (NYCDEP) requirements for discharges to the municipal sewer system. Groundwater testing, and, if necessary, pre-treatment (depending upon the testing results) may be needed to comply with NYSDEC and/or NYCDEP requirements.
- If buried utilities with suspect asbestos-containing materials are uncovered during the proposed construction, an asbestos survey of these utilities should be conducted prior to disturbance and any ACM should be removed and disposed of in accordance with local, state and federal requirements.

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Figure 1 - Project Site Location
Figure 2 - Project Site Detail

## APPENDICES

Appendix A - Photographic Documentation
Appendix B - Historical Sanborn Maps
Appendix C - Regulatory Records Review

# 1.0 INTRODUCTION

AKRF, Inc. (AKRF) was retained by the NYC Department of Parks and Recreation (NYC DPR) to perform a Phase I Environmental Site Assessment (ESA) of a Property consisting of a portion of Brighton Beach south-adjacent to the Riegelmann Boardwalk between Coney Island Avenue and Seacoast Terrace / Brighton 12th Street (Tax Block 8725, part of Lot 1).

At the time of AKRF's reconnaissance, the Property's approximately 6,000-square foot footprint comprised a portion of the beach with structural supports for a proposed comfort station, a small portable restroom, and stairs leading up to the boardwalk. The surrounding area to the north was occupied by residential and commercial uses, with the Oceana apartment building complex located approximately 50 feet north of the Property beyond the boardwalk. Brighton Beach was located south of the Property, with the Atlantic Ocean approximately 350 feet to the south.

The scope of services for this assessment was in conformance with ASTM Standard E1527-05 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice)*. Any exceptions to, or deletions from, this practice are described in Section 8.0. The scope included the following:

- Observations of the Property (reconnaissance) to identify potential sources or indications of hazardous substances, including: above-ground storage tanks (ASTs); underground storage tanks (USTs); tank vents and fill ports; transformers and other items that could contain polychlorinated biphenyls (PCBs), drums or areas where hazardous materials were used, stored, or disposed; stained surfaces and soils; stressed vegetation, leaks, and odors. In addition, neighboring properties were viewed, but only from public rights-of-way, to identify similar concerns.
- Readily available geological and groundwater (hydrogeological) information was evaluated to assist in determining the potential for contamination migration within, from, and onto the Property.
- The reconnaissance of the Property included preliminarily identifying visible suspect asbestos-containing materials (ACMs) and the potential for lead-based paint. However, no samples were collected or analyzed.
- A state database of radon concentrations was used to determine whether indoor radon levels in the general area (data are by county) generally comply with United States Environmental Protection Agency (USEPA) guidelines.
- Historical fire insurance maps for the Property and adjacent properties were reviewed to evaluate historic land uses.
- The following federal regulatory databases were reviewed to determine the regulatory status of the Property and other properties within the ASTM-defined radii: National Priority List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Emergency Response Notification System (ERNS); Toxic Chemical Release Inventory System (TRIS); the Permit Compliance System of Toxic Wastewater Discharges (WWD); the Air Discharge Facilities Index (ADF) and the USEPA Civil Enforcement Docket. The federal listing of facilities which are subject to corrective action under the Resource Conservation and Recovery Act (CORRACTS) is discussed with the State databases of RCRA listings.
- The following state regulatory databases were reviewed to determine the regulatory status of the Property, adjacent properties, and properties within a predetermined study area; the listings of hazardous material spills (SPILLS); Resource Conservation and Recovery Act Notifiers (RCRA);

Chemical Bulk Storage (CBS); Solid Waste Facilities (SWF); Petroleum Bulk Storage (PBS); State Inactive Hazardous Waste Disposal Sites (SHWS); Major Oil Storage Facilities (MOSF); Brownfield Sites; and Historic Utility Sites.

- A review of New York City Fire Department (obtained as part of the database search) and online Buildings Department records for the Property was conducted to obtain information likely to be pertinent to this assessment.

# 2.0 PHYSICAL SITE DESCRIPTION

On November 15, 2013, Ms. Asya Bychkov of AKRF conducted a reconnaissance of the Property. Neighboring properties were also viewed, but only from public rights-of way. The weather was clear and approximately 55 °F, the visibility good, and the premises adequately illuminated. Photographs from the reconnaissance are included in Appendix A.

## 2.1 General Site Conditions

The Property comprised a portion of Brighton Beach south-adjacent to the Riegelmann Boardwalk. The Property was surrounded by chain-link fencing. Steel and concrete structural supports for a proposed comfort station, a small portable restroom, and stairs leading up to the boardwalk were observed on the Property. Several steel pipes and wooden planks were also observed. No odors or staining were noted. According to information provided by NYC DPR, a comfort station was historically located on the Property. This comfort station was damaged by Superstorm Sandy in October 2012, and was subsequently demolished.

## 2.2 Topography and Hydrogeology

The surface topography slopes slightly down to the south toward the Atlantic Ocean. Based on reports compiled by the U.S. Geological Survey (Coney Island Quadrangle) and a geotechnical investigation (URS Corporation, February 2013), the Property lies at an elevation of approximately 9.5 to 13.5 feet above mean sea level. The geotechnical investigation indicated that the Property was underlain by a 25-foot layer of loose sand, which was underlain by dense sand with traces of silt down to the bottom of the borings (advanced to approximately 50 to 100 feet below grade). The geotechnical report indicated that the sand is underlain by layers of organic silts, glacial deposits (glacial till, silt, clay, etc.), and sedimentary deposits, with bedrock anticipated to be more than 650 feet deep. Groundwater is expected to be at approximately mean sea level (with tidal fluctuations), and most likely flows in a southerly direction toward the Atlantic Ocean, 350 feet to the south. However, actual groundwater flow beneath the Property can be affected by tides, past filling activities, and other factors beyond the scope of this study. Groundwater in Brooklyn is not generally used as a source of potable water, and where used requires treatment.

## 2.3 Storage Tanks

### 2.3.1 Underground Storage Tanks (USTs)

During the reconnaissance, no evidence, such as vent pipes, fill caps, or concrete patches, was observed that would indicate USTs are or were present. The regulatory database and computerized NYC Fire Department and Buildings Department records did not reveal any records relating to USTs.

Off-site USTs are discussed in Section 5.2.2.

### 2.3.2 Aboveground Storage Tanks (ASTs)

During the reconnaissance, no evidence, such as tanks or vaults likely to contain tanks, vent pipes or fill caps was observed to indicate that ASTs are or were present. The regulatory database and computerized NYC Fire Department and Buildings Department records did not reveal any records relating to ASTs.

Off-site ASTs are discussed in Section 5.2.2.

## 2.4 Polychlorinated Biphenyls (PCBs)

Until 1979, polychlorinated biphenyls (PCBs), which provided beneficial insulating properties, were manufactured for use in a wide variety of products, primarily in electrical equipment such as transformers, capacitors, fluorescent light fixtures (especially ballasts), and voltage regulators, but also in hydraulic fluids and some other products.

No suspect PCB-containing fluorescent lighting fixtures or equipment were observed on the Property.

## 2.5 Lead-Based Paint

After 1977, the use of lead-based paint inside the interiors of commercial structures was restricted and its use elsewhere became much less common, but lead-based paint may still sometimes be used outdoors. Lead-based paint can present a hazard, particularly to children and especially when it is in a deteriorating condition.

No painted surfaces were noted on the Property.

## 2.6 Utilities

Ms. Tara Valenta, NYC DPR Project Manager for Beach Open-Up Contracts, indicated that the Property was connected to the municipal water and sewer systems. The former on-site comfort station had been supplied with electricity. No other utilities were observed on the Property.

## 2.7 Waste Management and Chemical Handling

No trash or chemical storage was observed at the Property.

## 2.8 Radon

Radon is a colorless, odorless gas most commonly produced by the radioactive decay of certain rocks. According to a New York State Department of Health database, the average level of radon found in basements in Brooklyn is 1.94 picocuries/liter, below the USEPA recommended action level of 4.0 picocuries/liter.

# 3.0 ASBESTOS-CONTAINING MATERIALS (ACM)

Asbestos is a name applied to a group of natural minerals, with particularly good fire resistant and insulation properties. In addition to insulation/fireproofing products, it is also commonly found in vinyl flooring, plaster, sheetrock, joint compound, ceiling tiles, roofing materials, gaskets, mastics, caulks and a range of other products. Materials containing more than one percent asbestos are considered asbestos-containing materials (ACM). ACM are classified as friable or non-friable: friable (e.g., most spray-on fireproofing). ACM more readily release asbestos fibers than non-friable ACM (e.g., vinyl flooring and most roofing materials).

The reconnaissance was conducted by Ms. Asya Bychkov, a New York State-certified asbestos inspector. Visible suspect ACM were noted if they were observed. However, this reconnaissance was not intended to and may not have identified all visible suspect ACM. In addition, suspect ACM may be present in areas not visible during the reconnaissance (e.g., as insulation for buried utilities). The observations made during the reconnaissance do not constitute and cannot substitute for an asbestos survey which is a comprehensive study with laboratory testing. Prior to implementing an activity which could disturb suspect ACM, a NYC-certified asbestos investigator must inspect the areas and conduct testing, as necessary, to determine whether the activity would disturb ACM. Any such ACM must be removed prior to the activity. There are also requirements that all suspect ACM be maintained in good condition regardless of whether they are to be disturbed by a project.

No suspect ACM were observed on the Property.

# 4.0 ADJACENT LAND USE

The Riegelmann Boardwalk was north-adjacent to the Property. The surrounding area to the north was occupied by residential and commercial uses, with the Oceana apartment building complex located approximately 50 feet north of the Property beyond the boardwalk. A building under construction was located on the western side of Oceana, fronting Coney Island Avenue. Brighton Beach was located south of the Property, with the Atlantic Ocean approximately 350 feet to the south. A lifeguard station was located on the beach, approximately 150 feet to the west.

# 5.0 PROPERTY HISTORY AND RECORDS REVIEW

## 5.1 Prior Ownership and Usage

### 5.1.1 Historical Land Use maps

Historical insurance maps were reviewed for indications of uses (or other evidence) suggesting hazardous materials generation, usage or disposal on or near the Property. Specifically, Sanborn Fire Insurance Maps from 1895, 1906, 1930, 1950, 1966, 1979, 1989 and 2007 were reviewed.

*1895*

The Property was shown within the Atlantic Ocean.

The beachfront was shown to the north of the Property, and was sparsely developed with hotels and recreational uses including a music hall, a bathing pavilion, and a rifle range. The Brighton Beach railroad and a railroad station were shown to the northwest along Coney Island Avenue.

*1906*

The Property remained similar to the 1895 map.

The surrounding area was more densely developed with hotels and recreational uses compared to the 1906 map. The recreational uses north of the Property included an amusement park, a bathing pavilion, and a wild animal arena.

*1930*

The Property remained similar to the 1906 map.

The Brighton Beach shoreline appeared to have been extended southward by landfilling. The surrounding area was redeveloped with the current street grid north of Brighton Beach Avenue. Coney Island Avenue had been extended southward compared to the 1906 map. A breakwater was shown extending from the beach to the north of the Property. Land north of the Property (between Brighton Beach Avenue and the Atlantic Ocean) was occupied by the Brighton Beach Park, which included bath houses with an attached laundry, pools, a carousel, and a bandstand. Based on the nature of the park, the laundry was likely used for washing bathing towels, and is unlikely to have included dry cleaning.

*1950*

The Property was shown as part of Brighton Beach, and was occupied by a one-story comfort station (built in 1941) with access ramps to the east and west.

Brighton Beach extended to the east, west and south of the Property in an area formerly occupied by the Atlantic Ocean, indicating that this area had been filled with materials of unknown origin. A boardwalk (the existing Riegelmann Boardwalk) was shown north-adjacent to the Property. Brighton Beach Park was located north of the Property beyond the boardwalk, and appeared generally similar to the 1930 map. A laundry was no longer shown in the park. A "water plant" (likely a pumping station supplying the pools) was shown adjacent to the Brighton Beach Park pools, northeast of the Property across the boardwalk. Several stores and a bank were shown further north along Brighton Beach Avenue. Several multistory residential buildings were shown northeast of the Property between Brighton Beach Avenue and the boardwalk.

*1966*

Additional multistory residential buildings were shown northeast of the Property between Brighton Beach Avenue and the boardwalk. No further significant changes from the 1950 map were noted on the Property or in the surrounding area.

*1979*

No significant changes from the 1966 map were noted on the Property or in the surrounding area.

*1989*

No significant changes from the 1979 map were noted on the Property or in the surrounding area.

*2007*

The former location of Brighton Beach Park north of the Property was occupied by the Oceana multistory apartment buildings, associated driveways and open space. No further significant changes from the 1989 map were noted on the Property or in the surrounding area.

To summarize, the Sanborn maps indicated that prior to 1930, the Property was underwater and was part of the Atlantic Ocean. By 1941, the Brighton Beach shoreline was extended by landfilling, and a one-story comfort station was built on the Property.

Similarly, the surrounding area to the east, west and south was within the Atlantic Ocean prior to 1930 and was filled by the mid-20$^{th}$ century to create an extension of Brighton Beach. Land to the north was occupied by hotels and recreational uses in the late 19$^{th}$ and early 20$^{th}$ century, and was redeveloped with multistory residential buildings and some commercial uses starting in the mid-20$^{th}$ century. Brighton Beach Park was shown north of the Property on the 1930-1989 maps. This park included bath houses with an attached laundry, pools, a "water plant" (likely a pumping station supplying the pools), a carousel, and a bandstand. Based on the nature of the park, the laundry was likely used for washing bathing towels, and is unlikely to have included dry cleaning. By 2007, Brighton Beach Park had been replaced by the Oceana apartment building complex.

### 5.1.2 Historical Aerial Photographs

Since historical fire insurance maps were available for the Property (and surrounding area) and these maps included information relating to land use, aerial photographs would, most likely, not provide additional useful information relevant to the potential for recognized environmental conditions or other environmental concerns. As such, aerial photographs were not reviewed.

### 5.1.3 Property Tax Files and Zoning Records

Based on NYC Department of City Planning's Primary Land Use Tax Output (PLUTO) information provided by Toxics Targeting, Inc. of Ithaca, New York, the Property tax lot was zoned as PARK (Parkland), and was listed with one building constructed in 1930 and classified as Q4 (beach). There are currently no buildings on the Property; the PLUTO records may refer to the historical on-site comfort station, or an off-site building.

### 5.1.4 Recorded Land Title Records

No title records for the Property were provided to AKRF. A review of computerized New York City Automated City Register Information System (ACRIS) records, which included records of financial transactions involving the Property tax lot, identified no environmental liens or use restrictions on the Property.

### 5.1.5 Local Street Directories

Since no precise address information exists for the Property, City Directory records for the Property were not reviewed. However, sufficient historical information regarding Property uses was obtained from historical fire insurance maps and interviews.

## 5.2 Regulatory Review

Regulatory database information, as shown in Appendix B, was obtained from Toxics Targeting, Inc. of Ithaca, New York. The Introduction of Appendix B includes summaries of the databases searched, their radii around the Property and limitations of the data. The databases searched and associated radii were consistent with ASTM E1527-05.

### 5.2.1 Federal

The federal databases searched included the National Priority List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information

System (CERCLIS); Emergency Response Notification System (ERNS); Toxic Chemical Release Inventory System (TRIS); the Permit Compliance System of Toxic Wastewater Discharges (WWD); the Air Discharge Facilities Index (ADF); and the USEPA Civil Enforcement Docket. The federal listing of facilities which are subject to corrective action under the Resource Conservation and Recovery Act (CORRACTS) is discussed with the State databases of RCRA listings.

*National Priority List (NPL)*

The NPL is the USEPA's compilation of some sites that probably require remedial action under the Superfund Program. NPL sites can pose a significant risk of stigmatizing surrounding properties and thus impacting property values.

No NPL sites were identified within a one-mile radius of the Property.

*Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)*

CERCLIS is a compilation of sites which the USEPA has investigated, or plans to investigate, pursuant to the Superfund Act of 1980 (CERCLA). As such, some of these sites may ultimately present concerns and others may not (but could still pose a perceived threat, thus affecting property values).

No CERCLIS sites were identified within a ½-mile radius of the Property.

*Emergency Response Notification System (ERNS)*

This federal database, compiled by the Emergency Response Notification System, records and stores information on certain reported releases of petroleum and other potentially hazardous substances.

One potentially on-site listing was identified in the ERNS database. However, based on the listing details, this listing in fact occurred in the Atlantic Ocean off Brighton Beach, and was unlikely to have affected the Property.

*Toxic Chemical Release Inventory System (TRIS)*

The TRIS contains information reported by a variety of industries on their annual estimated releases of certain chemicals.

No TRIS sites were identified within a ⅛-mile radius of the Property.

*Permit Compliance System of Toxic Wastewater Discharge (WWD)*

This database includes certain sites which discharge wastewater containing potentially hazardous chemicals.

No WWD facilities were reported within a ⅛-mile radius of the Property.

*United States Environmental Protection Agency Civil Enforcement Docket*

This database tracks civil judiciary cases filed on behalf of the USEPA by the Department of Justice.

No facilities were identified in the USEPA's Civil Enforcement Docket within a ⅛-mile radius of the Property.

*Air Discharge Facilities Index (ADF)*

This federal database includes information on certain air emission sources.

No Air Discharge Facilities were identified within a ⅛-mile radius of the Property.

### 5.2.2 State

The state records reviewed included the listings of hazardous material spills (SPILLS); Resource Conservation and Recovery Act Notifiers (RCRA); Chemical Bulk Storage (CBS); Solid Waste Facilities (SWF); Petroleum Bulk Storage (PBS); State Inactive Hazardous Waste Disposal Sites (SHWS); Major Oil Storage Facilities (MOSF); Brownfield Sites; and Historic Utility Sites.

*New York SPILLS Database*

This database includes releases reported to the NYSDEC, including tank test failures (for USTs only) and tank failures.

Ninety-four spills were reported within a ½-mile radius of the Property, including 5 active-status spills and 89 closed-status spills. No spills were reported for the Property. Based on the listing details, distance and/or anticipated groundwater flow direction, the identified spill listings are unlikely to have affected the Property. Details from all spills are included in Appendix C.

*Resource Conservation and Recovery Act (RCRA) Notifiers Listings*

This database lists sites which have filed notification forms regarding hazardous waste activity, including: treatment, storage, and disposal facilities (TSDs); small-quantity (SQG) and large-quantity generators (LQG); and transporters regulated under RCRA. The discussion below includes any CORRACTS listings of facilities which are subject to corrective action under RCRA.

No TSD facilities were identified within a ½-mile radius of the Property. One CORRACTS site was identified within a one-mile radius of the Property.

One RCRA Generator/Transporter was reported within a ⅛-mile radius of the Property. A Consolidated Edison (Con Ed) manhole at the intersection of Brightwater Court and Coney Island Avenue, approximately 430 feet to the northwest, was listed as a generator of PCB-contaminated liquids and solids in 2000. Based on the nature and distance of the listing, this facility is not expected to have affected the Property.

*Chemical Bulk Storage (CBS) Database*

The New York CBS is a list of facilities that store regulated non-petroleum substances in above-ground tanks with capacities greater than 185 gallons and/or in underground tanks of any size.

No CBS facilities were identified within a ⅛-mile radius of the Property.

*Solid Waste Facilities (SWF)*

This database includes certain landfills, incinerators, transfer stations, recycling centers, and other sites which manage solid waste.

No Solid Waste Facilities were identified within a ½-mile radius of the Property.

*Petroleum Bulk Storage (PBS) Database*

This database lists facilities that registered having either aboveground or underground petroleum tanks with total storage exceeding 1,100 gallons.

Two PBS facilities were identified within a ⅛-mile radius of the Property as follows.

**Table 1**
**Area Petroleum Bulk Storage Facility Data**

| Location | Capacity (gallons) | Product Stored | Status | Distance/Direction from Property |
|---|---|---|---|---|
| Elias Mallouk Realty Corp.<br>711 Brightwater Court | 3,000 AST<br>3,000 UST | No. 2 Fuel Oil<br>No. 6 Fuel Oil | In Service<br>Closed-Removed | 570 feet / northwest |
| 3133 Brighton Realty LLC<br>3133 Brighton 7th Street | 5,000 AST | No. 2 Fuel Oil | In Service | 660 feet / northwest |

Notes: AST – above-ground storage tank
UST - underground storage tank

Based on their distance, anticipated groundwater flow direction and/or listing details, these PBS listings are not likely to have affected the Property. Details of the PBS facilities located within ⅛ mile of the Property are included in Appendix C.

*State Inactive Hazardous Waste Disposal Site Registry (SHWS)*

This program (also known as State Superfund) lists information regarding a variety of sites likely requiring cleanup.

One State Inactive Hazardous Waste Disposal Site was reported within a one-mile radius of the Property. Based on its location more than 0.75 miles to the west-northwest (in an anticipated cross-gradient direction), this facility is not expected to have affected the Site.

*State Hazardous Substance Waste Disposal Site Study (SHSWDS)*

This database tracks certain sites that were not listed on SHWS, but may still require investigation and/or cleanup.

No SHSWDSs were identified within a ½-mile radius of the Property.

*Major Oil Storage Facilities (MOSF) Database*

These facilities have petroleum storage of 400,000 gallons or more.

No Major Oil Storage Facilities were reported within a ⅛-mile radius of the Property.

*Environmental Restoration Program*

These sites (which are generally municipally-owned) are receiving New York State funding for site investigation and remediation. Some sites in this program have known contamination, whereas others have not had sufficient investigation to determine whether contamination is present.

No ERP sites were identified within a ½-mile radius of the Property.

*Voluntary Cleanup Program*

The Voluntary Cleanup Program is a NYSDEC program for investigation and remediation of (generally) privately-owned sites. Some sites in this program have known

contamination, whereas others have not had sufficient investigation to determine whether contamination is present.

No VCP sites were identified within a ½-mile radius of the Property.

*Brownfield Cleanup Program*

This NYSDEC program is the successor to the Voluntary Cleanup Program. Again, some sites have known contamination, whereas others have not had sufficient investigation to determine whether contamination is present.

One BCP site was identified within a ½-mile radius of the Property. Former Brighton Cleaners, located at 3140 Coney Island Avenue, approximately 1,690 feet to the north-northwest, was identified as a vacant lot with an abandoned 500-gallon UST. The listing indicated that the lot contained a dry cleaner until 2009, which resulted in soil and groundwater contamination with tetrachloroethene (PCE) and its breakdown products. Based on its distance, this facility is unlikely to have significantly affected subsurface conditions beneath the Property.

*Historic Utility Sites*

This is an inventory of certain power generating stations, manufactured gas plants, gas storage facilities, maintenance yards and other gas and electric utility sites identified in various historic documents, maps and annual reports from 1898 to 1950.

No historical utility facilities were reported within a ⅛ mile of the Property.

### 5.2.3 Local

Records available online from the New York City Fire and Buildings Departments were viewed for the Property. The Fire Department records were obtained by Toxics Targeting, Inc. as part of the regulatory database search. Since the records typically address a multitude of issues, the review focused on items likely to relate to the potential presence of hazardous materials, e.g., petroleum tank installation applications and permits, and records indicating prior uses. Copies of pertinent information are included in Appendix C (Fire Department Records) and Appendix D (Buildings Department Records).

*Buildings Department*

Computerized Buildings Department records for the Property tax lot identified a 1983 New Building permit for 3317 Coney Island Avenue. No details were available for the permit, and it was unclear whether the permit was for the Property or an off-site portion of the lot. No other records pertaining to Property history or environmental conditions were identified.

*Fire Department*

The New York City Fire Department Tanks database was searched regarding past or current motor vehicle fuel and heating oil tank listings within a ⅛-mile radius of the Property. Computerized NYC Fire Department records identified one tank listing within this radius. 3209 Coney Island Avenue, located approximately 430 feet to the north-northeast, was listed with two 550-gallon No. 2 fuel oil USTs. No spills with the potential to affect the Property were reported for this facility. However, based on its

distance and the anticipated groundwater flow direction, there is some potential for undetected releases to have affected the Property.

### 5.2.4 Additional Environmental Record Sources

To enhance the search, ASTM requires that additional local records be checked when, in judgment of the environmental professional, such records are: 1) reasonably ascertainable; 2) useful, accurate and complete in light of the objective of the records review; and 3) are obtained in initial ESAs. These records include:

- Local Brownfields Lists
- Local Lists of Landfill/solid waste disposal sites
- Local Lists of Hazardous Waste/Contaminated Sites
- Local Lists of Registered Tanks
- Local Land Records (for activity use limitations)
- Records of emergency release reports
- Records of contaminated public wells

Sources for these records include:

- Department of Heath/Environmental Division
- Fire Department
- Building Permit/Inspection Department
- Local/Regional Pollution Control Agency
- Local/Regional Water Quality Agency
- Local Electric Utility (for PCB records)

In AKRF's judgment, no such additional local records meeting the ASTM criteria are pertinent for the Property.

# 6.0 USER-PROVIDED INFORMATION

According to NYC DPR representatives, the Phase I ESA was conducted in preparation for the construction of a public restroom at the Property. Ms. Valenta indicated that NYC DPR had no knowledge of any: petroleum storage tanks; spills, leaks or environmental violations; environmental liens; or value reduction due to environmental issues at the Property. Ms. Valenta also indicated that the Property is subject to a permit for New York State Department of Environmental Conservation (NYSDEC) Tidal Wetland and Coastal Erosion Management. To the extent that pertinent additional information was provided, it has been summarized elsewhere in this report.

# 7.0 PREVIOUS STUDIES

A geotechnical survey of the Property (URS Corporation, February 2013) is summarized in Section 2.2. No other previous studies were provided to AKRF.

# 8.0 LIMITATIONS AND DATA GAPS

This assessment met the requirements of the American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-05 at the time it was performed, with the following limitations:

- Results of this investigation are valid as of the dates on which the investigation was performed.
- Interviews and user-provided information were limited to those discussed in Section 6.0. To the extent that interviews were not conducted with the list of interviewees cited in the ASTM Standard (past and present owners, operators, and occupants of the Property and local government officials), AKRF does not believe that this represents a significant data gap likely to result in additional or significantly changed recognized environmental conditions or conclusions.
- The Property and area history was not conducted in five-year intervals. However, sufficient information about the history could be obtained from the available historical Sanborn maps, and this data gap is not likely to alter the conclusions of this report.

# 9.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, this practice are described in Section 8.0. The term "Recognized Environmental Condition" means the presence or likely presence of hazardous substances or petroleum at the property, including the ground, groundwater, or surface water at or under the property.

At the time of AKRF's reconnaissance, the Property's approximately 6,000-square foot footprint comprised a portion of the beach with structural supports for a proposed comfort station, a small portable restroom, and stairs leading up to the boardwalk. The surrounding area to the north was occupied by residential and commercial uses, with the Oceana apartment building complex located approximately 50 feet north of the Property beyond the boardwalk. Brighton Beach was located south of the Property, with the Atlantic Ocean approximately 350 feet to the south.

This assessment revealed no evidence of Recognized Environmental Conditions. The assessment revealed the following environmental concerns that are not considered RECs in accordance with ASTM E1527-05:

- Historical Sanborn maps indicated that prior to 1930, the Property and the surrounding area to the east, west and south were underwater within the Atlantic Ocean. The Brighton Beach shoreline was extended southward by landfilling in the mid-20$^{th}$ century, and a one-story comfort station was built on the Property in 1941. A geotechnical investigation in 2013 indicated that the Property is underlain by a sand layer at least 75 feet thick, with no evidence of urban fill materials (e.g., brick, concrete and/or ash). The source of this sand was presumably nearby dredging, but there is a potential for it to have been taken from an area where contamination was present.
- No suspect asbestos-containing materials (ACM), lead-based paint, or polychlorinated biphenyl (PCB) - containing lighting fixtures or electrical equipment were observed on the Property. However, subsurface utilities may utilize asbestos-containing insulation or be placed within asbestos-containing ducts.

## RECOMMENDATIONS

- No significant potential for subsurface contamination was identified for the Property. Some structural supports for the proposed comfort station have been installed. The remaining supports would be installed by pile driving rather than excavation and at most, only minor excavation (e.g., for utility connections) is anticipated to be needed to complete the station's installation. Following the installation of the structural supports, the comfort station structures would be lifted onto the pilings with a crane. During any future subsurface disturbance, any surplus excavated sand requiring off-site disposal should be handled and disposed of properly in accordance with all applicable regulatory requirements (including federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.) In the unlikely event that any evidence of a petroleum spill is encountered, it must be reported to the New York State Department of Environmental Conservation (NYSDEC) and addressed in accordance with applicable requirements.
- Based on the scope of the proposed construction, dewatering is unlikely to be required. If dewatering were to be required during construction activities, water should be discharged in accordance with either NYSDEC State Pollution Discharge Elimination System (SPDES) requirements for discharges to the Atlantic Ocean, or New York City Department of Environmental Protection (NYCDEP)

requirements for discharges to the municipal sewer system. Groundwater testing, and, if necessary, pre-treatment (depending upon the testing results) may be needed to comply with NYSDEC and/or NYCDEP requirements.

- If buried utilities with suspect asbestos-containing materials are uncovered during the proposed construction, an asbestos survey of these utilities should be conducted prior to disturbance and any ACM should be removed and disposed of in accordance with local, state and federal requirements.

# 10.0 SIGNATURE PAGE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property for which the assessment was performed. I have performed all the appropriate inquiries in conformance with standards and practices set forth in 40 CFR Part 312.

Marcus Simons
Senior Vice President

Asya Bychkov
Environmental Engineer

# 11.0 QUALIFICATIONS

The purpose of this assessment was to convey a professional opinion about the potential presence or absence of contamination, or possible sources of contamination on the property, and to identify existing and/or potential environmental problems associated with the property including *Recognized Environmental Conditions* as defined in ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*.

The assessment was performed in accordance with customary principles and practices in the environmental consulting industry, and in accordance with the above-referenced ASTM Standard, except as noted otherwise in Section 8.0. It should only be used as a guide in determining the possible presence or absence of hazardous materials on the property at the time of the reconnaissance, as it is based upon the review of readily available records relating to both the property and the surrounding area, as well as a visual reconnaissance of current conditions.

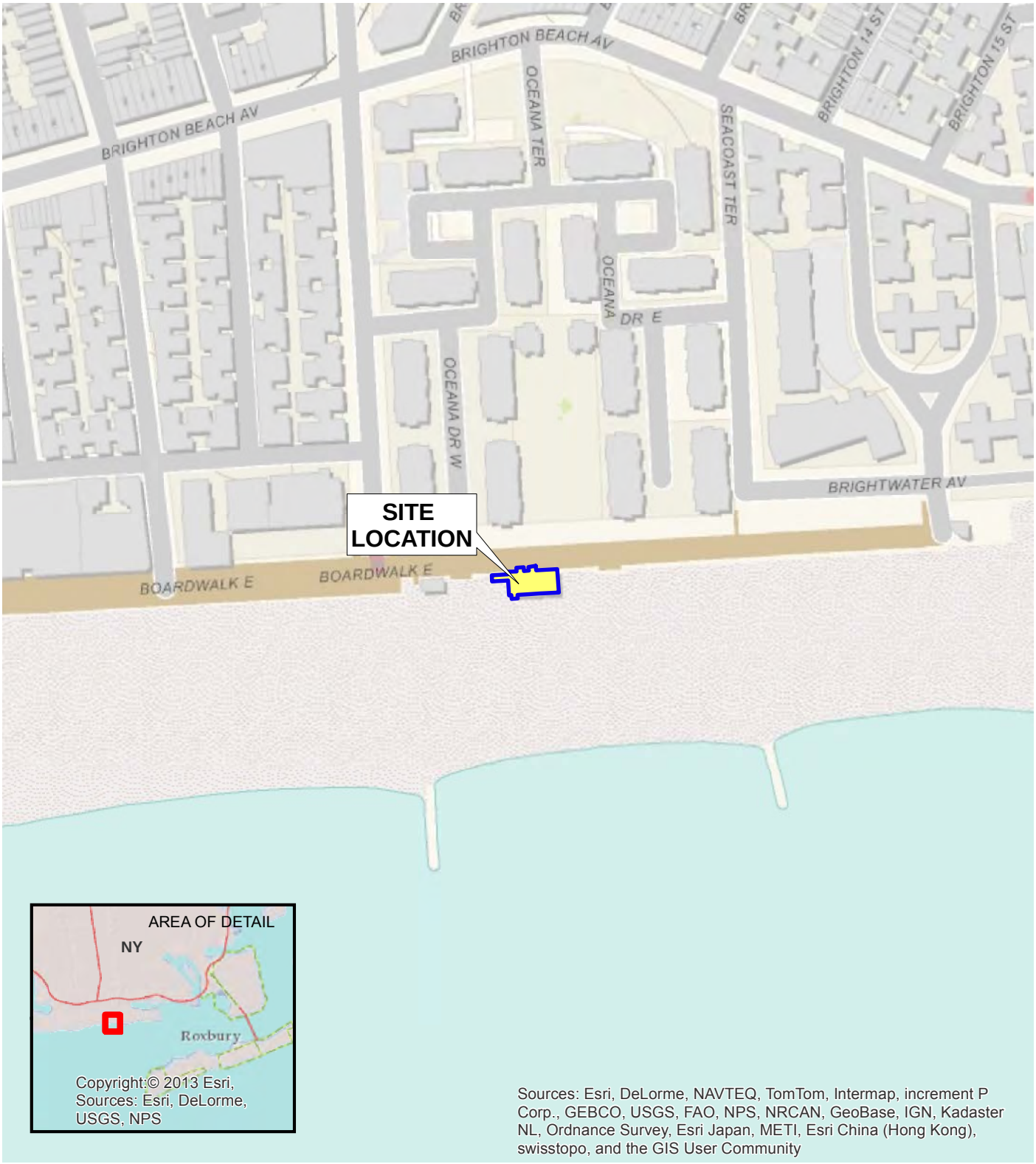
This Phase I Assessment is not, and should not be construed as, a guarantee, warranty, or certification of the presence or absence of hazardous substances, which can be made only with testing, and contains no formal plans or recommendations to rectify or remediate the presence of any hazardous substances which may be subject to regulatory approval. This report is not a regulatory compliance audit.

This report is based on services performed by AKRF, Inc. professional staff and observation of the property and its surroundings. We represent that observations made in this assessment are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of hazardous substances have been withheld or amended. The research and reconnaissance have been carried to a level that meets accepted industry and professional standards. Nevertheless, AKRF and the undersigned shall have no liability or obligation to any party other than the NYC Department of Parks and Recreation and their successors or assignees, and AKRF's obligations and liabilities to the above, their successors or assignees is limited to fraudulent statements made, or grossly negligent or willful acts or omissions.

# 12.0 REFERENCES

1. Toxics Targeting, Inc., New Brighton Comfort Station – Brooklyn, NY 11235, Regulatory Radius Search, October 29, 2013.
2. U.S. Geological Survey, *Coney Island, N.Y. – N.J. Quadrangle*, 7.5 minute Series (Topographic), Scale 1:24,000, 2006.
3. U.S. Geological Survey, Open Files Report 81-1186, Reconnaissance of the Ground-Water Resources of Kings and Queens Counties, New York, 1981.
4. U.S. Geological Survey, *Water-Table Altitude in Kings and Queens Counties, New York in March 1997*, Fact Sheet FS 134-97, November 1997.
5. New York State Department of Health: Office of Public Health - Environmental Radiation Section; Basement Radon Screening Data; October 2012.
6. Sanborn Insurance Maps dated 1895, 1906, 1930, 1950, 1966, 1979, 1989 and 2007.
7. *Geotechnical Report for Hurricane Sandy Shorefront Reconstruction, New Brighton Comfort Station, Coney Island Beach, Bay 2, Brooklyn, NY*, URS Corporation, February 2013.

# FIGURES




**New Brighton Comfort Station**

Brooklyn, New York

**SITE LOCATION**

AKRF

Environmental Consultants

440 Park Avenue South, New York, N.Y. 10016

DATE
**11/19/2013**

PROJECT No.
**20449**

FIGURE
**1**

©2013 AKRF, Inc. Environmental Consultants O:\Projects\20449 - NEW BRIGHTON COMFORT STATION\Shadows\Hazmat\20449 Fig 1 A loc map.mxd

## Legend

Property boundary

30 Lot Boundary

0 20 40 80

Feet

**New Brighton Comfort Station**
Brooklyn, New York

**SITE PLAN**

AKRF

Environmental Consultants
440 Park Avenue South, New York, N.Y. 10016

DATE
**11/19/2013**

PROJECT No.
**20449**

FIGURE
**2**

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# APPENDIX A

# PHOTOGRAPHIC DOCUMENTATION

**Photograph 1.** The Property, view east along Brighton Beach.

**Photograph 2**. Structural supports for a proposed comfort station on the Property, view northeast.

**Photograph 3.** Construction fencing and wood pallets on the Property, view east.

**Photograph 4.** A staircase connecting the Property to the Riegelmann Boardwalk, view northwest.

**Photograph 5.** The Riegelmann Boardwalk and a lifeguard station west of the Property, view east.

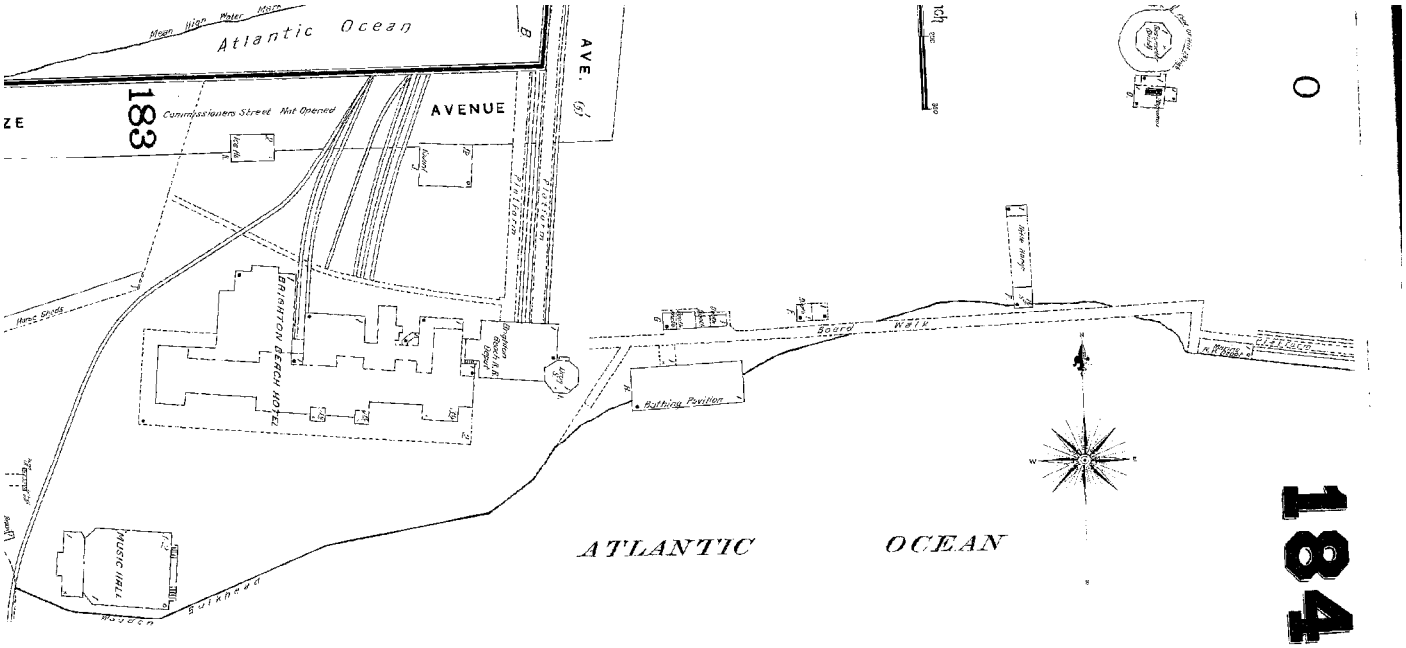
**Photograph 6**. The lifeguard station west of the Property, view northeast.

**Photograph 7.** The Riegelmann Boardwalk and Brighton Beach east of the Property, view south.

**Photograph 8.** The Oceana apartment building complex north of the Property, view north.

# APPENDIX B

# HISTORICAL SANBORN MAPS




## Legend

Approximate Project Site Boundary

0 50 100 200
Feet

**New Brighton Comfort Station**
Brooklyn, New York

**1895 SANBORN MAP**

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**11/20/2013**

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FIGURE
**Appx B**

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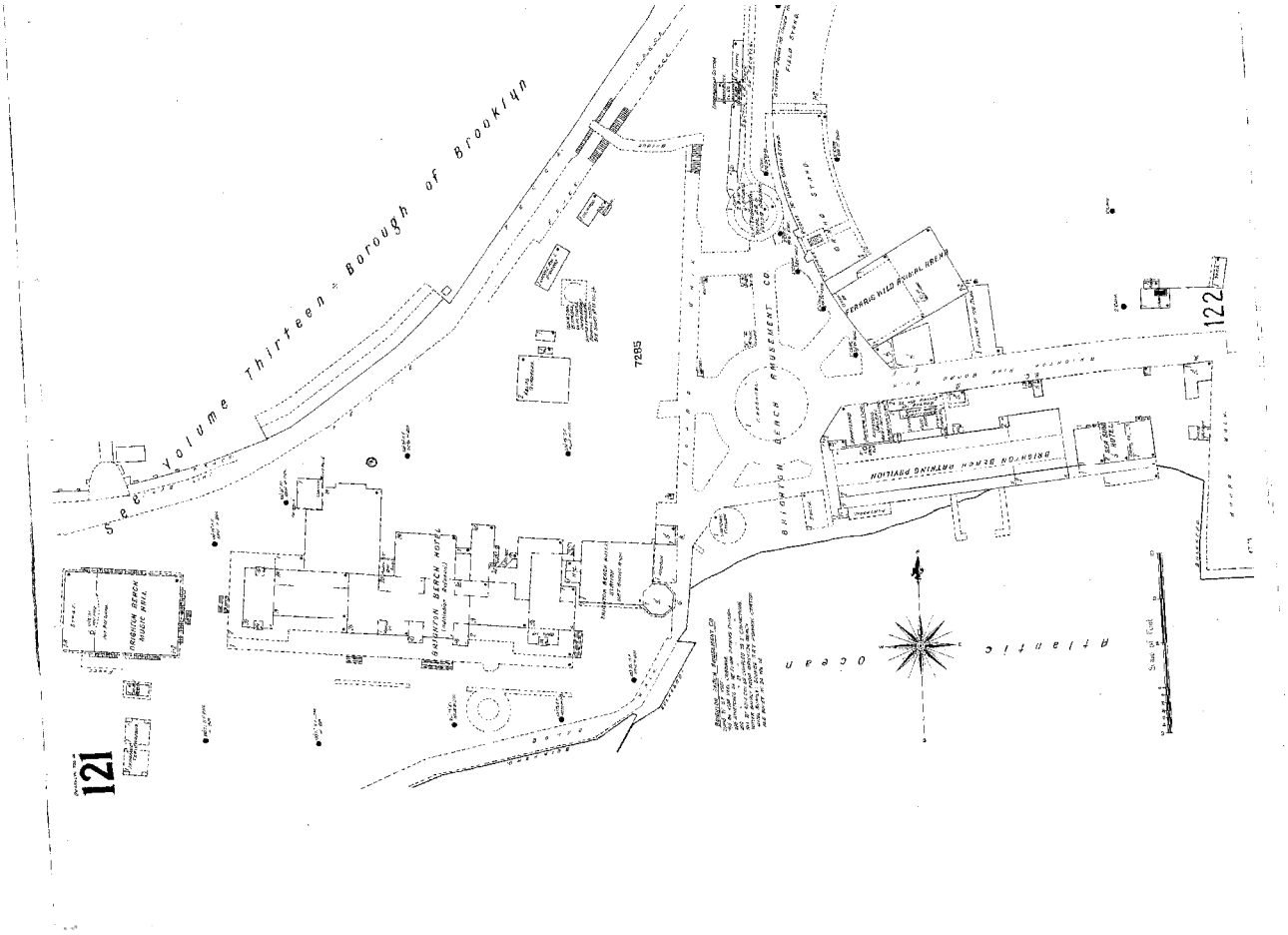


## Legend

Approximate Project Site Boundary

0 50 100 200
Feet

**New Brighton Comfort Station**
Brooklyn, New York

**1906 SANBORN MAP**

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**11/20/2013**

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FIGURE
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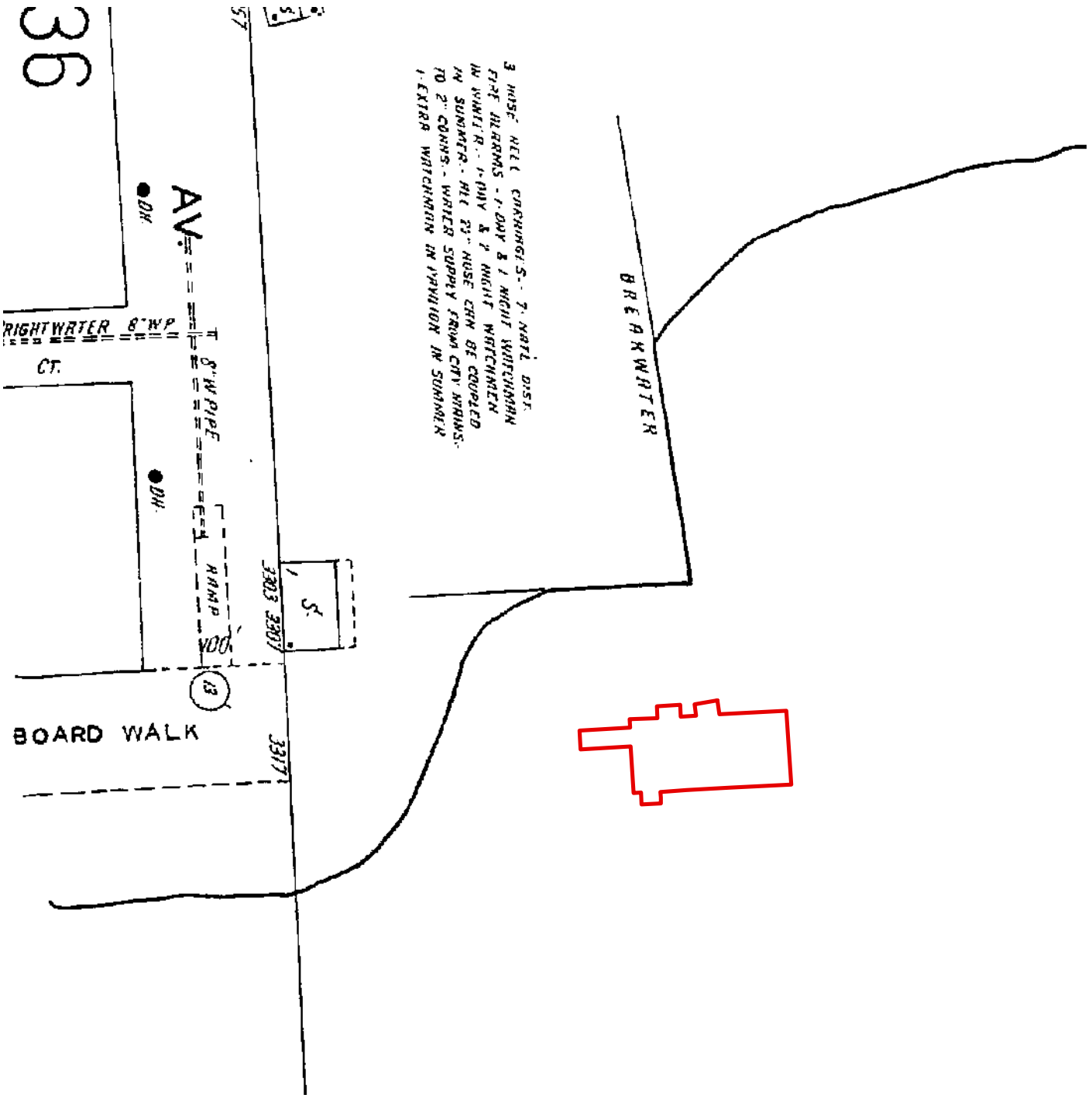


## Legend

Project Site Boundary

0 50 100 200
Feet

**New Brighton Comfort Station**
Brooklyn, New York

**1930 SANBORN MAP**

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**11/19/2013**

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FIGURE
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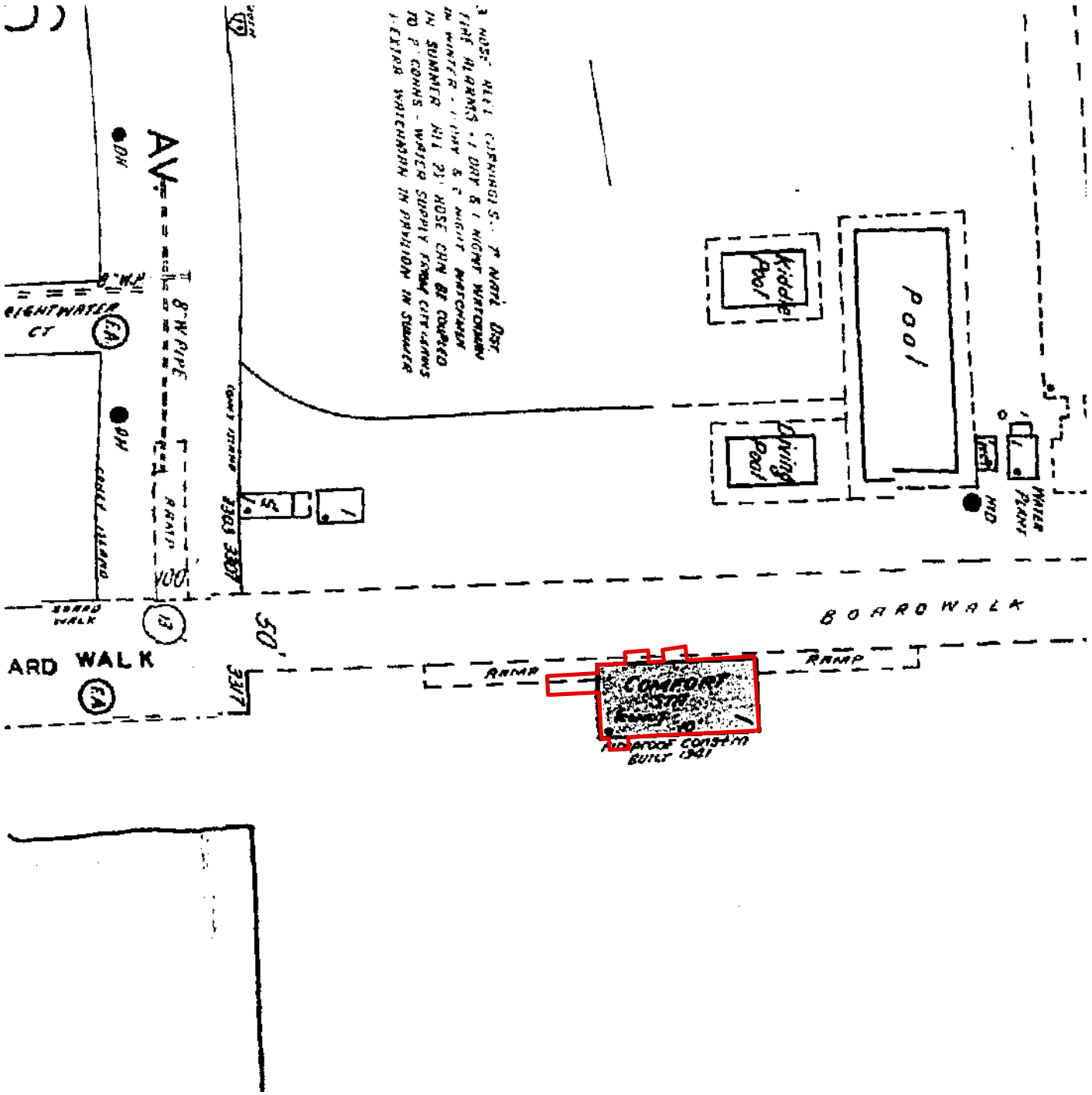


## Legend

Project Site Boundary

0 50 100 200

Feet

| | | |
|---|---|---|
| **New Brighton Comfort Station**<br>Brooklyn, New York | AKRF<br>Environmental Consultants<br>440 Park Avenue South, New York, N.Y. 10016 | DATE<br>**11/19/2013** |
| **1950 SANBORN MAP** | | PROJECT No.<br>**20449** |
| | | FIGURE<br>**Appx B** |

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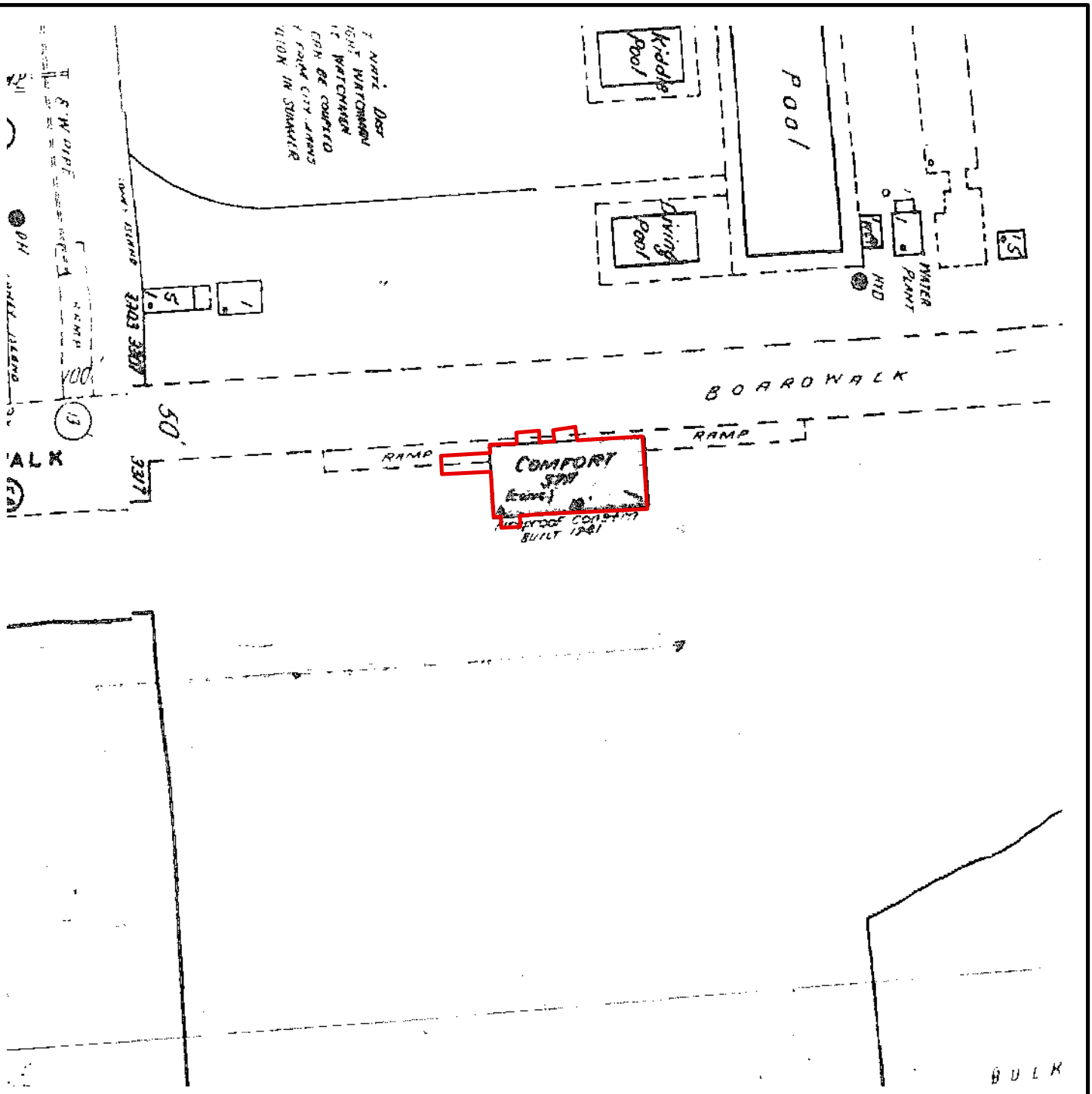


## Legend

Project Site Boundary

0 50 100 200
Feet

**New Brighton Comfort Station**
Brooklyn, New York

**1966 SANBORN MAP**

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**11/19/2013**

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FIGURE
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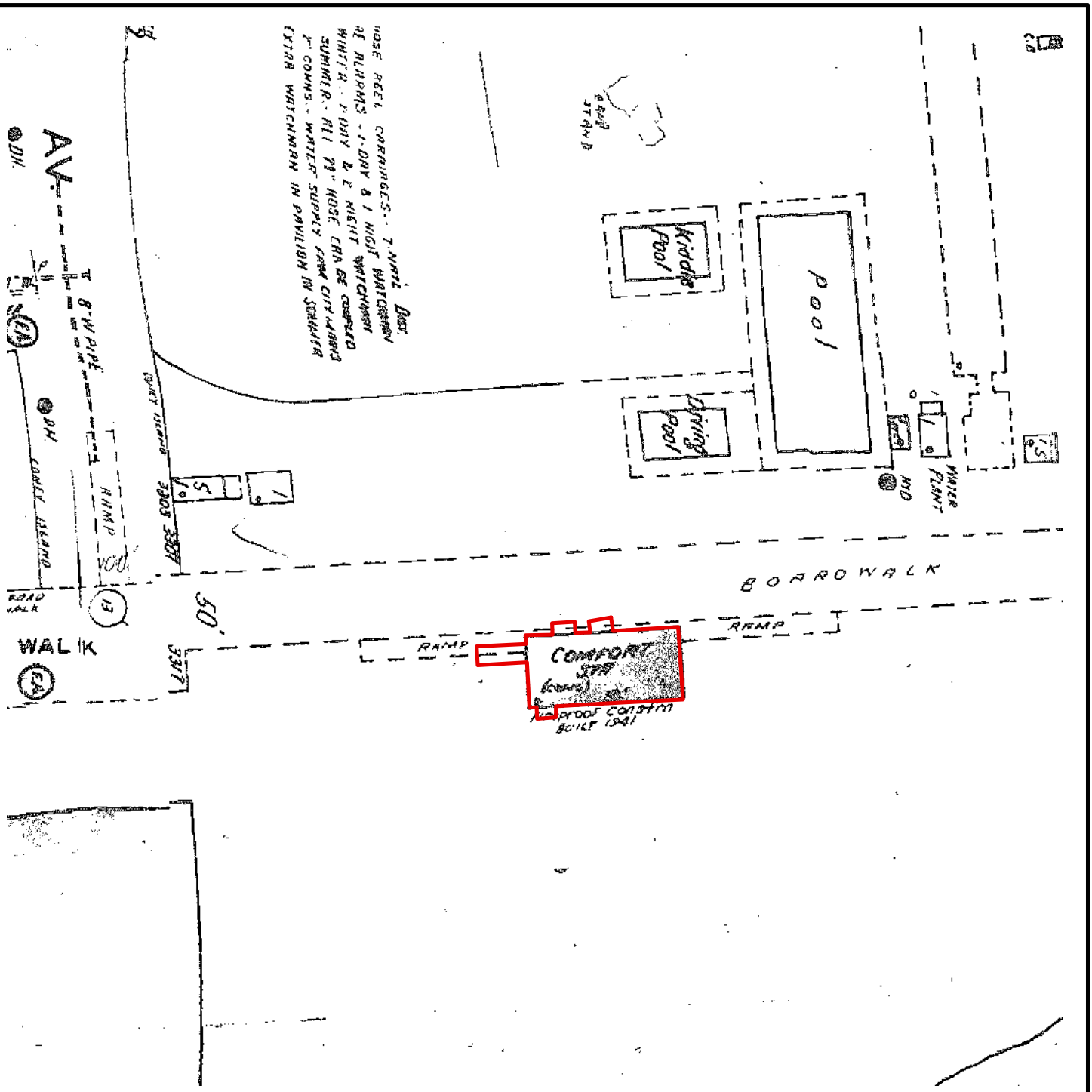


## Legend

Project Site Boundary

0 50 100 200
Feet

**New Brighton Comfort Station**
Brooklyn, New York

**1979 SANBORN MAP**

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DATE
**11/19/2013**

PROJECT No.
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FIGURE
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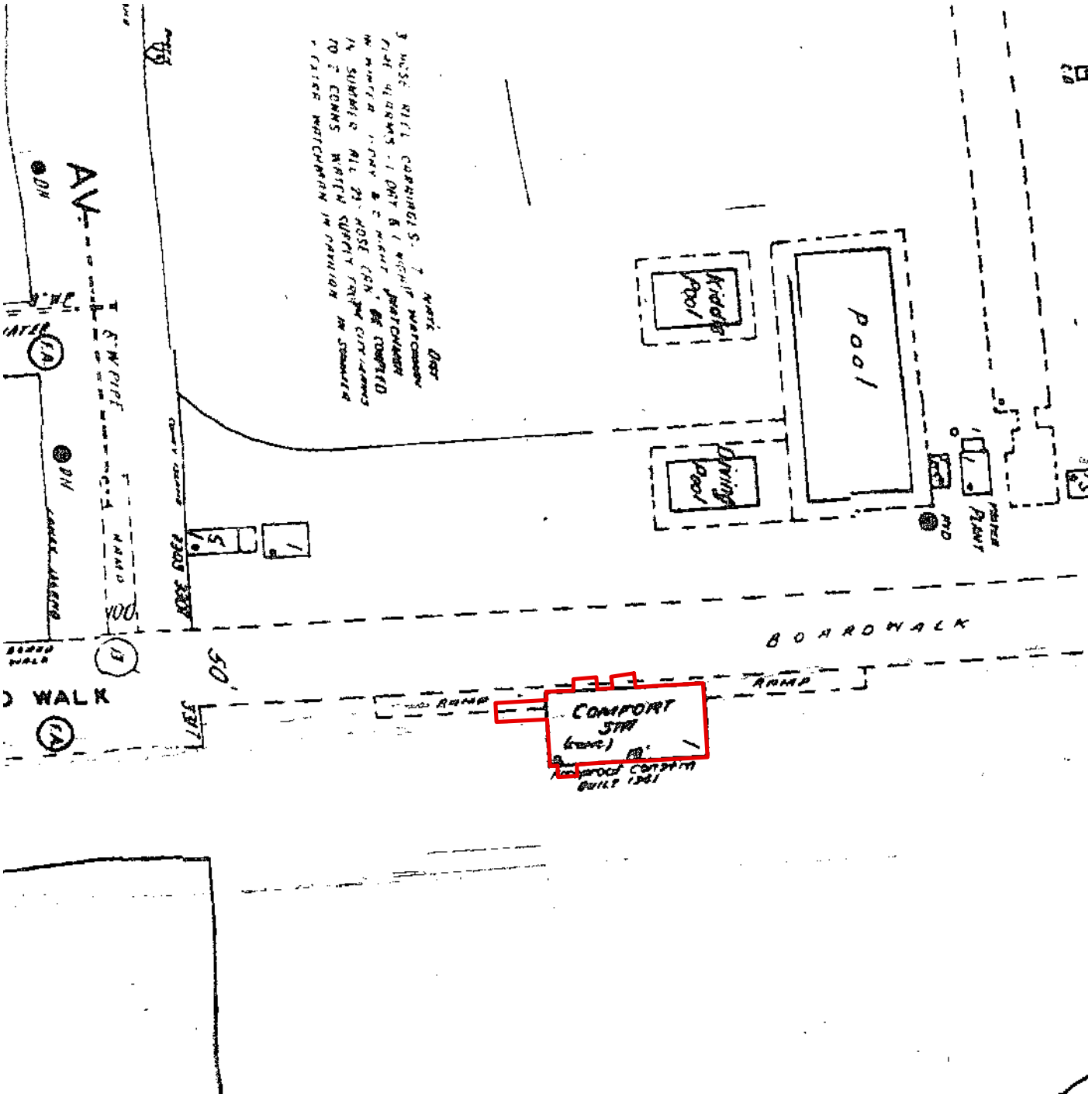


## Legend

Project Site Boundary

0 50 100 200
Feet

**New Brighton Comfort Station**
Brooklyn, New York

**1989 SANBORN MAP**

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DATE
**11/19/2013**

PROJECT No.
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FIGURE
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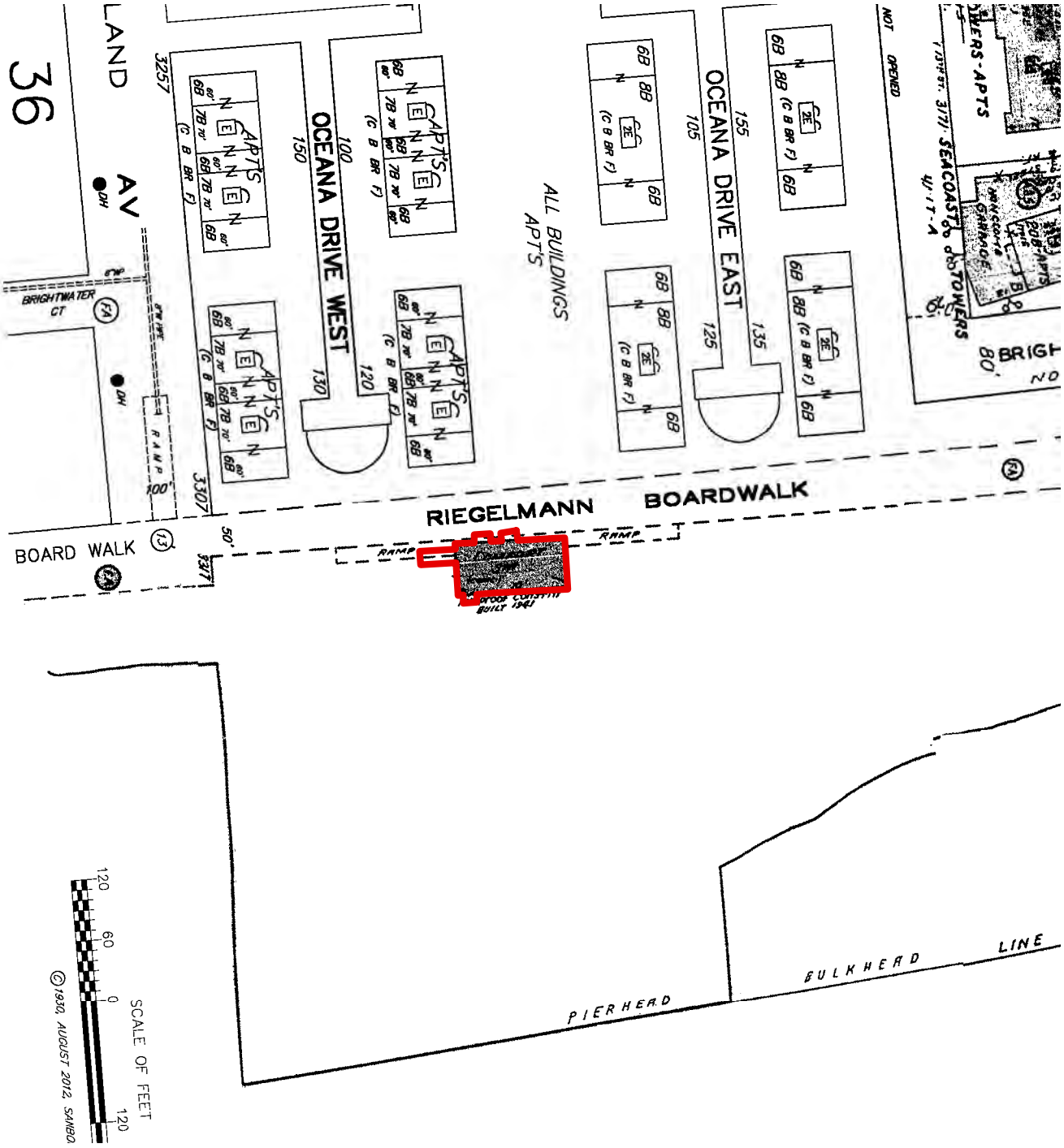


## Legend

Project Site Boundary

0 50 100 200

Feet

**New Brighton Comfort Station**

Brooklyn, New York

**2007 SANBORN MAP**

AKRF

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DATE

**11/20/2013**

PROJECT No.

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FIGURE

**Appx B**

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# APPENDIX C

# REGULATORY RECORDS REVIEW

TOXICS TARGETING

# Phase I
# Environmental Database Report

## New Brighton Comfort Station
## Brooklyn, NY 11235

October 29, 2013

Privileged and Confidential.

## LIMITED WARRANTY AND DISCLAIMER OF LIABILITY

### Who is Covered

This limited warranty is extended by Toxics Targeting, Inc. only to the original purchaser of the accompanying Environmental Report ("Report"). It may not be assigned to any other person.

### What is Warranted

Toxics Targeting, Inc. warrants that it uses reasonable care to accurately transcribe the information contained in this Report from the sources from which it is obtained. This limited warranty is in lieu of all other express warranties which might otherwise arise with respect to the Report. No one is authorized to change or add to this limited warranty.

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If during the warranty period there is shown to be a material error in the transcription of the information contained in this Report from the sources from which it was obtained, Toxics Targeting, Inc. shall refund to the original purchaser the full purchase price paid for the Report. The remedy stated above is the exclusive remedy extended to the Purchaser by Toxics Targeting, Inc. for any failure of the Report to conform with this Warranty, or otherwise for breach of this Warranty or any other warranty, whether expressed or implied.

### What We Won't Cover

Toxics Targeting, Inc. has not and can not verify the accuracy, correctness or completion of the information contained in this Report. Information is obtained from government agencies, site owners, and other sources, and errors are common in such information. Because Toxics Targeting, Inc. can not control the accuracy of the information contained in this Report, or the uses which may be made of the information, TOXICS TARGETING, INC. DISCLAIMS LIABILITY TO ANYONE FOR ANY EVENTS ARISING OUT OF THE USE OF THE INFORMATION. TOXICS TARGETING, INC. SHALL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY THIS REPORT, WHETHER DIRECT OR INDIRECT, AND WHETHER OR NOT TOXICS TARGETING, INC. HAS BEEN ADVISED OF OR HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES. TOXICS TARGETING, INC. EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusion or limitation may not apply to you.

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The period of warranty coverage is ninety days from the date of purchase of this Report. There shall be no warranty after the period of coverage. ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR USE SHALL HAVE NO GREATER DURATION THAN THE PERIOD OF WARRANTY STATED HERE, AND SHALL TERMINATE AUTOMATICALLY UPON THE EXPIRATION OF SUCH PERIOD. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above exclusion or limitation may not apply to you.

**PLEASE REFER TO PAGES ONE AND FIVE FOR A DESCRIPTION OF SOME OF THE LIMITATIONS OF THIS ENVIRONMENTAL REPORT.**

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- *How to Use Your Report*
- *Toxic Site Databases Analyzed In Your Report*
- *Limitations Of the Information In Your Report*

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- *Unmappable Sites*
- *Hazardous Waste Codes*
- *Information Source Guide*

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# *Introduction*

*Toxics Targeting* has combined environmental database searches, extensive regulatory analysis and sophisticated mapping techniques to produce your *Environmental Report*. It checks for the presence of 25 categories of government-reported toxic sites and provides detailed, up-to-date information on each identified site. The findings of your report are presented in an easy-to-understand format that:

1. ***Maps*** the approximate locations of selected government-reported toxic sites identified on or near a specified target address.

2. ***Estimates*** the distance and direction between the target address and each identified toxic site.

3. ***Reports*** air and water permit non-compliance and other regulatory violations.

4. ***Profiles*** some aspects of the usage, manufacture, storage, handling, transport or disposal of toxic chemicals at individual sites.

5. ***Summarizes*** some potential health effect information and drinking water standards for selected chemicals reported at individual sites.

# *The Three Sections Of Your Report*

The first section highlights your report's findings by summarizing identified sites according to: **a)** distance intervals, **b)** direction, **c)** proximity to the target address and **d)** individual site categories. In addition, the locations of all identified toxic sites are illustrated on individual maps for each radius search distance used in your report. A close-up map illustrates the locations of all identified toxic sites, at the shortest radius search distance used in your report. Finally, a map of tax parcels and a table of selected information about those parcels are included.

The second section of your report contains *Toxic Site Profiles* that provide detailed information on each identified toxic site. The information in each *Toxic Site Profile* varies according to its source. Some toxic site categories have extensive information and some have limited information. All the information is updated on a regular basis.

The third section of the report contains appendices that identify: **1)** on-site spills reported to the national Emergency Response Notification System (ERNS), **2)** various toxic sites that cannot be mapped due to incomplete or erroneous addresses or other mapping problems, **3)** codes that characterize hazardous wastes reported at various facilities, **4)** methods used to map toxic sites identified in your report and **5)** information sources used in your report.

# *How to Use Your Report*

- Check Table One to see the number of <u>identified sites by distance intervals</u>.

- Check Table Two to see identified sites sorted by <u>direction</u>.

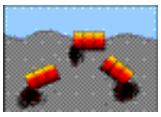
- Check Table Three to see identified sites ranked by <u>proximity to the target address</u>.

- Check Table Four to see identified sites <u>sorted by site categories</u>.

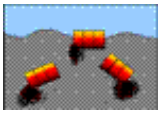
- Use Table Five to get info for the subject parcel and every parcel found on the Tax Parcel Map
- Refer to the various maps to see the locations of identified toxic sites. Refer to the *Toxic Site Profile* and *Appendix* sections for additional information.

# *Toxic Site Databases Analyzed In Your Report*

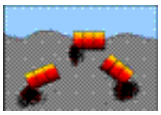
**Search Radius**

One-Mile 

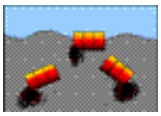
1) ***National Priority List for Federal Superfund Cleanup****:* a listing of sites known to pose environmental or health hazards that are being investigated or cleaned up under the Federal Superfund program.

Half-Mile 

2) ***Delisted National Priority List Sites****:* a listing of NPL sites that have been removed from the National Priority List.

One-Mile 

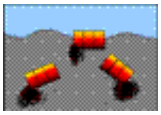
3) ***New York Inactive Hazardous Waste Disposal Site Registry****:* a state listing of sites that can pose environmental or public health hazards requiring investigation or clean up.

One-Mile 

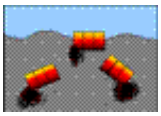
4) ***New York Inactive Hazardous Waste Disposal Site Registry Qualifying****:* a state listing of sites that qualify for possible inclusion to the NYDEC Inactive Haz. Waste Disposal Site Registry.

One-Mile

5) ***RCRA Corrective Action Activity (CORRACTS):*** waste facilities with RCRA corrective action activity reported by the USEPA.

Half-Mile 

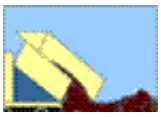
6) ***CERCLIS*** (Comprehensive Environmental Response, Compensation and Liability Information System): a federal listing of Non-NFRAP sites that can pose environmental or public health hazards requiring investigation or clean up.

Half-Mile 

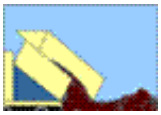
7) ***CERCLIS NFRAP:*** a federal listing of CERCLIS sites that have no further remedial action planned.

Half-Mile

8) ***New York State Brownfield Cleanup Sites****:* a listing of sites that are abandoned, idled or under-used industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

Half-Mile 

9) ***New York Solid Waste Facilities Registry****:* active and inactive landfills, incinerators, transfer stations or other solid waste management facilities.

Half-Mile 

10) ***New York City 1934 Solid Waste Sites****:* a listing of solid waste disposal sites operated by New York City municipal authorities circa 1934.

Half-Mile

11) ***New York and Federal Hazardous Waste Treatment, Storage or Disposal Facilities****:* sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRIS). Also includes the following database:

- ***RCRA violations:*** waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.

Half-Mile

12) ***Toxic Spills: active and inactive or closed*** spills reported to state environmental authorities, including *remediated* and *unremediated* leaking underground storage tanks. This database includes the following categories:

- Tank Failures
- Tank Test Failures
- Unknown Spill Cause or Other Spill Causes
- Miscellaneous Spill Causes

Eighth-Mile

13) ***New York State Major Oil Storage Facilities****:* sites with more than a 400,000 gallon capacity for storing petroleum products.

Eighth-Mile

14) ***New York State Petroleum Bulk Storage Facilities****:* sites with more than an 1,100 gallon capacity for storing petroleum products.

Eighth-Mile

15) ***New York City Fire Dept Tank Data****:* tank data from 1997.

Eighth-Mile

16) ***New York and Federal Hazardous Waste Generators and Transporters****:* sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRA). Also includes the following database:

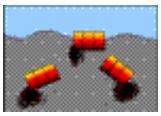
- ***RCRA violations:*** waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.

Eighth-Mile

17) ***New York Chemical Bulk Storage Facilities****:* sites storing hazardous substances listed in 6 NYCRR Part 597 in aboveground tanks with capacities of 185 gallons or more and/or underground tanks of any size

Eighth-Mile

18) ***Historic New York City Utility Sites (1890's to 1940's)****:* power generating stations, manufactured gas plants, gas storage facilities, maintenance yards and other gas and electric utility sites.

Half-Mile 

19) ***New York Hazardous Substance Disposal Site Draft Study****:* a state listing of sites contaminated with toxic substances that can pose environmental or public health hazards. These sites were not eligible for state clean up funding programs.

Eighth-Mile

20) ***Federal Toxic Release Inventory Facilities****:* discharges of selected toxic chemicals to air, land, water or treatment facilities.

Eighth-Mile

21) ***Federal Air Discharges****:* air pollution point sources monitored by U.S. EPA and/or state and local air regulatory agencies.

Eighth-Mile

22) ***Federal Permit Compliance System Toxic Wastewater Discharges:*** permitted toxic wastewater discharges.

Eighth-Mile

23) ***Federal Civil and Administrative Enforcement Docket****:* judiciary cases filed on behalf of the U. S. Environmental Protection Agency by the Department of Justice.

On-site only (250 ft)


24) ***New York City Environmental Quality Review (CEQR) – E Designation Sites****:* parcels assigned a special environmental ("E") designation under the CEQR process. E designation requires specific protocols that must be followed.

Property only

25) ***ERNS: Federal Emergency Response Notification System Spills****:* a listing of federally reported spills.

# *Limitations Of The Information In Your Report*

The information presented in your *Environmental Report* has been obtained from various local, state and federal government agencies. Please be aware that: **1)** additional information on individual sites may be available, **2)** newly discovered sites are continually reported and **3)** all map locations are approximate. As a result, this report is intended to be the FIRST STEP in the process of identifying and evaluating possible environmental threats to specific properties and can only serve as a guide for conducting on-site visits or additional, more detailed toxic hazard research.

*Toxics Targeting* tries to ensure that the information in your report is presented accurately and with minimal alteration. Systematic changes are made to correct obvious address errors in order to allow sites to be mapped. Any address changes that are made are noted in the map information section at the top of each corresponding *Toxic Site Profile*. Some information that has been withheld by government authorities remains included in Toxic Site Profiles and is identified as archival information. Since the information presented in your report is not edited, please be aware that it can contain reporting errors or typographical mistakes made by the site owners/operators or government agencies that produced the information. Also please be aware of some other limitations of the information in your report:

- The digital map used by *Toxics Targeting* is the same one used by the U. S. Census or local authorities in New York City. While the map is generally accurate, no map is perfect. In addition, *Toxics Targeting's* mapping methods estimate where toxic site addresses are located if the address is not specifically designated. FOR THESE REASONS, ALL MAP LOCATIONS OF ADDRESSES AND REPORTED TOXIC SITES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY ON-SITE VISITS;

- UNDISCOVERED, UNREPORTED OR UNMAPPABLE TOXIC SITES MIGHT NOT BE IDENTIFIED BY THIS REPORT'S CHECK OF 25 TOXIC SITE CATEGORIES. TOXIC SITES REPORTED IN OTHER GOVERNMENT DATABASES MIGHT ALSO EXIST. FOR THESE REASONS, YOUR REPORT MIGHT NOT IDENTIFY ALL THE TOXIC SITES THAT EXIST IN THE AREA IT SEARCHES;

- The appendix of your report contains a listing of sites that could not be mapped due to incomplete or erroneous address information or other mapping problems. This listing includes unmappable toxic sites in the zip codes searched for the report as well as toxic sites without zip codes reported in the same county. IF YOU WOULD LIKE INFORMATION ON ANY OF THE LISTED SITES, PLEASE CONTACT *TOXICS TARGETING AND REFER TO THE SITE ID NUMBER.*

- New York State Department of Environmental Conservation Remediation Site Borders are approximate and may not align with tax parcel boundaries mapped by local authorities or the digital map used by the US Census Bureau. As a result, Remediation Site Borders may overlap parcels that do not involve site remediation activities. Selected parcels also can involve multiple Remediation Site Borders. Refer to individual site profiles for more information. Sites without profiles include potential new sites or sites that have not yet been publicly listed by DEC.

- Some toxic sites identified in your report may be classified as **known hazards**. Most of the toxic sites identified in your report involve **potential hazards** related to the on-site use, manufacture, handling, storage, transport or disposal of toxic chemicals. <u>Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere</u>. YOU SHOULD ONLY CONCLUDE THAT TOXIC HAZARDS ACTUALLY EXIST AT A SPECIFIC SITE WHEN GOVERNMENT AUTHORITIES MAKE THAT DETERMINATION OR WHEN THAT CONCLUSION IS FULLY DOCUMENTED BY THE FINDINGS OF AN APPROPRIATE SITE INVESTIGATION UNDERTAKEN BY LICENSED PROFESSIONALS;

- Compass directions and distances are approximate. Compass directions are calculated from the subject property address to the mapped location of each identified toxic site. The compass direction does not necessarily refer to the closest property boundary of an identified toxic site. The compass direction also can vary substantially for toxic sites that are located very close to the subject property address.

- The information presented in your report is a summary of the information that *Toxics Targeting* obtains from government agencies on reported toxic sites. YOU MAY BE ABLE TO OBTAIN ADDITIONAL INFORMATION ABOUT REPORTED SITES WITH THE FREEDOM OF INFORMATION REQUEST FORM LETTERS THAT ARE PROVIDED ON THE INSIDE OF THE BACK COVER.

# Section One:

# Report Summary

- *Table One:* *Number of Identified Toxic Sites By Distance Interval*
- *Table Two:* *Identified Toxic Sites By Direction*
- *Table Three:* *Identified Toxic Sites By Category*
- *Table Four:* *Identified Toxic Sites By Proximity*
- *Map One:* *One-Mile Radius Map*
- *Map Two:* *Half-Mile Radius Map*
- *Map Three:* *Eighth-Mile Radius Map*
- *Map Four:* *Eighth-Mile Radius Close up Map*
- *Map Five:* *Tax Parcel Map*
- *Table Five:* *Tax Parcel Map Information Table*

# NUMBER OF IDENTIFIED SITES BY DISTANCE INTERVAL

| Database Searched | 0 − 100 ft | 100 ft − 1/8 mi | 1/8 mi − 1/4 mi | 1/4 mi − 1/2 mi | 1/2 mi − 1 mi | Site Category Totals |
|---|---|---|---|---|---|---|
| **ASTM−Required 1 Mile Search** | | | | | | |
| National Priority List (NPL) Sites | 0 | 0 | 0 | 0 | 0 | 0 |
| NYS Inactive Hazardous Waste Disposal Site Registry | 0 | 0 | 0 | 0 | 1 | 1 |
| NYS Inactive Haz Waste Disposal Site Registry Qualifying | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA Corrective Action (CORRACTS) Sites | 0 | 0 | 0 | 0 | 0 | 0 |
| **ASTM−Required 1/2 Mile Search** | | | | | | |
| Delisted National Priority List (NPL) Sites | 0 | 0 | 0 | 0 | Not searched | 0 |
| CERCLIS Superfund Non−NFRAP Sites | 0 | 0 | 0 | 0 | Not searched | 0 |
| CERCLIS Superfund NFRAP Sites | 0 | 0 | 0 | 0 | Not searched | 0 |
| Brownfields Sites | | | | | | |
| Voluntary Cleanup Program | 0 | 0 | 0 | 0 | Not searched | 0 |
| Environmental Restoration Program | 0 | 0 | 0 | 0 | Not searched | 0 |
| Brownfield Cleanup Program | 0 | 0 | 0 | 1 | Not searched | 1 |
| NYSDEC Solid Waste Facilities / Landfills | 0 | 0 | 0 | 0 | Not searched | 0 |
| RCRA Hazardous Waste Treatment, Storage, Disposal Sites | 0 | 0 | 0 | 0 | Not searched | 0 |
| NYS Toxic Spills | | | | | | |
| Active Tank Failures | 0 | 0 | 0 | 0 | Not searched | 0 |
| Active Tank Test Failures | 0 | 0 | 0 | 0 | Not searched | 0 |
| Active Spills − Unknown / Other Causes | 0 | 0 | 0 | 1 | Not searched | 1 |
| Active Spills − Miscellaneous Causes | 0 | 0 | 0 | 1(3) | Not searched | 1(3) |
| Closed Tank Failures | 0 | 0 | 0 | 2 | Not searched | 2 |
| Closed Tank Test Failures | 0 | 1 | 2 | 3 | Not searched | 6 |
| Closed Spills − Unknown / Other Causes | 0 | 3 | 3 | 24 | Not searched | 30 |
| Closed Spills − Miscellaneous Causes | 0 | 2 | 1(11) | 3(34) | Not searched | 6(45) |
| **ASTM−Required Property & Adjacent Property (1/8 Mile Search)** | | | | | | |
| NYS Major Oil Storage Facilities | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| Local & State Petroleum Bulk Storage Sites | 0 | 3 | Not searched | Not searched | Not searched | 3 |
| RCRA Hazardous Waste Generators & Transporters | 0 | 1 | Not searched | Not searched | Not searched | 1 |
| NYS Chemical Bulk Storage Sites | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| Historic Utility Facilities | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| **ASTM−Required On−Site Only Search** | | | | | | |
| NYC Environmental Quality Review Requirements ("E") Sites* | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| Emergency Response Notification System (ERNS) | 0 | Not searched | Not searched | Not searched | Not searched | 0 |
| Institutional Controls / Engineering Controls (IC/EC) | See databases for NPL, CERCLIS, Inactive Hazardous Waste Disposal Site Registry and Brownfield Sites. | | | | | |
| **ASTM−Required Databases Distance Interval Totals** | **0** | **10** | **6(11)** | **35(37)** | **1** | **52(48)** |

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

* NYC Environmental Quality Review Requirements ("E") Sites were searched at 250 feet.

NOTE: Table continues on next page.

| | | | | | | |
|---|---|---|---|---|---|---|
| **Non−ASTM Databases 1/2 Mile Search** | | | | | | |
| 1934 NYC Municipal Waste Landfills | 0 | 0 | 0 | 0 | Not searched | 0 |
| Hazardous Substance Waste Disposal Sites | 0 | 0 | 0 | 0 | Not searched | 0 |
| **Non−ASTM Databases 1/8 Mile Search** | | | | | | |
| Toxic Release Inventory Sites (TRI) | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| Permit Compliance System (PCS) Toxic Wastewater Discharges | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| Air Discharges | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| Civil & Administrative Enforcement Docket Facilities | 0 | 0 | Not searched | Not searched | Not searched | 0 |
| **Non−ASTM Databases Distance Interval Totals** | **0** | **0** | **0** | **0** | **Not Searched** | **0** |
| ***Distance Interval Totals*** | ***0*** | ***10*** | ***6(11)*** | ***35(37)*** | ***1*** | ***52(48)*** |

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

# Identified Toxic Sites by Direction

## New Brighton Comfort Station
## Brooklyn, NY 11235

* Compass directions can vary substantially for sites located very close to the subject property address.

## Sites less than 100 feet from subject property sorted by distance

| Map Id# | Site Name | Site Street | Approximate Distance & Direction From Property | Toxic Site Category |
|---|---|---|---|---|
| No sites found less than 100 feet from subject property | | | | |

## Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

| Map Id# | Site Name | Site Street | Approximate Distance & Direction From Property | Toxic Site Category |
|---|---|---|---|---|
| 50 | BRIGHTON BEACH | 3209 CONEY ISLAND AVE | 427 feet to the NNE | Petroleum Bulk Storage Site |
| 16 | 3300 CONEY ISLAND AVE | 3300 CONEY ISLAND AVE | 512 feet to the WNW | Closed Status Spill (Unk/Other Cause) |
| 14 | MANHOLE 35394 | NW CORNER CONEY ISLAND AV | 433 feet to the NW | Closed Status Spill (Unk/Other Cause) |
| 15 | MH 35034 | BRIDGEWATER CT | 433 feet to the NW | Closed Status Spill (Unk/Other Cause) |
| 44 | MANHOLE 35394 | CONEY ISLAND AVE/BRIGHTWA | 433 feet to the NW | Closed Status Spill (Misc. Spill Cause) |
| 53 | CONSOLIDATED EDISON | BRIGHTWATER CT & CONEY ISL AVE | 433 feet to the NW | Hazardous Waste Generator/Transporter |
| 51 | ELIAS MALLOUK REALTY CORPORATION | 711 BRIGHTWATER COURT | 568 feet to the NW | Petroleum Bulk Storage Site |
| 8 | 711 BRIGHTWATER | 711 BRIGHTWATER | 579 feet to the NW | Closed Status Tank Test Failure |
| 45 | SPILL NUMBER 0211809 | 711−21 BRIGHTWATER CT | 579 feet to the NW | Closed Status Spill (Misc. Spill Cause) |
| 52 | 3133 BRIGHTON REALTY LLC | 3133 BRIGHTON 7TH STREET | 657 feet to the NW | Petroleum Bulk Storage Site |

## Sites equal to or greater than 660 ft from subject property sorted by direction and distance

| Map Id# | Site Name | Site Street | Approximate Distance & Direction From Property | Toxic Site Category |
|---|---|---|---|---|
| 6 | 140 BRIGHTON 11TH ST | 140 BRIGHTON 11TH ST | 1663 feet to the N | Closed Status Tank Failure |
| 32 | VAULT VS76666 | BRIGHTON 11TH ST | 1982 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 37 | BETWEEN NEPTUNE AVE. AND | 3033 CONEY ISLAND AVE | 2488 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 38 | CONEY ISLAND AVE & NEPTUNE AVE | CONEY ISLAND AVE & NEPTUNE AVE | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 39 | FOUND STAINED SOIL WHILE DRILLING | NEPTUNE & CONEY ISLAND AVENUES | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 40 | MANHOLE 36471 | NEPTUNE AV / CONEY ISLAND | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 41 | MANHOLE 36471 | NEPTUNE AVE & CONEY ISLD. | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 26 | TM 1239 | OCEAN VIEW AV/BRIGHTON 12 | 1826 feet to the NNE | Closed Status Spill (Unk/Other Cause) |
| 49 | 2934 BRIGHTON AVE & 12TH | 2934 BRIGHTON AVE & 12TH | 2340 feet to the NNE | Closed Status Spill (Misc. Spill Cause) |

| | | | | |
|---|---|---|---|---|
| 9 | 35 SEACOAST TERRACE/BKLYN | 35 SEACOAST TERRACE | 861 feet to the NE | Closed Status Tank Test Failure |
| 22 | MANHOLE 33058 | S SIDE OF BRIGHTON BEACH | 1451 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 23 | SPILL NUMBER 0209428 | 3049 BRIGHTON 14 ST | 1563 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 24 | 156 WEST END AVENUE | 156 WEST END AVENUE | 1686 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 48 | 141A WESTEND AVE (HURRICANE SANDY) | 141A WESTEND AVE | 1929 feet to the NE | Closed Status Spill (Misc. Spill Cause) |
| 7 | SPILL NUMBER 0000723 | 112 AMHERST ST | 2174 feet to the NE | Closed Status Tank Failure |
| 36 | 223 HAMPTON AVE. | 223 HAMPTON AVE | 2482 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 29 | VS #4445 | ORIENTAL ST/AMHERST ST | 1932 feet to the ENE | Closed Status Spill (Unk/Other Cause) |
| 33 | UNK BLD OWNER | 301 ORIENTAL BLVD | 2364 feet to the ENE | Closed Status Spill (Unk/Other Cause) |
| 17 | MOTOR OIL SPILL | BRIGHTON 6TH ST/BOARDWALK | 737 feet to the W | Closed Status Spill (Unk/Other Cause) |
| 47 | 219 BRIGHTWATER CT/BKLYN | 219 BRIGHTWATER COURT | 1763 feet to the W | Closed Status Spill (Misc. Spill Cause) |
| 35 | 50 BRIGHTON 1ST RD | 50 BRIGHTON 1ST RD | 2448 feet to the W | Closed Status Spill (Unk/Other Cause) |
| 11 | MORNINGSIDE REALTY | 3094 BRIGHTON FIVE STREET | 1328 feet to the WNW | Closed Status Tank Test Failure |
| 31 | TM #606 | BRIGHTON 2 & BRIGHTON BCH | 1977 feet to the WNW | Closed Status Spill (Unk/Other Cause) |
| 12 | SPILL NUMBER 9815567 | 250 BRIGHTON BEACH AVE | 2033 feet to the WNW | Closed Status Tank Test Failure |
| 1 | DANGMAN PARK MGP | 486 NEPTUNE AVE | 4201 feet to the WNW | NYSDEC Inactive Haz Waste Disposal Site |
| 2 | DANGMAN PARK MGP | 486 NEPTUNE AVE | 4395 feet to the WNW | NYSDEC Inactive Haz Waste Disposal Site |
| 10 | CLOSED−LACKOF RECENT INFO | 3115 BRIGHTON 6TH STREET | 891 feet to the NW | Closed Status Tank Test Failure |
| 46 | VAULT 4248 | BRIGHTON 6 ST/BRIGHTON BEACH AVE | 1268 feet to the NW | Closed Status Spill (Misc. Spill Cause) |
| 5 | PRIVATE RESD | 2966 BRIGHTON 5TH ST | 2167 feet to the NW | Active Haz Spill (Misc. Spill Cause) |
| 4 | EAGLE GAS | 292 NEPTUNE AVENUE | 2632 feet to the NW | Active Haz Spill (Unknown/Other Cause) |
| 43 | EAGLE GAS STATION | 292 NEPTUNE AVENUE | 2632 feet to the NW | Closed Status Spill (Unk/Other Cause) |
| 18 | BRIGHTON BEACH AV | CONEY ISLAND AVE | 1135 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 19 | MANHOLE 32826 | 10−11 BRIGHTON BEACH AVE | 1262 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 20 | VEHICLE | 30−66 BRIGHTON 7 STREET | 1361 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 21 | MANHOLE 35390  EMIS 218046 | 3168 CONEY ISLAND AVE | 1446 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 3 | FORMER BRIGHTON CLEANERS | 3140 CONEY ISLAND AVE | 1688 feet to the NNW | Brownfields Site |
| 25 | MANHOLE #58129 | 31−26 CONEY ISLAND AVE | 1770 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 27 | MH 37296 | BRIGHTON ST/OCEANVIEW AVE | 1884 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 28 | MANHOLE 37294 | BRIGHTON 7TH ST/OCEAN VIW | 1904 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 30 | MH 37291 | OCEAN AV AND BRIGHTON 6TH | 1966 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 34 | SERVICE BOX 35382 | 3068 CONEY ISLAND AVE | 2372 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 13 | 3046 CONEY ISLAND AV/BKLY | 3046 CONEY ISLAND AVENUE | 2473 feet to the NNW | Closed Status Tank Test Failure |
| 42 | VAULT 4886 | BRIGHTON 7TH ST/NEPTUNE | 2567 feet to the NNW | Closed Status Spill (Unk/Other Cause) |

# Identified Toxic Sites by Category

## New Brighton Comfort Station
## Brooklyn, NY 11235

* Compass directions can vary substantially for sites located very close to the subject property address.

**NYSDEC Inactive Haz. Waste Disposal Site Registry −− Total Sites − 1** — **Database searched at 1 MILE − ASTM required search distance: 1 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 1 | 224047 | DANGMAN PARK MGP | 486 NEPTUNE AVE | 4201 feet to the WNW |
| 2 | 224047 | DANGMAN PARK MGP | 486 NEPTUNE AVE | 4395 feet to the WNW |

**Brownfields Sites −− Total Sites − 1** — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 3 | C224157 | FORMER BRIGHTON CLEANERS | 3140 CONEY ISLAND AVE | 1688 feet to the NNW |

**Active Haz Spills (Unknown Causes & Other Causes) −− Total Sites − 1** — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 4 | 9600526 | EAGLE GAS | 292 NEPTUNE AVENUE | 2632 feet to the NW |

**Active Haz Spills (Miscellaneous Spill Causes) −− Total Sites − 1** — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 5 | 1208538 | PRIVATE RESD | 2966 BRIGHTON 5TH ST | 2167 feet to the NW |

**Closed Status Tank Failures −− Total Sites − 2** — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 6 | 0403229 | 140 BRIGHTON 11TH ST | 140 BRIGHTON 11TH ST | 1663 feet to the N |
| 7 | 0000723 | SPILL NUMBER 0000723 | 112 AMHERST ST | 2174 feet to the NE |

**Closed Status Tank Test Failures −− Total Sites − 6** — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 8 | 9313856 | 711 BRIGHTWATER | 711 BRIGHTWATER | 579 feet to the NW |
| 9 | 8709337 | 35 SEACOAST TERRACE/BKLYN | 35 SEACOAST TERRACE | 861 feet to the NE |
| 10 | 8803751 | CLOSED−LACKOF RECENT INFO | 3115 BRIGHTON 6TH STREET | 891 feet to the NW |
| 11 | 0713771 | MORNINGSIDE REALTY | 3094 BRIGHTON FIVE STREET | 1328 feet to the WNW |
| 12 | 9815567 | SPILL NUMBER 9815567 | 250 BRIGHTON BEACH AVE | 2033 feet to the WNW |
| 13 | 8903465 | 3046 CONEY ISLAND AV/BKLY | 3046 CONEY ISLAND AVENUE | 2473 feet to the NNW |

**Closed Status Spills (Unknown Causes & Other Causes) −− Total Sites − 30** — **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 14 | 9914358 | MANHOLE 35394 | NW CORNER CONEY ISLAND AV | 433 feet to the NW |
| 15 | 0004852 | MH 35034 | BRIDGEWATER CT | 433 feet to the NW |
| 16 | 9605240 | 3300 CONEY ISLAND AVE | 3300 CONEY ISLAND AVE | 512 feet to the WNW |
| 17 | 0806653 | MOTOR OIL SPILL | BRIGHTON 6TH ST/BOARDWALK | 737 feet to the W |
| 18 | 0105656 | BRIGHTON BEACH AV | CONEY ISLAND AVE | 1135 feet to the NNW |
| 19 | 0003367 | MANHOLE 32826 | 10−11 BRIGHTON BEACH AVE | 1262 feet to the NNW |
| 20 | 0902662 | VEHICLE | 30−66 BRIGHTON 7 STREET | 1361 feet to the NNW |
| 21 | 0905786 | MANHOLE 35390 EMIS 218046 | 3168 CONEY ISLAND AVE | 1446 feet to the NNW |
| 22 | 0501551 | MANHOLE 33058 | S SIDE OF BRIGHTON BEACH | 1451 feet to the NE |
| 23 | 0209428 | SPILL NUMBER 0209428 | 3049 BRIGHTON 14 ST | 1563 feet to the NE |
| 24 | 9503863 | 156 WEST END AVENUE | 156 WEST END AVENUE | 1686 feet to the NE |
| 25 | 0411560 | MANHOLE #58129 | 31−26 CONEY ISLAND AVE | 1770 feet to the NNW |
| 26 | 0003366 | TM 1239 | OCEAN VIEW AV/BRIGHTON 12 | 1826 feet to the NNE |
| 27 | 0307798 | MH 37296 | BRIGHTON ST/OCEANVIEW AVE | 1884 feet to the NNW |
| 28 | 0002491 | MANHOLE 37294 | BRIGHTON 7TH ST/OCEAN VIW | 1904 feet to the NNW |

| | | | | |
|---|---|---|---|---|
| 29 | 0003303 | VS #4445 | ORIENTAL ST/AMHERST ST | 1932 feet to the ENE |
| 30 | 0002485 | MH 37291 | OCEAN AV AND BRIGHTON 6TH | 1966 feet to the NNW |
| 31 | 0005852 | TM #606 | BRIGHTON 2 & BRIGHTON BCH | 1977 feet to the WNW |
| 32 | 9912696 | VAULT VS76666 | BRIGHTON 11TH ST | 1982 feet to the N |
| 33 | 1209160 | UNK BLD OWNER | 301 ORIENTAL BLVD | 2364 feet to the ENE |
| 34 | 0208101 | SERVICE BOX 35382 | 3068 CONEY ISLAND AVE | 2372 feet to the NNW |
| 35 | 9301349 | 50 BRIGHTON 1ST RD | 50 BRIGHTON 1ST RD | 2448 feet to the W |
| 36 | 9206159 | 223 HAMPTON AVE. | 223 HAMPTON AVE | 2482 feet to the NE |
| 37 | 0408387 | BETWEEN NEPTUNE AVE. AND | 3033 CONEY ISLAND AVE | 2488 feet to the N |
| 38 | 1107098 | CONEY ISLAND AVE & NEPTUNE AVE | CONEY ISLAND AVE & NEPTUNE AVE | 2562 feet to the N |
| 39 | 0613972 | FOUND STAINED SOIL WHILE DRILLING | NEPTUNE & CONEY ISLAND AVENUES | 2562 feet to the N |
| 40 | 0107368 | MANHOLE 36471 | NEPTUNE AV / CONEY ISLAND | 2562 feet to the N |
| 41 | 0012961 | MANHOLE 36471 | NEPTUNE AVE & CONEY ISLD. | 2562 feet to the N |
| 42 | 0301291 | VAULT 4886 | BRIGHTON 7TH ST/NEPTUNE | 2567 feet to the NNW |
| 43 | 9906761 | EAGLE GAS STATION | 292 NEPTUNE AVENUE | 2632 feet to the NW |

**Closed Status Spills (Miscellaneous Spill Causes) −− Total Sites − 6** **Database searched at 1/2 MILE − ASTM required search distance: 1/2 Mile**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 44 | 0003864 | MANHOLE 35394 | CONEY ISLAND AVE/BRIGHTWA | 433 feet to the NW |
| 45 | 0211809 | SPILL NUMBER 0211809 | 711−21 BRIGHTWATER CT | 579 feet to the NW |
| 46 | 0507101 | VAULT 4248 | BRIGHTON 6 ST/BRIGHTON BEACH AVE | 1268 feet to the NW |
| 47 | 9005106 | 219 BRIGHTWATER CT/BKLYN | 219 BRIGHTWATER COURT | 1763 feet to the W |
| 48 | 1213313 | 141A WESTEND AVE (HURRICANE SANDY) | 141A WESTEND AVE | 1929 feet to the NE |
| 49 | 9107488 | 2934 BRIGHTON AVE & 12TH | 2934 BRIGHTON AVE & 12TH | 2340 feet to the NNE |

**Petroleum Bulk Storage Sites −− Total Sites − 3** **Database searched at 1/8 MILE − ASTM required search distance: Property & Adjacent**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 50 | NY02155 | BRIGHTON BEACH | 3209 CONEY ISLAND AVE | 427 feet to the NNE |
| 51 | 2−240559 | ELIAS MALLOUK REALTY CORPORATION | 711 BRIGHTWATER COURT | 568 feet to the NW |
| 52 | 2−265322 | 3133 BRIGHTON REALTY LLC | 3133 BRIGHTON 7TH STREET | 657 feet to the NW |

**Hazardous Waste Generators, Transporters −− Total Sites − 1** **Database searched at 1/8 MILE − ASTM required search distance: Property & Adjacent**

| MAP ID | FACILITY ID | FACILITY NAME | FACILITY STREET | DISTANCE & DIRECTION |
|---|---|---|---|---|
| 53 | NYP004051918 | CONSOLIDATED EDISON | BRIGHTWATER CT & CONEY ISL AVE | 433 feet to the NW |

# Identified Toxic Sites by Proximity

## New Brighton Comfort Station, Brooklyn, NY 11235

* Compass directions can vary substantially for sites located very close to the subject property address.

| Map Id# | Site Name | Site Street | Approximate Distance & Direction From Property | Toxic Site Category |
|---|---|---|---|---|
| 50 | BRIGHTON BEACH | 3209 CONEY ISLAND AVE | 427 feet to the NNE | Petroleum Bulk Storage Site |
| 14 | MANHOLE 35394 | NW CORNER CONEY ISLAND AV | 433 feet to the NW | Closed Status Spill (Unk/Other Cause) |
| 15 | MH 35034 | BRIDGEWATER CT | 433 feet to the NW | Closed Status Spill (Unk/Other Cause) |
| 44 | MANHOLE 35394 | CONEY ISLAND AVE/BRIGHTWA | 433 feet to the NW | Closed Status Spill (Misc. Spill Cause) |
| 53 | CONSOLIDATED EDISON | BRIGHTWATER CT & CONEY ISL AVE | 433 feet to the NW | Hazardous Waste Generator/Transporter |
| 16 | 3300 CONEY ISLAND AVE | 3300 CONEY ISLAND AVE | 512 feet to the WNW | Closed Status Spill (Unk/Other Cause) |
| 51 | ELIAS MALLOUK REALTY CORPORATION | 711 BRIGHTWATER COURT | 568 feet to the NW | Petroleum Bulk Storage Site |
| 8 | 711 BRIGHTWATER | 711 BRIGHTWATER | 579 feet to the NW | Closed Status Tank Test Failure |
| 45 | SPILL NUMBER 0211809 | 711−21 BRIGHTWATER CT | 579 feet to the NW | Closed Status Spill (Misc. Spill Cause) |
| 52 | 3133 BRIGHTON REALTY LLC | 3133 BRIGHTON 7TH STREET | 657 feet to the NW | Petroleum Bulk Storage Site |
| 17 | MOTOR OIL SPILL | BRIGHTON 6TH ST/BOARDWALK | 737 feet to the W | Closed Status Spill (Unk/Other Cause) |
| 9 | 35 SEACOAST TERRACE/BKLYN | 35 SEACOAST TERRACE | 861 feet to the NE | Closed Status Tank Test Failure |
| 10 | CLOSED−LACKOF RECENT INFO | 3115 BRIGHTON 6TH STREET | 891 feet to the NW | Closed Status Tank Test Failure |
| 18 | BRIGHTON BEACH AV | CONEY ISLAND AVE | 1135 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 19 | MANHOLE 32826 | 10−11 BRIGHTON BEACH AVE | 1262 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 46 | VAULT 4248 | BRIGHTON 6 ST/BRIGHTON BEACH AVE | 1268 feet to the NW | Closed Status Spill (Misc. Spill Cause) |
| 11 | MORNINGSIDE REALTY | 3094 BRIGHTON FIVE STREET | 1328 feet to the WNW | Closed Status Tank Test Failure |
| 20 | VEHICLE | 30−66 BRIGHTON 7 STREET | 1361 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 21 | MANHOLE 35390 EMIS 218046 | 3168 CONEY ISLAND AVE | 1446 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 22 | MANHOLE 33058 | S SIDE OF BRIGHTON BEACH | 1451 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 23 | SPILL NUMBER 0209428 | 3049 BRIGHTON 14 ST | 1563 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 6 | 140 BRIGHTON 11TH ST | 140 BRIGHTON 11TH ST | 1663 feet to the N | Closed Status Tank Failure |
| 24 | 156 WEST END AVENUE | 156 WEST END AVENUE | 1686 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 3 | FORMER BRIGHTON CLEANERS | 3140 CONEY ISLAND AVE | 1688 feet to the NNW | Brownfields Site |
| 47 | 219 BRIGHTWATER CT/BKLYN | 219 BRIGHTWATER COURT | 1763 feet to the W | Closed Status Spill (Misc. Spill Cause) |
| 25 | MANHOLE #58129 | 31−26 CONEY ISLAND AVE | 1770 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 26 | TM 1239 | OCEAN VIEW AV/BRIGHTON 12 | 1826 feet to the NNE | Closed Status Spill (Unk/Other Cause) |
| 27 | MH 37296 | BRIGHTON ST/OCEANVIEW AVE | 1884 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 28 | MANHOLE 37294 | BRIGHTON 7TH ST/OCEAN VIW | 1904 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 48 | 141A WESTEND AVE (HURRICANE SANDY) | 141A WESTEND AVE | 1929 feet to the NE | Closed Status Spill (Misc. Spill Cause) |
| 29 | VS #4445 | ORIENTAL ST/AMHERST ST | 1932 feet to the ENE | Closed Status Spill (Unk/Other Cause) |
| 30 | MH 37291 | OCEAN AV AND BRIGHTON 6TH | 1966 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 31 | TM #606 | BRIGHTON 2 & BRIGHTON BCH | 1977 feet to the WNW | Closed Status Spill (Unk/Other Cause) |
| 32 | VAULT VS76666 | BRIGHTON 11TH ST | 1982 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 12 | SPILL NUMBER 9815567 | 250 BRIGHTON BEACH AVE | 2033 feet to the WNW | Closed Status Tank Test Failure |
| 5 | PRIVATE RESD | 2966 BRIGHTON 5TH ST | 2167 feet to the NW | Active Haz Spill (Misc. Spill Cause) |
| 7 | SPILL NUMBER 0000723 | 112 AMHERST ST | 2174 feet to the NE | Closed Status Tank Failure |
| 49 | 2934 BRIGHTON AVE & 12TH | 2934 BRIGHTON AVE & 12TH | 2340 feet to the NNE | Closed Status Spill (Misc. Spill Cause) |
| 33 | UNK BLD OWNER | 301 ORIENTAL BLVD | 2364 feet to the ENE | Closed Status Spill (Unk/Other Cause) |
| 34 | SERVICE BOX 35382 | 3068 CONEY ISLAND AVE | 2372 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 35 | 50 BRIGHTON 1ST RD | 50 BRIGHTON 1ST RD | 2448 feet to the W | Closed Status Spill (Unk/Other Cause) |
| 13 | 3046 CONEY ISLAND AV/BKLY | 3046 CONEY ISLAND AVENUE | 2473 feet to the NNW | Closed Status Tank Test Failure |
| 36 | 223 HAMPTON AVE. | 223 HAMPTON AVE | 2482 feet to the NE | Closed Status Spill (Unk/Other Cause) |
| 37 | BETWEEN NEPTUNE AVE. AND | 3033 CONEY ISLAND AVE | 2488 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 38 | CONEY ISLAND AVE & NEPTUNE AVE | CONEY ISLAND AVE & NEPTUNE AVE | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |

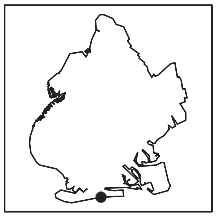
| | | | | |
|---|---|---|---|---|
| 39 | FOUND STAINED SOIL WHILE DRILLING | NEPTUNE & CONEY ISLAND AVENUES | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 40 | MANHOLE 36471 | NEPTUNE AV / CONEY ISLAND | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 41 | MANHOLE 36471 | NEPTUNE AVE & CONEY ISLD. | 2562 feet to the N | Closed Status Spill (Unk/Other Cause) |
| 42 | VAULT 4886 | BRIGHTON 7TH ST/NEPTUNE | 2567 feet to the NNW | Closed Status Spill (Unk/Other Cause) |
| 4 | EAGLE GAS | 292 NEPTUNE AVENUE | 2632 feet to the NW | Active Haz Spill (Unknown/Other Cause) |
| 43 | EAGLE GAS STATION | 292 NEPTUNE AVENUE | 2632 feet to the NW | Closed Status Spill (Unk/Other Cause) |
| 1 | DANGMAN PARK MGP | 486 NEPTUNE AVE | 4201 feet to the WNW | NYSDEC Inactive Haz Waste Disposal Site |
| 2 | DANGMAN PARK MGP | 486 NEPTUNE AVE | 4395 feet to the WNW | NYSDEC Inactive Haz Waste Disposal Site |

# Toxics Targeting
# 1 Mile Radius Map

New Brighton Comfort Station

Brooklyn, NY 11235

N
W E
S



Kings County

National Priority List (NPL)

Inactive Hazardous Waste Disposal Registry Site

Inact. Haz Waste Disp. Registry Qualifying

RCRA Corrective Action Facility

Site Location

Waterbody

County Border

Railroad Tracks

1 Mile Radius

1/2 Mile Radius

1/4 Mile Radius

1/8 Mile Radius

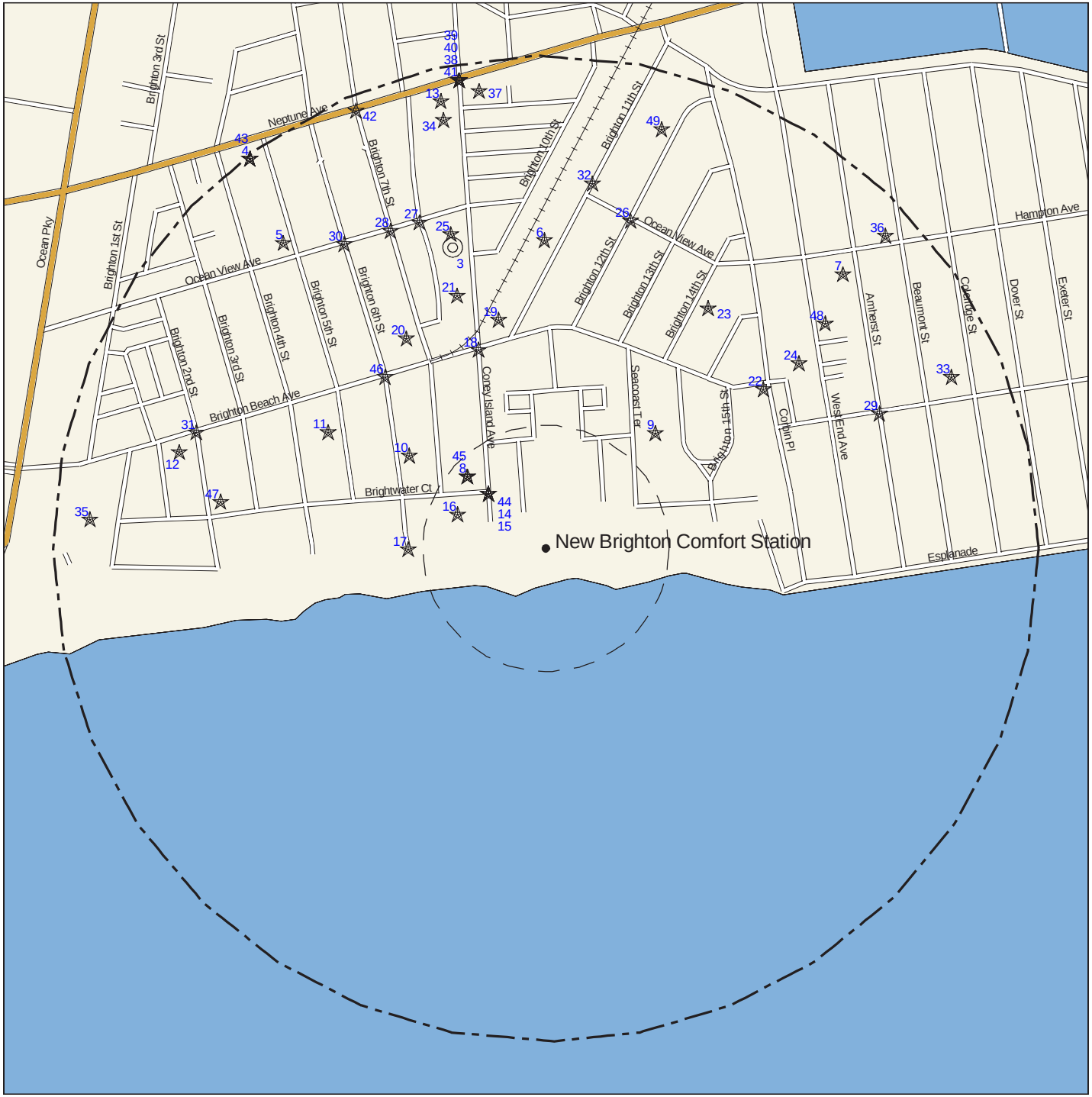
1 0 1/8 1/4 1/2 1

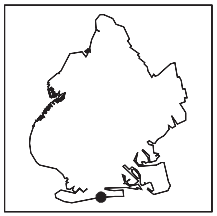
Distance in Miles

# Toxics Targeting
# 1/2 Mile Radius Map

New Brighton Comfort Station

Brooklyn, NY 11235





Kings County

- Delisted NPL Site
- CERCLIS Superfund Non-NFRAP Site
- CERCLIS Superfund NFRAP Site
- Hazardous Waste Treater, Storer, Disposer
- Hazardous Substance Waste Disposal Site
- Solid Waste Facility
- Brownfields Site
- Hazardous Material Spill
- Site Location
- Waterbody
- County Border
- Railroad Tracks
- 1 Mile Radius
- 1/2 Mile Radius
- 1/4 Mile Radius
- 1/8 Mile Radius

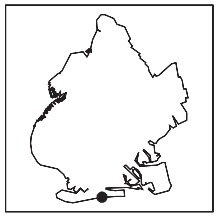
1/2 0 1/16 1/8 1/4 1/2

Distance in Miles

# Toxics Targeting
# 1/8 Mile Radius Map

New Brighton Comfort Station

Brooklyn, NY 11235



Kings County

- Major Oil Storage Facility
- Chemical Storage Facility
- Toxic Release
- Wastewater Discharge
- Hazardous Waste Generator, Transp.
- Enforcement Docket Facility
- Air Release
- Env Qual Review E Designation
- Petroleum Bulk Storage Facility
- Historic Utility Site
- Site Location
- County Border
- 1/8 Mile Radius
- Waterbody
- Railroad Tracks
- 250 Foot Radius

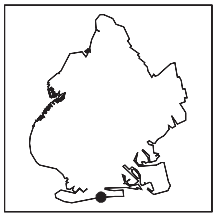
1/8 0 1/16 1/8

Distance in Miles

# Toxics Targeting
# 1/8 Mile Closeup Map

New Brighton Comfort Station

Brooklyn, NY 11235



Kings County

- National Priority List (NPL) *
- Delisted NPL Site **
- CERCLIS Superfund Non-NFRAP Site **
- CERCLIS Superfund NFRAP Site **
- Inactive Hazardous Waste Disposal Registry Site *
- Inact. Haz Waste Disp. Registry Qualifying *
- Hazardous Waste Treater, Storer, Disposer **
- RCRA Corrective Action Facility *
- Hazardous Substance Waste Disposal Site **
- Solid Waste Facility **
- Major Oil Storage Facility ****
- Brownfields Site **
- Chemical Storage Facility ****
- Hazardous Material Spill **
- Toxic Release ****
- Wastewater Discharge ****
- Petroleum Bulk Storage Facility ****
- Hazardous Waste Generator, Transp. ****
- Historic Utility Site ****
- Enforcement Docket Facility ****
- Air Release ****
- Env Qual Review E Designation *****
- Remediation Site Borders
- Site Location
- Waterbody
- County Border
- Railroad Tracks
- 1/8 Mile Radius
- 250 Foot Radius

1/8 0 1/16 1/8

Distance in Miles

* 1 Mile Search Radius

** 1/2 Mile Search Radius

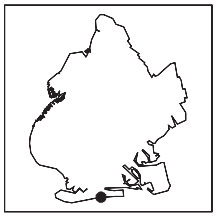
**** 1/8 Mile Search Radius

***** Onsite Search (250 Ft)

# Toxics Targeting
# Tax Parcel Map

New Brighton Comfort Station

Brooklyn, NY 11235



Kings County

- National Priority List (NPL)
- Delisted NPL Site
- CERCLIS Superfund Non-NFRAP Site
- CERCLIS Superfund NFRAP Site
- Inactive Hazardous Waste Disposal Registry Site
- Inact. Haz Waste Disp. Registry Qualifying
- Hazardous Waste Treater, Storer, Disposer
- RCRA Corrective Action Facility
- Hazardous Substance Waste Disposal Site
- Solid Waste Facility
- Major Oil Storage Facility
- Brownfields Site
- Chemical Storage Facility
- Hazardous Material Spill
- Toxic Release
- Wastewater Discharge
- Petroleum Bulk Storage Facility
- Hazardous Waste Generator, Transp.
- Historic Utility Site
- Enforcement Docket Facility
- Air Release
- Env Qual Review E Designation
- Remediation Site Borders
- Site Location
- Waterbody
- County Border
- Railroad Tracks

# Tax Parcel Information Table

## New Brighton Comfort Station
## Brooklyn, NY 11235

### Subject Parcel or Parcels

| BBL # | Address | Owner | Zoning District(s) | Building Class | # of Buildings | Year Built | Assessment | Lot Area |
|---|---|---|---|---|---|---|---|---|
| 3−08725−0001 | 3317 CONEY ISLAND AVENUE | BEREZ, ARNOLD | PARK | Q4 | 1 | 1930 | 10057950 | 796688 |

### Other Parcels Found On The Tax Parcel Map

| BBL # | Address | Owner | Zoning District(s) | Building Class | # of Buildings | Year Built | Assessment | Lot Area |
|---|---|---|---|---|---|---|---|---|
| 3−08720−0014 | 3209 CONEY ISLAND AVENUE | BRIGHTON DEVELOPMENT | R7−1 | P9 | 1 | 2002 | 1243800 | 76788 |
| 3−08720−7502 | 120 OCEANA DRIVE WEST | | R7−1 | RM | 2 | 2000 | 8220160 | 54944 |
| 3−08720−7509 | 125 OCEANA DRIVE EAST | | R7−1 | RM | 2 | 2005 | 6291440 | 56964 |
| 3−08700−0250 | SURF AVENUE | PARKS AND RECREATION | PARK | Q4 | 6 | 1928 | 12764250 | 8500000 |

# Section Two: Toxic Site Profiles

The heading of each *Toxic Site Profile* refers to the site's map location and details:

- The facility name, address, city, state, and zip code.
- Any changes that were made to a site's address in order to map its location.
- The site mapping method that was used (see ***How Sites are Located***, at the end of this section for more information).

*Toxic Site Profiles* summarize information provided by site owners or operators and government agencies regarding various toxic chemical activities reported at each site, such as:

- Whether chemicals were stored, produced, transported, discharged or disposed of.
- The name of chemicals and their Chemical Abstract Series (CAS) numbers.
- The amount of chemicals and the units (gallons/pounds) the chemical was measured in.
- Whether the site or storage tanks at the site are currently active or inactive.
- Special codes used by government agencies to regulate hazardous waste activities at some sites, or a complete description of the codes follows the profiles section.

For selected individual chemicals reported at various toxic sites, some potential health effect summary information appears below the site profile. Each potential health effect summary identifies chemicals by name and by Chemical Abstract Series (CAS) Number. An "x" under each potential health effect heading indicates positive toxicity testing results reported by the National Institute of Occupational Safety and Health's Registry of Toxic Effects of Chemical Substances (RTECS). Some chemicals (mostly appearing in profiles of Hazardous Waste facilities), are reported as mixtures, and RTECS health effect information is only available for individual chemicals. In addition, RTECS only provides information on approximately 100,000 common chemicals. Consequently, the absence of potential health effect summary information for a particular chemical identified in a Toxic Site Profile does not necessarily mean that the chemical does not pose potential health effects.

The Maximum Contaminant Level (MCL) in drinking water allowed for selected chemicals is also noted. In most cases, the only applicable MCL has been set by the New York State Department of Health (NYSDOH). Where NYSDOH has not set an MCL, the federal standard, if one exists, is listed and is marked by an asterisk.

Presented below are column headings that describe the health effect definitions used in RTECS and applicable New York State and federal drinking water standards. Reference sources for information presented in this section are also provided.

ACUTE TOX: **Acute Toxicity**: Short-term exposure to this chemical can cause lethal and non-lethal toxicity effects not included in the following four categories.

TUMOR TOX: **Tumorigenic Toxicity**: The chemical can cause an increase in the incidence of tumors.

MUTAG TOX: **Mutagenic Toxicity**: The chemical can cause genetic alterations that are passed from one generation to the next.

REPRO TOX: **Reproductive Toxicity**: May signify one of the following effects: maternal effects, paternal effects, effects on fertility, effects on the embryo or fetus, specific developmental abnormalities, tumorigenic effects, or effects on the newborn (only positive reproductive effects data for mammalian species are referenced).

IRRIT TOX: **Primary Irritant**: The chemical can cause eye or skin irritation.

MCL: **Drinking Water Standard - Maximum Contaminant Level** (MCL) listed under Drinking Water Supplies, 10 NYCRR Part 5, Subparts 1.51(f),(g), and (h) for NYDOH MCL's and under the Safe Drinking Water Act, 40 CFR 141, Subparts B and G, (* indicates value for total trihalomethanes) for federal MCL's.

Reference Source for Toxicity Information: Registry of Toxic Effects of Chemical Substances (RTECS), NIOSH (on-line database); For further information, contact: NIOSH, 4676 Columbia Parkway, Cincinnati, OH, 45226, 800/35-NIOSH.

Reference Source for Drinking Water Standards: New York State Department of Health, Bureau of Toxic Substances Assessment, 2 University Place, Room 240, Albany, NY 12203, 518/458-6373.

U.S. Environmental Protection Agency, Office of Drinking Water, 401 M St SW, Mailstop WH-556, Washington, DC, 20460, 202/260-5700.

Inactive Hazardous Waste Disposal Site Classifications:

1 -- Causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or the environment -- immediate action required;
2 -- Significant threat to the public health or environment -- action required;
3 -- Does not Present a significant threat to the environment or public health -- action may be deferred;
4 -- Site properly closed --requires continued management;
5 -- Site properly closed, no evidence of present or potential adverse impact -- no further action required;
2a -- This temporary classification has been assigned to sites where there is inadequate data to assign them to the five classifications specified by law;
A -- Work underway and not yet complete;
P -- Potential Site;
$D_{1, 2, 3}$ -- Delisted Site (1: hazardous waste not found; 2: remediated; 3: consolidated site or site incorrectly listed);
C -- Remediation Complete (formerly D2).

***NO NATIONAL PRIORITIES LIST (NPL) SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS***

## *INACTIVE HAZ WASTE DISPOSAL REGISTRY OR REGISTRY−QUALIFYING SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS*

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 1** **DANGMAN PARK MGP** **Facility Id: 224047**
486 NEPTUNE AVE BROOKLYN, NY 11224 TT−Id: 120A−0004−742

MAP LOCATION INFORMATION
Site location mapped by: MAP COORDINATE (1)
Approximate distance from property: 4201 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

**********

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL SITE INFORMATION

SITE CODE: 224047
CLASSIFICATION CODE: A REGION: 2 DEC ID: 379111
CLASSIFICATION CODE DESCRIPTION:
Work is underway and not yet complete.

NAME OF SITE: Dangman Park MGP
STREET ADDRESS: 486 Neptune Ave TOWN: New York City
CITY: Brooklyn ZIP: 11224 COUNTY: Kings

SITE TYPE: Dump− Structure− Lagoon− Landfill− Treatment Pond− ESTIMATED SIZE:

INSTITUTIONAL/ENGINEERING CONTROLS:
None reported

CROSS REFERENCES:
None reported

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S):
NAME.....:
ADDRESS..:

SITE DESCRIPTION:
The address for the Dangman Park MGP site (currently National Grid, former Keyspan) is 486 Neptune Avenue in Brooklyn, New York

in Kings county. It is located at the southwest corner of Neptune Avenue and West 5th Street. The site is occupied by a shopping center (Trump Village)built in 1966.

A manufactured gas plant operated on the site from at least 1885 to approximately 1906 according to Sanborn Insurance Maps.

CONFIRMED HAZARDOUS WASTE DISPOSED:

| TYPE | QUANTITY |
|---|---|
| COAL TAR | UNKNOWN |

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
The first phase of RI work at the site was completed in 2009. Tar contamination was found beneath the existing shopping center, and appears to extend off site beneath the parking lot of an adjacent apartment complex.

One of the current shopping center tenants is a dry cleaner, so the possibility of vapor intrusion issues is somewhat higher than would be the case otherwise.

ASSESSMENT OF HEALTH PROBLEMS:
The NYSDOH will evaluate the potential for impacts to public health from exposure to site contaminants once sufficient information from the investigation of the site becomes available for review.

PROJECT COMPLETIONS:
Operable Unit 01 − Remedial Program

| PROJECT | DESCRIPTION | END DATE | STATUS |
|---|---|---|---|
| Site Characterization | Dangman Park Former MGP | 02/22/2010 | Actual |

The New York State Department of Environmental Conservation has not publicly updated the following fields since 2003:

| | | | | | |
|---|---|---|---|---|---|
| ANALYTICAL DATA AVAILABLE FOR: | Air− | Surface Water− | Groundwater− | Soil− | Sediment− |
| APPLICABLE STANDARDS EXCEEDED IN: | Groundwater− | Drinking Water− | Surface Water− | Air− | |

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
GROUNDWATER DEPTH:

| | | | | |
|---|---|---|---|---|
| LEGAL ACTION: | Type: | | State− | Federal− |
| STATUS: | Negotiation in Progress− | | Order Signed− | |
| REMEDIAL ACTION: | Proposed− | Under Design− | In Progress− | Completed− |
| NATURE OF ACTION: | | | | |

**Map Identification Number 2** **DANGMAN PARK MGP** **Facility Id: 224047**
486 NEPTUNE AVE BROOKLYN, NY 11224 TT−Id: 120A−0006−959

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 4395 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

See initial profile for 'DANGMAN PARK MGP' above.

***NO RCRA CORRECTIVE ACTION SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS***

***NO CERCLIS SUPERFUND SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***

## *BROWNFIELDS SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS*

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 3** **FORMER BRIGHTON CLEANERS** **Facility Id: C224157**
3140 CONEY ISLAND AVE BROOKLYN, NY 11235 TT−Id: 320A−0002−822

MAP LOCATION INFORMATION
Site location mapped by: MAP COORDINATE (1)
Approximate distance from property: 1688 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Brownfield Program: Brownfield Cleanup Program

**********

BROWNFIELD CLEANUP PROGRAM

SITE CODE: C224157
CLASSIFICATION CODE: A REGION: 2 DEC ID: 459020
CLASSIFICATION CODE DESCRIPTION:
Work is underway and not yet complete.

NAME OF SITE: Former Brighton Cleaners
STREET ADDRESS: 3140 Coney Island Ave TOWN: New York City
CITY: Brooklyn ZIP: 11235 COUNTY: Kings

SITE TYPE: Dump− Structure− Lagoon− Landfill− Treatment Pond− ESTIMATED SIZE: 0.09 Acre

INSTITUTIONAL/ENGINEERING CONTROLS:
None reported

CROSS REFERENCES:

| IDENTIFIER | SOURCE |
|---|---|
| 0710622 | Spill No. |
| 2012−04−12 | Agreement/Consent Order Date |
| C224157 | BCP Site ID |
| C224157−03−12 | Agreement/Consent Order Number |

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S):

NAME: 3140 Coney Island Realty, LLC Owner Type: Innocent Owner NonRegistry−HazSubs
Mr. Oleg Blinshteyn
ADDRESS: 3061 Brighton 6th Street
Brooklyn, NY 11235

OWNER(S) DURING DISPOSAL:

OPERATOR(S) DURING DISPOSAL:

APPLICANT REQUESTOR(S):
NAME: 3140 Coney Island Realty, LLC Owner Type:
Mr. Oleg Blinshteyn
ADDRESS: 3061 Brighton 6th Street
Brooklyn, NY 11235

SITE DESCRIPTION:
Location: The site is located in an urban area on the west side of Coney Island Ave., approx. 150 ft. south of Ocean View Ave.

Site Features: The site is a vacant lot with an out−of−service 500 gallon underground storage tank in the NW corner of the property. The lot is enclosed with a plywood construction fence.

Current Zoning/Uses: The site is currently zoned for residential use. Surrounding parcels are single family homes and apartment buildings.

Historical Uses: The property was formerly improved with a 1−story commercial building that was utilized as a dry cleaner by Brighton Cleaners for at least 30 years. The building and a metal storage shed were demolished in 2009.

Site Geology and Hydrogeology: The property is located within the "Pavement & Buildings−Hooksan−Verrazano Complex" as identified by the NYC Soil and Water Conservation District, which is characterized by 0 to 8 percent slopes, nearly level to gently sloping urbanized area of sandy sediments that have been substantially cut and filled. Groundwater is encountered at approx. 8 ft below grade. Groundwater flow is to the south in the area of the subject site.

CONFIRMED HAZARDOUS WASTE DISPOSED:
None reported

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
Nature and Extent of Contamination:
Based on the investigations conducted to date, the primary contaminants of concern at the site are Tetrchloroethylene (PCE) and its decomposition products. Both soil and groundwater at the site are impacted by PCE

Soil:
PCE and it decomposition products were detected in soil at concentrations exceeding the Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), with a maximum PCE concentration of 3200 ppm and a maximum Trichloroethene (TCE) concentration of 71 ppm. Additional soil investigation is needed to delineate the extent of the soil contamination at the site.

Groundwater:
PCE was detected in groundwater at a maximum concentration of 42,000 ppb; TCE at maximum concentration of 6700 ppb; and cis-1,2-dichloroethene (DCE) at a maximum concentration of 8200 ppb. The impact to the groundwater appears to be throughout the entire site, and further investigation is needed to define the extent of the groundwater contamination.

Soil Vapor:
No soil vapor data has been collected thus far.

ASSESSMENT OF HEALTH PROBLEMS:
Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

PROJECT COMPLETIONS:
None reported
**********

***NO SOLID WASTE FACILITIES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***

***NO HAZARDOUS WASTE TREATMENT/STORAGE/DISPOSERS IDENTIFIED WITHIN THE 1/2 MILE SEARCH RADIUS***

## *HAZARDOUS MATERIAL SPILLS INTRODUCTION*

The Hazardous Material Spills in this section are divided into eight spill cause groupings. These include:

Active Spills Section: Spills with incomplete paperwork that may or may not be cleaned up (See Date Cleanup Ceased)

1) Tank Failures
2) Tank Test Failures
3) Unknown Spill Cause or Other Spill Cause Hazardous Spills
4) Miscellanous Spill Causes: Equipment Failure, Human Error, Tank Overfill, Deliberate Spill, Traffic Accidents, Housekeeping, Abandoned Drum, Vandalism and Storms.

Closed Status Spills Section: Spills with completed paperwork that may or may not be cleaned up (See Date Cleanup Ceased)

5) Tank Failures
6) Tank Test Failures
7) Unknown Spill Cause or Other Spill Cause Hazardous Spills
8) Miscellanous Spill Causes: Equipment Failure, Human Error, Tank Overfill, Deliberate Spill, Traffic Accidents, Housekeeping, Abandoned Drum, Vandalism and Storms.

All spills within each spill cause category are presented in order of proximity to the subject site address.

**Please note that spills reported within 0.25 mile (or one−eighth mile in New York City) are mapped and profiled.**

**Between 0.25 mile (or one−eighth mile in New York City) and 0.5 mile, only the following spills are mapped and profiled:**

* Tank Failures;

* Tank Test Failures;

* Unknown Spill Cause or Other Spill Cause;

* Spills greater than 100 units of quantity; and

* Spills reported in the NYSDEC Fall 1998 MTBE Survey.

A table at the end of each section presents a listing of reported Miscellanous Spills with less than 100 units located between 0.25 mile (or one−eighth mile in Manhattan) and 0.5 mile. These spills are neither mapped nor profiled.

***NO ACTIVE TANK FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***

***NO ACTIVE TANK TEST FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***

## *ACTIVE UNKNOWN CAUSE SPILLS AND OTHER CAUSE SPILLS IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS*

Please Note: * − Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 4** **EAGLE GAS** **Spill Number: 9600526** **Close Date:**
292 NEPTUNE AVENUE BROOKLYN, NY TT−Id: 520A−0041−819

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2632 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION
Notifier Type: Other
Caller Name: ANDY TUROFF
DEC Investigator: AXDORONO

Spiller: ANDY TUROFF − EAGLE GAS
Notifier Name: ANDY TUROFF
Caller Agency: TRINITY PETROL
Contact for more spill info: ANDY TUROFF

Spiller Phone: (718) 257−8470
Notifier Phone: (718) 257−8470
Caller Phone: (718) 257−8470
Contact Person Phone: (718) 257−8470

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 04/11/1996 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

caller is doing work at station and while digging founr a sheen on some water in the hole

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "VOUGHT"
3/11/03 − SAMUEL− File available in active unassigned spill files.

04/12/04

TRANSFERRED FROM SAMUEL TO VOUGHT.

TRANSFERRED FROM VOUGHT TO OBLIGADO

09/15/06: This spill is transferred from Mr. Koon Tang to Q.Abidi.
Called Andy Turoff (Trinity Petrol Company) at (718)257−8470 he said when he started digging Tank and reported soil and groundwater both are contaminated. Job has been taken away from him by the owner. He will find out the address and phone number of owner and he will call me back on Setember 19, 2006. −QA

09/19/06: Called Andy Turoff and talked to threassa somebody will call me regarding the spill −QA

10/12/06: Called Mr. Andy Turoff (718)257−8470 and left message to call me back. −QA

10/19/06: Called Mr. Andy Turoff and left message to call me back regarding status of the spill. −QA

03/13/07: Called Mr. Andy Turoff at (718)257−8470 he was not there. Left message to call me back regarding phone number of new owner of the building. −QA

05/10/07: Called Mr. Andy Turoff (718)257−8470 to discuss regarding spill. He was not there left message with Ms. Threesa (Energy Tank Company) to call me back.
Mr. Andy Turof called me back and said that he doesn't know anything regarding present status of the spill. He gave old owner name and phone number who is the new owner. He doesn't know. −QA Owner:− Ms. Ruth Peres (Lawyer)
H & L Properties
Phone # (212)371−7424

06/04/07: Ms Ruth Peres New Phone # (212)249−0545 Ms. Peres will be available in the evening. −QA

06/07/07: Called Ms. Ruth Peres (H & L Properties) at (718)998−0263 and discussed regarding spill. She said that she is going out of station she will be back on July 10, 2007, she will find out the information about excavation of soil and she will call me back in end of July.
Ms. Ruth Peres
1521 Surf Avenue
Brooklyn, NY 11224
Phone # (718)998−0263 −QA

08/29/07: Send certified letter to Ms. Ruth Peres For subsurface investigation. Entered letter in e−Doc. −QA

09/12/07: Returned call to Ms. Ruth Peres. She received certified mail late. So she wants more time for subsurface Investigation. −QA

09/28/07: Returned call to Mr. Dan (Environmental Company), he said that all contaminated soil has already been removed. I asked

him to send waste manifest report. He will send all the documents next week. −QA

06/26/2008: This spill case was transferred to A. Doronova. − AD

01/06/2009: Spoke with Ms. Peres. Requested to submit all required reports. She said that Mr. Dan Yarom of CDSP Environmental was responsible for document submission. Asked for his phone number. She promised to get back to us with this information. Left her my contact information. AD

01/08/2009: Received a phone call from Mr. Dan Yarom of CDSP Corp. (phone: 914−224−3300). He told me that they submitted report to Q. Abidi. Asked him to re−submit the report. He will contact us on the next week regarding the report submission. AD

10/07/2009: Received a phone call from Mr. Charles Anboa, (phone: 718−232−6900; 917−346−8976) He is planning to lease the property and will submit to DEC an investigation work plan. AD

04/19/2011: Received a Environmental Site Investigation report submitted by Astem Environmental, Inc. on behalf of Ms. Ruth Peres of H&L Properties, 1521 Surf Avenue, Brooklyn, NY, and dated April 12, 2011. No PDF copy was submitted. To request e−copy. Will review the report. AD

05/09/2011: Received a CD of the report with a cover letter dated April 12, 2011 from V. Brevdo of DEC. DL the report to eDocs. Reviwed the report. It states that on October 1, 2010, four (4) two−inch monitoring wells were installed at the site. Soil and GW samples were collected during this investigation. Elevated levels of VOCs were detected in both the soil and groundwater taken from the boreholes of MW−1 and Mw−2. Additionally, elevated levels of semi−volatile compounds were also detected in the soil taken from the boreholes of MW−1 and MW−2.

The depth to groundwater ranged between 6.6 to 7.04 feet below grade. Based upon the groundwater elevation determined from three of the monitoring wells (monitoring well could MW−4 could not be determined in this investigation as it was below a parked car), the direction of the groundwater flow was in a south−easterly direction. This direction correlates with the general topography of the subject property.

Based upon the data obtained in this investigation, the consultant concludes that a contaminated plume of petroleum organic compounds exists at the subject property of an approximate radius based upon Benzene, of 40 feet. Astem Env. states that this contamination resides primarily down−gradient from the current tank field area, as evidenced by the most elevated concentrations of VOCs and SVOCs detected in the down−gradient of the UST area monitoring well MW−1. TVOCs for well MW−01 − 3950ppb and for well MW−02 − 650ppb. Cover letter states that contamination plume is located at the north corner of the property along Neptune Avenue. In this letter Astem Env. recommends immediate removal of floating product and excavation of the contaminated soil. According to the report, there is no free product in the wells.

Called and left a message to Mr. Munroe of Astem Env. (phone: 917−497−0190) regarding this report recommendations and free product inconsistencies. Later received a phone call from Mr. Munroe. he explained that the free product mentioned in the cover letter, was a product sheen detected in the well MW−01. Required him to submit a RAP proposing a remedial excavation and to conduct GW base sampling prior to the excavation. WP is due. AD

08/2011: The required RAP was not submitted. AD

09/20/2011: Called and spoke with Mr. Munroe of ASTEM. He said that the RAP will be submitted by the end of this week (September 23 2011). AD

10/04/2011: Received the RAP. Will review. AD

11/08/2011: Reviewed the work plan. Astem Env. proposes to install SVE system. UST Closure report from 1996 is needed for soil sampling data, and locations of former fill ports. Possible suplemental investigation. AD

12/2011: Contacted Mr. Munroe and requested to submit the missing data. AD

05/21/2012: Received the revised remedial work plan. Will review. AD

05/31/2012: Reviewed the RAWP. It states that based upon the analytical results obtained in the October 2010 site investigation, it appears that a contaminated plume of petroleum organic compounds exists at the site, based upon Benzene data, of an approximate radius of 40 feet. This contamination resides primarily down−gradient from the current tank field area, as evidenced by the most elevated concentrations of volatile and semi−volatile organic compounds detected in the down−gradient monitoring well MW−1.

Based upon the results of the last round of sampling, Astem Environmental proposes intallation of a dual phase remediation system. The remediation system will consist of a STAT 80 low profile Air−stripper equipped with a 5.5 HP Rotron EN 808 or equivalent blower. Air emissions from the water treatment system will comply with NYSDEC's benzene air discharge standard as set forth Guidance for Petroleum Spill Stipulation Agreement (for various stack heights and air flow rates). A mist eliminator will be placed on the top of the Air−stripper to remove water droplets entrained in the discharging air stream. An external sump will accommodate fluctuations in flow rate and serve as storage for the transfer sump prior to discharge to the effluent filtration system.

A Hydro Quip oil separator equipped with low and high level switches for transfer pump operation will be installed in series before the Air stripper. The water from the oil water separator will be drawn from MW−1, MW−2, RW−5 and RW−6. It should be noted that the well head assembly is so designed that a regular bailer can be easily inserted in the annular space. This assembly will not interfere with the quarterly collection of groundwater samples. Four pumps, each operating at a flow rate of approximately 4 gallons per minute (gpm) will be employed. Each pump will be piped to a well manifold with four (4) 3/4" flowmeter/totalizers with manifold sampling ports.

Treated groundwater discharge requirements dictate the discharge route. There are typically three options for discharge of treated groundwater; 1) sanitary sewer; 2) storm sewer; and 3) an infiltration gallery. Discharging into the sanitary sewer appears to be the option at this time. The water will be sampled prior to and after carbon polishing before discharge into the sanitary sewer system.

ASTEM will obtain all necessary discharge permits from the NYCDEP in order to discharge treated groundwater into the sanitary sewer. Pilot testing of the installed remediation system will be conducted, whereby influent and effluent groundwater samples will be collected and analyzed to ensure that the wastewater meets the limits for groundwater discharge in the sanitary sewer. An activated carbon polishing system will be used to insure that applicable groundwater discharge standards are maintained at all times.

SOIL REMEDIATION
ASTEM also proposes installation of an SVE system in the area of the contaminated soils to conduct SVE pilot tests. Different extraction rates and wellhead vacuums will be measured at MW−1, MW−2, RW−5, and RW−6. These wells will be piped to the SVE.

Soils excavated from the site during installation of the remediation system will be screened with an OVA to determine the proper disposal method. If the soil were found to be excessively contaminated, a total of three (3) composite soil samples will be collected and analyzed before deciding on disposal and/or treatment options.
The surface seal of the will site be checked prior to commencement of SVE activities. If significant surface cracking is observed to be present, repairs will be made to the asphalt or concrete surfaces to seal the vadose zone and prevent surface short−circuiting after the recovery wells and piping trenches are installed. Significant surface repairs are not expected to be required at this site.
Off−gas from the SVE will be sampled prior to discharge through air phase activated carbon in two drums placed in series. A total of 20 drums may be required during the first two months of operation. The used carbon will be returned to the manufacturer for regeneration, the cost of which is included in the purchase price of the carbon.

RAWP summary:

The proposed by Astem Env. remedial action will involve:
1) pumping of impacted groundwater from 4 recovery wells, MW−1, MW−2, MW−5 and MW−6;
2) treating the water by air−stripping followed by carbon polishing;
3) discharging treated groundwater into the sanitary sewer;
4) extracting soil vapor from the unsaturated zone for the removal of volatile soil contaminants using a soil vapor extractor (SVE). The extracted contaminated air stream will be treated by activated carbon.

The most recent GW data (May 2011) indicate 2,544 ppb in well MW−1 and 1,159 ppb in well MW−2.
Soil data from soil samples collected during wells installation indicate 5 compounds exeeding the standards only in well MW−1:

− 1,2,4−Trimethylbenzene − 27,000ppb (10,000);
− 1,3,5−Trimethylbenzene − 7,700ppb (3,300);
− Benzene − 250ppb (60);
− mixed Xylenes − 9,200ppb (1,200);
− n−propilbenzene − 6,200ppb (3,700).

UST Closure report from 1996 with soil sampling data, and locations of former fill ports requested previously by DEC for submission is missing in the revised RAWP. To require its submission. Also, waste manifests included in this work plan indicate that appr. 260 tons of contaminated soil were removed during the USTs excavation. According to the PBS data, 8 550−gallons gasoline USTs and 2 550−gallons diesel USTs were removed in 1996. Since contaminated soil was removed and GW is at shallow depth, installation of SVE system does not seems to be adequate. An additional site investigation should be done in the visinity of the UST field to delineate the GW contamination. To discuss the work plan with J. Kolleeny. AD

06/14/2012: Discussed the RAWP with J. Kolleeny of DEC. It was agreed that the RAWP will be rejected and additional investigation will be required. Later called and spoked with Mr. Munroe of Astem. Asked him about UST closure report. He told me that the company which performed USTs removal never submitted one. They only provided pictures and waste manifests. Explaine to Mr. Munroe, why DEC cannot approve the proposed RAWP. Will issue a letter. AD

06/19/2012: issued and sent a RAWP rejection letter to Ms. Peres. DL pdf copy of the letter to eDocs. Investigation work plan submission is due July 9, 2012. AD

07/12/2012: Received the following e−mail from Mr. Munroe:

"Dear Ms. Doronova:

Attached, please find the supplemental investigation work plan for the aforementioned property.

Sincerely,

Norman"

Will review. AD

07/17/2012: Reviewed the work plan. It proposes installation of four permanent groundwater monitoring wells with collection of soil and groundwater samples. Locations of the proposed wells are questionable. Discussed the work plan with J. Kolleeny of DEC. Called and spoke with Mr. Munroe regarding re−location of the wells. He agreed to the required changes. Faxed him a site plan with revised wells location. Revised work plan will be submitted shortly. AD

07/18/2012: Received the following e−mail from Mr. Munroe:

"
Dear Ms. Doronova:

Attached, please find the revised Supplemental Work Plan.

Sincerely,

Norman Munroe, Eng.Sc.D."

DL work plan to eDocs. Reviewed the revised work plan. All required by DEC changes were done. Issued and sent an approval letter addressed to Ms. Peres. DL pdf copy of the letter to eDocs. Changed site priority to P1. AD

11/05/2012: Received a CD with Supplemental Site Investigation Report and RAP. DL the pdf copy to eDocs. Will review. AD

12/03/2012: Reviewed the report and RAP. The report states that to further delineate the full extent of petroleum contamination to soil and groundwater, five additional monitoring wells, PMW−1, PMW−2, PMW−3, PMW−4 AND PMW−5 were installed by Astem on August 24, 2012. The three onsite wells were 4" and those on the side walk were 2" wells. Five soil samples were collected from each boring/well during wells installation. No TVOCs exeedances were detected in all soil samples. Groundwater samples were collected from all 9 site−related wells.

Groundwater data (TVOCs − ppb):

1. MW−1 − 2,146;
2. MW−2 − 1,621;
3. MW−3 − 1;
4. MW−4 − 64;
5. PMW−1 − 109;
6. PMW−2 − 2,991;
7. PMW−3 − 1,190;
8. PMW−4 − 580;
9. PMW−5 − 21.

Based on the data, Astem proposes injection of ORC via 40 injection points in the areas of concern. Discussed the proposed work plan with J. Kolleeny of DEC. RegenOx with ORC Advanced should be used instead of ORC. called and spoke with Mr. Munroe of Astem. He said that he was planning to use RegenOx. Requested to submit additional data from manufacturer for RegenOx with their calculations for Regenox application. AD

12/13/2012: Received the revised report with RAP. DL the report to eDocs. Will review. AD

12/20/2012: Reviewed the revised work plan. It includes the DEC required information on the proposed chemical oxidant − Regenox. AD

12/21/2012: Discussed the revised RAWP with J. Kolleeny of DEC. Issued and sent an approval letter to Ms. Peres. DL pdf copy of the letter to eDocs. AD

05/20/2013: Contacted Mr. Munroe regarding site status update. He informed me that RP was holding the project. AD

05/21/2013: Issued and sent a letter to ms. Peres with a requirement to implement the approved RAWP and submit a summary report by July 16, 2013. DL the pdf copy of the letter to eDocs. AD

08/20/2013: called and spoke with mr. Munroe regarding status of the remediation. he told me that he performed the injections a month ago. He is planning to sample the site wells in two months. Requested to submit an e−mail with a brief summary. AD

***ACTIVE HAZARDOUS SPILLS − MISC. SPILL CAUSES − EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM AND STORMS − IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS.***
**All spills mapped and profiled within 1/8 mile. Between 1/8 mile and 1/2 mile search radius, spills reported to be greater than 100 units and spills reported in the NYSDEC Fall 1998 MTBE Survey are mapped and profiled. Spills reported to be less than 100 units are listed in a table at the end of this section.**

Please Note: * − Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 5** **PRIVATE RESD** **Spill Number: 1208538** **Close Date:**
2966 BRIGHTON 5TH ST BROOKLYN, NY TT−Id: 520A−0277−986

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2167 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: PRIVATE DWELLING
Spiller: NOEL − PRIVATE RESD
Spiller Phone:
Notifier Type: Other
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: HRAHMED
Contact for more spill info: NOEL
Contact Person Phone: (516) 852−9441

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 11/02/2012 | | STORM | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 100.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

Basement tank leaked into basement. Cleanup is underway.

DEC Investigator Remarks:

11/02/12−Responded to the site, nobody was at home. Left business card requesting to contact DEC.

**THE FOLLOWING ACTIVE SPILLS FOR THIS CATEGORY WERE REPORTED BETWEEN 1/8 MILE AND 1/2 MILE SEARCH RADIUS FROM THE SUBJECT ADDRESS. THESE SPILLS WERE REPORTED TO BE LESS THAN 100 UNITS IN QUANTITY AND CAUSED BY: EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM, OR STORMS. THESE SPILLS ARE NEITHER MAPPED NOR PROFILED IN THIS REPORT.**

| FACILITY ID | FACILITY NAME | STREET | CITY |
|---|---|---|---|
| 0710622 | BRIGHTON CLEANERS | 3140 CONEY ISLAND AVE | BROOKLYN |
| 1207872 | PVT DWELLING | 118 WEST END AVE | BROOKLYN |
| 1209590 | APARTMENT BUILDING | 115 BRIGHTWATER COURT | BRIGHTON BEACH |

## *CLOSED STATUS TANK FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS*

Please Note: * − Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 6** **140 BRIGHTON 11TH ST** **Spill Number: 0403229** **Close Date: 08/04/2004**
140 BRIGHTON 11TH ST BROOKLYN, NY TT−Id: 520A−0047−935

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1663 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: PRIVATE DWELLING
Spiller: WALTER RYZOWY − WALTER RYZOWY − HOMEOWNER
Spiller Phone: (718) 934−8267
Notifier Type: Other
Notifier Name: WILLIAM FALKENMEYER
Notifier Phone: (718) 444−3400
Caller Name: WILLIAM FALKENMEYER
Caller Agency: HEATING OIL PARTNERS
Caller Phone: (718) 444−3400
DEC Investigator: TJDEMEO
Contact for more spill info: STEVE BRAUN
Contact Person Phone: (917) 763−3043

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/24/2004 | | TANK FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 10.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

faulty equipment and aged tank caused tank to spill. in the process of pumping tank out and cleaning it up

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "DEMEO"
6/24/2004 Sangesland spoke with Steve Braun of Heating Oil Partners (718−444−3400). He said one of his service men was at the

house when a line broke. Approx 10 gal spilled out onto the basement floor. Sand and dirt in the basement absorbed a lot of the oil, but it has not been cleaned up.

Steve Braun said his company is NOT cleaning it up.

Sangesland left a message with homeowner:

Walter Ryzowy 718−934−8267 telling him he is responsible for the cleanup and needs to set up a final site inspection.

718 934 8267

917 744 4344

8/4/04 TJD

Site inspection 7/28/04. Tank formerly located beneath stairs has been relocated into garage. Concrete in good condition in area of former tank location. No obvious visual or olfactory evidence of sub−surface contamination. No sampling performed. No further action required. Spill closed.

**Map Identification Number 7** **SPILL NUMBER 0000723** **Spill Number: 0000723** **Close Date: 02/09/2004**

112 AMHERST ST BROOKLYN, NY TT−Id: 520A−0039−812

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2174 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: PRIVATE DWELLING
Notifier Type: Other
Caller Name: RICHARD TURCHIANO
DEC Investigator: SMSANGES

Spiller: SAME − MR ZELEIKOVITZ
Notifier Name: JOSEPH MILITANO
Caller Agency: RICHARDS ENERGY CORP
Contact for more spill info: RICHARD TURCHIANO

Spiller Phone:
Notifier Phone: (718) 891−8000
Caller Phone: (718) 891−8000
Contact Person Phone: (718) 891−8000

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 04/18/2000 | | TANK FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 15.00 | GALLONS | 15.00 | GALLONS | SOIL |

---

Caller Remarks:

DURING OIL DELIVERY TANK FAILED. ABC TANK RESPONDED AND DRAINED

TANK. ALL MATERIAL RECOVERED. NO CALL BACK REQUESTED.

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DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SANGESLAND"

## *CLOSED STATUS TANK TEST FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS*

Please Note: * − Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 8** **711 BRIGHTWATER** **Spill Number: 9313856** **Close Date: 02/27/2003**

711 BRIGHTWATER CONEY ISLAND, NY TT−Id: 520A−0043−435

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 579 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 711 BRIGHTWATER CT
Revised zip code: 11224

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER
Spiller: ALIAS MALLOUK REALTY
Spiller Phone: (516) 747−5090
Notifier Type: Tank Tester
Notifier Name:
Notifier Phone:
Caller Name: JOHN MC KEARNIN
Caller Agency: TANK TECH CORP.
Caller Phone: (914) 268−8265
DEC Investigator: TOMASELLO
Contact for more spill info:
Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 02/24/1994 | | TANK TEST FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | −1.00 | GALLONS | 0.00 | GALLONS | SOIL |

TANK TEST INFORMATION

| Tank Number | Tank Size | Tank Test Method | Leak Rate | Gross Leak or Failure |
|---|---|---|---|---|
| | | Unknown | 0.00 | UNKNOWN |

Caller Remarks:

TANK FAILED− EMPTIED TANK OUT TRYING TO DO REPAIR WORK. WANT CALL BACK FOR FURTHER INFORMATION.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

**Map Identification Number 9** **35 SEACOAST TERRACE/BKLYN** **Spill Number: 8709337** **Close Date: 11/05/1993**

35 SEACOAST TERRACE BROOKLYN, NY TT−Id: 520A−0045−248

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 861 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL
Spiller: SEACOAST TOWER APARTMENTS
Spiller Phone: (718) 648−1090
Notifier Type: Tank Tester
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: BATTISTA
Contact for more spill info:
Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | PBS # Involved | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|---|
| 02/02/1988 | 11/05/1993 | TANK TEST FAILURE | 2−399043 | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | −1.00 | POUNDS | 0.00 | POUNDS | GROUNDWATER |

TANK TEST INFORMATION

| Tank Number | Tank Size | Tank Test Method | Leak Rate | Gross Leak or Failure |
|---|---|---|---|---|
| | | Unknown | 0.00 | UNKNOWN |

Caller Remarks:

20K TANK SYSTEM FAILED PETRO TITE TEST, PRODUCT LEVEL WOULDN'T HOLD, LEAK IN 3 INCH VENT LINE, COULD ALSO BE ANOTHER SOURCE.

DEC Investigator Remarks: DEC INVESTIGATOR REMARKS NOT AVAILABLE FOR THIS SPILL ACCORDING TO THE LAST UPDATE.

**The following DEC Investigator Remarks were available prior to 1/1/2002:**

/ / : CONTACT: JACK MERELLI (718)−648−1090.

11/05/93: CONTACT: JACK MERELLI (718)−648−1090. VACCARO PETROLEUM CORP CLOSED OUT SYSTEM 4/23/90.

**Map Identification Number 10** **CLOSED−LACKOF RECENT INFO** **Spill Number: 8803751** **Close Date: 03/05/2003**

3115 BRIGHTON 6TH STREET BROOKLYN, NY TT−Id: 520A−0040−864

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 891 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL Spiller: BEN JOSH MGNT Spiller Phone: (718) 373−1011
Notifier Type: Tank Tester Notifier Name: Notifier Phone:
Caller Name: DONALD CONNOLLY Caller Agency: GND SERVICE Caller Phone: (516) 933−1085
DEC Investigator: ADMIN. CLOSED Contact for more spill info: Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 07/29/1988 | | TANK TEST FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #4 FUEL OIL | PETROLEUM | −1.00 | POUNDS | 0.00 | POUNDS | GROUNDWATER |

TANK TEST INFORMATION

| Tank Number | Tank Size | Tank Test Method | Leak Rate | Gross Leak or Failure |
|---|---|---|---|---|
| | | Unknown | 0.00 | UNKNOWN |

Caller Remarks:

5K TANK FAILED INITIAL SYTEM− PETRO TITE TEST, COULDN'T MAINTAIN LEVELIN STANDPIPE, MAY BE PROBLEM WITH 3 INCH LINE, WILL EXCAVATE, ISOLATE AND RETEST.CLOSED DUE TO LACK OF ANY RECENT INFO− DOES NOT MEET ANY CLEAN UP REQUIREMENTS.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "ADMIN.CLOSED"
03/05/2003− Closed Due To The Nature / Extent Of The Spill Report

**Map Identification Number 11** **MORNINGSIDE REALTY** **Spill Number: 0713771** **Close Date: 05/30/2008**
3094 BRIGHTON FIVE STREET BROOKLYN, NY TT−Id: 520A−0217−914

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1328 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: 3094 BRIGHTON 5TH ST
Revised zip code: 11235

Source of Spill: PRIVATE DWELLING
Notifier Type: Tank Tester
Caller Name:
DEC Investigator: bkfalvey
Spiller:
Notifier Name:
Caller Agency:
Contact for more spill info: MARLON
Spiller Phone:
Notifier Phone:
Caller Phone:
Contact Person Phone: (718) 624−4842

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 03/28/2008 | | TANK TEST FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #4 FUEL OIL | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

TANK TEST INFORMATION

| Tank Number | Tank Size | Tank Test Method | Leak Rate | Gross Leak or Failure |
|---|---|---|---|---|
| 1 | 5000 | Horner EZ Check I or II | 0.00 | UNKNOWN |

Caller Remarks:

Air vent leaking.

DEC Investigator Remarks:

4/15/08 Sent ttf letter to;
3094 Brighton LLC
1946 Coney Island Avenue
Brooklyn, NY 11235

Called Petroleum Tanks. They sent proposal to repair tank and have not heard back from them. They gave me the contact: Sybel (212)447−6848 ext. 208. I called and left a voicemail message on machine to call me back. bf

5/9/08 They are doing the work in−house and will have tank retested after repairs. Told them I want letter from person making repairs that no contamination was found. Tank to be tested next week. bf

5/21/08 Received call from Sibel Alev of Morningside Realty (212)447−6848. Tank was retested and passed. Also received letter from her on 5/13/08. Pipes were replaced. proposals were received for retesting of tank. Called her back and left voicemail message requesting tightness retest results and letter from Alfred Keco stating which pipes were replaced and that no contamination was found during replacement/removal work. bf

5/30/08 Received letter from Sibel Alev with tightness test and letter regarding repairs. NFA. bf

**Map Identification Number 12** **SPILL NUMBER 9815567** **Spill Number: 9815567** **Close Date: 02/26/2003**
250 BRIGHTON BEACH AVE BROOKLYN, NY TT−Id: 520A−0042−319

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2033 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL
Spiller: DIME SAVINF BANK
Spiller Phone: (914) 244−2584
Notifier Type: Responsible Party
Notifier Name:
Notifier Phone:
Caller Name: TJ OCONNOR
Caller Agency: DRY AS A BONE
Caller Phone: (516) 678−5115
DEC Investigator: SMSANGES
Contact for more spill info: CALLER
Contact Person Phone:

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 03/31/1999 | | TANK TEST FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

TANK TEST INFORMATION

| Tank Number | Tank Size | Tank Test Method | Leak Rate | Gross Leak or Failure |
|---|---|---|---|---|
| 1 | 1500 | Horner EZ Check I or II | 0.00 | UNKNOWN |

Caller Remarks:

TANK FAILED TEST.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SANGESLAND"
Replaced gasket, retested and passed.

**Map Identification Number 13** **3046 CONEY ISLAND AV/BKLY** **Spill Number: 8903465** **Close Date: 03/05/2004**
3046 CONEY ISLAND AVENUE NEW YORK CITY, NY TT−Id: 520A−0040−925

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2473 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION
Spiller: SUNOCO GAS STATION AA
Spiller Phone:
Notifier Type: Tank Tester
Notifier Name:
Notifier Phone:
Caller Name: WILLIAM PANDOLFO
Caller Agency: GASOLINE INSTALLATION
Caller Phone: (516) 371−2743
DEC Investigator: WXSUN
Contact for more spill info:
Contact Person Phone:

Category: Known release which created a fire/explosion hazards (inside or outdoors), drinking water supply contamination, or significant releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 07/06/1989 | | TANK TEST FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| GASOLINE | PETROLEUM | −1.00 | POUNDS | 0.00 | POUNDS | GROUNDWATER |

TANK TEST INFORMATION

| Tank Number | Tank Size | Tank Test Method | Leak Rate | Gross Leak or Failure |
|---|---|---|---|---|
| | | Unknown | 0.00 | UNKNOWN |

Caller Remarks:

TANK FAILED A SYSTEM TEST, PETRO TITE, LEAK RATE −0.365GPH, SUNOCO WILL INVESTIGATE SOURCE OF LEAK.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SUN"
12/10/2003 Reassigned from Tipple to Sun.

02/04/2004−Sun−File Update by Sun:

−Quarterly Monitoring and Sampling Report (July through September 2003), by EnviroTrac (Anthony Fiorentine, 631−471−1500): There are five (5) monitoring wells on site. On 8/25/2003, no liquid phase hydrocarbons (LPH) were detected. The depth to water ranged from 6.18 (MW−2) to 7.03 (MW−1) feet below the surface. Five (5) wells (MW−1,2,3, 4, & 5) were sampled on 8/25/2003. BTEX concentrations ranged from ND (MW−1,3 & $) to 158.4 ug/l (MW−2). MTBE concentrations ranged from 1.7 (MW−3) to 260 ug/l (MW−5). An air sparge/soil vapor extraction system was operated from July 1996 to March 2000. The SVE system was turned off on 3/27/2000 due to low groundwater concentrations, and because the system hydrocarbon recovery rate reached asymptotic levels.

03/04/2004−File Update by Sun: This Spill was closed on 03/05/2004 based on the submitted documentation provided by EnviroTrac, dated January 20, 2004, and data of 02/12/2004.

## *CLOSED STATUS UNKNOWN CAUSE SPILLS AND OTHER CAUSE SPILLS IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS*

Please Note: * − Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 14** **MANHOLE 35394** **Spill Number: 9914358** **Close Date: 03/27/2002**
NW CORNER CONEY ISLAND AV BROOKLYN, NY TT−Id: 520A−0049−944

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 433 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: CONEY ISLAND AVE / BRIGHTWATER AVE
Revised zip code: 11235

Source of Spill: COMMERCIAL/INDUSTRIAL
Spiller: UNKNOWN
Spiller Phone:
Notifier Type: Responsible Party
Notifier Name: MR HERBST
Notifier Phone: (718) 246−6610
Caller Name: STEVE ROMERO
Caller Agency: CON EDISON
Caller Phone: (212) 580−6763
DEC Investigator: JHOCONNE
Contact for more spill info: STEVE ROMERO
Contact Person Phone: (212) 580−6763

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 03/21/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 1.00 | GALLONS | SOIL |

Caller Remarks:

SPILL IS 2 QUARTS ON TOP OF 50 GALLONS OF WATER SPILL IS NEAR BRIGHTWATER CT CLEAN UP PENDING RESULTS CON ED REF # 130476

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"

**Map Identification Number 15** **MH 35034** **Spill Number: 0004852** **Close Date: 10/22/2001**

BRIDGEWATER CT
CONEY ISLAND AVE
BROOKLYN, NY
TT−Id: 520A−0037−717

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 433 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTWATER CT / CONEY ISLAND AVE
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | CHRIS NEDILLE | Notifier Phone: | |
| Caller Name: | RICHARD ROACH | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | CALLER | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 07/24/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

132513

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis Notes:

7/24/00 1qt unknown oil on 50gal water in manhole. Sample returned <1ppm PCB. Cleanup completed by double washing with slix.
Liquids removed by tanker, solids by vactor. No leaking equipment.

**Map Identification Number 16** **3300 CONEY ISLAND AVE** **Spill Number: 9605240** **Close Date: 07/23/1996**
3300 CONEY ISLAND AVE BROOKLYN, NY TT−Id: 520A−0041−860

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 512 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL
Spiller: UNKNOWN
Spiller Phone:
Notifier Type: Local Agency
Notifier Name:
Notifier Phone:
Caller Name: SAGAR CHATTERJE
Caller Agency: NYC DEP
Caller Phone: (718) 595−4738
DEC Investigator: SMMARTIN
Contact for more spill info: SAGAR CHATTERJE
Contact Person Phone: (718) 595−4738

Category: Possible petroleum release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters, known releases with no potential for damage, or non−petroleum/non−hazardous spills.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 07/22/1996 | | OTHER | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| WASTEWATER | OTHER | 0 | GALLONS | 0 | GALLONS | SURFACE WATER |

Caller Remarks:

caller was notified that there is a pipe coming from site which empties into water − this is still on going

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MARTINKAT"
REFER TO SPEDES

**Map Identification Number 17** **MOTOR OIL SPILL** **Spill Number: 0806653** **Close Date: 02/05/2009**
BRIGHTON 6TH ST/BOARDWALK BROOKLYN, NY TT−Id: 520A−0222−493

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (4)
Approximate distance from property: 737 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON 6TH ST / BOARDWALK
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Other | Notifier Name: | | Notifier Phone: | |
| Caller Name: | | Caller Agency: | | Caller Phone: | |
| DEC Investigator: | jbvought | Contact for more spill info: | FIRE FIGHTER MORRIN | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 09/12/2008 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| MOTOR OIL | PETROLEUM | 5.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

Caller had no remarks or information.Dispatch contacted R2 Spills; R2 ADVISED

DEC Investigator Remarks:

02/05/09−Vought−Routine spill portfolio review and closure. This spill closed due to minor spill amount of motor oil on concrete (spill amount less than five gallons reported by FDNY). Spill closed by Vought as no confirmation available as no specific address was left and as such no site contact exists for minor spill cleanup confirmation. FDNY utilizes absorbent material as part or routine response protocol.

**Map Identification Number 18** **BRIGHTON BEACH AV** **Spill Number: 0105656** **Close Date: 06/13/2003**
CONEY ISLAND AVE BROOKLYN, NY TT−Id: 520A−0037−753

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 1135 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON BEACH AV / CONEY ISLAND AV
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Other | Notifier Name: | MR WAINWRIGHT | Notifier Phone: | (212) 580−6763 |
| Caller Name: | PETE MAGUIRE | Caller Agency: | CON ED | Caller Phone: | (212) 580−6765 |
| DEC Investigator: | AERODRIG | Contact for more spill info: | PETE MAGUIRE | Contact Person Phone: | (212) 580−6765 |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 08/24/2001 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

1 PINT UNK OIL ON 200 GALS WATER − CLEAN UP IN PROGRESS − CON ED 139120 = NO SEWER OR WATERWAYS − NO SMOKE OR FIRE

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "RODRIGUEZ"
Con Ed e2mis Notes:

8/24/01 While doing pre−inspection, found 1 pint unknown substance on 200gal water. Liquid sample taken and returned 116ppm PCB.

8/25/01 Debris removed from structure. Found joint regulator and crimped tubing. Also found cut cable on floor, both ends open.
Cable too long to barrel, need underground crew or #9 to cut it.

Flush dept. reports cleanup is completed. Double washed structure with bio−gen and bull dog. ALl liquids removed by over 50ppm tanker. THey removed 2 drums solid waste. No sump.

DEC Inspector Notes:

10/16/01 Was permanent repair made?

**Map Identification Number 19** **MANHOLE 32826** **Spill Number: 0003367** **Close Date: 09/26/2001**
10−11 BRIGHTON BEACH AVE BROOKLYN, NY TT−Id: 520A−0043−266

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1262 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 1011 BRIGHTON BEACH AVE
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN − UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | MR PACE | Notifier Phone: | |
| Caller Name: | MIKE CESARE | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | CALLER | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/19/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 2.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

caller reporting 2 qts of oil on 55 gal of water samples taken clean up pending lab results. coned#131907 no callback necessary

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis Notes:

6/19/00 2qts unknown oil on 55gal water. Liquid sample result <1ppm PCB.

7/21/00 Cleanup incomplete until #9 caps exposed secondary cable.

7/23/00 Cleanup completed by double washing with slix. Liquids removed by tanker. Solids removed by vactor. No leaking equipment. No sump. Tidal hole is making water.

**Map Identification Number 20** **VEHICLE** **Spill Number: 0902662** **Close Date: 06/05/2009**
30−66 BRIGHTON 7 STREET BRIGHTON BEACH, NY TT−Id: 520A−0230−834

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1361 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 3066 BRIGHTON 7TH ST
Revised zip code: 11235

Source of Spill: PASSENGER VEHICLE
Spiller: UNK
Spiller Phone:
Notifier Type: Other
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: SFRAHMAN
Contact for more spill info: FIRE FIGHTER KEARNEY
Contact Person Phone: (347) 203−6886

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/05/2009 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| GASOLINE | PETROLEUM | 20.00 | GALLONS | 0.00 | GALLONS | SEWER |

Caller Remarks:

found van that was leaking gas in front of above address, approx 15 gallons leaked onto street some may have got into sewer, FDNY hazmat is pumping fuel into 55 gallon drum.

DEC Investigator Remarks:

I spoke with FF Mr. Kearney who indicated that drums will be taken away by the tow truck.(sr)

**Map Identification Number 21** **MANHOLE 35390 EMIS 218046** **Spill Number: 0905786** **Close Date: 09/24/2009**
3168 CONEY ISLAND AVE BROOKLYN, NY TT−Id: 520A−0232−036

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1446 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL
Spiller: CON ED
Spiller Phone:
Notifier Type: Other
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: Con Ed Unassigned
Contact for more spill info: ERT
Contact Person Phone: (212) 580−8383

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 08/18/2009 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN MATERIAL | OTHER | 0 | UNKNOWN | 0 | UNKNOWN | |

Caller Remarks:

1 pint unk oil discovered in manhole earthen sump discovered. No to the 5 questions.

DEC Investigator Remarks:

09/24/09 − See eDocs for Con Ed report detailing cleanup and closure.

**Map Identification Number 22** **MANHOLE 33058** **Spill Number: 0501551** **Close Date: 05/09/2005**

S SIDE OF BRIGHTON BEACH BROOKLYN, NY TT−Id: 520A−0046−316

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1451 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON BEACH AVE
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | MR. TOJIERA | Notifier Phone: | (212) 580−6764 |
| Caller Name: | PAUL DIDONATO | Caller Agency: | CONED | Caller Phone: | (212) 580−6764 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | ERT DESK | Contact Person Phone: | (212) 580−8383 |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 05/07/2005 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

1 quart of unknown oil mixed with soil on concrete floor in manhole
Coming off 24 hour program
Found an earthen sump

19' west of Corbin Place

DEC Investigator Remarks:

e2mis no. 158461:

5/8/05 − 1725
S. ADEDAPO − 16544 − ENV. OPS EPORTS FINDING APPROX 1 QT OF AN UNKNOWN OIL MIXED WITH SOIL ON THE CONCRETE FLOOR OF MH33058. SPILL IS CONTAINED TO THE STRUCTURE. NO SEWER CONNECTIONS. TAG # 46870 PLACED IN STRUCTURE. PCB SAMPLE TAKEN. CHAIN OF CUSTODY FORM # DD11541 FILLED OUT AND MARKED 'E' PRIORITY. CLEANUP PENDING LAB RESULT.

LAB RESULT RECEIVED 5/8/05 − 2218. 05−04241. 24 PPM.

UPDATE: 5/9/05 − 0200 S. ADEDAPO − ENV. OPS., REPORTS AN EARTHEN SUMP IN THE STRUCTURE. CLEANUP CONTINUES.

UPDATE: 5/9/05 − 0220 S. ADEDAPO − ENV. OPS., REPORTS 2 EARTHEN SUMPS CLEANED & CEMENTED. STRUCTURE DOUBLE WASHED WITH BIO GEN 760. TAG # 46870 REMOVED.

**Map Identification Number 23** **SPILL NUMBER 0209428** **Spill Number: 0209428** **Close Date: 11/13/2003**
3049 BRIGHTON 14 ST BROOKLYN, NY TT−Id: 520A−0043−307

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1563 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: 3049 BRIGHTON 14TH ST
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | TANK TRUCK | Spiller: | 718−444−3400 − MADISON OIL CO | Spiller Phone: | |
| Notifier Type: | Citizen | Notifier Name: | SAME | Notifier Phone: | |
| Caller Name: | TRINH ENG | Caller Agency: | | Caller Phone: | (718) 891−1920 |
| DEC Investigator: | JXZHAO | Contact for more spill info: | TRINH ENG | Contact Person Phone: | (718) 891−1920 |

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Unknown RP − DEC Field Response − DEC Corrective Action Required

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 12/13/2002 | | OTHER | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 100.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

Caller reports that oil co was making a delivery to next door neighbor and that the hose came out of the fill pipe and spilled oil...oil co is still there. caller was looking for information on what needs to be done to clean up material. spill is in her driveway.req callback. rec'd call from oil co approx 100 gal spilled they have some speedy dry down now and have a crew on the way...due to oil hose breaking.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "ZHAO"
DEC Sigona spoke to affected party (Eng) 3051 Brighton 14th Street on 12/13/2002 at 12:15 PM and confirmed spill from neighbor 3049 Brighton 14th Street fuel oil delivery. The spill occurred after Madison Oil pipe was dislogded and spill went down road to impact storm drain and adjoining residence. Vapors impacting the residence. DEC Sigona dispatched DEC Zhao to investiagte on 12/13/2002.

DEC called Madison Fuel Oil and spoke to Susan Magi at 12:30 PM who will update DEC on status of cleanup, and will respond immediately.

2:30PM: Spill went on the shared driveway between the two properties and run to the storm drain at 3051 Brighten 14 Street backyard. Madison crew has cleaned the surface spills including windows, doors and backyard garage area. There is no spills inside houses (basement).

**Map Identification Number 24** **156 WEST END AVENUE** **Spill Number: 9503863** **Close Date: 12/31/1997**

156 WEST END AVENUE BROOKLYN, NY TT−Id: 520A−0041−629

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1686 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Federal Government | Notifier Name: | | Notifier Phone: | |
| Caller Name: | RICHARD RHODES | Caller Agency: | USCG | Caller Phone: | (212) 668−7920 |
| DEC Investigator: | MMMULQUE | Contact for more spill info: | | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/29/1995 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | −1.00 | GALLONS | 0.00 | GALLONS | AIR |

Caller Remarks:

ODOR COMING FROM STORM DRAINS; DEP & COAST GUARD RESPONDING.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MULQUEEN"

**Map Identification Number 25** **MANHOLE #58129** **Spill Number: 0411560** **Close Date: 06/22/2005**
31−26 CONEY ISLAND AVE BROOKLYN, NY TT−Id: 520A−0043−339

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1770 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 3126 CONEY ISLAND AVE
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Responsible Party | Notifier Name: | CHRIS NEVILLE | Notifier Phone: | (212) 580−6763 |
| Caller Name: | TOM MARCINEK | Caller Agency: | CON ED | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | GDBREEN | Contact for more spill info: | | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 01/27/2005 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

Caller reports 2 pints unk oil spilled. No to the 5 questions. This is coming off the 24 hour clock. ConEd will be doing the cleanup. See 156980.

DEC Investigator Remarks:

e2MIS # 156980. 27−JAN−2005 10:40 HRS. UNDERGROUND DEPT. SPLICER M. SANTIAGO EMP# 13444 REPORTS: APPROX. 2QT'S OF UNKNOWN OIL ON APPROX. 200 GAL'S OF WATER. NO SEWERS OR WATERWAYS APPEAR TO BE AFFECTED. THE SPILL APPEARS TO BE CONTAINED. THERE IS NO FIRE INVOLVEMENT. NO SMOKE. NO INJURIES. THERE ARE NO INCLEMENT WEATHER CONDITIONS OR HAZARD THAT CONTRIBUTED TO THIS SPILL. NO PRIVATE PROPERTY AFFECTED. OWNER OF SUBSTANCES IS UNKNOWN. NO KNOWN SUBSTANTIAL CRACKS IN STRUCTURE. THERE IS A RESERVOIR TANK IN THIS STRUCTURE BUT NOT KNOWN TO BE LEAKING AT THIS TIME. ENIVIR. TAG# 04975 WAS PLACED. 1 LIQ. SAMPLE TAKEN FROM SPILL & MARKED PRIORITY " E ". 24 HR DEMINIMIS CHAIN OF CUSTODY# DD−10287. SAMPLE TO BE TAKEN TO ASTORIA CHEM. LAB. N/P BUS STOP.
C.HOGAN 07511
Lab Sequence Number: 05−00722−001 Date Approved: 1/27/2005
Aroclor 1254 696.1 ppm EPA 608/8082
Update − 1/27/05 1905hrs Advised CIG T. Marcinek @1901hrs removing from 24 hr program due to high pcb results.
2 quarts unknown oil, 696 ppm PCB.

Update 20:00hrs 1/28/05 O.S. B. Bamonte reports on location with Rosado, Glodowski, and Trinidad. Structure was double washed with 5 gallons of bio−gen 760 and 5 gallons of safety clean detergent. All solids were put into drums. One drum was generated consisting of PCB solids, PPE, zone material and lead. Drum was picked up by Astoria transportation. An >500 tanker removed 200 gallons of wash liquids out of structure. Sump was found cemented. U.G. crews was on location to inspect structure. After their inspection, a D' fault was found. D'fault tag 01991 was hung in structure. Env. stop tag remains in place at this time until D' fault is repaired and then Env. Ops. crews can soda blast structure so clean up can be completed.

Update − 1/31/05 1520hrs. EPA# issued for this job on 1/27/05 was NYP004128575.
Also entered into PCB Calc and determined that liquids did not need to be manifested.
cn#19661

UPDATE − 1500HRS − 5/7/05. A. WALKER REPORTS ENV. OPS CREW MET UG ON LOCATION WITH >500 TANKER AND REMOVED 75 GALLONS LIQUID FROM STRUCTURE. FOUND SUMP CEMENTED. GENERATED 1 DRUM LEAD PCB SLUDGE AND 1 DRUM OIL SOAKED ASBESTOS ARCPROOFING WHICH WAS PICKED UP BY ASTORIA. UG REPAIRED DFAULT ON FDR 11B01. DFAULT ON 11B03 REMAINS. TAG REMAINS IN PLACE PENDING REPAIR TO DFAULT ON 11B03 AND SODA BLASTING OF STRUCTURE. CN#19661

Update 0:15 Hrs. 5/11/05 O/S ENV. OPS. A. Walker reports correction to be made for update on 5/7/05 @ 15:00 Hrs. At location B/L 3126 Coney Island Ave Inc# 156980 M.H. 58129 there were two drums picked up by Astoria. One drum was oil soaked Asbestos Arc proofing. The second drum was P.C.B solid waste, P.P.E., Zone material, Diapers NO LEAD. When I A. Walker called in the up date on 5/7/05 @ 15:00 Hrs I made the mistake of calling the 1 drum Lead P.C.B. Sludge

Update − 5/11/05 1820 hrs. B. Bamonte reports upon arrival found dfault to 11b03 completed on 5/9 and dfault tag was removed.
Env. tag not in structure is hanging new tag pending soda
blast and completion of job. Env. stop tag # 44168 placed. Remarks on tag − original tag lost and hung new tag 5/11/05. cn#19661

UPDATE: 18−MAY−2005 1300 HRS. UPDATE FROM C FERNANDEZ EMAIL. 5/18/05 = 09:00 Hrs = Env Ops Supv C. Fernandez reports that after double washing the structure (5 Gal − BioGen 760 & 5 − gal Safety Wash) the Env crew (A.Glodowski, P.Rosado & J.Iocco) soda blasted it and removed one drum of debris which was picked up by an Astoria Transportation vehicle. An Astoria tanker removed a total of 210 gallons from the structure and an Astoria Chem Lab tech took 9 wipes of the manhole. Tag remains in place pending wipe samples.

UPDATE 21−MAY−2005 16:23 HRS.
LSN−05−04638−001 MATRIX : WIPE GRAB
TEST POINT No. 1 < 1. UG/100cm^2 Also test points 2 through 9. C.HOGAN 07511
**
Update − 5/22/05 0105hrs
J. Middleton env. ops mech reports removed env. stop tag # 44168. Incident closed. cn#19661

Closed. 6−22−05. George Breen.

**Map Identification Number 26** **TM 1239** **Spill Number: 0003366** **Close Date: 09/26/2001**
OCEAN VIEW AV/BRIGHTON 12 BROOKLYN, NY TT−Id: 520A−0049−943

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1826 feet to the NNE

ADDRESS CHANGE INFORMATION
Revised street: OCEAN VIEW AVE / BRIGHTON 12TH ST
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN − UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | MR NEVEL | Notifier Phone: | (212) 580−6763 |
| Caller Name: | MIKE CESARE | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | CALLER | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/19/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

caller reporting a spillof material from unk source on 30 gal of water. samples taken clean up pending lab results coned#131904

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis Notes:

6/19/00 Found 1gal unknown oil on 30gal water in transformer manhole. Historical records indicate 3ppm 1997. Unit pressure tested and found to be holding pressure. No visible leaks from unit. Chem Lab results returned <1ppm PCB.

Cleanup completed at 2230hrs. No drain or sump in structure. Will dump barrels of removed debris at 3rd Ave pit.

**Map Identification Number 27** **MH 37296** **Spill Number: 0307798** **Close Date: 06/29/2005**
BRIGHTON ST/OCEANVIEW AVE BROOKLYN, NY TT−Id: 520A−0049−942

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1884 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON 8TH ST / OCEANVIEW AVE
Revised zip code: 11235

Source of Spill: UNKNOWN
Spiller: UNKNOWN
Spiller Phone:
Notifier Type: Affected Persons
Notifier Name: MS NEVILLE
Notifier Phone: (212) 580−6763
Caller Name: ANDREW MORRIS
Caller Agency: CON EDISON
Caller Phone: (212) 580−6763
DEC Investigator: JHOCONNE
Contact for more spill info: CALLER
Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 10/23/2003 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 1.00 | GALLONS | SOIL |

Caller Remarks:

sample shows 581 ppm pcb 150874

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
e2mis no. 150−874:

OCT 23, 2003 11:35 C. LUGO 03594 (ENV OPS) REPORTS, FOUND ONE PINT OF UNKNOWN OIL ON 50 GALLONS OF WATER. AT THIS TIME OIL APPEARS TO BE CONTAINED. CAN NOT VERIFY IF ANY SEWER CONNECTIONS OR SUMPS PRESENT BECAUSE OF THE AMOUNT OF WATER. ONE LIQUID SAMPLE TAKEN AND CLEANUP PENDING LAB SAMPLE.

Lab Sequence Number: 03−08705−001

TOTAL PCB 581 ppm

Update − 10/23/03 2055hrs
Removing from 24 hr program due to high pcb results.
Advised CIG @A. Morris @ 2057hrs

10/23/03=2200HRS EPA#NYP004−115−994
OVER 50 TANKER ORDERED FOR 0700HRS 10/24/03

10−24−03 15:20HRS V. DECANIO #9 REPORTS, THAT #9 ( MADE ALL REPAIRS IN STRUCTURE) CLEANUP CAN CONTINUE AT THIS TIME

From: Fernandez, Celestino
Sent: Friday, October 24, 2003 5:37 PM
To: Neville, Christine
Subject: FW: INC # 150874
10/24/03 = 1700 HRS = ENV OPS SUPV C.FERNANDEZ REPORTS THAT AFTER # 9 CREW REPAIRED SECONDARY BURNOUT, ENV CREW REMOVED THREE DRUMS OF SOLID DEBRIS FROM STRUCTURE. STRUCTURE WAS DOUBLE WASHED USING BIOGEN 760 AND BIOGEN 715. ALL LIQUIDS ( 500 GALLONS ) WERE REMOVED BY ASTORIA TANKER AND BARRELS WERE PICKED UP BY ASTORIA TRANSPORTATION. STRUCTURE STILL HAS TO BE SODA BLASTED SO

ENV STOP TAG # 33738 REMAINS IN STRUCTURE. PARKING RESTRICTIONS ARE ACCESS ANY TIME.

Update − 2/16/04 0945hrs
New
EPA # issued NYP004118097

3/24/04 12:25 HRS. − ERT D. PONTECORVO ISSUED NEW EPA ID # NYP 004 118 949.

UPDATE 30−MAR−2004 13:45 HRS.
AN E−MAIL FROM ENVIR. OPER. SUPV. C.FERNANDEZ.
3/30/04 = 12:45 hrs = Env. Ops. Supv. C. Fernandez reports that structure was double washed with 15 gallons of BioGen 760 and then soda blasted. # 9 crew removed damaged oil reservoir tank and about 12 feet of asbestos arc proofing. Astoria tanker removed 900 gallons of liquid from structure. Astoria truck picked up 1 drum of PCB solid waste, 1 drum with oil reservoir tank and oil absorbent and 1 drum with PCB asbestos arc proofing. Astoria chemist took 9 wipes of structure. Old tag # 33738 was missing from structure so new tag # 08174 was placed in manhole. Tag remains in place until wipe sample results return.

WIPE RESULTS RECEIVED 3/31/04 − 1223. 04−02424. ALL 9 WIPES PASSED. STRUCTURE IS CLEAN. TAG TO BE REMOVED

Update − 4/1/04 0130hrs
Anthony Glodowski env. ops reports removed env. stop tag # 08174 which replaced # 33738. Clean up previously completed. Incident closed.

**Map Identification Number 28** **MANHOLE 37294** **Spill Number: 0002491** **Close Date: 09/24/2001**
BRIGHTON 7TH ST/OCEAN VIW BROOKLYN, NY TT−Id: 520A−0049−941

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1904 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON 7TH ST / OCEANVIEW AVE
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | BILL MURPHY | Notifier Phone: | (212) 580−6763 |
| Caller Name: | BILL MURPHY | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | CALLER | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 05/30/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 2.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

2 GALLONS OF PETROLEUM PRODUCT ON 200 GALLONS OF WATER

CON ED #131621

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis #131621:

5−30−00 2gal unknown oil on 200gal water in manhole. Lab results returned 34ppm PCB.

Cleanup completed as of 5/31/00 0205hrs. No sump. FOD on location to do work. Cleanup completed by double washing with slix.
Liquids removed by tanker, solids by vactor. Disposed of as hazardous for lead only. No leaking equipment.

**Map Identification Number 29** **VS #4445** **Spill Number: 0003303** **Close Date: 09/26/2001**

ORIENTAL ST/AMHERST ST BROOKLYN, NY TT−Id: 520A−0042−567

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 1932 feet to the ENE

ADDRESS CHANGE INFORMATION
Revised street: ORIENTAL BLVD / AMHERST ST
Revised zip code: 11235

Source of Spill: UNKNOWN
Notifier Type: Affected Persons
Caller Name: MIKE CESARE
DEC Investigator: JHOCONNE

Spiller: UNKNOWN
Notifier Name: MR PACE
Caller Agency: CON EDISON
Contact for more spill info: MIKE CESARE

Spiller Phone:
Notifier Phone:
Caller Phone: (212) 580−6763
Contact Person Phone: (212) 580−6763

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/16/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

ABVOE MATERIAL DISCOVERED AT ABOVE LOCATION. SAMPLE TAKEN AND

CLEANUP IS PENDING RESULTS. MATERIAL IS ON TOP OF 100 GALLONS

OF WATER. CON ED # 131881. NO CALL BACK REQUESTED.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis Notes:

6/16/00 Found undiaperable sheen on 100gal water in vault. Historical sample shows 24ppm PCB. Transformer was pressure tested and held. Result returned <1ppm PCB.

8/7/00 Cleanup completed by double washing with slix. Liquids removed by tanker, solids by vactor. No leaking equipment.

**Map Identification Number 30** **MH 37291** **Spill Number: 0002485** **Close Date: 09/24/2001**
OCEAN AV AND BRIGHTON 6TH BROOKLYN, NY TT−Id: 520A−0037−713

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 1966 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: OCEAN VIEW AVE / BRIGHTON 6TH ST
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | DONATONE | Notifier Phone: | |
| Caller Name: | RICHARD ROACH | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | CALLER | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 05/30/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

on 200 gals water 131617

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis #131617:

5−30−00 1/2gal unknown oil on 200gal water in manhole. Unable to see sump or oil filled equipment due to water. Sample returned <1ppm PCB.

Cleanup completed on 5/31/00 0430hrs. No sump. FOD on location doing work.

CLeanup completed by double washing with slix. Liquids removed by tanker, solids by vactor. No leaking equipment.

**Map Identification Number 31** **TM #606** **Spill Number: 0005852** **Close Date: 05/08/2001**

BRIGHTON 2 & BRIGHTON BCH BROOKLYN, NY TT−Id: 520A−0037−722

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 1977 feet to the WNW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON 2ND ST / BRIGHTON BEACH AVE
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | CHRIS NEVEL | Notifier Phone: | |
| Caller Name: | TONY LOPEZ | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6764 |
| DEC Investigator: | JHOCONNE | Contact for more spill info: | TONY LOPEZ | Contact Person Phone: | (212) 580−6764 |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 08/16/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

sheen on 200gals of water − cleanup pending test results ref #132892

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
DEC INSPECTOR'S NOTES

Sample results <1ppm. Cleanup, done.

CON ED E2MIS REPORT 8−16−00 0842hrs.

Undiaperable sheen on 400 gals. of water in TM606. Pressure tested unit found to be good. Oil level also is good. States no sewers or waterways are affected. Sample has been taken. Sheen may be food related to fried chicken store which leaves garbage on sidewalk in front of transformer and he sees dark stain running from street inot structure. Cement sump in structure. This structure was previously cleaned on 7−07−00 #132175 and when tested wa found to be <1ppm. Cleanup pending new test results.

8−17−00

Lab Seq#00−07862 <1ppm

1−26−01 1345hrs.

Cleanup completed by double washing structure with slix. Liquids were removed by tnaker,soilds were removed by tanker. No leaking company equipment. Incident closed.

**Map Identification Number 32** **VAULT VS76666** **Spill Number: 9912696** **Close Date: 02/26/2002**

BRIGHTON 11TH ST BROOKLYN, NY TT−Id: 520A−0047−928

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1982 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: 11235

Source of Spill: UNKNOWN
Spiller:
Spiller Phone:
Notifier Type: Affected Persons
Notifier Name: BILL MURPHY
Notifier Phone: (212) 580−6763
Caller Name: BILL MURPHY
Caller Agency: CON EDISON
Caller Phone: (212) 580−6763
DEC Investigator: JHOCONNE
Contact for more spill info: CALLER
Contact Person Phone: (212) 580−6763

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 02/07/2000 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

contained to the vault − total aprox 1 qt

location is 60’ north of oceanview ave

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O’CONNELL"

**Map Identification Number 33** **UNK BLD OWNER** **Spill Number: 1209160** **Close Date: 03/27/2013**
301 ORIENTAL BLVD BROOKLYN, NY TT−Id: 520A−0281−005

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2364 feet to the ENE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: PRIVATE DWELLING
Spiller: GAVIN NAVARRO − UNK BLD OWNER
Spiller Phone:
Notifier Type: Citizen
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: Hurricane Sandy R2
Contact for more spill info: GAVIN NAVARRO
Contact Person Phone: (646) 584−4173

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 11/05/2012 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 3200 | UNKNOWN | 3000 | UNKNOWN | |

Caller Remarks:

in basement, tank burst, fdny believes 3200 gallons lost

DEC Investigator Remarks:

This spill report was created for tracking purposes related to the Department's Hurricane Sandy emergency response efforts.

pumped out 11/03/2012 by Op−Tech. 3000 gallons removed.

pumped out 11/04/2012 by Op−Tech. 1925 gallons removed.

**Map Identification Number 34** **SERVICE BOX 35382** **Spill Number: 0208101** **Close Date: 02/20/2003**
3068 CONEY ISLAND AVE BROOKLYN, NY TT−Id: 520A−0040−257

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2372 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | LOU ZAMBRIO | Notifier Phone: | (212) 580−6763 |
| Caller Name: | SEAN MCGEEVER | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | KMFOLEY | Contact for more spill info: | SEAN MCGEEVER | Contact Person Phone: | (212) 580−6763 |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.

Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 11/04/2002 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

1 PINT OF UNKNOWN OIL ON 5 GALLONS OF WATER IN SERVICE BOX. CAR WAS PARKED ON SERVICE BOX AND CON−ED UNABLE TO DO CLEAN UP WITHIN 24 HOUR PERIOD. CON ED SPILL NUMBER 145885.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "FOLEY"
Con Ed e2mis #145885:

11/04/02=0830HRS GADSDEN #46009 I&A SERV. REPORTS WHILE DOING INSPECTION IN SB−35382 FOUND APPROX 1−PINT UNKNOWN OIL ON 5 GALLONS OF WATER. IT APPEARS TO BE CONTAINED AT THIS TIME NO SEWERS OR WATERWAYS AFFECTED. NO FIRE OR SMOKE OR PRIVATE PROPERTY INVOLVED. 1−SAMPLE TAKEN ENVIR TAG#35809. CLEANUP PENDING TEST RESULT.

11−04−02 LAB SEQ# 02−10352−001 <1.0 PPM.

Update − 11/6/02 1210hrs C. Lugo reports double washed structure with 760 biogen. Removed env. stop tag # 35809. No leaking co. equipment found. Clean up completed.

Update − 11/6/02 − 1530 hrs E.O. employee Cuadrado reports sealing a drain in structure with cement.

**Map Identification Number 35** **50 BRIGHTON 1ST RD** **Spill Number: 9301349** **Close Date: 04/28/1993**
50 BRIGHTON 1ST RD BROOKLYN, NY TT−Id: 520A−0041−277

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 2448 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: UNKNOWN
Spiller:
Spiller Phone:
Notifier Type: Citizen
Notifier Name:
Notifier Phone:
Caller Name: R.O HABSON
Caller Agency: USCG
Caller Phone: (212) 668−7920
DEC Investigator: KSTANG
Contact for more spill info:
Contact Person Phone:

Category: Possible petroleum release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters, known releases with no potential for damage, or non−petroleum/non−hazardous spills.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 04/28/1993 | 04/28/1993 | UNKNOWN | UNKNOWN | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 0 | UNKNOWN | 0 | UNKNOWN | SURFACE WATER |

Caller Remarks:

3’−6’ WIDE AS FAR AS CAN BE SEEN. TO NOTIFY NYC DEP.USCG THINKS IT’S POSSIBLE .REFER TO SPDGS

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "TANG"

**Map Identification Number 36** **223 HAMPTON AVE.** **Spill Number: 9206159** **Close Date: 08/07/1995**
223 HAMPTON AVE BROOKLYN, NY TT−Id: 520A−0041−182

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2482 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: PRIVATE DWELLING
Spiller: UNK
Spiller Phone:
Notifier Type: Other
Notifier Name:
Notifier Phone:
Caller Name: DR. MANDL
Caller Agency: CITIZEN
Caller Phone: (718) 934−3421
DEC Investigator: G. HYDE
Contact for more spill info:
Contact Person Phone:

Category: Possible petroleum release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters, known releases with no potential for damage, or non−petroleum/non−hazardous spills.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 08/27/1992 | 08/07/1995 | UNKNOWN | UNKNOWN | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | −1.00 | UNKNOWN | 0.00 | UNKNOWN | AIR |

Caller Remarks:

WATER HAS BEEN FOUL FOR 4 WEEKS. PROBLEM OCCURRED AFTER CITY INSTALLEDA WATER METER. DRINKING WATER IS CLOUDY W/PARTICULATES. WHEN TESTED THE WATER CONTAINED NO CHLORINE. DEP TEST WATER HAD CHLORINE

DEC Investigator Remarks: DEC INVESTIGATOR REMARKS NOT AVAILABLE FOR THIS SPILL ACCORDING TO THE LAST UPDATE.

**The following DEC Investigator Remarks were available prior to 1/1/2002:**

10/10/95: This is additional information about material spilled from the translation of the old spill file: DRINKING WATER BAD.

**Map Identification Number 37** **BETWEEN NEPTUNE AVE. AND** **Spill Number: 0408387** **Close Date: 11/02/2004**
3033 CONEY ISLAND AVE BROOKLYN, NY TT−Id: 520A−0043−335

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2488 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: UNKNOWN
Spiller: DURGUREVIFH − BETWEEN NEPTUNE AVE. AND
Spiller Phone: (718) 934−2005
Notifier Type: Health Department
Notifier Name: 311 CALL CENTER
Notifier Phone: (212) 689−1520
Caller Name: AZALIA MADDOX
Caller Agency: NYC DEP
Caller Phone: (212) 689−1520
DEC Investigator: TJDEMEO
Contact for more spill info: DURGUREVIFH
Contact Person Phone: (718) 934−2005

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 10/29/2004 | | OTHER | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| OTHER | OTHER | 0 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

OIL IS SPILLING FROM THE BOILER ROOM.

DEC Investigator Remarks:

11/02/04 TJD
Site visit 10/29/04. Tenants complaining of oil leaking from boiler room. Super not in building. Site inspected. No petroleum spill found. Recent boiler work evident, boiler tube cleaner on floor and in sump (red in color) no odors. Housekeeping issues at building. No spill. Closed.

**Map Identification Number 38** **CONEY ISLAND AVE & NEPTUNE AVE** **Spill Number: 1107098** **Close Date: 10/06/2011**
CONEY ISLAND AVE & NEPTUNE AVE BROOKLYN, NY TT−Id: 520A−0265−978

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2562 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: CONEY ISLAND AVE / NEPTUNE AVE
Revised zip code: NO CHANGE

Source of Spill: MAJOR OIL FACILITY (>400,000 GAL) Spiller: ERT − CON ED Spiller Phone:
Notifier Type: Local Agency Notifier Name: Notifier Phone:
Caller Name: Caller Agency: Caller Phone:
DEC Investigator: RWAUSTIN Contact for more spill info: ERT Contact Person Phone: (212) 580−8383

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 09/07/2011 | | OTHER | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| MINERAL OIL | PETROLEUM | 0 | UNKNOWN | 0 | UNKNOWN | SOIL, GROUNDWATER |

Caller Remarks:

storm damage − clean up pending

DEC Investigator Remarks:

10/6/11 − Austin − 1 gal. of oil found in valt, on water − Con Ed contained and cleaned up the spill − See eDocs for further information − Case closed − end

**Map Identification Number 39** **FOUND STAINED SOIL WHILE DRILLING** **Spill Number: 0613972** **Close Date: 07/29/2008**

NEPTUNE & CONEY ISLAND AVENUES BROOKLYN, NY TT−Id: 520A−0038−358

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2562 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: NEPTUNE AVE / CONEY ISLAND AVE
Revised zip code: UNKNOWN

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER
Spiller: ERTSDESK − CON EDISON
Spiller Phone: (212) 580−8383
Notifier Type: Responsible Party
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator: RWAUSTIN
Contact for more spill info: ERTSDESK
Contact Person Phone: (212) 580−8383

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 03/29/2007 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

DRILLING FOR A NEW MANHOLE AND FOUND OIL; 205141

DEC Investigator Remarks:

205141. see eDocs

5/15/07: spill submitted for closure by Con Edison. Sent back requesting information: "Who conducted drilling? What is address of location where core samples were taken? This information is needed for NYSDEC to follow up with possible responsible party." (JHO)

6/15/07: According to Con ed (Lou Clark) location was 75 feet west of Coney Island Ave curbline, on Neptune Ave. and 5 feet south of curb on sidewalk on Neptune Ave. (JHO)

10/11/07: e−mail from Lou Clark: "As per your request regarding EMIS 205141, attached is the subsurface report for borings Pro Solutions did for us at Coney Island Ave and Neptune Ave in Brooklyn." See eDocs for boring report. Spill referred to Spills program (R. Austin) for follow−up. (JHO)

7/29/08 − Austin − Analyiticals not conclusive that a sig. petroelum problem exists − closed − end

**Map Identification Number 40** **MANHOLE 36471** **Spill Number: 0107368** **Close Date: 09/10/2004**

NEPTUNE AV / CONEY ISLAND BROOKLYN, NY TT−Id: 520A−0042−625

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2562 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: NEPTUNE AV / CONEY ISLAND AVE
Revised zip code: 11235

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | UNKNOWN | Spiller Phone: | |
| Notifier Type: | Affected Persons | Notifier Name: | MR TOJERIA | Notifier Phone: | (212) 580−6763 |
| Caller Name: | JIMMY FOX | Caller Agency: | CON EDISON | Caller Phone: | (212) 580−6763 |
| DEC Investigator: | AERODRIG | Contact for more spill info: | | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 10/17/2001 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

1 OZ UNK OIL ON 1500 GALLONS OF WATER − CLEAN UP PENDING LAB RESULTS − REF #139818

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "RODRIGUEZ"
E2MIS notes:

While getting ready to work on sch fdr 7b54 in MH36471 he found approximately 1 oz of unknown oil on 1500 gallons of water. He does not see a sump or sewer connection at this time. Took a liquid sample for PCB.

10/17/2001: Sample results came as 736 ppm. Tanker ordered. Crew assembled to do cleanup.

UPDATE OCT 17 2001 2220HRS . J DEKANCHUK ENVIROMENTAL O/S REPORTS WATER FROM MH IS PUMPED INTO TANKER. MANHOLE IS DOUBLE WASHED FROM TOP. MH MAKES WATER. CLEANUP AND MEET WITH FOD TO RESUME AT 10/18/01 IN THE AM.

UPDATE @1950HRS 11/08 J.DEKANCHUK REPORTS OIL & WATER REMOVED BY TANKER, 3 BARRELS OF HAZARDOUS SOLID WASTE REMOVED. DOUBLE WASHED AND SDDA BLASTED STRUCTURE, WASTE WATER REMOVED BY TANKER, 21 WIPE SAMPLES TAKEN BY CHEMIST. TAG REMAINS IN PLACE PENDING RESULTS.

11/12/01−−−O.S.DEKANCHUK REPORTS ALL WIPE SAMPLES RETURNED UNDER 10 UG/100CM2.

**Map Identification Number 41** **MANHOLE 36471** **Spill Number: 0012961** **Close Date: 06/24/2003**
NEPTUNE AVE & CONEY ISLD. BROOKLYN, NY TT−Id: 520A−0042−606

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2562 feet to the N

ADDRESS CHANGE INFORMATION
Revised street: NEPTUNE AVE / CONEY ISLAND AV
Revised zip code: UNKNOWN

Source of Spill: UNKNOWN
Notifier Type: Affected Persons
Caller Name: PETE MCGUIRE
DEC Investigator: JHOCONNE

Spiller: UNKNOWN − UNKNOWN
Notifier Name: MR WAINWRIGHT
Caller Agency: CON ED
Contact for more spill info:

Spiller Phone:
Notifier Phone: (212) 580−6763
Caller Phone: (212) 580−6763
Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 03/09/2001 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 1.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

1 qu unk oil on 350 gal of water − samples taken and clean up pending results − con ed #135856

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis #135856:

09−MAR−2001 1510HRS E. SOBOLEWSKI# 14370 ENGINERING DEPT REPORTS FOUND 1 QT UNKNOWN OIL ON 350 GALLONS WATER IN MH36471. IT

APPEARS THAT NO SEWERS OR WATERWAYS ARE AFFECTED. NO VISUAL WATER MOVEMENT IN HOLE. THERE IS A JOINT REGULATOR IN THE HOLE. TOOK SAMPLE ON A 4 TO 6 HR TURNAROUND. CLEANUP PENDING RESULTS. ENVIROMENTAL STOP TAG # 11888 HUNG .CHAIN OF CUSTODY # IS AA08665.
THIS IS UNDER THE 24 HOUR DIMINIMIS PROGRAM.

UPDATE :

09−MAR−2001 1650HRS SAMPLE WAS TURNED INTO CHEM LAB @ THIS TIME

3/9/01 22:25 HRS − PCB RESULTS: LAB SEQ # 01−02423, 622 PPM, AROCLOR 1254. INCIDENT NO LONGER MEETS DEC 24 HOUR UNDERGROUND DEMINIMIS REQUIREMENTS SINCE "OVER 500" CLEANUP CANNOT BE COMPLETED WITHIN 24 HRS.

EPA ID # NYP004076857. TANKER ORDERED FOR 8/10 ON 7AM SHIFT

3/10/01−−2005HRS O.S J DEKANCHUCK REPORTS 4−BARRELLS OF WASTE REMOVED MH−36471 WAS WASHED 4−TIMES WITH BIO−GEN #715LIQUID

WAS PUMPED INTO TANKER MH MAKES WATER FROM LOWER DUCT EAST WALL.THERE IS NO SUMP.BARRELLS PICKED UP BY TRANSP.TAG

REMAINS IN PLACE PENDING WIPE SAMPLES

3−14−01 M. KNOX REPORTS, THAT AN OVER 50 TANKER PUMPED OUT 2400 GALLONS OF WATER & OIL MIX AND FOUND OILY CABLE & ARCPROOFING.

ALSO STRUCTURE WAS DOUBLED WASHED. NOTIFIED #9 TO LOCATION TO REMOVE ARCPROOFING BUT THEN CANCLED BECAUSE OF THE OTHER EMERGENCY. CLEANUP STILL PENDING UNTILL ARCPROOFING IS REMOVED. AT THAT TIME CLEANUP CAN BE COMPLETED.

3/20/01−−1335HRS O.S. RASA REPORTS ALL OIL SOAKED ARCPROOFING REMOVED AT THIS TIME U/G IS COMPLETED.ENVIR CREW AND TANKER

ON LOCATION TO COMPLETE CLEANUP

Update − 4/20/01 − 1345 hrs − Planner R Saladino reports while #9 was removing swithches. 1 switch appeared to possibly be lsource of leak. All 3 switches in structure will be tested

19:45HRS CHEM LAB CALLED AND SAID THREE EMPTY BOTTLES WERE DELIVERED, CAN NOT USE FOR SAMPLES.

UPDATE: 20−APR−2001 2220HRS LIPORI FLUSH DEPT REPORTS #9 REMOVED 3 4KV A B C SWITCHES. FLUSH CLEANED AND DOUBLE WASHED

WITH 760 BIO GEN, AND REGULAR SLICKS. LEFT TAGIN PLACE BECAUSE OF WIPE SAMPLES AND SAND BLASTING . 3 BARRELLS WERE PICKED

UP FROM LOCATION.

UPDATE: SAMPLE RETURNED LSN# 01−05108−002 GRAB SAMPLES FROM ELECT SWITCH 4KV "B" 59 PPM SECOND SAMPLE RETURNED WAS LSN # 01−05108−001 GRAB SAMPLE FROM ELECT SWITCH 4 KV "A" 62PPM

Update − 4/26/01 2245hrs

Supv. Robert J. Hutchinson reports that a corporate >50 tanker removed 2400 gallons of mixed oil & water from MH 36471. Underground was called to remove <25 linear feet of asbestos arc−proofing and approximately 50 feet of non asbestos oil soaked arc−proofing. Underground also removed and cut for disposal 2 barrels of oil soaked abandoned cable from hole. Qns. Env. Ops. personnel Knox & Vallone double washed structure with 20 gallons of Bio−Gen 760 & 10 gallons of Bio−Gen 715 sludge softener. Crew also did a total soda blasting of hole using 5 bags of soda blast media. All cleaning liquids were removed by corp. tanker. Chem. Lab was called and technician took 21 wipes in hole. 5 drums of solids including soda blast media, PPE & zone material were generated and removed by Corp. Transportation. Tag remains in place pending results from wipes. No sump in hole.

WIPE RESULTS RECEIVED 4/28/01 − 1732. 01−05232. ALL 21 WIPES PASSED (HIGHEST RESULT IS 8 ug/100cm2). STRUCTURE IS NOW CLEAN. TAG TO BE REMOVED.

SEE 4/20/2001 UPDATE ABOVE. # 9 REMOVED THE 3 − 4KVABC SWITCHES.

**Map Identification Number 42** **VAULT 4886** **Spill Number: 0301291** **Close Date: 06/17/2003**
BRIGHTON 7TH ST/NEPTUNE BROOKLYN, NY TT−Id: 520A−0037−785

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 2567 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON 7TH ST / NEPTUNE AV
Revised zip code: NO CHANGE

Source of Spill: UNKNOWN
Spiller: UNKNOWN
Spiller Phone:
Notifier Type: Other
Notifier Name: DONATONE
Notifier Phone: (212) 580−6763
Caller Name: PAUL DIDONATO
Caller Agency: CON ED
Caller Phone: (212) 580−6763
DEC Investigator: AERODRIG
Contact for more spill info: PAUL DIDONATO
Contact Person Phone: (212) 580−6763

Category: Possible petroleum release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters, known releases with no potential for damage, or non−petroleum/non−hazardous spills.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 05/05/2003 | | UNKNOWN | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| UNKNOWN PETROLEUM | PETROLEUM | 5.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

CON EDISON 148228. SPILL ON 75 GALS OF WATER. CLEAN UP WILL START AFTER VEHICLE REMOVED FROM OVER MANHOLE.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "RODRIGUEZ"
E2MIS 148228

5−5−03 1105 HRS A. BOVE # 14120 SPLICER NETWORK REPORTS WHILE MAKING ROUTINE INSPECTION ( FOR FLUSH DEPT ) IN

VS4886 ( FDR.7B41 ) E/S NEPTUNE AVE 40’ N/O BRI. 7 ST HE FOUND APPROX 5 GALLONS UNKNOWN OIL ON 75 GALLONS WATER. HE INSPECTED TRANSF OIL LEVEL , IT IS GOOD AND HE PRESSURE TESTED UNIT AND IT HELD PRESSURE. HISTORICAL RECORD OF TRANSF IS 9 PPM AND WAS LAST TESTED 5−24−90 . LIQUID SEEEMS CONTAINED. HE TOOK A LIQUID SAMPLE FROM STRUCTURE AND REQUESTED EMERG PRIORITY FOR PCB SAMPLE RESULTS. CLEANUP PENDING SAMPLE RESULTS. CHAIN OF CUSTODY # CC16026. HE PLACED E.S.TAG # 36404

5/5/03=1800hrs

Oil Identification Analysis by NYSDOH 310−13 (Hydrocarbon Scan)

Insufficient amount of sample extracted to perform oil identification.

Monday, May 05, 2003 8:14 PM

Lab Sequence Number: 03−03663−001

PCBs <1ppm

Flash Point, PMCC > 140 deg F D93−00/EPA 1010

UPDATE − 06−MAY−2003 12:28 HRS.

ENVIR. FLUSH DEPT. MECH−A REPORTS: STRUCTURE DBL. WASHED WITH BIO−GEN 760, ENVIR. TAG# 36404 REMOVED. SUMP FOUND SEALED IN STRUCTURE. CLEANUP COMPLETE. 100%

**Map Identification Number 43** **EAGLE GAS STATION** **Spill Number: 9906761** **Close Date: 03/04/2003**
292 NEPTUNE AVENUE BROOKLYN, NY TT−Id: 520A−0042−410

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2632 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | GASOLINE STATION | Spiller: | EAGLE GAS STATION | Spiller Phone: | |
| Notifier Type: | Other | Notifier Name: | BOB ARCARO | Notifier Phone: | (718) 331−5003 |
| Caller Name: | BOB ARCARO | Caller Agency: | TONE TANK AND PUMP INC | Caller Phone: | (718) 331−5003 |
| DEC Investigator: | aaobliga | Contact for more spill info: | ILYA | Contact Person Phone: | (718) 743−5073 |

Category: Known or probable release, where, without action, there is a potential for a fire/explosion hazard (indoors or outdoors), contamination of drinking water supplies, or significant release to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 09/07/1999 | | OTHER | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| GASOLINE | PETROLEUM | 0 | GALLONS | 0 | GALLONS | SOIL |

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Caller Remarks:

LINE TEST − NYCFD INSPECTOR ON SCENE WITTNESSING THE TEST

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DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "VOUGHT"
03/04/2003 Closed Due To The Nature / Extent Of The Spill Report

***CLOSED STATUS HAZARDOUS SPILLS − MISC. SPILL CAUSES − EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM AND STORMS − WITHIN 1/2 MILE SEARCH RADIUS.***
**All spills mapped and profiled within 1/8 mile. Between 1/8 mile and 1/2 mile search radius, spills reported to be greater than 100 units and spills reported in the NYSDEC Fall 1998 MTBE Survey are mapped and profiled. Spills reported to be less than 100 units are listed in a table at the end of this section.**

Please Note: * − Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 44** **MANHOLE 35394** **Spill Number: 0003864** **Close Date: 09/27/2001**
CONEY ISLAND AVE/BRIGHTWA BROOKLYN, NY TT−Id: 520A−0043−683

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 433 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: CONEY ISLAND AVE / BRIGHTWATER CT
Revised zip code: 11235

Source of Spill: COMMERCIAL/INDUSTRIAL
Spiller: CON EDISON
Spiller Phone: (212) 580−6763
Notifier Type: Responsible Party
Notifier Name: DELLACROCE
Notifier Phone:
Caller Name: BILL MURPHY
Caller Agency: CON EDISON
Caller Phone: (212) 580−6763
DEC Investigator: JHOCONNE
Contact for more spill info: BILL MURPHY
Contact Person Phone: (212) 580−6763

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 06/29/2000 | | EQUIPMENT FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| DIELECTRIC FLUID | PETROLEUM | 5.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

5 gal on 250 gal of water...leak from a cabel joint. ref # 132098

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "O'CONNELL"
Con Ed e2mis Notes:

6/29/00 Approx 5 gal dielectric fluid had leaked from cable joint onto 250 gal water. No other oil filled equipment in manhole.
Lab results returned <1ppm PCB.

7/6/00 Cleanup completed by double washing with slix. Liquid waste removed by tanker. Solid waste removed by vactor. Leaking cable joint replaced by #9. No sump. (KMF 10/9/01)

**Map Identification Number 45** **SPILL NUMBER 0211809** **Spill Number: 0211809** **Close Date: 02/28/2003**
711−21 BRIGHTWATER CT BROOKLYN, NY TT−Id: 520A−0037−338

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 579 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: 711 BRIGHTWATER CT
Revised zip code: UNKNOWN

Source of Spill: PRIVATE DWELLING
Spiller: SAME
Spiller Phone:
Notifier Type: Other
Notifier Name: DRIVER
Notifier Phone:
Caller Name: FLORENCE HANLEY
Caller Agency: T AND S TRUCKING
Caller Phone: (718) 499−2900
DEC Investigator: JBVOUGHT
Contact for more spill info: CASTLE OIL
Contact Person Phone: (718) 579−3414

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 02/28/2003 | | EQUIPMENT FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 5.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

DUE A A DEFECTIVE GUAGE − SPEEDY DRY HAS BEEN PUT DOWN AND CLEAN UP CREW ON THE WAY.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "VOUGHT"
2/28/2003−Vought−Spoke with Florence Hanley. Spill cleanup completed as of 17:00. No sewers or drains affected. Spill on

concrete. Spill came out of vent pipe due to defective gauge. Vought called super (Edgar 718−769−1060) who is satisfied with cleanup. Spill closed by Vought

**Map Identification Number 46** **VAULT 4248** **Spill Number: 0507101** **Close Date: 05/03/2007**
BRIGHTON 6 ST/BRIGHTON BEACH AVE BROOKLYN, NY TT−Id: 520A−0042−744

MAP LOCATION INFORMATION
Site location mapped by: ADDRESS MATCHING
Approximate distance from property: 1268 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTON 6TH ST / BRIGHTON BEACH AVE
Revised zip code: NO CHANGE

Source of Spill: COMMERCIAL/INDUSTRIAL
Notifier Type: Responsible Party
Caller Name: TIMOTHY PARKER
DEC Investigator: GDBREEN

Spiller: ERT DESK − CON EDISON
Notifier Name: MR. WEINRIGHT
Caller Agency: CON ED
Contact for more spill info: ERT DESK'

Spiller Phone: (212) 580−8383
Notifier Phone: (212) 580−6765
Caller Phone: (212) 580−6765
Contact Person Phone: (212) 580−8383

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 09/12/2005 | | EQUIPMENT FAILURE | NO | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| DIELECTRIC FLUID | PETROLEUM | 100.00 | GALLONS | 0.00 | GALLONS | SOIL |

Caller Remarks:

transformer spilled − due to faulty equipment.

Cleanup pending − feeder in hole & equipment needs to be taken out of service (not grounded)

Con Ed. Ref. #161009

DEC Investigator Remarks:

05/03/07 − See e−docs for Con Ed report detailing cleanup and closure.

161009. 9/12/2005 20:25 HRS. V. BUSARDO #57669, TROUBLESHOOTER H.V. WITH #9, REPORTS HE WAS ON LOCATION RESPONDING TO CUSTOMER COMPLAINT AND

AT 20:15 HRS. HE FOUND TRANSFORMER BELOW MIN AND HE CAN SEE APPROX. 100 GAL. OIL AND APPROX. 100 GAL WATER IN VAULT. HE BASED ESTIMATE OF OIL SPILL ON TRANSFORMER NORMALLY SHOULD HOLD APPROX. 200 GAL AND IT IS HALF EMPTY. SPILL APPEARS TO BE CONTAINED. NO SEWERS OR WATERWAYS APPEAR TO BE AFFECTED. NO PRIVATE PROPERTY AFFECTED. NO FIRE OR SMOKE INVOLVED. LIQUID SAMPLE OF OIL & WATER WAS TAKEN. SUPERVISOR IS ENROUTE WITH ENV STOP TAG AND CHAIN OF CUSTODY FORM. DUE TO SPILL AMOUNT #9 TO REMAIN ON LOCATION. EQUIPMENT GROUP WILL NEED DRAIN TRANSFORMER & ENV OPS TO START CLEANUP AS 50−499 PPM. ** TRANSFORMER INFORMATION FROM E.C.C. WAREHOUSE: Feeder # 11B06, ** Serial ID: B533282, MFG Code: GE, KVA 1000, Mfr Date: 11/01/1953, Install Date: 01/01/1967. **
HISTORICAL PCB RESULTS DATED 11/19/2002: 15 PPM, LAB SEQ # 02−10750−018.
−− W. WAINWRIGHT #17344 −−

9/12/05 20:55 HRS. −− CORRECTED STRUCTURE # FROM VS−4246 TO VS−4248. −− W.W. #17344

9/12/05 21:00 HRS. −− #9 SUPERVISOR C. YATCHUM REPORTS HE IS ON LOCATION, FEEDER IS NOW OFF BUT NOT GROUNDED, ALSO REPORTS ENV STOP TAG 33856 PLACED AND SAMPLE TO BE SUBMITTED TO CHEM LAB ON CHAIN OF CUSTODY FORM # DD−09313. −− W.W. #17344 −−

9/12/05 21:20 HRS. −− A. FIORE OF E.R.T. ASKED IF 100 GAL OF OIL WAS ACTUALLY SEEN IN THE VAULT AND NOT JUST MISSING OUT OF THE TRANSFORMER. I TOLD HIM THAT BUSARDO REPORTED THAT THE VAULT ITSELF IS HALF−FULL OF OIL & WATER, AND THE SPILL AMOUNTS WERE HIS ESTIMATES OF WHAT HE SAW IN STRUCTURE. ALSO UPDATED ORIGINAL REPORT TO INDICATE THAT BUSARDO ACTUALLY SAW THIS IN STRUCTURE. −− W.W. #17344 −−

9/12/05 22:20 HRS. −− D. LICHTENSTEIN OF BROOKLYN ENV OPS ON LOCATION AND REPORTS D.E.P. IS ALSO ON LOCATION. HE NOTIFIED SUPERVISOR C. FERNANDEZ. −− W.W. #17344 −−

9/13/05 03:48 HRS. −− RECEIVED PCB RESULTS FOR "WATER AND OIL IN VS": 14 PPM, AROCLOR 1254 & 1260. LAB SEQ # 05−09575−001. −− W.W. #17344 −−

9/13/05 04:06 HRS. −− J. STILES #15305, SPLICER WITH BROOKLYN/QUEENS EQUIPMENT GROUP REPORTS AN OIL SAMPLE WAS TAKEN DIRECTLY FROM REACTOR FOR PCB TESTING ON CHAIN OF CUSTODY FORM # DD−21927. TANKER DRAINED OIL & WATER FROM VAULT AND ALL OIL FROM REACTOR (UNIT IN THIS VAULT IS A REACTOR, NOT A TRANSFORMER). TANKER DRIVER TOLD STILES THAT 450 GAL OF LIQUID WAS REMOVED. HE WAS NOT ABLE TO PROVIDE A SEPARATE AMOUNT FOR GALLONS OF OIL DRAINED FROM REACTOR.
−− W.W. #17344 −−

**Map Identification Number 47** **219 BRIGHTWATER CT/BKLYN** **Spill Number: 9005106** **Close Date: 06/07/1995**
219 BRIGHTWATER COURT BROOKLYN, NY TT−Id: 520A−0041−004

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 1763 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER
Spiller: UNKNOWN
Spiller Phone:
Notifier Type: Other
Notifier Name:
Notifier Phone:
Caller Name: JOE BLANCO
Caller Agency: PETRO TANK CLEANERS
Caller Phone: (718) 624−4842
DEC Investigator: FINGER
Contact for more spill info:
Contact Person Phone:

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − DEC Field Response − Corrective Action Initiated, Taken Over, or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 08/08/1990 | 06/07/1995 | EQUIPMENT FAILURE | UNKNOWN | NO |

| Material Spilled | Material Class | Quantity Spilled | Units | Quantity Recovered | Units | Resource(s) Affected |
|---|---|---|---|---|---|---|
| #2 FUEL OIL | PETROLEUM | 2500 | GALLONS | 0 | GALLONS | SOIL |

Caller Remarks:

SPILL CONTAINED IN TANK & BOILEROOMS, PETRO TANK CLEANERS HAVE VAC TRUCK ON SCENE TO DO CLEAN UP.

DEC Investigator Remarks: NO DEC INVESTIGATOR REMARKS GIVEN FOR THIS SPILL.

**Map Identification Number 48** **141A WESTEND AVE (HURRICANE SANDY)** **Spill Number: 1213313** **Close Date: 11/26/2012**
141A WESTEND AVE MANHATTAN BEA, NY TT−Id: 520A−0286−286

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 1929 feet to the NE

ADDRESS CHANGE INFORMATION
Revised street: 141 WEST END AVE
Revised zip code: 11235

Source of Spill: PRIVATE DWELLING
Spiller:
Spiller Phone:
Notifier Type: DEC
Notifier Name:
Notifier Phone:
Caller Name:
Caller Agency:
Caller Phone:
DEC Investigator:
Contact for more spill info:
Contact Person Phone:

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 10/29/2012 | | STORM | NO | NO |

NO MATERIAL INFORMATION GIVEN FOR THIS SPILL

Caller Remarks: NO REMARKS GIVEN FOR THIS SPILL

DEC Investigator Remarks:

DEC contractor Miller pumped out 275 gallons of fuel oil on 11/26/2012

**Map Identification Number 49** **2934 BRIGHTON AVE & 12TH** **Spill Number: 9107488** **Close Date: 03/30/1995**

2934 BRIGHTON AVE & 12TH BROOKLYN, NY TT−Id: 520A−0044−859

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 2340 feet to the NNE

ADDRESS CHANGE INFORMATION
Revised street: 2934 BRIGHTON 12TH ST
Revised zip code: NO CHANGE

| | | | | | |
|---|---|---|---|---|---|
| Source of Spill: | UNKNOWN | Spiller: | | Spiller Phone: | |
| Notifier Type: | Federal Government | Notifier Name: | | Notifier Phone: | |
| Caller Name: | P O NACINOVICH | Caller Agency: | USCG | Caller Phone: | (212) 668−7936 |
| DEC Investigator: | KSTANG | Contact for more spill info: | | Contact Person Phone: | |

Category: Known petroleum or hazardous material release with minimal potential for fire/explosion (indoors or outdoors), drinking water contamination, or releases to surface waters.
Class: Willing RP − No DEC Field Response − Corrective Action Initiated or Completed by RP or Other Agency

| Spill Date | Date Cleanup Ceased | Cause of Spill | Meets Cleanup Standards | Penalty Recommended |
|---|---|---|---|---|
| 10/12/1991 | 03/30/1995 | DELIBERATE | UNKNOWN | NO |

NO MATERIAL INFORMATION GIVEN FOR THIS SPILL

Caller Remarks:

NYCDEP & IWCS NOTIFIED

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "TANG"
10/10/95: This is additional information about material spilled from the translation of the old spill file: PAINT/WATER MIXTURE.

**THE FOLLOWING CLOSED SPILLS FOR THIS CATEGORY WERE REPORTED BETWEEN 1/8 MILE AND 1/2 MILE FROM THE SUBJECT ADDRESS. THESE SPILLS WERE REPORTED TO BE LESS THAN 100 UNITS IN QUANTITY AND CAUSED BY: EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, VANDALISM OR STORMS. THESE SPILLS ARE NEITHER MAPPED NOR PROFILED IN THIS REPORT.**

| FACILITY ID | FACILITY NAME | STREET | CITY |
|---|---|---|---|

| | | | |
|---|---|---|---|
| 0110632 | HOUSING − 35 SEACOAST TERRACE | 35 SEACOAST TERRACE | BROOKLYN |
| 0814214 | 211698; BRIGHTWATER AVE AND BRIGHTON 14 ST | BRIGHTWATER AVE AND BRIGHTON 14 ST | NEW YORK |
| 0711708 | EARTHEN SUMP IN MANHOLE # 62612 | BRIGHTWATER AVENUE NEAR 14 STREET | BROOKLYN |
| 9611605 | DIME SAVINGS BANK | 1002 BRIGHTON BEACH AVE | BROOKLYN |
| 9311562 | 800 BRIGHTON AVE. | 800 BRIGHTON AVE. | NYC |
| 0602049 | IN THE SEWER | BRIGHTON BEACH AVE/CONEY | BROOKLYN |
| 0100934 | VALUT # 6503 | COONEY ISL AVE/BRIGHTON AVE | BROOKLYN |
| 1208768 | BASEMENT | 3091 BRIGHTON 5TH ST | |
| 8910893 | 3145 BRIGHTON & 4TH ST | 3145 BRIGHTON/4TH ST | BROOKLYN |
| 0000686 | VS # 3318 | BRIGHTON BEACH AVE/6TH ST | BROOKLYN |
| 1108650 | 13−74 BRIGHTON 14TH STREET | 13−74 BRIGHTON 14TH STREET | BRIGHTON BEACH |
| 1208555 | 3094 BRIGHTON 5TH ST | 3094 BRIGHTON 5TH ST | BROOKLYN |
| 0510602 | APRT BUILDING | 1151 BRIGHTON BEACH AVE | BROOKLYN |
| 0302131 | VAULT #TM2968 | BRIGHTON BEACH AVE & 4TH | BROOKLYN |
| 9213562 | 3048 BRIGHTON 6 ST. | 3048 BRIGHTON 6 ST | BROOKLYN |
| 8800540 | 148 BRIGHTON 11TH ST/BKLY | 148 BRIGHTON 11TH ST | NEW YORK CITY |
| 1211910 | 3058 5TH STREET | 3058 5TH STREET | BRIGHTON BEAC |
| 0812736 | APT BLDG | 275 WEST END AVE | BROOKLYN |
| 9912059 | 3101 BRIGHTON | 3101 BRIGHTON 2ND ST | BROOKLYN |
| 9607048 | CON ED WEST 65TH ST SUB | 128 WEST END AVE | MANHATTAN |
| 9909906 | MANHOLE 37294 | BRIGHTON 7TH STREET + OCEAN | BROOKLYN |
| 1113729 | MANHOLE 32990 | OCEANVIEW AVE AND BRIGHTON 11TH ST | BROOKLYN |
| 0708107 | DRUMS OF OIL | 3022 BRIGHTON 5TH STREET | BROOKLYN |
| 1212532 | PRIVATE HOME | 141A WESTEND AVE | BROOKLYN |
| 0408378 | X | 31−11 BRIGHTON FIRST PLACE | BROOKLYN |
| 0711095 | KOPELOWITZ HOME | 79 CORBIN PLACE | BRIGHT BEACH |
| 0613696 | SCHOOL | 601 OCEANVIEW AVE | BROOKLYN |
| 0612868 | PS # 253 | 601 OCEANVIEW AVE | BROOKLYN |
| 1211928 | 315 OCEANVIEW AVE | 315 OCEANVIEW AVE | BRIGHTON BEAC |
| 1109487 | BASEMENT | 315 OCEAN VEIW AVE | BROOKLYN |
| 1209489 | IN BASEMENT | 60 WEST END AVE | MANHATTAN BEACH |
| 1211909 | 3047 BROOKLYN 1ST PLACE | 3047 BROOKLYN 1ST PLACE | BRIGHTON BEAC |
| 1210328 | BASEMENT | 301 ORIENTAL BLVD | BROOKLYN |
| 1112462 | ABANDONED DRUMS ACROSS FROM | 2940 BRIGHTON 5TH STREET | BROOKLYN |
| 1213035 | BASEMENT SANDY | 199 BRIGHTON 10TH STREET | BROOKLYN |
| 1110000 | CONSTRUCTION SITE | 2929 BRIGHTON 5TH ST | BROOKLYN |
| 1209601 | MANHOLE # 63038 | 47 WEST END AVE | BROOKLYN |
| 9303507 | 3046 CONEY ISLAND AVE | 3046 CONEY ISLAND AVE | BROOKLYN |
| 1212410 | 33 BRIGHTON 11TH STREET (HURRICANE SANDY) | 33 BRIGHTON 11TH STREET | BRIGHTON BEACH |
| 1210130 | GEN RESIDENCE | 33 BRIGHTON 11TH ST | BROOKLYN |
| 9511191 | BRIGHTON 8TH ST | AND NEPTUNE AVE | BROOKLYN |
| 9404687 | 227 BRIGHTON 2ND LANE | 227 BRIGHTON 2ND LANE | BROOKLYN |
| 0800952 | PRIVATE HOME | 230 DOVER STREET | MANHATTAN BEACH |
| 0513996 | APARTMENT BUILDING | 2906 BRIGHTON TWELTH ST | BROOKLYN |

| | | | |
|---|---|---|---|
| 1113250 | SAUNDERS RESIDENCE | 190 DOVER ST | BROOKLYN |

***NO OIL STORAGE FACILITIES LARGER THAN 400,000 GALLONS IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS***

## *PETROLEUM BULK STORAGE FACILITIES LESS THAN 400,000 GALLONS IDENTIFIED WITHIN THE 1/8 MILE SEARCH RADIUS*

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 50** **BRIGHTON BEACH** **Facility Id: NY02155** **Source: NYC FIRE DEPT**
3209 CONEY ISLAND AVE BROOKLYN, NY 11235 TT−Id: 660A−0001−863

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 427 feet to the NNE

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: FUEL OIL 2 550G BURIED TANKS
TOTAL 1100G

**Map Identification Number 51** **ELIAS MALLOUK REALTY CORPORATION** **Facility Id: 2−240559** **Source: NYS DEC**
711 BRIGHTWATER COURT BROOKLYN, 11235 TT−Id: 640A−0016−171

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 568 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Facility Type: Apartment Building/Office Building
Site Status: Active
Expiration Date of the facility's registration certificate: 03/23/2016
Operator Name: EDGAR MANRIQUE
Operator Phone #: (718) 769−1060
Owner Name: JOHN DADDINO − SERVICE MGR
Owner Company: 711 BRIGHTWATER COURT, LLC
Owner Type: Corporate or Commercial
Owner Address: 411 HEMPSTEAD TURNPIKE, SUITE 101, WEST HEMPSTEAD, NY 11552

| TANK NUMBER | TANK STATUS | TANK CONTENT | CAPACITY GALLONS | TANK LOCATION | INSTALL DATE | TEST DATE | CLOSE DATE |
|---|---|---|---|---|---|---|---|
| 001 | In Service | #2 Fuel Oil | 3000 | Aboveground on Crib Rack or Cradle | 05/01/1994 | | |
| 001−A | Closed − Removed | #6 Fuel Oil | 3000 | Underground | 01/01/1935 | | 05/01/1994 |

**Map Identification Number 52** **3133 BRIGHTON REALTY LLC** **Facility Id: 2−265322** **Source: NYS DEC**
3133 BRIGHTON 7TH STREET BROOKLYN, 11235 TT−Id: 640A−0016−172

MAP LOCATION INFORMATION
Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 657 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Facility Type: Apartment Building/Office Building
Site Status: Active
Expiration Date of the facility's registration certificate: 10/23/2012
Operator Name: ELBA FORTIZ
Operator Phone #: (718) 934−2612
Owner Name: MICHAEL ORBACH − AGENT
Owner Company: 3133 BRIGHTON REALTY LLC
Owner Type: Corporate or Commercial
Owner Address: 111 ORIENTAL BLVD, BROOKLYN, NY 11235

| TANK NUMBER | TANK STATUS | TANK CONTENT | CAPACITY GALLONS | TANK LOCATION | INSTALL DATE | TEST DATE | CLOSE DATE |
|---|---|---|---|---|---|---|---|
| 001 | In Service | #2 Fuel Oil | 5000 | Aboveground − In Contact with Soil | 01/01/1938 | | |

## *HAZARDOUS WASTE GENERATORS/TRANSPORTERS IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS*

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 53** **NYSDEC Name:** **CONSOLIDATED EDISON** **Facility Id: NYP004051918**

NYSDEC Address: BRIGHTWATER CT & CONEY ISL AVE NEW YORK, NY 10001 TT−Id: 740A−0013−815

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 433 feet to the NW

ADDRESS CHANGE INFORMATION
Revised street: BRIGHTWATER CT / CONEY ISLAND AVE
Revised zip code: 11235

US EPA RCRA (Resource Conservation and Recovery Act) information not reported; Site information reported by NYS DEC.

NYS DEC Manifested Waste Summary:
Waste Codes, Waste Units, and Transaction Types are only shown for the most recently reported year.

| WASTE CODE | WASTE DESCRIPTION | WASTE AMOUNT | WASTE UNITS | TRANSACTION TYPE | YEAR | HISTORIC MAXIMUM AMOUNT | HISTORIC MAXIMUM YEAR |
|---|---|---|---|---|---|---|---|
| B002 | Petroleum oil or other liquid containing 50 ppm < PCBs < 500 ppm | 250 | GALLONS | GENERATED | 2000 | | |
| B007 | Other PCB Wastes including contaminated soil, solids, sludges, clothing, etc. | 326 | KILOGRAMS | GENERATED | 2000 | | |

***NO CHEMICAL STORAGE FACILITIES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS***

***NO HISTORIC UTILITY SITES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS***

***NO HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***

***NO TOXIC AIR, LAND AND WATER RELEASES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS***

***NO WASTEWATER DISCHARGES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS***

***NO AIR DISCHARGE FACILITIES IDENTIFIED WITHIN 1/8 MILE SEARCH RADIUS***

***NO CIVIL & ADMINISTRATIVE ENFORCEMENT DOCKET FACILITIES IDENTIFIED WITHIN THE 1/8 MILE SEARCH RADIUS***

***NO NYC ENVIRONMENTAL QUALITY REVIEW REQUIREMENTS − "E" DESIGNATION SITES IDENTIFIED WITHIN 250 FT SEARCH RADIUS***

U.S. EPA EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) SPILLS
AT THE LOCATION OR POTENTIALLY AT THE LOCATION OF
New Brighton Comfort Station
Brooklyn, NY 11235

* Any ERNS Spills listed below are NOT mapped in this report *

POTENTIALLY ONSITE ERNS:

**********

Spill Number (ID): 67621 Spill Date: 07/17/1988

Location: BRIGHTON BEACH
Spill City: BRIGHTON NY

| Material Spilled | Quantity Spilled | Units | Pounds | Quantity Released in Water | Units | Casno |
|---|---|---|---|---|---|---|
| MEDICAL WASTE | 0.00 | UNK | 0.00 | 0.00 | | |

Potentially Responsible Party (Discharger): UNKNOWN
Discharger Address:

Dun and Bradstreet Number: Organization Type:

Medium(s) Affected:
Air: F Land: T Water: T Groundwater: F Contained within Fixed Facility: F Other: F
Waterway Affected: ATLANTIC OCEAN
Damages Incurred: F Estimated Cost of Property Damage: $0.00

Cause(s):
Transportation Accident: F Equipment Failure: F
Operator Error: F Natural Phenomenon: F
Dumping: T Other Cause: F
Unknown: F
Cause of the incident: Source of Release:
Type of Transportation Involved: OFFSHORE − SPILLED OFF THE COAST

Action: MATERIAL REMOVED BY CALLER ( BRIGHTON NEIGHBORHOOD IMPROVEMENT PROGRAM )

Description:

Miscellaneous: MATERIAL CONTAINED LARGE MEDICAL BOTTLES, PARTIALLY FILLED & OTHER HOS PITAL DEBRIS

**********

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Unmappable facilities for 'Kings' County

NPL/CERCLIS/NYSDEC Inactive Haz. Waste or Reg. Qual. Sites

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 224026 | K - FORMER BROOKLYN BOROUGH GAS WORKS | NEPTUNE AVENUE, CONEY ISLAND | BROOKLYN | 11224 |
| NYD980531628 | WILLIAM HARVEY CORP | UNKNOWN | BROOKLYN | UNKNOWN |
| NYD980532022 | BKLYN UNION GAS /CONEY ISLAND WORKS | NEPTUNE AVE & SHELL RD | BROOKLYN | 11224 |

Solid Waste Facilities

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 24D05 | EMPIRE MILL DEMO | | | UNKNOWN |
| 24M01 | ASHMONT METALS RES.REC. | | | UNKNOWN |
| 24T55 | CARDELLA TRUCKING | | | UNKNOWN |
| 24T75 | ROBERT BOLOGNA WCTB INC. | | | UNKNOWN |
| 24TA8 | U.S. COAST LINE, INC. | | | UNKNOWN |
| 24TB3 | J. WISE EXCAVATING | | | UNKNOWN |
| 24Y81 | NYCDPR YARD WASTE COMPOST | | | UNKNOWN |

Hazardous Spills - MISC. SPILL CAUSES - Active

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 0308367 | AGUANA SUBSTATION | 104-27 STREET | BROOKLYN | UNKNOWN |

Hazardous Spills - TANK FAILURES - Closed

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 8607075 | SPILL NUMBER 8607075 | | | UNKNOWN |
| 9313502 | 1782 GLEASON AVE | 1782 GLEASON AVE | BROOKLYN | UNKNOWN |
| 9109440 | HOBBY SHOP GARAGE/US NAVY | HOBBY SHOP GARAGE | BROOKLYN | UNKNOWN |
| 0010946 | GRAVESEND ANCHORAGE | NO ADDRESS | BROOKLYN | UNKNOWN |

Hazardous Spills - TANK TEST FAILURES - Closed

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 8802622 | 85-09 1ST AVENUE | 85-09 1ST AVENUE | NEW YORK CITY | UNKNOWN |
| 8806571 | CLOSED-LACKOF RECENT INFO | ADMINISTRATION BLDG | NYC | UNKNOWN |

Hazardous Spills - UNKNOWN CAUSE OR OTHER CAUSES - Closed

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 9302334 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | | 11235 |
| 9213773 | SPILL NUMBER 9213773 | | | UNKNOWN |
| 8603146 | SPILL NUMBER 8603146 | | | UNKNOWN |
| 0811373 | S. BROOKLYN MARINE TERMINAL | END OF 38 ST | | UNKNOWN |
| 0209904 | VARIOUS DEP -BWSO SITES | MISC. | BRONX/QUEENS/MANHATTAN | UNKNOWN |
| 9912359 | BOX 20341 | 715 PAHALEY ST | BROOKLYN | UNKNOWN |
| 9907077 | MANHOLE 58390 | NECKING LAND AVE | BROOKLYN | UNKNOWN |
| 9903873 | GRAVES END BAY | NY HARBOUR | BROOKLYN | WLNYB |
| 9901523 | BROWNING FERRIS INDUSTRIE | 115 CANGNEF STREET ? | BROOKLYN | UNKNOWN |
| 9815288 | MANHOLE 14244 | 29-39 HAYWOOD ST | BROOKLYN | UNKNOWN |
| 9813982 | SERVICE BOX 49009 | SERVICE BOX 49009 | BROOKLYN | UNKNOWN |
| 9807243 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | BROOKLYN | 11235 |
| 9801951 | 432 DRAKES AVE CORP | 432 DRAKES AVE | BROOKLYN | UNKNOWN |
| 9800466 | SHEEPSHEAD BAY | WEST END AVE | BROOKLYN | 11235 |
| 9712210 | SILKEBORG VESSEL | BERTH 5 | BROOKLYN | UNKNOWN |
| 9703923 | GRAVESEND BAY | SOUTH OF BOUY C | BROOKLYN | UNKNOWN |
| 9702053 | 3/4 MIL SOUTH EAST OF THE | VERRAZANO BRIDGE | BROOKLYN | UNKNOWN |
| 9612835 | 2911 BRIGHTON ST | 2911 BRIGHTON ST | BROOKLYN | 11235 |
| 9608706 | 3194 BAYVIEW AVE | 3194 BAYVIEW AVE | BROOKLYN | 11224 |
| 9606685 | GARRISON BEACH NR | VENICE MARINA -DALTON ST | BROOKLYN | UNKNOWN |
| 9412310 | 217 HYLAND ST | 217 HYLAND ST | BROOKLYN | UNKNOWN |

| | | | | |
|---|---|---|---|---|
| 9412125 | 3100 BRIGHTON END ST | 3100 BIGHTON END ST | BROOKLYN | 11235 |
| 9401770 | CONEY ISLAND CREEK | CONEY ISLAND CREEK | BROOKLYN | UNKNOWN |
| 9315351 | SHELL BANK CREEK | SHELL BANK CREEK | BROOKLYN | UNKNOWN |
| 9312482 | NAVESINK RIVER CHANNEL #7 | NAVESINK RIVER CHANNEL #7 | BROOKLYN | UNKNOWN |
| 9308918 | GRAVES END BAY ANCHOR.#25 | GRAVES END BAY ANCHOR.#25 | BROOKLYN | UNKNOWN |
| 9306347 | WHITE AVE - BLDG 114 | WHITE AVE - BLDG 114 | BROOKLYN | UNKNOWN |
| 9306138 | SHEEPHEAD BAY EMMONS AVE | SHEEPHEAD BAY EMMONS AVE | BROOKLYN | 11235 |
| 9305573 | VARIOUS LOTS IN BROOKLYN | VARIOUS LOTS IN BROOKLYN | BROOKLYN | UNKNOWN |
| 9305284 | CONEY IS.PIER TOWARDS NY | CONEY IS. PIER TOWARDS NY | BROOKLYN | 11224 |
| 9304641 | AMBROSE LIGHT OFF CONEY I | AMBROSE LIGHT OFF CONEY I | BROOKLYN | 11224 |
| 9303526 | CONEY ISLAND CREAK | CONEY ISLAND CREAK | BROOKLYN | UNKNOWN |
| 9301492 | CONEY ISLAND CREEK | CONEY ISLAND CREEK | BROOKLYN | UNKNOWN |
| 9214290 | 1200 NECK ROAD | 1200 NECK ROAD | BROOKLYN | UNKNOWN |
| 9210843 | UNK | UNKNOWN | BROOKLYN | UNKNOWN |
| 9208010 | WASTE WATER TREATM'T FAC | CONEY ISLAND | BROOKLYN | UNKNOWN |
| 9203903 | ATLANTIC OCEAN | ATLANTIC OCEAN | BROOKLYN | UNKNOWN |
| 9203581 | GRAVESEND ANCHORAGE | GRAVESEND ANCHORAGE | BROOKLYN | UNKNOWN |
| 9200685 | BELT PARKWAY | BELT PARKWAY | BROOKLYN | UNKNOWN |
| 9200284 | 400 MILE OFF AMBROSE LGHT | 12 MILE FROM VZ BR | BROOKLYN | UNKNOWN |
| 9106508 | NY HARBOR/BKLYN FLATS | NY HARBOR/BKLYN FLATS | BROOKLYN | UNKNOWN |
| 9105633 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | BROOKLYN | 11235 |
| 9004558 | GUID AVE BRIDGE/BKLYN | GUID AVE BRIDGE | BROOKLYN | UNKNOWN |
| 9002894 | BENSONHURST/CONEY ISLAND | BENSONHURST/CONEY ISLAND | BROOKLYN | UNKNOWN |
| 8906138 | SHELLBANK CREEK | SHELLBANK CREEK | BROOKLYN | UNKNOWN |
| 8709361 | GRAVESEND BAY | GRAVESEND BAY | BROOKLYN | UNKNOWN |
| 8704318 | SPILL NUMBER 8704318 | | BROOKLYN | UNKNOWN |
| 8702297 | SHEEPSHEAD BAY / BROOKLYN | SHEEPSHEAD BAY | BROOKLYN | 11235 |
| 8701858 | KNAPP STREET, CONEY ISLAN | KNAPP STREET | BROOKLYN | 11235 |
| 8606696 | KNAPP STREET / CONEY ISLA | CONEY ISLND POLL. CNTRL. PLT | BROOKLYN | 11235 |
| 8606568 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | BROOKLYN | 11235 |
| 8603703 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | BROOKLYN | 11235 |
| 8504687 | BROOKLYN | BROOKLYN | BROOKLYN | UNKNOWN |
| 8503558 | BROOKLYN | BROOKLYN | BROOKLYN | UNKNOWN |
| 8503309 | SUNOCO  BROOKLYN | BROOKLYN | BROOKLYN | UNKNOWN |
| 8503172 | BROOKLYN, KINGS | BROOKLYN, KINGS | BROOKLYN | UNKNOWN |
| 8502862 | GAS COMPANY | GAS COMPANY | BROOKLYN | UNKNOWN |
| 8301183 | AVIS PUMP STATION | AVIS PUMP STATION | BROOKLYN | UNKNOWN |
| 8100041 | SUBWAY-NYC | SUBWAY-NYC | BROOKLYN | UNKNOWN |
| 7900928 | SPILL NUMBER 7900928 | | BROOKLYN | UNKNOWN |
| 1204205 | SHORE RD/17TH ST | SHORE RD/17TH ST | BROOKLYN | UNKNOWN |
| 1202308 | GARBAGE/SEWER RESIDUE/OIL ON BRIGHTON BEACH | BRIGHTON BEACH | BROOKLYN | UNKNOWN |
| 1103986 | ON WATER | OFF GARRISON BEACH | BROOKLYN | UNKNOWN |
| 0910939 | SICHEM DEFIANCE ETHYLALCOHOL EXPLOSION | GRAVESEND BAY ANCHORAGE | BROOKLYN | UNKNOWN |
| 0907964 | INTERSECTION 129TH ST AND MERMAID | INTERSECTION 129TH ST AND MERMAID | BROOKLYN | 11224 |
| 0905038 | MANHOLE 796 EMIS 217771 | NASSAU ST AND KENT AVE | BROOKLYN | UNKNOWN |
| 0901698 | MANHOLE 32994 | 21ST ST 4TH | BROOKLYN | UNKNOWN |
| 0813358 | APARTMENTS | 9TH ST | BROOKLYN | UNKNOWN |
| 0808978 | 2035 MAN HOLE | QUINCY STREET | BROOKLYN | UNKNOWN |
| 0805122 | MANHOLE 72 | ROEBLING STREET | BROOKLYN | UNKNOWN |
| 0803914 | LAFARGE CEMENT CO | UNKNOWN | BROOKLYN | UNKNOWN |
| 0801878 | BARGE INLAND SEAS | SOUTH OF JFK/HUDSON RIVER- BUOY 23 | BROOKLYN | UNKNOWN |
| 0709169 | BEACH | BRIGHTON BEACH AVE/ CONEY | BROOKLYN | 11235 |
| 0410681 | TRANDFORMER VAULT #TM993 | SUMNER AVE. AND DEKALB | BROOKLYN | UNKNOWN |
| 0410369 | RESIDENCE | 57 BRAND STREET | BROOKLYN | UNKNOWN |
| 0405797 | VAULT #VS-7930 | 3411 JUIEER AVE | BROOKLYN | UNKNOWN |
| 0405023 | VAULT # 3182 | DEBEVOIST PLACE/LAFAYETTE | BROOKLYN | UNKNOWN |
| 0403401 | LEHIGH CEMENT TERMINAL | NEW YORK HARBOR | BROOKLYN | UNKNOWN |
| 0400413 | MANHOLE # 37280 | OCEANVIEW AV / BRIGHTON 1 | BROOKLYN | 11235 |
| 0312773 | SUBWAY SYSTEM-A LINE | TRACK A-3- COLUMN 792 | BROOKLYN | UNKNOWN |
| 0310941 | MANHOLE 32221 FRONT OF | 298 HAWKSIDE AVE | BROOKLYN | UNKNOWN |

| | | | | |
|---|---|---|---|---|
| 0211077 | ALL OVER BROOKLYN | ALL OVER BROOKLYN | BROOKLYN | UNKNOWN |
| 0201853 | MANHOLE #1578 | CONEY ISLAND AVE/BRIGHTON | BROOKLYN | 11235 |
| 0102774 | VAULT 6503 | CONEY ISLAND AVE/BRIGHTON | BROOKLYN | 11235 |
| 0012426 | BAY RIDGE ACHORAGE | UNKNOWN | BROOKLYN | UNKNOWN |
| 0007935 | MANHOLE 46878 | 63RD RD/23RD RD | BROOKLYN | UNKNOWN |
| 0006931 | MANHOLE 50429 | SIMMONS AVE/7TH AVE | BROOKLYN | UNKNOWN |
| 0004067 | MANHOLE TM606 | BRIGHTON 2ND ST | BROOKLYN | 11235 |
| 0003589 | ATLANTIC OCEAN | RIISE PARK | BROOKLYN | UNKNOWN |
| 0000370 | SHEEPSHEAD BAY | EMMONDS AVE/SHORE AVE | BROOKLYN | 11235 |
| 9909919 | ROMER SHOAL | APPROACH TO VER. NAR BRI | CONEY ISLAND | UNKNOWN |
| 9305793 | NORTH SHORE OF CONEY ISLA | NORTH SHORE OF CONEY ISLA | ISLAND CREEK | 11224 |
| 9710317 | NEW YORK HARBOR ENTRANCE | NY HARBOR ENTR  MANHATTAN | MANHATTAN | UNKNOWN |
| 9606193 | STAPLETON LIGHTERING AREA | STAPLETON LIGHTERING AREA | MANHATTAN | UNKNOWN |
| 9507172 | NEW YORK HARBOR | NY HARBOR/UPPER BAY | MANHATTAN | UNKNOWN |
| 9804674 | CHANNEL BETWEEN | NY HARBOR / ATLANTIC | NEW YORK | UNKNOWN |
| 9606191 | GRAVES END ANCHORAGE | NY HARBOUR | NEW YORK | UNKNOWN |
| 9508518 | IMTT CONSTABLE HOOK | NEW YORK HARBOR | NEW YORK | UNKNOWN |
| 0608270 | NEW YORK HABOR | BAYRIDGE FLATS | NEW YORK | UNKNOWN |
| 0604625 | LOWER NY BAY | KMI TERMINAL | NEW YORK | WLNYB |
| 0508906 | GRAVESEND BAY | 7-10 MI OFF SHORE | NEW YORK | UNKNOWN |
| 0205316 | NEW YORK HARBOR | VERAZANNO NARROWS BRIDGE | NEW YORK | UNKNOWN |
| 9103671 | 145 UNEDON ROAD/BKLYN | 145 UNEDON ROAD | NEW YORK CITY | UNKNOWN |
| 9012360 | 841 GRAVESEND BAY/BKLYN | 841 GRAVESEND BAY | NEW YORK CITY | UNKNOWN |
| 8906789 | SHELLBANK CREEK/BKLYN | SHELLBANK CREEK | NEW YORK CITY | UNKNOWN |
| 8905312 | LOWER NEW YORK BAY/S.I. | LOWER NEW YORK BAY | NEW YORK CITY | UNKNOWN |
| 8903346 | NEW YORK HARBOR/MANHATTAN | NEW YORK HARBOR | NEW YORK CITY | UNKNOWN |
| 8807808 | GRAVESEND BAY/BKLYN | GRAVESEND BAY/CONEY ISLAN | NEW YORK CITY | UNKNOWN |
| 8801600 | TUG ELIZABETH MORAN | GRAVESEND BAY | NEW YORK CITY | UNKNOWN |
| 8704709 | SHEEPSHEAD BAY/B‘KLYN | SHEEPSHEAD BAY | NEW YORK CITY | 11235 |
| 8703291 | SHEEPSHEAD BAY/FISH KILL | SHEEPSHEAD BAY/ FISH KILL | NEW YORK CITY | 11235 |
| 8605577 | RAW SEW.BARGE GROUNDED/ST | 3 MILES OFF S.I. ATLANTIC | NEW YORK CITY | UNKNOWN |
| 8601254 | GRAVESEND BAY SHEEN | 3/4 MI.W.OF NORTON POINT | NEW YORK CITY | UNKNOWN |
| 9510030 | LOWER NY BAY | LOWER NY BAY | NYC | 11220 |
| 9314740 | OF NY HARBOR | OF NY HARBOR | NYC | UNKNOWN |
| 8803289 | BRIGHTON BEACH | BRIGHTON BEACH | NYC | UNKNOWN |
| 8606003 | GRAVES END ANCHORAGE BKLY | GRAVES END ANCHORAGE | NYC | UNKNOWN |
| 8605945 | NEAR STELLA MARINA BROOKL | NEAR STELLA MARINA | NYC | 11235 |
| 9708054 | LOWER NY HARBOR CROOKS PT | UNK | PATCHOGUE | UNKNOWN |
| 9310287 | CONEY ISLAND | CONEY ISLAND | RICHMOND | UNKNOWN |
| 9302010 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | ROCKAWAY | 11235 |
| 9206476 | UNKNOWN | UNKNOWN | UNKNOWN | UNKNOWN |
| 8504666 | UNK | UNKNOWN | UNKNOWN | UNKNOWN |

Hazardous Spills - MISC. SPILL CAUSES - Closed

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 9600285 | NEW YORK HARBOR | NEW YORK HARBOR | BAY RIDGE | UNKNOWN |
| 9213102 | GRAVESEND BAY | GRAVESEND BAY | BAYSIDE | UNKNOWN |
| 1213243 | 2892 BRIGHTON 6TH  (HURRICANE SANDY) | 2892 BRIGHTON 6TH | BRIGHTON BEAC | 11235 |
| 1213242 | 2890 BRIGHTON 6TH  (HURRICANE SANDY) | 2890 BRIGHTON 6TH | BRIGHTON BEAC | 11235 |
| 9914811 | POLE #18923 | MANOR RD/HOLLYWOOD AVE | BROOKLYN | UNKNOWN |
| 9907586 | VAULT 2488 | 45 DEBEVOISE PLACE | BROOKLYN | UNKNOWN |
| 9809338 | VERRAZANO BRIDGE | RT.278 | BROOKLYN | UNKNOWN |
| 9808924 | ST 112 | OMIKORN VENTURE L | BROOKLYN | UNKNOWN |
| 9801893 | NEW YORK BAY | NEW YORK BAY | BROOKLYN | UNKNOWN |
| 9800287 | MANHATTAN BEACH | MANHATTAN BEACH | BROOKLYN | 11235 |
| 9613013 | NEW YORK HARBOR | NY HARBOR 1 MI.W ROCKAWAY | BROOKLYN | UNKNOWN |
| 9606665 | SHEEPSHEAD BAY | SHEEPSHEAD BAY | BROOKLYN | 11235 |
| 9606572 | GERRITSEN CREEK | GERRITSEN CREEK | BROOKLYN | UNKNOWN |
| 9602674 | CROSS HARBOR | BOX 182 | BROOKLYN | UNKNOWN |
| 9510467 | DRIVER SERVICES CO | 172 CARSON AVE | BROOKLYN | UNKNOWN |

| | | | | |
|---|---|---|---|---|
| 9508762 | PERGAMENT STORES | 57 65TH AVE | BROOKLYN | UNKNOWN |
| 9409670 | 531  144TH STREET | 531 144TH STREET | BROOKLYN | UNKNOWN |
| 9407518 | CONEY ISLAND CREEK | CONEY ISLAND CREEK | BROOKLYN | UNKNOWN |
| 9308950 | JAMAICA REGULATOR #3 | JAMAICA REGULATOR #3 | BROOKLYN | UNKNOWN |
| 9307209 | HILLARY STREET | HILLARY STREET | BROOKLYN | UNKNOWN |
| 9304944 | 1604 LOTS 28 & 37-44 PLUS | 1604 LOTS 28 & 37-44 PLUS | BROOKLYN | UNKNOWN |
| 9214074 | NEW YORK HARBOR | NEW YORK HARBOR | BROOKLYN | UNKNOWN |
| 9213983 | 1149 SLAVEY AVENUE | 1149 SLAVEY AVENUE | BROOKLYN | UNKNOWN |
| 9210698 | 2110 BOLTON STREET | 2110 BOLTON STREET | BROOKLYN | UNKNOWN |
| 9207289 | LYNROCK NURSING HOME | LYNROCK NURSING HOME | BROOKLYN | UNKNOWN |
| 9203867 | 280 ELDRIDGE ST | 280 ELDRIDGE ST | BROOKLYN | UNKNOWN |
| 9111782 | ATLANTIC OCEAN | ATLANTIC OCEAN | BROOKLYN | UNKNOWN |
| 9110729 | GRAVESEND BAY | GRAVESEND BAY | BROOKLYN | UNKNOWN |
| 8902282 | PIER #2/PORTS & TRADES | PIER #2/ BROOKLYN | BROOKLYN | UNKNOWN |
| 8607666 | CHEVRON STATION / BROOKLY | CHEVRON/DRUM | BROOKLYN | UNKNOWN |
| 8607257 | CONEY ISLAND / BROOKLYN | CONEY ISLAND | BROOKLYN | 11224 |
| 8606856 | SPILL NUMBER 8606856 | | BROOKLYN | UNKNOWN |
| 8603352 | CONEY ISLAND | CONEY ISLAND | BROOKLYN | UNKNOWN |
| 8600231 | PAINT DRUMS | CONEY IS. RECREATION AREA | BROOKLYN | 11224 |
| 1305701 | DRUM RUN | 276 STANLEY AVE | BROOKLYN | UNKNOWN |
| 1303396 | MOTOR VEHICLE ACCIDENT | GARRISON INLET BRIDGE | BROOKLYN | UNKNOWN |
| 1301270 | LOADING DOCK | 10110 FOSTER AVE | BROOKLYN | UNKNOWN |
| 1216238 | ROADWAY SPILL | GARRISON BEACH ST/LOUIS AVE | BROOKLYN | UNKNOWN |
| 1211499 | BASEMENT | 36 PARGETHE STREET | BROOKLYN | UNKNOWN |
| 1209775 | BROOKLYN | ALL STREETS | BROOKLYN | UNKNOWN |
| 1208189 | SANDY FOLLOW UP | MARGINEL STREET | BROOKLYN | UNKNOWN |
| 1207169 | STREET | WHIKOSS AVE | BROOKLYN | UNKNOWN |
| 1206293 | ON ROAD (BUS #6493) | FRESH POND RD AND 6TH AVE | BROOKLYN | UNKNOWN |
| 1204507 | GENERATOR LEAK AND FIRE (US POWER GEN) | 1 WHALE COURT | BROOKLYN | UNKNOWN |
| 1201439 | BROOKLYN CRUISE TERMINAL | BROOKLYN CRUISE TERMINAL | BROOKLYN | UNKNOWN |
| 1113535 | DEP CONSTRUCTION SITE | 1887 RALPH AVE | BROOKLYN | UNKNOWN |
| 1101447 | POLE # 62699 | 2715 ROUND ST | BROOKLYN | UNKNOWN |
| 1003496 | TM # 78 | NORTHSIDE OF MONTROSE AVE | BROOKLYN | UNKNOWN |
| 1002941 | ON ROADWAY | ON BQE BETWEEN | BROOKLYN | UNKNOWN |
| 0914587 | 219027; 86 STREET AND 17 STREET | 86 STREET AND 17 STREET | BROOKLYN | UNKNOWN |
| 0912508 | REGULATOR OH-6 | BROOKLYN ARMY TERMINAL | BROOKLYN | UNKNOWN |
| 0906724 | HTV 5534 | LIRR TRAIN YARD/ATLANTIC AVE PACIFIC ST | BROOKLYN | UNKNOWN |
| 0808967 | DRUM RUN | RYERSON AVE | BROOKLYN | UNKNOWN |
| 0808869 | ADVANCED READY MIX | 239 INGRAHM ST | BROOKLYN | UNKNOWN |
| 0807442 | BROOKLYN CRUISE TERMINAL | 1 CRUIZE WAY | BROOKLYN | UNKNOWN |
| 0712922 | BREE AVE AND BRIGGS AVE | BREE AVE AND BRIGGS AVE | BROOKLYN | UNKNOWN |
| 0706451 | ONE PINT FROM AERIAL XFMR ON POLE | IN FRONT OF 230-50 EDGEWOOD AVE | BROOKLYN | UNKNOWN |
| 0701967 | SPRAGUE ENERGY TRUCK | 2449 HALLWAY AVE | BROOKLYN | UNKNOWN |
| 0701086 | FORMER BUS YARD | CARLTON AVE | BROOKLYN | UNKNOWN |
| 0611241 | HESS TERMINAL | PORT STREET | BROOKLYN | UNKNOWN |
| 0610884 | PARKING LOT | 909 PROMOTIONAL DEV. IND | BROOKLYN | UNKNOWN |
| 0607043 | DEP FACILITY | WEST SIDE OF DIGESTER BUI | BROOKLYN | UNKNOWN |
| 0606084 | UNKNOWN | UNKNOWN | BROOKLYN | UNKNOWN |
| 0602892 | MANHOLE#67572 | BERGEN ST & CRESENT AVE | BROOKLYN | UNKNOWN |
| 0511386 | MANHOLE 66088 | WEST SIDE ALABAMA AVE | BROOKLYN | 11207 |
| 0503928 | MANHOLE 23700 | PALISADES AVE | BROOKLYN | UNKNOWN |
| 0500274 | GRAVES END | NEW YORK HARBOR | BROOKLYN | UNKNOWN |
| 0402577 | ON THE ROADWAY | BAYRIDGE/COLONIE RD | BROOKLYN | 11209 |
| 0307966 | SPILL NUMBER 0307966 | QUEENS CO. HOSPITAL | BROOKLYN | UNKNOWN |
| 0302368 | MANHOLE 5919 | FORT HAMILTON PKW/E 30TH | BROOKLYN | UNKNOWN |
| 0211699 | IN THE 11ST ST  CONDUT | BROOKLYN SIDE OF TUNNEL | BROOKLYN | UNKNOWN |
| 0211277 | SPILL NUMBER 0211277 | 400 KINGSLAND AVE | BROOKLYN | UNKNOWN |
| 0210185 | 11TH ST YARD | 11TH ST | BROOKLYN | UNKNOWN |
| 0207970 | OPPOSITE | 1630 SEMARKS AVE | BROOKLYN | UNKNOWN |
| 0203531 | SPILL NUMBER 0203531 | PLEASANT & METROPOLITAN | BROOKLYN | UNKNOWN |

| | | | | |
|---|---|---|---|---|
| 0201365 | NEW YORK HARBOR | BAY ANCHORAGE | BROOKLYN | UNKNOWN |
| 0111071 | CONSTABLE HOOK REACH | LOWER NY HARBOR | BROOKLYN | UNKNOWN |
| 0104610 | CORONA YARD | UNKNOWN | BROOKLYN | UNKNOWN |
| 0011040 | STAPLETON ANCHORAGE | NONE | BROOKLYN | UNKNOWN |
| 0010600 | STAPLETON ANCHORAGE | NEW YORK HARBOR | BROOKLYN | UNKNOWN |
| 0006996 | SHEEPSHEAD BAY | BELT PARKWAY | BROOKLYN | 11235 |
| 0006744 | MANHOLE 1570 | BRIGHTON BEACH AVE/BRIGHTO | BROOKLYN | 11235 |
| 0402144 | AMBROSE ANCHORAGE | ATLANTIC OCEAN | CONEY ISLAND | UNKNOWN |
| 0813847 | KSEA - HUDSON MARINE BARGE SPILL | ATLANTIC OCEAN-LOWER NY BAY | KINGS CO | UNKNOWN |
| 9501835 | LOWER NEW YORK BAY | BUOY #9 AMBROSE CHANNEL | MANHATTAN | UNKNOWN |
| 9307139 | NY HARBOR | NY HARBOR | MANHATTAN | UNKNOWN |
| 9313150 | GRAVESEND BAY - NY HARBOR | GRAVESEND BAY - NY HARBOR | NEW YORK | UNKNOWN |
| 9312977 | DDNEW YORK HARBOR ANCORAG | NEW YORK HARBOR | NEW YORK | UNKNOWN |
| 0813250 | BALLANGEN (SHIP) LAT 40"35.2N LONG 74"01.7W | GRAVES END BAY | NEW YORK | UNKNOWN |
| 0806423 | NEW YORK HARBOR OUTER ANCHORAGE. | NEW YORK HARBOR | NEW YORK | UNKNOWN |
| 9706221 | GRAVES END BAY | GRAVES END BAY | NEW YORK CITY | UNKNOWN |
| 9007095 | BRIGHTON BEACH AVE/BKLYN | BRIGHTON BEACH AVENUE | NEW YORK CITY | 11235 |
| 9004976 | CONEY ISLAND CHANNEL | CONEY ISLAND CHANNEL | NEW YORK CITY | UNKNOWN |
| 8901733 | 6TH ST & 27TH ST/BKLYN | 6TH STREET & 27TH STREET | NEW YORK CITY | UNKNOWN |
| 8810118 | BLDG 3 SUB STATION/BKLYN | BLDG 3 SUB STATION | NEW YORK CITY | UNKNOWN |
| 0814069 | AMBROSE CHANNEL LOWER BAY | UNK | NEW YORK CITY | UNKNOWN |
| 9205930 | NYC HARBOR | NYC HARBOR | NYC | UNKNOWN |
| 8605967 | 12 HRS OFF NY COAST/VESSE | 12 HRS OFF N.Y. COAST | NYC | UNKNOWN |

Petroleum Bulk Storage Facilities

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| 2-237280 | 1160 REALTY CO | 1160 REALTY CO | BROOKLYN | UNKNOWN |
| NY01070 | A & B PARTNERSHIP | 6 12STANTONST | BROOKLYN | 11235 |
| NY02247 | BUR WATER POLLUTION | | BROOKLYN | 11235 |
| NY03182 | DEPT OF PARKS | | BROOKLYN | UNKNOWN |
| NY08951 | SECO MANAGEMENT | B KLYN NY | BROOKLYN | UNKNOWN |

Hazardous Waste Generation or Transport Facilities

| FACILITY ID | FACILITY NAME | STREET | CITY | ZIP |
|---|---|---|---|---|
| NYP000936856 | US COAST GUARD | SANDY HOOK BAY | | UNKNOWN |
| NYP000788471 | USEPA | ERRD | BROOKLYN | UNKNOWN |
| NYP000928275 | CONSOLIDATED EDISON | 875 KAGERS AVE | BROOKLYN | UNKNOWN |
| NYP000928846 | CONSOLIDATED EDISON | MH 64217-BROOKLYN GRAND | BROOKLYN | UNKNOWN |
| NYP000928853 | CON ED - TM 2785 | 4301-17 1 AVE | BROOKLYN | 11235 |
| NYP000941666 | BELL ATLANTIC-NY | CONEY ISLAND AVE + BRIGHTON MH | BROOKLYN | 11235 |
| NYP000959957 | VERIZON | NEPTUNE & BRIGHTON AVE | BROOKLYN | 11235 |
| NYP003661386 | NYCDEP | 27 23 16TH ST | BROOKLYN | UNKNOWN |
| NYP004057972 | CONSOLIDATED EDISON | MH21248 | BROOKLYN | UNKNOWN |
| NYP004059010 | CONSOLIDATED EIDSON | N/S | BROOKLYN | UNKNOWN |
| NYP004070264 | CONSOLIDATED EDISON | MH12645 | BROOKLYN | UNKNOWN |
| NYP004074357 | CONSOLIDATED EDISON | MH61205 | BROOKLYN | UNKNOWN |
| NYP004076185 | CONSOLIDATED EDISON | MH7746 | BROOKLYN | UNKNOWN |
| NYP004088738 | CONSOLIDATED EDISON | MH32826-BRIGHTON BEACH /CONEY | BROOKLYN | UNKNOWN |
| NYP004088910 | CONSOLIDATED EDISON | V7460-CONEY IL & BRIGHTON * | BROOKLYN | 11235 |
| NYP004103321 | CONSOLIDATED EDISON | BRIGHTON ST & BRIGHTON AVE | BROOKLYN | 11235 |
| NYP004136180 | CONSOLIDATED EDISON | MH24778-E21ST CONCLAVE I | BROOKLYN | UNKNOWN |
| NYP004192154 | CONSOLIDATED EDISON MH27077 | MH27077 | BROOKLYN | UNKNOWN |
| NYP004241048 | CONED | CONEY ISLAND AVE | BROOKLYN | UNKNOWN |
| NYP004276549 | CON EDISON | F/O 40 BRIGHTON 11TH AVE BROOK | BROOKLYN | UNKNOWN |
| NYP010000966 | NYCDEP | 16 BRIDGEWATER ST | BROOKLYN | UNKNOWN |
| NYR000110403 | NYCT-BRIGHTON LINE BENTS 176-251 | W. BRIGHTON 1ST ST. & | BROOKLYN | UNKNOWN |
| NYR000110411 | NYCT-BRIGHTON LINE BENTS 100-176 | S. CASS PL. TO BRIGHTON 1ST ST | BROOKLYN | 11235 |
| NYD982269870 | PENNZOIL CO JIFFY LUBE INTERNATIONAL | 92 EAST AVENUE | CONEY ISLAND | UNKNOWN |
| NYR000077941 | NYC DOT | CONEY ISLAND | CONEY ISLAND | 11234 |
| NYP004152864 | CONSOLIDATED EDISON | QUENTEN RD & CONEY ISLAND | CONY ISLAND | 11224 |

| | | | | | |
|---|---|---|---|---|---|
| NY0000010363 | NYCDOT | | N/S | N/S | UNKNOWN |
| NYP004049482 | CONSOLIDATED EDISON | | 4 IRVING PLACE RM 300 | NEW YORK | UNKNOWN |
| NYP004141438 | CONSOLIDATED EDISON | | 4 IRIVNG PL RM 828 | NEW YORK | UNKNOWN |

Hazardous Substance Waste Sites

| FACILITY ID | FACILITY NAME | | STREET | CITY | ZIP |
|---|---|---|---|---|---|
| NY0043 | BUG, CONEY ISLAND WORKS | | NEPTUNE AVENUE & SHELL ROAD | BROOKLYN | 11224 |

Wastewater Discharges

| FACILITY ID | FACILITY NAME | | STREET | CITY | ZIP |
|---|---|---|---|---|---|
| NYU200022 | NYCDEP OMNIBUS IV ORDER | | | | UNKNOWN |
| NYU900073 | NEW YORK CITY TRANSIT AUTH. | | | | UNKNOWN |

Air Releases

| FACILITY ID | FACILITY NAME | | STREET | CITY | ZIP |
|---|---|---|---|---|---|
| 3604700161 | MOT/ARMY | | NO STREET ADDRESS | BROOKLYN | UNKNOWN |
| 3604700354 | NYC SANITATION DEPT | | NO STREET ADDRESS | CONEY ISLAND | 11224 |
| NY047X4UE | SUPERIOR FIBRES INC | KINGS (B | NO STREET ADDRESS | NO CITY NAME | UNKNOWN |
| NY047XAXP | SHARMONT REALTY | KINGS (B | NO STREET ADDRESS | NO CITY NAME | UNKNOWN |

## Hazardous waste codes presented in individual Toxic Information Profiles are defined below.

B002 Petroleum oil or other liquid containing 50 ppm or greater of PCBs but less than 500 ppm PCBs. This includes oil from electrical equipment whose PCB concentration is unknown, except for circuit breakers, reclosers and cable.

B007 Other PCB Wastes including contaminated soil, solids, sludges, clothing, rags, and dredge material.

Source: U. S. Environmental Protection Agency

# How Toxic Site Locations Are Mapped

Toxics Targeting maps toxic site locations on a digital version of the U. S. Census map or those used by local authorities using addresses and map coordinates provided by site owners/operators or government agencies. In order to allow site locations to be verified independently, the information used to map each site is presented in the first section of each Toxic Site Profile, along with a description of the mapping technique used and any address corrections that were made in order to locate toxic sites with incomplete or inadequate site location information. The mapping process is explained below.

Map Identification Number: 12

Site Name: Acme World Manufacturing, Inc.

Site Address: 55 Main Street

Anytown, NY 11797

MAP LOCATION INFORMATION

Site location mapped by:

Address Matching

1) Most toxic sites are mapped by matching addresses provided by site owners/operators or government agencies with locations on a digital version of the street or parcel map. These site locations are identified with the method used to map them.

Note: Some sites have an address match location and a map coordinate location. Both locations are mapped because they can be equally correct.

or Map Coordinate

2) Some toxic sites are located using map coordinates provided by site owners/ operators or government agencies. These site locations are identified "map coordinate." Map coordinates for Toxic Wastewater Discharges, Toxic Release Inventory sites and Major Oil Storage Facilities should be considered suspect.

or Manual Mapping

or Site Visit

3) Incomplete addresses or map coordinates require some site locations to be determined by commercial street maps (manual mapping), site visits, map coordinates from other databases and address location services. Application of any of these methods is identified accordingly.

ADDRESS CHANGE INFORMATION

Revised Street: NO CHANGE

Revised zip code: NO CHANGE

4) Site addresses are sometimes corrected to eliminate obvious errors that prevent sites from being mapped. All address corrections are noted here.

# Information Source Guide

*Toxics Targeting's Environmental Reports* contain government and other information compiled on 21 categories of reported known or potential toxic sites. Each toxic site database is described below with information detailing a) the source of the information, b) the date when each database is covered to and c) when *Toxics Targeting* obtained the information..

1) **National Priority List for Federal Superfund Cleanup:** Toxic sites nominated for cleanup under the Federal Superfund program. Annual compilation of special two-page detailed profiles of NPL sites. Also includes delisted NPL sites.
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.[1]
Data attributes updated from: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.
New Facilities updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.

2) **Inactive Hazardous Waste Disposal Site Registry:** New York State database that maintains information and aids decision making regarding the investigation and cleanup of toxic sites. The Registry's data includes two-page profiles noting site name, ID number, description, classification, cleanup status, types of cleanup, owner information, types and quantities of contaminants, and assessment of health and environmental problems. Also included are sites that qualify for possible inclusion on the Registry. These Registry Qualifying sites may or may not be on the Site Registry.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]
Data attributes updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.
New Facilities updated to: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.

3) **Corrective Action Activity (CORRACTS):** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency[1]
Data attributes updated through: 4/11/2013. Data obtained by Toxics Targeting: 4/17/2013.
New facilities updated through: 4/11/2013. Data obtained by Toxics Targeting: 4/17/2013.

4) **CERCLIS:** Toxic sites listed in the Federal Comprehensive Environmental Response, Compensation and Liability Information System. Includes Active and No Further Remedial Action Planned (NFRAP) sites.
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.[1]
Data attributes updated through: 4/25/2013. Data obtained by Toxics Targeting: 7/2/2013.
New Facilities updated through: 4/25/2013. Data obtained by Toxics Targeting: 7/2/2013.

5) **Brownfield Programs:** NYS programs for sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.
ASTM required.* Source: New York State Department of Environmental Conservation.[2]
Data attributes updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.
New Facilities updated to: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.

(a) **Brownfield Cleanup Program (BCP)**
(b) **Voluntary Cleanup Program (VCP)**
(c) **Environmental Restoration Program (ERP)**

6) **Solid Waste Facilities:** a compilation of the following 2 databases:

(a) **NYS Solid Waste Registry:** which includes, but is not limited to, landfills, incinerators, transfer stations, recycling centers.
ASTM required.* Fannie Mae required.** Source: New York State Dept. of Environmental Conservation.[2]
Data updated to: 12/31/2001. Data obtained by Toxics Targeting: 3/16/2002.

(b) **1934 Solid Waste Disposal Site in New York City:** which includes sites operated by municipal authorities circa 1934. Source: City of New York Department of Sanitation (1984). The Waste Disposal Problem in New York City: A Proposal For Action.

7) **RCRA Hazardous Waste Treatment, Storage or Disposal Facility Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the DEC's Bureau of Hazardous Waste Facility Compliance pursuant to NYS Law and the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]

New facilities updated through: 4/15/2013. New facilities obtained by Toxics Targeting: 4/22/2013.
Manifest transactions data updated to: 4/15/2013. Manifest transactions data obtained by Toxics Targeting: 4/22/2013.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency[1]
New facilities updated through: 4/11/2013. Data obtained by Toxics Targeting: 4/17/2013.
Data attributes updated through: 4/11/2013. Data obtained by Toxics Targeting: 4/17/2013.

8) **Spills Information Database:** Spills reported to the DEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from Petroleum Bulk Storage Regulations) or 6 NYCRR Section 595.2 (from Chemical Bulk Storage Regulations). This database includes both *active* and *closed* spills.
ASTM required.* Fannie Mae.** Source: NYS Department of Environmental Conservation.[2]

New spills through: 4/29/2013 New spills data obtained by Toxics Targeting: 4/29/2013
Spill attribute data through: 9/20/2013 Spill attribute data obtained by Toxics Targeting: 9/20/2013

Active spills: paperwork not completed. Closed spills: paperwork completed.
Both active and closed spills may or may not have been cleaned up (see Date Cleanup Ceased in spill profiles).

9) **Major Oil Storage Facilities:** NYS database of facilities licensed pursuant to Article 12 of the Navigation Law, 6NYCRR Parts 610 and 17NYCRR Part 30, such as onshore facilities or vessels, with petroleum storage capacities equal to or greater than four hundred thousand gallons. **Tank & other data withheld by NYSDEC as of 4/1/2002**.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]

Data updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.

10) **Petroleum Bulk Storage Facilities:** a compilation of local and state databases of aboveground and underground petroleum storage tank facilities.

(a) **NYS Petroleum Bulk Storage Database:** This includes all New York State counties except Cortland, Nassau, Rockland, Suffolk, and Westchester. ASTM required.* Fannie Mae required.**
Source: NYS Department of Environmental Conservation.[2]
New facilities updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.
Tank data updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.

(b) **New York City Fire Department Tank Data:** **Data has been withheld by the NYC Fire Dept.**
Source: New York City Fire Department. Data obtained by Toxics Targeting: 2/18/1997

11) **RCRA Hazardous Waste Generators and/or Transporters Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the NYS Department of Environmental Conservation's Bureau of Hazardous Waste Facility Compliance pursuant to New York State Law.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]

New facilities updated through: 4/15/2013. New facilities obtained by Toxics Targeting: 4/22/2013.
Manifest transactions data updated to: 4/15/2013. Manifest transactions data obtained by Toxics Targeting: 4/22/2013.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency[1]

New facilities updated through: 4/11/2013. Data obtained by Toxics Targeting: 4/17/2013.
Data attributes updated through: 4/11/2013. Data obtained by Toxics Targeting: 4/17/2013.

12) **Chemical Bulk Storage Facilities:** New York State database of facilities compiled pursuant to 6NYCRR Part 596 that store regulated substances listed in 6NYCRR Part 597 in aboveground tanks with capacities greater than 185 gallons and /or in underground tanks of any size. **Tank & other data withheld by NYSDEC as of 4/1/2002**.
ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.[2]
Data updated through: 5/2/2013. Data obtained by Toxics Targeting: 5/2/2013.

13) **Historic New York City Utility Facilities (1898 to 1950):** An inventory of selected power generating stations, manufactured gas plants, gas storage facilities, maintenance yards and other gas and electric utility sites identified in various historic documents, maps and annual reports of New York utility companies, including: Sanborn Fire Insurance Maps of NYC (1898-1950); Consolidated Edison Co. Annual Reports (1922-1939); Consolidated Edison Co. Map: "Boroughs of Manhattan and the Bronx Showing Distribution Mains of the New York Edison Co.," (1922); and Consolidated Edison document: "Generating and Annex Stations," (1911).

14) **Hazardous Substance Waste Disposal Site Study:** NYS database of waste disposal sites that may pose threats to public health or the environment, but could not be remediated using monies from the Hazardous Waste Remedial Fund.
Source: New York State Department of Environmental Conservation.[2]
Data updated to: 5/16/2000. Data obtained by Toxics Targeting: 5/16/2000.

15) **Toxic Release Inventory (TRI):** Federal database of manufacturing facilities required under Section 313 of the Federal Emergency Planning and Community Right-to-Know Act to report releases to the air, water and land of any specifically listed toxic chemical. See Fannie Mae requirement** below.
Source: U. S. Environmental Protection Agency.[1] / NYS Department of Environmental Conservation[2]
Data updated through: 3/8/2004. Data obtained by Toxics Targeting: 3/25/2004

16) **Toxic Wastewater Discharges (Permit Compliance System):** Federal database of discharges of wastewater to surface waters and groundwaters. See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency.[1]
Data updated through: 6/17/2004. Data obtained by Toxics Targeting: 7/19/2004.

17) **Air Discharge Facilities:** EPA AIRS database containing address information on each air emission facility and the type of air pollutant emission it is. Compliance information is also provided on each pollutant as well as the facility itself.
See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency[1]
Data updated through: 11/24/1999. Data obtained by Toxics Targeting: 1/6/2000

18) **Civil Enforcement & Administrative Docket:** This database is the U. S. EPA's system for tracking administrative and civil judiciary cases filed on behalf of the agency by the Department of Justice. Fannie Mae required.**
Source: U. S. Environmental Protection Agency.[1]
New Sites through: 10/14/1999.
Data updated through: 10/14/1999. Data obtained by Toxics Targeting: 11/18/1999.

19) **New York City Environmental Quality Review (CEQR) – E Designation Sites:** These sites are parcels assigned a special environmental ("E") designation under the CEQR process. E designation requires specific protocols that must be followed. Source: New York City Department of Planning[3]
Data updated through: 5/22/2013. Data obtained by Toxics Targeting: 5/30/2013

20) **Emergency Response Notification System (ERNS):** Federal database of spills compiled by the Emergency Response Notification System. On-site searches only.
ASTM required.* See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency.[1]
Data updated through: 1/31/2000. Data obtained by Toxics Targeting: 2/15/2000

21) **Remediation Site Borders:** Remediation site borders reported by NYSDEC.
Source: New York State Department of Environmental Conservation.[2]
Updated through: 4/8/2009. Data obtained by Toxics Targeting: 7/21/2009.

* American Society of Testing Materials: Standard Practice on Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05).
** Fannie Mae's Part X Environmental Hazards Management Procedures specify 1.0 mile searches for "any state or Federal list of hazardous waste sites (e.g. CERCLIS, HWDMS etc.)." Searches for the property and adjacent properties are specified for "chemical manufacturing plants," "obvious high risk neighbors engaging in storing or transporting hazardous waste, chemicals or substances" and "...any documented or visible evidence of dangerous waste handling... (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds, etc." Searches for property and adjacent properties can include sites up to a quarter mile away (W. Hayward, Director, Multi-Family Business Planning and Control, Fannie Mae, personal communication, 5/94).

[1]U. S. Environmental Protection Agency, 290 Broadway, NY, NY 10007-1866.

[2]NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233.

[3]New York City Department of City Planning, 22 Reade St, New York, NY 10007-1216

# Appendix E
# All Comments on DEIS

**CHAIM M. DEUTSCH**
COUNCIL MEMBER, 48TH DISTRICT

**CITY HALL OFFICE**
250 BROADWAY
NEW YORK, NY 10007
(212) 788-7360

**DISTRICT OFFICE**
2401 AVENUE U, FIRST FLOOR
BROOKLYN, NY 11229
(718) 368-9176
FAX (718) 368-9160

**THE COUNCIL OF THE CITY OF NEW YORK**

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PUBLIC SAFETY
WATERFRONTS

May 5, 2014

Colleen Alderson, Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10006

RE: Draft Environmental Impact Statement
New Brighton Comfort Stations
CEQR#14DPR 005K

Dear Ms. Alderson,

Last year, concerns regarding safety of the proposed location and specifications of the New Brighton Comfort Station prompted nearby residents to file a lawsuit against the city and, following an August 27, 2013 Brooklyn Supreme Court decision, the NYC Parks Department was required by court order to conduct an Environmental Impact Study (EIS).

Having heard the safety issues raised by my constituents, I looked forward to learning the results of this new study. In March 2014, however, a draft of the EIS was published, which showed that the original proposed site and plans for the comfort station would indeed result in a highly resilient, safe, and much needed amenity for residents and visitors to the area. Alternatives were also proposed, but none of these options presented a plan that would lead to an increase in safety.

In fact, some alternatives, such as lowering the height of the comfort station, would potentially decrease the structure's ability to resist storm surges. Of the 15 replacement comfort stations in use during last year's beach season, all of them conformed to the same FEMA standards that were applied in designing the New Brighton Comfort Station — including its height. It seems highly unreasonable to deviate from these standards, which were designed to maximize safety, at this point in time.

With a study showing that the original plans were sound, there are also fiscal issues surrounding the comfort station's relocation, which deserve careful consideration. By the time of the 2013 Brooklyn Supreme Court ruling, a great deal of work had already been completed on the comfort station at its original site, including surveys, pre-boring tests, and the installation of 16 concrete pilings. This work represents a considerable investment, and I cannot endorse a plan that would abandon those expenses without good reason.

Therefore, having carefully considered the draft EIS, it is impossible for me to endorse the alternative plans proposed for the Brighton Beach Comfort Station. I am satisfied that the safety concerns have been sufficiently addressed, and that the comfort station's original location and specifications remain the best option for ensuring New Yorkers have the safe bathroom facilities that they deserve.

Sincerely,

Chaim Deutsch
Council Member, 48th District

# Testimony
# Public Scoping Meeting held by New York City of Parks and Recreation on the subject of the construction of a Modular Comfort Station on Brighton Beach near Oceania Condominium and Club
# By New York State Senator Diane J. Savino

Held March 20th, 2014 at the Shorefront YM-YWHA of Brighton.

Hello. I am New York State Senator Diane Savino , and I represent the 23rd District in the New York State Senate. Thank you for coming to the heart of my district for this hearing.

On behalf of my constituents in Brighton Beach, I am here today to enter into the public record my strong opposition to The New Brighton Comfort Station as it was originally proposed, and my support for one of the alternatives proposed by the New York City Department of Parks and Recreation.

I would like to thank the New York City Department of Parks and Recreation for reconsidering certain aspects of the proposed comfort station. Thank you for listening to the community, and working with them by proposing alternatives to the originally proposed plan for this newly constructed comfort station. Like many of my constituents, of all the alternatives proposed, I am in support of Alternative 1B, because it at least answers some of the concerns that the community and I share about the previous proposal.

As we all know too well, last year Superstorm Sandy changed the way we look at our waterfront communities. City and State agencies are working very hard to make our neighborhoods more resilient, which is a very daunting task. All along the peninsula, from Seagate to Brighton Beach, we saw massive destruction to our infrastructure. Our beloved Boardwalk, sewer lines and utilities all needed to be repaired and replaced. This included Department of Parks comfort stations located along the beach.

That being said, the comfort station as it was originally proposed, to be sited on the beach between Coney Island Avenue and Seacoast Terrace, was a poor planning decision by the New York City Parks Department. I had agreed wholeheartedly with the residents of Brighton Beach that this facility would prove to have a negative effect on the community as a whole, and it needed to at the very least be modified.

While I am still disappointed that the process by which this facility has been built, had been completely counter to many of New York City Parks Department's own guidelines and regulations in locating and constructing a facility such as this, my constituents and I are thankful that the Parks Department has been willing to make changes to the actual construction, design, and location of it.

Under alternative 1B, it appears many of the problems the community and I had with the construction, design, and location of the original proposal seem to have been mitigated. We greatly appreciate the Department of Parks' ability to deal with

the problems created, and make changes to the proposal that address and fix them.

These changes proposed in Alternative 1B, which I am greatly in support of include:

1) Moving the location of the facility from between Coney Island Avenue and Seacoast Terrace to a location that is of low elevation West of Coney Island Avenue. In this new location, it is less of an eyesore to the community and condominium owners in the area and it doesn't effect the view of the beach and of the ocean. In addition, the location proposed in Alternative 1B places the facility is adjacent to a parking lot and a fenced in basketball and tennis court, which is significantly better than placing it directly in front of a residential building. Lastly, this location is at an optimum placement for beachgoers and tourists, and doesn't not block access to the beach for elderly and disabled residents, and it is a location where the boardwalk is significantly wider than at the other spot.

2) Making the size of the Comfort Station smaller and lower in height is a crucial change, because it makes it more in line with the character of the other structures and buildings in the neighborhood.

3) Having the entrance of the public bathrooms no longer face the street and the boardwalk is also a strong improvement to the previous proposal, and the residents of Oceana Towers would be greatly thankful for this if implemented. The residents were very concerned about the sights and smells that would occur

with the entrance of the bathrooms and comfort station in their sightlines and 90 feet away from their windows.

In conclusion, while I remain strongly opposed to the original plan, I am supportive of Alternative 1B, as proposed by the New York City Department of Parks. While I am still concerned about other factors regarding the construction of this facility, I am glad the Department of Parks has been willing to listen to the residents of this neighborhood and community, and have been inclusive of Elected Officials like myself in the process, and make changes to this proposed facility that will lessen the negative impact on the residents who have to live nearby this facility.

Thank you.

**DISTRICT OFFICE**
445 NEPTUNE AVENUE
COMMUNITY ROOM 2C
BROOKLYN, NY 11224
(718) 373-9673
**FAX:** (718) 373-0195

**CITY HALL OFFICE**
250 BROADWAY, SUITE 1776
NEW YORK, NY 10007
(212) 788-7045
**FAX:** (212) 788-7769

THE COUNCIL
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COUNCIL MEMBER, 47TH DISTRICT, BROOKLYN

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PLANNING, DISPOSITIONS, AND CONCESSIONS

May 5, 2014

Colleen Alderson
Director of Parkland
NYC Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**RE: Draft Environmental Impact Statement**
**New Brighton Comfort Stations**
**14DPR 005K**

Dear Ms. Alderson:

At a time when our city's infrastructure is literally falling apart, the city simply cannot entertain the idea of spending millions of dollars to relocate a bathroom. We must preserve every single available penny to strengthen and rebuild our critical infrastructure, which suffered major damage as a result of Superstorm Sandy.

The beach and boardwalk might serve as recreation for tourists, but it is the first line of defense for locals against Mother Nature's fury. For the city to use precious resources to move a bathroom is simply unconscionable and indefensible.

Decisions regarding the placement of public facilities should always take into account the overall needs of the community. Numerous residents have reported to my office that they would rather use the money to fix sewers and boardwalk conditions to improve their quality of life.

I stand in solidarity with my constituents and their needs.

Sincerely,

Mark Treyger
Member, NYC Council (47th District)

# Natural Resources Protective Association

P.O. Box 050328 Staten Island, NY 10305 (718) 987-6037

*Established 1977*

**Executive Director**
**Ida Sanoff**

**Secretary**
**Richard Chan**

**Treasurer**
**John Malizia**
*Fisherman's Conservation Association*

**Environmental Coordinator**
*Keith W. Jacobsen*
*North Shore Community Coalition for Environmental Justice*

**East Shore Coordinator**
*Dominic Cenatiempo*

**Trustees**

**Charles Perry**
*Protectors of Pine Oak Woods*

**Anthony Rose**
*Staten Island Divers*

**James Scarcella**
*Friends of Clearwater*

**Martin Schreibman Ph.D.**
*Brooklyn College AREAC*

**John Tanacredi Ph.D.**
*Molloy College*

**Andrew Willner**
*NY/NJ Baykeeper*

**Cindy Zipf**
*Clean Ocean Action*

April 3, 2014

Colleen Alderson, Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10065

BY U.S. MAIL AND ELECTRONIC MAIL

**RE: Draft Environmental Impact Statement**
**New Brighton Comfort Stations**
**CEQR #14DPR 005K**

Dear Ms. Alderson:

The Natural Resources Protective Association (NRPA) is a city wide, all volunteer membership organization, focusing on shoreline and open space issues and preservation of marine habitat.

We have reviewed hundreds, perhaps thousands of Environmental Assessments, Environmental Impact Statements, Management Plans, Dredging Permits and related documents over the years. Yet we have never seen a project as problematic as this one.

The New Brighton comfort station project began as a Type 2 action for an in kind replacement of an existing comfort station that was destroyed by Hurricane Sandy. It was to be constructed on the same location that the previous comfort station had occupied for 70 years. However, the old structure was located under the boardwalk and the proposed project was for an elevated design that would comply with new FEMA guidelines.

The proposed structure is one of 17 elevated lifeguard stations and comfort stations, all of similar design, planned for 15 locations throughout New York City. The DEIS states that "all but two of the 17 planned replacement comfort stations ...were subsequently installed and in use during the 2013 beach season".

The proposed project site is approximately 100 feet from the Oceana Condominium complex and separated from it by a wide, existing garden area, as well as the boardwalk itself. Work on the New Brighton comfort station began in 2013 and included various surveys, test borings and other pre-construction work. In addition, 16 concrete pilings were installed. Work was temporarily halted when below ground obstructions were encountered and some modifications were needed. Twelve pilings must still be installed, as well as the comfort station structures, which are currently onsite, in a holding area.

However, residents of the Oceana Condominium complex were supposedly concerned about the safety of the proposed elevated design in a storm surge and ultimately obtained a court order that resulted in this DEIS. NRPA of course, fully supports shoreline safety. But based on the testimony provided at the Public Hearing of March 20, 2014, it now appears that the primary concern here is not safety, but the views from a handful of luxury condo apartment windows.

The focal point of this DEIS has now become whether or not a city agency should ignore FEMA safety guidelines, and move this project to a less suitable location, at a lower, more damage prone elevation, at considerable expense to the public, in order to satisfy a handful of people who don't want to look at it. At the Public Hearing, a number of people stated that the proposed elevated comfort stations were "ugly" and "monstrous". But these structures were not designed to be works of art in a museum; they were designed to be durable, safe, utilitarian, public conveniences. It should be noted that aesthetics were vetted when the project was reviewed and approved by the New York City Design Commission.

Moving a public structure solely because some have decided that they don't want to look at it sets a precedent that any public structure constructed within the sightlines of a residence should be relocated. In similar fashion, anyone who believes that a proposed public structure is unattractive can then demand that it be moved, irrespective of cost, safety or any other criteria.

However, the most troubling issue here is that public safety – the whole point of the court action that resulted in this DEIS - may be compromised if there is a deviation from the original plan. At the Public Hearing, many but not all of the participants stated that they supported Alternative 1 B. This involves relocating the comfort station 350 feet west of the original location, (where most of the pilings have already been placed into the ground) to another location opposite the Shorefront YMHA and installing it level with the boardwalk. But Alternative 1 B is an extremely poor choice and compromises public safety. Lowering the comfort station to boardwalk level where it will be buffeted by a storm surge, substantially increases the likelihood that the comfort station will be damaged and/or that pieces of it will become projectiles. Furthermore, the Shorefront Y is the most important structure in all of Brighton Beach. It is the only large, community space in the area that can accommodate disaster related services. After Hurricane Sandy, it was the epicenter of the neighborhood's relief efforts. Therefore, the safety of this building is paramount. It should also be noted that at the Public Hearing, the Director of the Shorefront Y had concerns about potential impacts from the vibrations of pile driving.

The 2014 New York City Hazard Mitigation Plan lists sixteen "historical" coastal storms that have hit the metro shoreline, beginning in 1821. So it would be disingenuous to believe that Hurricane Sandy was a unique event that will not occur again. Furthermore, New York City believes that there is such a high risk of future storm damage that it has mandated a comprehensive, city wide plan to protect municipal structures. In the face of this, it is difficult to imagine that the Parks Department will pursue an alternative that runs contrary to this mandate, i.e. to construct a municipal facility in such a manner that it does not meet FEMA guidelines. In addition, one of the goals of the 2014 Hazard Mitigation Plan is to "implement mitigation programs that protect critical facilities and services and promote reliability of lifeline systems to minimize impacts from hazards, maintain operations, and expedite recovery in an emergency." The Shorefront Y has already proven its importance as a "critical facility" that was able to "expedite recovery in an emergency". It would be a grave error to do anything that would jeopardize the integrity of this building, i.e. knowingly build an unsafe structure anywhere near it.

**Because of the increased likelihood of storm surge damage to the comfort station at a lower elevation and the possibility of subsequent damage to an important disaster services center, we vehemently oppose the Alternative 1B site. Pursuing this alternative will have significant, far reaching consequences.**

There are other concerns with constructing a structure at a lower elevation, level with the boardwalk, either at Alternative 1B or at the original project site or at any other site. At a time when people have had to elevate their homes, move electrical panels to higher elevations and turn the first floor of their homes into storage areas, why should a city agency, the Parks Department, be given carte blanche to ignore the same FEMA guidelines? **Furthermore, the DEIS states that in order to qualify for FEMA funding, the project would have to adhere to the new codes and standards.** Therefore, if the project were constructed at the lower elevation, either at the 1B site, the original proposed site or any other site, it would **not qualify** for FEMA funding.

There are other cost factors to consider if the project is moved to the Alternative 1 B site or another, as yet to be determined, site. A significant sum of public money was used to survey the proposed site, do soil borings and other construction related studies and sink the existing 16 pilings. If the project were moved to an alternative site, all of this work would have to be duplicated. In addition, the existing 16 pilings would have to be removed, per New York State Department of Environmental Conservation guidelines. Furthermore, if a lower elevation is used, this may require a new design for the pilings. Needless to say, this will add considerably to the cost of the project. So who will foot the substantial cost that will be incurred if the comfort station is constructed at a lower elevation?

The Parks Department is the most woefully underfunded city agency. There are many parks in southern Brooklyn that were in poor condition to begin with and in even worse shape after Sandy. When people complain, they are told that there is no money for repairs. Where is the justification for spending scarce taxpayer funds to please the residents of a few apartments? Where is the justification to use sizable amounts of public funding to preserve the views of a few, while the needs of many remain unmet?

Some people at the Public Meeting said that a comfort station should not be built anywhere near the Oceana apartments and instead, beachgoers should use the comfort station at Brighton 2nd Street, approximately one third of a

mile from the proposed location. This is unacceptable, because a comfort station is badly needed at this location. There were no restroom facilities available in this vicinity last summer, because the previous comfort station had been demolished. The DEIS states that as a result, there were significant health issues. The DEIS includes a Department of Health report indicating that the area around the lifeguard station at the western end of Bay 2 (near the proposed project site where the previous comfort station was demolished) was an "open toilet". It also mentions that numerous complaints were received about the lack of restrooms and poor sanitation in Bays 1-2. The DEIS notes the possibility of run off from the contaminated sand resulting in high coliform counts in the adjacent ocean water. It also describes the health risks of contact with sand and aerosols that are contaminated with human waste. The DEIS adds that human waste contamination is "persistent and accumulative". **So there is no question that a public restroom is desperately needed in the immediate vicinity of the proposed project site.**

In order to avoid a health emergency, a temporary comfort station trailer will be placed on the boardwalk within the next few weeks. But the DEIS notes that it is not designed to withstand beachfront conditions, will not be stable in high winds, is not designed to withstand storm surges, is not resistant to flooding and may even float away in a storm event. Furthermore, it will be located near the Shorefront YMHA, a critical community resource, as described earlier and hurricane season begins in June. Some people at the Public Hearing happily concluded that "temporary has a way of becoming permanent" assuming that the comfort station issue will go away because the temporary trailer will become a permanent installation. Because of the safety issues associated with the trailer, it is imperative that it be used for the 2014 summer season **only** and then removed. There is adequate time to construct a new, permanent comfort station prior to the summer of 2015.

In conclusion, while we understand and sympathize with the Oceana condo owners who do not want to look at a structure that they do not find attractive, there are far more important issues that need to be addressed here. The primary concern, above all, is public safety. The DEIS makes it very clear that elevated comfort stations that conform to FEMA guidelines are the safest option. It also makes clear that there are significant public health issues that can only be resolved if a comfort station is constructed in this immediate area. In addition, moving the comfort station to a location adjacent to the Shorefront Y is inadvisable because of the importance of that structure in emergency situations. Another major factor that must be considered is cost and the responsibility of city agencies to use public funds in the most economical, equitable fashion. The website of the New York City Comptroller, Scott M. Stringer states that his office, "is *responsible for providing an independent voice to safeguard the fiscal health of the City, root out waste, fraud and abuse in City government and ensure the effective performance of City agencies to achieve their goals of serving the needs of all New Yorkers."* We assume that this concept of fiscal health is also observed by the New York City Department of Parks and Recreation. Relocating this project will not only cost a significant amount of public money but will also result in a waste of the considerable sum that has already been expended at the current project site. Relocating it because people find the structure unattractive sets a precedent for other public projects. Therefore, after careful consideration of all of the issues, we support the original plan: Constructing the New Brighton comfort stations on the footprint of the demolished comfort station, at the elevated level that conforms to FEMA guidelines.

Sincerely,

Ida Sanoff, Executive Director

cc: Representative Hakeem Jeffries
Councilmember Chaim Deutsch
Councilmember Mark Treyger
Brooklyn Borough President Eric Adams
New York City Council Parks Committee Chair Mark Levine
Brooklyn Borough Parks Commissioner Kevin Jeffrey
New York City Parks Commissioner Mitchell Silver
New York City Comptroller Scott Stringer
New York State Department of Environmental Conservation, Director Region 2, Venetia Lannon

**From**: People Of Oceana [mailto:peopleofoceana@outlook.com]
**Sent**: Monday, March 17, 2014 10:42 PM
**To**: Jeffrey, Kevin (Parks)
**Subject**: Public Hearing March 20

March 17, 2014

Dear Deputy Commissioner Jeffrey,

In just a couple of days residents of Brighton Beach and surrounding area will come together to discuss and express opinions on the subject of New Brighton comfort station. Without a doubt, residents of Oceana appreciate your involvement in this conflict and see you as someone who is capable of mediating this dispute with the Parks Department. It is important to keep in mind, however, that we at Oceana are a large community, and some of us have ocean views, some are looking at Sea Coast Towers, and some are facing the Coney Island Avenue and Brighton Beach Ave. What unites all of us is a notion that all residents in Brighton Beach must be treated equally. No government action should lead to inequality or create disparity across our community.

The Environmental Impact Statement draft for the proposed New Brighton Comfort Station, recently released by the NYC Parks and Recreation contains several alternatives. One of them is the site just a bit west of Coney Island Ave and across from ShoreFront Y. This proposed alternative site concerns many residents and non-residents of Oceana alike. First of all, from the Oceana residents' point of view, the structures are simply moved from one site near Oceana buildings to another site, but still in very close proximity to Oceana buildings.

Late last year a site such as this one was considered and discussed by many, and Oceana residents clearly expressed their unified opinion against placing a new comfort station anywhere close to Coney Island Ave or ShoreFront Y community Center. That Petition signed by an overwhelming majority of Oceana official representatives is attached here. We are in complete disagreement with both the original and the proposed alternate location for this enormously inappropriate bathroom. The Petition attached includes signatures of 9 (nine) of

the 11 (eleven) residential Condo Boards in the Oceana complex (representing hundreds of unit owners), as well as signatures of numerous individual residents. Clearly, Oceana residents resoundingly have said “No” to elevated comfort station in both proposed locations.

None-Oceana residents in the neighborhood, and ShoreFront Y member-families, are also very much against this alternative location. Their opposition is as follows: the area of Brighton Beach Boardwalk at the end of Coney Island Ave is a favorite place among thousands of local senior citizens, children, and visitors of Shorefront Y Community Center. This is where families meet and spend quality time. This is where the kids’ playground is located on the roof of Shorefront Y Community Center. This is where the Shorefront Y summer camp is located, serving hundreds of children every summer. This is where our kids take tennis lessons at the open court in front of Shorefront Y building. This is where families are having lunches and dinners on the terrace. This is where the community events and concerts are held. This is our historic gateway to an iconic beach, and we want to keep it this way! And, of course, placing these raised bathrooms practically at Coney Island Ave will not eliminate the quality-of-life and public safety concerns of Oceana residents, since they will still be situated in very close proximity to residents of several west side Oceana buildings. In addition, the proposed new alternative location happens to be so close to another residential building at the Brighton 6th Street, with hundreds of low-income elderly residents. We do not believe in resolving a problem of one group of Brighton Beach residents at the expense of another group. These seniors have to be protected as well!

The decision to place elevated comfort station at the Shorefront Y site is a bad one; it will disrupt lives of residents at Brighton 6th St, Bright Water Ct, as well as of hundreds of members of Shorefront Y Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas. New York City has a deep-rooted tradition to keep, preserve and maintain neighborhoods treasured and loved by large groups of local population. Let us continue with this good old tradition. We are very concerned that, feelings of inequality may pit different groups of Brighton Beach residents against each other, creating social tension and unnecessary strain on the community.

Among other alternatives, proposed by the Parks Department there is one, which we support as the most just and fair solution: rebuilding the previously-existed comfort station at the same place where it stayed for over a century (action

alternative 1). Another appropriate option is to place new trailer-style comfort station at the project site using the lowest possible elevation (elevation alternatives 1 and 2).

People of Oceana hope our voices are heard by NYC Parks and Recreation Department and appropriate action is taken. Thank you.

Respectfully,
People of Oceana
Brighton Beach, Brooklyn

From: itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
Sent: Thursday, April 10, 2014 11:10 AM

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Mrs. Leslie Achiaa 125 Oceana Dr. E. #1C, Bklyn, NY 11235

received via Fed Ex 3/18/14

Alex Ustilovsky
Board President
Oceana Homeowners Association
75 Oceana Drive East
Brooklyn, NY 11235
Direct Dial: (917) 805-8649
alex.ustilovsky@gmail.com

March 14, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am writing as a board president of the Oceana Homeowners Association (the "Homeowners Association"), which represents more than three thousand community members who live, own property and raise their families in the Oceana Condominiums ("Oceana") in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside their homes. On behalf of its many affected members, the Homeowners Association therefore looks forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, the Homeowners Association hereby requests that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.[1] As most community members, including Oceana residents, lack the technical expertise needed to evaluate the analyses set forth in the DEIS, the Homeowners Association requires additional time to identify, consult with, and potentially retain experts who can assist them in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the

[1] May 4, 2014 falls on a Sunday. The Homeowners Association has no objection to a longer extension, including the following business day.

proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, the Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, the Homeowners Association requires additional time to provide its own accommodations for Oceana's large population of non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, the Homeowners Association respectfully requests that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

*Alex Ustilovsky*
*President*
*Oceana Homeowners Association*

received 3/18/14 via FedEx

Alex Vulakh
Board Member
Oceana Homeowners Association
70 Oceana Drive East, 3F
Brooklyn, NY 11235
Direct Dial: (917) 803-9711
alexvxela@hotmail.com

March 14, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am writing as a board member of the Oceana Homeowners Association (the "Homeowners Association"), which represents more than three thousand community members who live, own property and raise their families in the Oceana Condominiums ("Oceana") in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside their homes. On behalf of its many affected members, the Homeowners Association therefore looks forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, the Homeowners Association hereby requests that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.[1] As most community members, including Oceana residents, lack the technical expertise needed to evaluate the analyses set forth in the DEIS, the Homeowners Association requires additional time to identify, consult with, and potentially retain experts who can assist them in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the

[1] May 4, 2014 falls on a Sunday. The Homeowners Association has no objection to a longer extension, including the following business day.

proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, the Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, the Homeowners Association requires additional time to provide its own accommodations for Oceana's large population of non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, the Homeowners Association respectfully requests that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

*Alex Vulakh*
*Board Member*
*Oceana Homeowners Association*

From: Kate Arbit [mailto:katie90a@yahoo.com]
Sent: Tuesday, April 08, 2014 9:42 AM
To: Alderson, Colleen (Parks)
Subject: Brighton Beach Bathrooms Petition

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| __Kate Arbit_____ | __*Kate Arbit*_____ | 130 Oceana Drive West_____ |
| _Matt Greenberg_ | ____ *Matt Greenberg* _____ | 130 Oceana Drive West |
| _Zach Arbit_____ | _____ *Z. Arbit* _____ | _130 Oceana Drive West |

| Name | Signature | Address |
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| _Evan Greenberg____ | ___ E. Greenberg_____ | 130 Oceana Drive West |
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From: Olga Davidoff [olgadav1@optonline.net]
Sent: Friday, May 02, 2014 12:03 PM
To: Alderson, Colleen (Parks)
Subject: Oceana residents comment letter!

Hello, Ms.Anderson,
attached is a comment letter of Oceana residents in concern to New Brighton Comfort Station, please review it . We hope that our voices will be heard and count and the right decision will be made.

Thank you.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We are residents of the Oceana community and we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

We oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, we urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

OLGA DAVIDOFF 65 OCEANA DR EAST APT 3B
MICHAEL MASTERKOFF 65 OCEANA DR EAST APT 3B

| | |
|---|---|
| SIMON DAVYDOV | 65 OCEANA DR EAST APT 3B |
| ANGELLA AYRAPETOVA | 65 OCEANA DR EAST APT 5H |
| OLEG KRYPAEV | 65 OCEANA DR EAST APT 5H |
| ALENA KRYPAEV | 65 OCEANA DR EAST APT 5H |

**From:** genia [mailto:bekkermd@hotmail.com]
**Sent:** Wednesday, March 19, 2014 2:31 PM
**To:** Alderson, Colleen (Parks)
**Cc:** natasha maksin
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

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**To:** 'Colleen.alderson@parks.nyc.gov'
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Genia Bekker and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Genia Bekker
135 Oceana Drive East apt 3G
Brooklyn, NY 11235

From: genia [bekkermd@hotmail.com]
Sent: Friday, May 02, 2014 10:01 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My family (including my husband, my two children) and I reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:
(1) in the narrowest section of the boardwalk;
(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;
(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and
(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:
(1) will <u>not</u> be located in front of <u>any</u> residential buildings;
(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;
(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;
(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and
(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, my children attend several supervised programs at the Shorefront Y and I am confident that their security and overall well-being will not be compromised by a low elevation public bathroom situated West of Coney Island Avenue. On the other hand, I am concerned about their safety, well-being and integrity of living conditions if the public bathrooms are place in front of their windows and in front of the Oceana play-ground

(which we call the Great Lawn), as currently proposed by the NYC Department of Parks.

Considering the above, I support alternative 1B as the best choice for my children and family.

Thank you.

Genia Bekker
135 Oceana drive east apt 3G
Brooklyn NY 11235
646-24408489

From: Naira Gagoulachvili [ngagoulachvili@hotmail.com]
Sent: Friday, May 02, 2014 11:59 AM
To: OceanaVoice@gmail.com; Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

My name is David Bidzaia, and I am a resident of Oceana Community.

Please help our Community by moving the toilets to location 1B.

Thank you,
David Bidzaia
45 Oceana Dr E. Apt. 8B
Brooklyn, NY 11235

M. (646) 358 - 2595

From: blaisjc@aol.com [blaisjc@aol.com]
Sent: Friday, May 02, 2014 7:37 PM
To: Alderson, Colleen (Parks)
Cc: fcheyunski@aol.com; blaisjc@aol.com
Subject: Alternative Location 1B - Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms Alderson (Colleen):
Thank you for your attention. Kindly read the attached letter explaining the overall benefits of locating the New Brighton Comfort Station at alternative 1B.
Regards,
Fred Cheyunski and Jeanne Blais-Cheyunski

Frederick F. Cheyunski Ph.D.
65 Oceana Drive East. Unit 1D
Brooklyn, NY 11235

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue. Room 401
New York, New York 10065

May 2, 2014

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K) – Alternative Location 1B**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the ***Draft Environmental Impact Statement ("DEIS")*** for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk; only 90 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children/families living in Oceana would be affected with the toilets mounted in such close proximity to their bedroom, bathrooms, living and dining room windows. This decision appears unfair, and severely damages our community as a whole and, as we have learned, it violates numerous state laws. Accordingly, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and **adopt Location Alternative 1B** – an alternate site that has broad local support.

**Location Alternative 1B** – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's safety interests. This area of the boardwalk is twice as wide as the one proposed and not close to any residential building, Furthermore, this location is near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot, athletic courts and is already separated from the boardwalk by a tall view-obstructing fence. Because of this fence, this location would have no impact on views from the Shorefront YM-YWHA. And., the lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front, only 90 ft., from residences' bedrooms, bathrooms, kitchens and living rooms. To comply with the legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, please instead select Location Alternative 1B.

Respectfully submitted,

Frederick F. Cheyunski

From: Khatia.z Khatia [khatia.z@gmail.com]
Sent: Sunday, May 04, 2014 11:24 AM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.
I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.
The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.
While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.
Respectfully submitted,

Khatuna (Kathy) Bolkvadze
3091 Brighton 3rd street, apt #5B
Brooklyn, NY
11235

From: Larisa Braslavskaya [larisatravelny@gmail.com]
Sent: Thursday, May 01, 2014 9:37 PM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR#14DPR005K)

Dear Ms. Alderson:

I support alternative location 1 B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings of the Oceana condominium.
On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront will be separated from location 1 B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Therefore, alternative 1 B is the best location for the entire community..

Thank you,
Larisa Braslavskaya
155 Oceana Drive East Apt 6H
Brooklyn, NY,11235

From: Ирина Брайнина [ibraynina@mail.ru]
Sent: Saturday, May 03, 2014 11:43 PM
To: Alderson, Colleen (Parks)
Subject: restroom

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
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| Irina Braynina | Irina Braynina | 3260 Coney Island ave # E7 Brooklyn NY 11235 |
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From: Sergey Brodach [sbrodach@aol.com]
Sent: Friday, May 02, 2014 9:52 AM
To: Alderson, Colleen (Parks)
Subject: Fwd: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of LocationAlternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Regards,

Sergey Brodach

From: Bromberg, Julia (NBCUniversal) [mailto:julia.bromberg@nbcuni.com]
Sent: Thursday, May 01, 2014 5:24 PM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station - (CEQR# 14DPR005K)

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson,

I, my husband and my daughter reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:

(1) in the narrowest section of the boardwalk;
(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;
(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and
(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(1) will <u>not</u> be located in front of <u>any</u> residential buildings;
(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;
(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;
(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and
(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Considering the above, I support alternative 1B as the best choice for my children and family.

Julia Bromberg
Senior Director, Finance NBC Primetime News
NBCUniversal
30 Rockefeller Plaza , Office 474E-15
New York, NY 10112
p 212 413 6243
m 646 416 3592

From: Leonid Bromberg [llbromgg@gmail.com]
Sent: Thursday, May 01, 2014 10:14 PM

To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR# 14DPR005K)

Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

My name is Leon Bromberg.
I am a frequent visitor to Brighton Beach.
I support location 1B west of Coney Island Avenue.
Finally we will have a bathroom where everyone needs it- at the entrance to the beach where everybody comes to.
Now we will be able to use the bathroom before we come to the beach and after we leave the beach.
Especially this is good for elderly and children - less pollution in the Ocean.
1B it is.
Thank you.

Leon Bromberg
260 65th Str, Apt 2N,
Brooklyn NY 11220

From: Ilya Brusovanik [ilya.brusovanik@db.com]
Sent: Friday, May 02, 2014 10:19 AM
To: Alderson, Colleen (Parks)
Subject: Support of Brighton Beach bathroom Location Alternative 1B

Classification: Public

Colleen Alderson
Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B

Thank you
ILYA BRUSOVANIK

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This communication may contain confidential and/or privileged information. If you are not the intended recipient (or have received this communication in error) please notify the sender immediately and destroy this communication. Any unauthorized copying, disclosure or distribution of the material in this communication is strictly forbidden.

Deutsche Bank does not render legal or tax advice, and the information contained in this communication should not be regarded as such.

From: Mike Brusovanik [mailto:mbus@mail.com]
Sent: Wednesday, April 16, 2014 7:03 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson

Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Regards,
Michael Brusovanik
646 496 6050

From: Marina.Soroka@YAI.ORG [Marina.Soroka@YAI.ORG]
Sent: Monday, May 05, 2014 9:35 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station

Please see attached.

This electronic message is intended to be for the use only of the named recipient, and may contain information that is confidential or privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this message in error or are not the named recipient, please notify us immediately by contacting the sender at the electronic mail address noted above, and delete and destroy all copies of this message. Thank you.

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

| Name | Signature | Address |
|---|---|---|
| Marina Soroka | M Soroka | 296 Hungry Harbor Rd Valley Stream, NY. 11581 |
| Mark Soroka | [illegible] | 296 Hungry Harbor Rd Valley Stream, NY 1158 |

| Name | Signature | Address |
|---|---|---|
| Corazon Cagayat | Corazon Cagayat | 269 Mountainview Ave Staten Is. NY 10314 |
| Wai Ha Cheung | Wai Ha Cheung | 83-13 57th Elmhurst, NY 11373 |
| Sue Chu | Sue Chu | 7103 3RD AVE BROOKLYN, NY. 11209 |
| Sarai Buitrago | | 242 W 122St NY NY 10027 |
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From: Marina.Soroka@YAI.ORG [Marina.Soroka@YAI.ORG]
Sent: Monday, May 05, 2014 9:35 AM
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Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

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Thank you.

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From: Marina.Soroka@YAI.ORG [Marina.Soroka@YAI.ORG]
Sent: Monday, May 05, 2014 9:35 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station

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Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

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On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

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From: fcheyunski@aol.com [mailto:fcheyunski@aol.com]
Sent: Wednesday, April 30, 2014 5:51 PM
To: Alderson, Colleen (Parks)
Cc: blaisjc@aol.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time.

Unfortunately, the initial decision did not appear to adequately incorporate community input and take into account environmental and social factors. As we learned, it also appears to violate a number of state laws and regulations. Therefore, I urge the Department of Parks and Recreation to listen to the concerns coming from many in the community, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests.
It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Frederick Cheyunski
65 Oceana Drive East
Unit 1D
Brooklyn, NY 11235

From: Marina.Soroka@YAI.ORG [Marina.Soroka@YAI.ORG]
Sent: Monday, May 05, 2014 9:35 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station

Please see attached.

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Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

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From: ikonmfd@law.columbia.edu [mailto:ikonmfd@law.columbia.edu]
Sent: Friday, April 25, 2014 5:10 PM
To: Alderson, Colleen (Parks)
Cc: ecooper@law.columbia.edu
Subject: Comment letter

Attached is my comment letter. If you wish to confirm receipt, please use the email address, ecooper@law.columbia.eduThanks.
Elizabeth Cooper

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

April 25, 2014

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am writing in strong support of Alternative 1B as the site for the bathrooms designated the "New Brighton Comfort Station."

The original proposed location, directly in front of the Oceana, at the narrowest point of the boardwalk, was a terrible mistake, for all the reasons that have been set forth both in the legal case in Kings County Supreme Court and at the two hearings held by the Parks Department. In particular, that location would have compromised the safety of our families, and would have invaded the private spaces of our homes and lawn. These consequences would have been all the worse for having been perpetrated by our government that should have been protecting our safety and welfare. Many of the residents of Oceana fled repressive governments and arrived in this country with nothing but the hope for an open and democratic government that would allow them and their children to achieve their dreams. The prior decision to erect the bathrooms directly in front of the Oceana, would have shattered everything these new citizens had worked so hard to achieve in their new country.

I applaud Commissioner Jeffries and the Parks Department for hearing our concerns and offering Alternative 1B as an alternative site. The site, west of Coney Island Avenue, would be located away from residential buildings, would be much more convenient for the foot traffic approaching the beach, and would not impact the visual corridor at Coney Island Avenue. Although the Shorefront Y has not come out in support of alternative 1B, they have indicated that they understand that the bathrooms cannot be located in front of Oceana.

I note that there has been an attempt by a very few individuals to hijack the conversation on this issue. These folks, who actually live on the western edge of the Oceana complex, would rather have their entire community suffer with the bathrooms directly in their windows, rather than have a peripheral view of the bathrooms at some distance from their homes. Instead of admitting their self-serving motive to have absolutely no view of the bathrooms whatever, they have tried to cast this as a completely inaccurate "rich v. poor." Despite all their efforts, they were spectacularly unsuccessful in mustering support at the hearing. Only a few individuals opposed the Coney Island Avenue site, and indeed, despite the drumbeat undercurrent before the hearing that they would have a "rally" of Shorefront Y parents at the hearing, only one parent and one grandparent spoke against alternative 1B. In fact, the grandparent told me at the conclusion of the hearing that she has never supported the site in front of Oceana.

As you know, at the hearing the community was overwhelmingly in favor of alternative 1B. It would not surprise me, however, if this tiny minority, in an attempt to influence the Parks Department, were to try to flood you with false and otherwise defective comments and

signatures. In that event, I urge you to remember how few of them were present at the public hearing, and willing to stand up for their position publicly.

Clearly, the lower profile alternative 1B is a much better location for a public bathroom than the hideous choice in front of Oceana. As the community and our elected officials have spoken in favor of alternative 1B, I hope you will finalize it as the location for the bathrooms immediately and put an end to the nightmare in front of our homes.

Sincerely yours,

Elizabeth Cooper

From: Olga Davidoff [olgadav1@optonline.net]
Sent: Friday, May 02, 2014 12:03 PM
To: Alderson, Colleen (Parks)
Subject: Oceana residents comment letter!

Hello, Ms.Anderson,
attached is a comment letter of Oceana residents in concern to New Brighton Comfort Station, please review it . We hope that our voices will be heard and count and the right decision will be made.

Thank you.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We are residents of the Oceana community and we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

We oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, we urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

OLGA DAVIDOFF 65 OCEANA DR EAST APT 3B
MICHAEL MASTERKOFF 65 OCEANA DR EAST APT 3B

| | |
|---|---|
| SIMON DAVYDOV | 65 OCEANA DR EAST APT 3B |
| ANGELLA AYRAPETOVA | 65 OCEANA DR EAST APT 5H |
| OLEG KRYPAEV | 65 OCEANA DR EAST APT 5H |
| ALENA KRYPAEV | 65 OCEANA DR EAST APT 5H |

From: Olga Davidoff [olgadav1@optonline.net]
Sent: Friday, May 02, 2014 12:03 PM
To: Alderson, Colleen (Parks)
Subject: Oceana residents comment letter!

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| ANGELLA AYRAPETOVA | 65 OCEANA DR EAST APT 5H |
| OLEG KRYPAEV | 65 OCEANA DR EAST APT 5H |
| ALENA KRYPAEV | 65 OCEANA DR EAST APT 5H |

From: Lori Denman [lorigdenman@gmail.com]
Sent: Sunday, May 04, 2014 10:23 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065
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I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.
The boardwalk west of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.
While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.
Respectfully submitted,

Lori Denman
2926 Brighton 12th St
Brooklyn, NY 11235

**From:** y.natk@rcn.com [mailto:y.natk@rcn.com]
**Sent:** Tuesday, March 18, 2014 8:44 PM
**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Alla Dushina and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Alla Dushina
45 Oceana Drive East, Brooklyn, NY 11235
y.natk@rcn.com

From: y.natk@rcn.com [mailto:y.natk@rcn.com]
Sent: Wednesday, April 09, 2014 6:59 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)
Importance: High

April 9, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Alla Dushina and I'm a resident of the Oceana community. Please find below my comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>

Respectfully submitted,

Alla Dushina

45 Oceana Drive East, Brooklyn NY 11235
y.natk@rcn.com

From: Asya Dzhemilova [asiyed@rambler.ru]
Sent: Thursday, May 01, 2014 9:56 PM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR#14DPR005K)

.

# New Brighton Comfort Station (CEQR#14DPR005K)

Dear Ms. Alderson:
I support alternative location 1 B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings of the Oceana condominium.
On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront will be separated from location 1 B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.
Therefore, alternative 1 B is the best location for the entire community..

Thank you,
Asiye Dzhemilova
155 Oceana Drive East Apt 6G
Brooklyn, NY,11235

From: partex@verizon.net [mailto:partex@verizon.net]
Sent: Wednesday, April 09, 2014 2:09 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

please see attached

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Olga Fedorova | O Fedorova | 125 Oceana dr. E, # 6H Brooklyn, NY 11235 |

April 8, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

**I guess it is time (actually – long overdue) to close this created by Parks Department issue.**

Respectfully submitted, Thanks and regards

***Aleksandr Fisher*** ***100 Oceana Drive West #4A Brooklyn, NY 11235***
Name Address

**From:** VF Plat [mailto:vfplat@gmail.com]
**Sent:** Wednesday, March 19, 2014 2:03 PM
**To:** Alderson, Colleen (Parks)

**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is VIctoria Fishman and I live at Oceana. I think that I will be impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").
Unfortunately, as most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season.
For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Victoria Fishman
120 Oceana Drive West,
Apt. 3E
Brooklyn, NY 11235

From: Naira Gagoulachvili [mailto:ngagoulachvili@hotmail.com]
Sent: Monday, April 28, 2014 11:59 AM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station(CEQR#14DPR005K)

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,

Naira Gagoulachvili

917 -562 -5258

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 9:45 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear people from Park Department.
I am Dmitriy Galbmillion, the owner of apt.6H in the building 120 Oceana Dr.W.,
the best location for comfort station is -1B location,
thank you for your understanding,
Dmitriy Galbmillion

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 10:08 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear people in Parks department, my name is Eugene Galbmillion I do not live in Oceana, but my grandparents live in 120 Oceana Dr.W. apt. 6H,I have a family and my
son is two years old, please pay attention and for us as visiters is the most important the place for comfort station is -1B location,
please,
Eugene Galbmillion

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 9:41 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Please, look in attachment,
1B is the best location for comfort station,
Mark Galbmillion

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Manhattan Beachcommunity. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion ofboardwalkand less than 100 feet from theresidential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

_Mark Galbmillion____120 Oceana Dr.W. Apt.6H_____

_____ _____

Name Signature Address

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Saturday, April 26, 2014 2:17 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

We live in Oceana Community and we understand< thant the best Location
for comfort station is -1B location,
thank you very much
Mark Galbmillion
120 Oceana Dr.W,, Apt 6H,
Brooklyn Ny 11235

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 10:03 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

My name is Yekaterina  Galbmillion, I am the daughter of owner
of apartment 120 Oceana Dr. W. Apt.6H.
I do not live in Oceana, but I visit my grand parents very often and I think, that the best place for comfort station is -1B location,
thank you,
Yekaterina Galbmillion

From: Serafima Galinsky [mailto:serafimag@aol.com]
Sent: Saturday, April 19, 2014 12:58 PM
To: Alderson, Colleen (Parks)
Subject: Fwd: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson,
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Regards,

Serafima Galinsky

From: Mordecai Geisler [mg665@hotmail.com]
Sent: Friday, May 02, 2014 4:33 PM
To: Alderson, Colleen (Parks)
Cc: Mordecai Geisler
Subject: New Brighton Comfort Station (CEQR#14DPR005K)

Dear Ms. Alderson:

Please find attached a letter respectfully requesting the Parks Department to implement Alternative 1B for the New Brighton Comfort Station.

Thank you for your time and attention on a matter that is of grave concern to me and my neighbors.

Respectfully,

Mordecai Geisler

MORDECAI GEISLER
60 Oceana Drive West, Apartment 8D
Brooklyn, New York 11235

May 1, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065
Colleen.Alderson@parks.nyc.gov

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I have been a resident of the Brighton Beach community for almost a decade. I have a 7 year old son and 1 year old daughter. My son attends school in this neighborhood.

I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, which would be located at the narrowest portion of the boardwalk and less than 100 feet from the residential buildings where my children and hundreds of others live. Situating the bathrooms in front of our homes would be devastating for the community where three thousand people live, including many families with children such as mine. **This is not an issue of property value; indeed, I would not see the bathrooms from my home. This is about the basic security and hygiene of the space where my children live, study and play, 24 hours a day, 7 days a week.**

I therefore urge – I plead with – the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is twice as wide as in front of the Oceana community, and it is not close to residential buildings.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of residential dwellings where hundreds of children live.**

**For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Sincerely,

/s/ Mordecai Geisler

From: Dmitry Geyber [mailto:geyber@optonline.net]
Sent: Thursday, May 01, 2014 8:25 PM

To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station - (CEQR# 14DPR005K)

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

My name is Dmitry Geyber. I and my family reside on Oceana drive at Brighton Beach, Brooklyn.
I support the alternative location 1B west of Coney Island Avenue.

The current ill-conceived location in front of Oceana residential community is at the narrowest section of the Boardwalk.
Not only it is the narrowest pedestrian path at the entire Brighton Beach Boardwalk, but it will be narrowed even further by another 10 feet by encroaching bathroom trailers.
The windows of the residents at current location will be at an unprecedentedly short distance from the public latrines - mere 30 yards!
It is inhumane and torturous to the families residing in adjacent buildings. The residents are hardworking people whose lifetime savings are invested in the property that the previous administration of the Parks Department set out to destroy.
The living conditions of the families in the community will simply be rendered unsafe.
The damages inflicted by "detachable" parts of the structures can be catastrophic in case of a new hurricane.
The current location in front of Oceana also violates NY State Coastal Management Program Policies.
http://www.dos.ny.gov/communitieswaterfronts/pdfs/CoastalPolicies.pdf

1. Detracts from surrounding community. Creates odors, noise and traffic. – Policy 2
2. Detract from views of the water – policy 1, 4
3. Crates Risk of damage to property and endangering human life. - Policy 11
4. Adversely impacts Economic/social interests of adjacent community - Policy 18
5. Closes existing exit to the beach - Policy 20.

The State of New York Coastal Management Program Policies stipulate that "only new structure allowed in coastal erosion hazard areas is a moveable structure as defined in 6NYCRR Part 505.2(x)."

However the newly proposed location 1B is at the widest section of Brighton Beach Boardwalk.
In fact the Boardwalk is twice wider at 1B than it is at the current Oceana location.
The location 1B is not in front of any residential buildings.
The visitors and beachgoers will be best served by the public facilities located at 1B.
Location 1B is where the highest number of beachgoers and visitor can be found throughout the Summer.

Considering the above, I support alternative location 1B.

Dmitry Geyber
120 Oceana Drive West
Apt. 4i
Brooklyn, NY 11235

From: Dmitry Geyber [geyber@optonline.net]
Sent: Monday, May 05, 2014 12:47 AM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR# 14DPR005K)

I am a resident of the Brighton Beach community.
I submit this letter in support of Location 1B West of Coney Island Avenue.
This location is the most convenient for us – senior citizens of Brighton Beach.
Bathroom west of Coney Island Avenue will solve many problems for elderly and children.

Maria Geyber
3133 B righton 7th str, apt. 6H
Brooklyn, NY 11235

Dina Rybak <drybak@akrf.com>

# New Brghton CS Comments

**Alderson, Colleen (Parks)** <Colleen.Alderson@parks.nyc.gov> Sun, May 4, 2014 at 10:35 PM
To: Allison Ruddock <aruddock@akrf.com>, Dina Rybak <drybak@akrf.com>
Cc: "Reo, Christopher (Law)" <creo@law.nyc.gov>, "Kendall, Katie (Law)" <kkendall@law.nyc.gov>, "Olivieri, Alessandro (Parks)" <Alessandro.Olivieri@parks.nyc.gov>, "Wells, Owen (Parks)" <Owen.Wells@parks.nyc.gov>, "Valenta, Tara (Parks)" <Tara.Valenta@parks.nyc.gov>, "Quartini, Lindsay (Parks)" <Lindsay.Quartini@parks.nyc.gov>

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**From:** Irina Ginzburg [giniri@gmail.com]
**Sent:** Sunday, May 04, 2014 8:10 PM
**To:** Alderson, Colleen (Parks)
**Subject:** New Brighton Comfort Station (CEQR#14DPR005K)

May 4, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the

intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Irina Ginzburg
75 Oceana Dr. E apt.2G
Brooklyn, NY 11235

From: Grigoriy Gleyzer [gegleyzer@yahoo.com]
Sent: Friday, May 02, 2014 2:04 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

May 2 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Evgenia Gleyzer E. Gleyzer 155 Oceana Dr, East, # 4G
Brooklyn, NY 11235

From: Grigoriy Gleyzer [gegleyzer@yahoo.com]
Sent: Friday, May 02, 2014 2:03 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

May 2 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Evgenia Gleyzer E. Gleyzer 155 Oceana Dr, East, # 4G

Brooklyn, NY 11235

From: Grigoriy Gleyzer [mailto:gegleyzer@yahoo.com]
Sent: Thursday, May 01, 2014 5:05 PM
To: Alderson, Colleen (Parks)
Subject: Fw: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

On Thursday, May 1, 2014 4:51 PM, Grigoriy Gleyzer <gegleyzer@yahoo.com> wrote:

To: May 1, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Grigoriy Gleyzer | G. Gleyzer | 155 Oveana Dr. E., #4G Brooklyn, NY 11235 |

From: Grigoriy Gleyzer [mailto:gegleyzer@yahoo.com]
Sent: Thursday, May 01, 2014 4:51 PM

To: Alderson, Colleen (Parks)
Subject:

To: May 1, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Grigoriy Gleyzer | G. Gleyzer | 155 Oveana Dr. E., #4G Brooklyn, NY 11235 |

From: Ilya Gleyzer [mailto:ilyagg@yahoo.com]
Sent: Thursday, May 01, 2014 5:02 PM

To: Alderson, Colleen (Parks)
Subject:

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

| Name | Signature | Address |
|---|---|---|
| Ilya Gleyzer | Ilya Gleyzer | 2426 East 26 Street, Brooklyn, NY 11235 |

**From:** Elizabeth Gofman [mailto:ELIZABETH.GOFMAN@BARUCHMAIL.CUNY.EDU]
**Sent:** Thursday, March 20, 2014 5:20 PM
**To:** Alderson, Colleen (Parks)

**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Elizabeth Gofman and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (The "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I, and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (The "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (The "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

Elizabeth Gofman
40 Oceana Drive West Brooklyn, NY 11235
elizabeth.gofman@baruchmail.cuny.edu

From: Elizabeth Gofman [ELIZABETH.GOFMAN@BARUCHMAIL.CUNY.EDU]
Sent: Saturday, May 03, 2014 4:10 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR #14DPR005K)

May 3, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR #14DPR005K)
Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Sincerely Yours,

Elizabeth Gofman
40 Oceana Drive W - 6 "C"
Brooklyn, NY 11235

From: Yuval [yuvalstrucking@gmail.com]
Sent: Sunday, May 04, 2014 11:11 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR #14DPR005K)

May 4, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR #14DPR005K)
Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Sincerely Yours,

Yuval Golan
40 Oceana Drive West
Brooklyn, NY 11235
Sent from my iPad

From: stan go [stanmd@hotmail.com]
Sent: Monday, May 05, 2014 8:36 PM
To: Alderson, Colleen (Parks)
Subject: re: public rest rooms on Brighton

Dear Ms. Alderson:

Me, my wife and my two children, reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:

(1) in the narrowest section of the boardwalk;

(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;

(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and

(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(1) will <u>not</u> be located in front of <u>any</u> residential buildings;

(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;

(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;

(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and

(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, my children attend several supervised programs at the Shorefront Y and I am confident that their security and overall well-being will not be compromised by a low elevation public bathroom situated West of Coney Island Avenue. On the other hand, I am concerned about their safety, well-being and integrity of living conditions if the public bathrooms are place in front of their windows and in front of the Oceana play-ground (which we call the Great Lawn), as currently proposed by the NYC Department of Parks.

Considering the above, I support alternative 1B as the best choice for my children and family.

Truly Yours,

Stan Golin

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

ASYA GOLTSMAN
Print Name

2665 Homecrest Ave, apt 1-Z, Brooklyn, N.Y. 11235
Address

Asya Goltsman
Signature

03.30.14
Date

From: Alex Vulakh [mailto:alexvxela@rocketmail.com]
Sent: Saturday, April 26, 2014 1:12 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)%E2%80%8F

Please see attached.

April 26, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Alla Gonchar | A Gonchar | 70 Oceana Drive West, 1A Brooklyn, NY |

From: Alex Gordon [alex.gordon.gbs@gmail.com]
Sent: Sunday, May 04, 2014 7:45 PM
To: Alderson, Colleen (Parks)
Cc: Lana Gordon; Me
Subject: Re: bathroom

Dear Ms. Anderson,
Please find our letter attached. Thank you!

Sincerely,
Alex and Lana Gordon

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
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| SVETLANA GORDON | | 65 OCEANA DRE #PH3A |
| Aleksandr GORDON | | 65 OCEANA DRE #PH3A |
| | | |

From: Lena G. [mailto:legorelik@gmail.com]
Sent: Tuesday, April 29, 2014 12:53 PM
To: Alderson, Colleen (Parks)
Cc: OceanaVoice@gmail.com
Subject: Brighton Comfort Station

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,
Yelena Gorelik

From: Victoria Gorelova [mailto:vreplies@msn.com]
Sent: Monday, April 28, 2014 8:56 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support ofLocation Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Victoria Gorelova

From: Dominator Doom [ilyagor@msn.com]
Sent: Saturday, May 03, 2014 11:15 PM

To: Alderson, Colleen (Parks)
Cc: bnatkovitch@rcn.com
Subject: Restroom Area Signiture

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

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The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| _____Ilya___Gorshteyn__ | __*Ilya Gorshteyn*_____ | 3260 Coney Island ave Brooklyn NY Apt #E7 |
| _____ | _____ | _____ |
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From: elena groisberg [elenagroisberg@yahoo.com]
Sent: Sunday, May 04, 2014 8:10 PM
To: Alderson, Colleen (Parks)
Cc: oceanavoice@gmail.com; bnatkovitch@rcn.com

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 04, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

Elena Groisberg
3861 Ocean View Ave, Brooklyn NY

From: Alex Groys [alegro0411@gmail.com]
Sent: Saturday, May 03, 2014 11:00 PM
To: Alderson, Colleen (Parks)
Cc: bnatkovitch@rcn.com
Subject: Toilet

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| | | |
|---|---|---|
| Aleksandr Groys | Alex Groys | 3260 Coney Island Ave. App. E7<br>Brooklyn NY 11235 |
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Re:Draft Environmental Impact Statement, New Brighton Comfort Station(CEQR#14DPR005K)

April 27, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065
Also By Fax: 212-360-3453

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Manhattan Beach community. I submit this letter in support of Location Alternative **1B** – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhumane and devastating for the community, where about 3,000 people live with their children and elderly. I urge the Department of Parks and Recreation to adopt **Location Alternative 1B** – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement **Alternative 1B**.

Sincerely,

Rahmo Hanono

Rahmo Hanono
400 Oriental Boulevard
Manhattan Beach, NY 11235

From: Marina [marina27@optonline.net]
Sent: Saturday, May 03, 2014 10:10 AM
To: Alderson, Colleen (Parks)
Cc: bnatkovitch@rcn.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.
I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support. Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

| | | |
|---|---|---|
| Marina Iliachenko | Marina Iliachenko | 135 Oceana Drive East, 2F |
| Name | Signature | Address |

Dina Rybak <drybak@akrf.com>

# New Brghton CS Comments

**Alderson, Colleen (Parks)** <Colleen.Alderson@parks.nyc.gov> Sun, May 4, 2014 at 9:26 PM
To: Allison Ruddock <aruddock@akrf.com>, Dina Rybak <drybak@akrf.com>
Cc: "Reo, Christopher (Law)" <creo@law.nyc.gov>, "Kendall, Katie (Law)" <kkendall@law.nyc.gov>, "Olivieri, Alessandro (Parks)" <Alessandro.Olivieri@parks.nyc.gov>, "Wells, Owen (Parks)" <Owen.Wells@parks.nyc.gov>, "Quartini, Lindsay (Parks)" <Lindsay.Quartini@parks.nyc.gov>, "Valenta, Tara (Parks)" <Tara.Valenta@parks.nyc.gov>

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**From:** Luba Kagner [lkagner@gmail.com]
**Sent:** Friday, May 02, 2014 9:20 AM
**To:** Alderson, Colleen (Parks)
**Subject:** Fwd: Fw: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson

Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location **Alternative 1B – West of Coney Island Avenue and level with the boardwalk** – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B –

an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. **For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Thank You.

L. Kagner.

received 3/18/14 via FedEx

Lana Kaplun
Vice President
Oceana Homeowners Association
120 Oceana Drive West, #5G
Brooklyn, NY 11235
Direct Dial: (917) 916-4321
lanak4888@yahoo.com

March 14, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am writing as a board vice president of the Oceana Homeowners Association (the "Homeowners Association"), which represents more than three thousand community members who live, own property and raise their families in the Oceana Condominiums ("Oceana") in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside their homes. On behalf of its many affected members, the Homeowners Association therefore looks forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, the Homeowners Association hereby requests that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.[1] As most community members, including Oceana residents, lack the technical expertise needed to evaluate the analyses set forth in the DEIS, the Homeowners Association requires additional time to identify, consult with, and potentially retain experts who can assist them in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the

[1] May 4, 2014 falls on a Sunday. The Homeowners Association has no objection to a longer extension, including the following business day.

proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, the Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, the Homeowners Association requires additional time to provide its own accommodations for Oceana's large population of non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, the Homeowners Association respectfully requests that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

*Lana Kaplun*
*Vice President*
*Oceana Homeowners Association*

**From:** Ilya Karetsky [mailto:ikaretsky@liquidnet.com]
**Sent:** Tuesday, March 18, 2014 1:44 PM
**To:** Alderson, Colleen (Parks)
**Cc:** n.maksin@mlgpllc.com; ikaretsk@yahoo.com

**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson,

My name is Ilya Karetsky and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Ilya Karetsky
125 Oceana Drive East #2A
Brooklyn, NY 11235
ikaretsk@yahoo.com

From: Ilya Karetsky [mailto:ikaretsk@yahoo.com]
Sent: Monday, April 07, 2014 10:47 PM
To: Alderson, Colleen (Parks)
Cc: Ilya Karetsky
Subject: Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Colleen,

I would like to enter my plea to move the New Brighton Comfort Stations to alternate location 1B, which is the site West of Coney Island Avenue in front of non-residential facilities known as Shorefront Y.

My child attends Shorefront Y and I am fine with the bathrooms located in front of the facility.

Thanks,
Ilya Karetsky
125 Oceana Dr E
Brooklyn, NY 11235
H: 718-891-0515

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From: "Alderson, Colleen (Parks)" <Colleen.Alderson@parks.nyc.gov>
To: Ilya Karetsky <ikaretsky@liquidnet.com>
Cc: "n.maksin@mlgpllc.com" <n.maksin@mlgpllc.com>; "ikaretsk@yahoo.com" <ikaretsk@yahoo.com>
Sent: Friday, March 21, 2014 3:32 PM
Subject: RE: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Please note that we have extended the comment period to 5:00 pm on Monday, May 5, 2014.

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From: Ilya Karetsky [mailto:ikaretsky@liquidnet.com]
Sent: Tuesday, March 18, 2014 1:44 PM
To: Alderson, Colleen (Parks)
Cc: n.maksin@mlgpllc.com; ikaretsk@yahoo.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson,

My name is Ilya Karetsky and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large

portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Ilya Karetsky
125 Oceana Drive East #2A
Brooklyn, NY 11235
ikaretsk@yahoo.com

From: Lydia Kats [mailto:lydiakats@yahoo.com]
Sent: Monday, April 28, 2014 11:41 AM
To: Alderson, Colleen (Parks)
Subject: CEQR#14DPR005K

April 28, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Manhattan Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Michael Kats | | 110 Shore Blvd, #5L Brooklyn, NY 11235 |
| Lydia Kats | L. Kats | 110 Shore Blvd. #5L, Brooklyn, NY 11235 |
| | | |

**From:** Anna Blikshteyn Khavulya [mailto:anna.blikshteyn@gmail.com]
**Sent:** Wednesday, March 19, 2014 8:56 PM
**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Anna Khavulya and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Anna Khavulya

155 Oceana Drive East, Apt 2F
Brooklyn, NY 11235

From: Anna Blikshteyn Khavulya [mailto:anna.blikshteyn@gmail.com]
Sent: Tuesday, April 29, 2014 2:35 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My family (including my husband, my two children, my inlaws, cousins and few other relatives) and I reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:

(1) in the narrowest section of the boardwalk;
(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;
(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and
(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(1) will <u>not</u> be located in front of <u>any</u> residential buildings;
(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;
(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;
(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and
(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, my children attend several supervised programs at the Shorefront Y and I am confident that their security and overall well-being will not be compromised by a low elevation public bathroom situated West of Coney Island Avenue. On the other hand, I am concerned about their safety, well-being and integrity of living conditions if the public bathrooms are place in front of their windows and in front of the Oceana play-ground (which we call the Great Lawn), as currently proposed by the NYC Department of Parks.

Considering the above, I support alternative 1B as the best choice for my children and family.

Thank you.
Anna Khavulya
155 Oceana Drive East, 2F
Brooklyn, NY 11235

From: Mirra Khavulya [mailto:mirraklaw@gmail.com]
Sent: Monday, April 28, 2014 5:10 PM
To: Alderson, Colleen (Parks)
Subject: Comment to Draft Environmental Impact Statement CEQR No.14DPR005K

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

April 25, 2014

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My family – my husband, my two children and eight grand children - and I reside in Oceana at Brighton Beach Community since 2000.

First and foremost, we thank the NYC Parks Department and Commissioner Kevin Jeffries for hearing our voice and proposing alternative locations for the New Brighton Comfort Station.

As it was numerously stated, we strongly oppose the currently planned location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other families of Oceana, including our children, unnecessarily unsafe, inhuman and, as such, unacceptable. The currently proposed location would place the public toilets:

(1) at the narrowest section of the boardwalk;
(2) within 91 feet from the residents' bedrooms, living rooms and dining rooms;
(3) within a dangerously close proximity to the residential buildings, causing an imminent danger of injury and destruction by the detachable parts of the toilets in the event of hurricane, storm or strong winds;
(4) where safety of our children is compromised with increased number of strangers in the close proximity to the windows and Great Lawn where our children play unsupervised.

On the other hand, we found the alternative location 1B West of Coney Island Avenue being the best choice for the entire Brighton Beach community and, particularly, for the residents of Oceana.
We strongly support the alternative location 1B for the New Brighton Comfort Station.
If placed in the location 1B, the public toilets will be located:

(1) at the section of the boardwalk twice wider than in front of Oceana;
(2) in a substantial distance from residential buildings;
(3) in front of a non-residential Shorefront Y building which is further shielded from location 1B by a

parking lot, fenced athletic courts and a view obstructing fence;
(4) near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving on foot and by public transportation;
(5) where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, my grand children attend several supervised programs at the Shorefront Y. I am confident that their security and overall well-being will not be compromised by a low elevation public bathroom situated West of Coney Island Avenue.

For all the of above reasons, I strongly support alternative 1B as the best choice for my family, Oceana residents and entire Brighton Beach community.

Thank you.

Mirra Khavulya and Arkady Khavulya
130 Oceana Drive West, PH2
Brooklyn, NY 11235

**From:** Vladimir Khavulya [mailto:vladimir.khavulya@gmail.com]
**Sent:** Wednesday, March 19, 2014 11:42 PM

**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Vladimir Khavulya and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Vladimir Khavulya
155 Oceana Drive East, Apt. 2F
Brooklyn, NY 11235

vladimir.khavulya@gmail.com

From: Vladimir Khavulya [mailto:vladimir.khavulya@gmail.com]
Sent: Wednesday, April 30, 2014 10:52 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My family and I reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:

(1) in the narrowest section of the boardwalk;

(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;

(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and

(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(1) will not be located in front of any residential buildings;

(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;

(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;

(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and

(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, I am concerned about their safety, well-being and integrity of living conditions if the public bathrooms are place in front of their windows and in front of the Oceana play-ground (which we call the Great Lawn), as currently proposed by the NYC Department of Parks.

Considering the above, I support alternative 1B as the best choice for my children and family.

Thank you.

Vladimir Khavulya
155 Oceana Drive East, Apt. 2F
Brookly, Ny 11235
(917)589-1825

From: Eugene Khesin [mailto:eugene@khesin.com]
Sent: Tuesday, April 29, 2014 1:28 PM

To: Alderson, Colleen (Parks)
Cc: OceanaVoice@gmail.com
Subject: as per below email

Dear Ms. Alderson:
I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,

From: Yelena Kolodiy [ykolodiy@yahoo.com]
Sent: Friday, May 02, 2014 10:08 AM
To: Alderson, Colleen (Parks)
Subject: Comfort Station

May 2, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

Yelena Kolodiy
_____ _Yelena kolodiy 75 Oceana Dr. E. #2E
_____ _____Brooklyn NY 11235_____
Name Signature Address

Sergey Vladimirtsev 75 Oceana Dr. E. # 2E
Brooklyn NY 11235
_____ _____Sergey Vladimirtsev
Name Signature

From: Mayya Kolyachko [mailto:mkolyachko@yahoo.com]
Sent: Friday, April 18, 2014 3:47 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:
I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Regards,
Mayya Kolyachko

From: Natalya [natalyakordysh@yahoo.com]
Sent: Friday, May 02, 2014 10:03 AM
To: Alderson, Colleen (Parks)
Cc: mbus@gmail.com; oceanavoice@gmail.com

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential.

Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I'd like to ask the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Regards,
Natalya Kordysh

From: Catherine [ckorsh@optonline.net]
Sent: Monday, May 05, 2014 1:22 AM

To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR# 14DPR005K)

My name is Catherine Korsh.
I am a high school student.
I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue.
This is the most suitable location for a public bathroom.
Even school kids understand that.

Catherine Korsh.
120 Oceana Drive West
Apt. 4I
Brooklyn, New York 11235

From: Irina Krechmer [mailto:krechmer@rcn.com]
Sent: Wednesday, April 30, 2014 7:58 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement for New Brighton Comfort Station (CEQR#14DPR005K)

Dear Mrs. Alderson:

We, Leonid and Irina Krechmer, are residents of the Oceana Condominium & Club. We ask that the Department choose the alternative location 1B (the low elevation west of Coney Island Avenue facing the fenced basketball/tennis court) as a permanent site for the New Brighton Comfort Station. We vigorously oppose installation of the new station anywhere east of Coney Island Avenue, including the present primary site. All new stations, whether low or highly elevated, are significantly taller than the original bathrooms, and any new station build east of Coney Island Avenue would be in close proximity to the Oceana buildings. Installing the station at the primary site would therefore lead to creation of a 3-story-high toilet facility situated only several dozens yards away from the windows of multiple Oceana apartments. This result is clearly unacceptable from sanitary, hygienically and aesthetical points of view. Please choose the alternative location 1B for installing the new station. There it would be closer to the the main Boardwalk entrance/exit, and, as such, more accessible to the public, and it would sit in front of non-residential facilities of the local community center.

Sincerely,

Leonid and Irina Krechmer

From: Olga Davidoff [olgadav1@optonline.net]
Sent: Friday, May 02, 2014 12:03 PM
To: Alderson, Colleen (Parks)
Subject: Oceana residents comment letter!

Hello, Ms.Anderson,
attached is a comment letter of Oceana residents in concern to New Brighton Comfort Station, please review it . We hope that our voices will be heard and count and the right decision will be made.

Thank you.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We are residents of the Oceana community and we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

We oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, we urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

OLGA DAVIDOFF 65 OCEANA DR EAST APT 3B
MICHAEL MASTERKOFF 65 OCEANA DR EAST APT 3B

| | |
|---|---|
| SIMON DAVYDOV | 65 OCEANA DR EAST APT 3B |
| ANGELLA AYRAPETOVA | 65 OCEANA DR EAST APT 5H |
| OLEG KRYPAEV | 65 OCEANA DR EAST APT 5H |
| ALENA KRYPAEV | 65 OCEANA DR EAST APT 5H |

From: Olga Davidoff [olgadav1@optonline.net]
Sent: Friday, May 02, 2014 12:03 PM
To: Alderson, Colleen (Parks)
Subject: Oceana residents comment letter!

Hello, Ms.Anderson,
attached is a comment letter of Oceana residents in concern to New Brighton Comfort Station, please review it . We hope that our voices will be heard and count and the right decision will be made.

Thank you.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We are residents of the Oceana community and we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

We oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, we urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

OLGA DAVIDOFF 65 OCEANA DR EAST APT 3B
MICHAEL MASTERKOFF 65 OCEANA DR EAST APT 3B

| | |
|---|---|
| SIMON DAVYDOV | 65 OCEANA DR EAST APT 3B |
| ANGELLA AYRAPETOVA | 65 OCEANA DR EAST APT 5H |
| OLEG KRYPAEV | 65 OCEANA DR EAST APT 5H |
| ALENA KRYPAEV | 65 OCEANA DR EAST APT 5H |

From: pol kush [mailto:polkush@gmail.com]
Sent: Wednesday, April 16, 2014 6:45 PM
To: Alderson, Colleen (Parks)
Cc: OceanaVoice@gmail.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,
Polina Kushnir
40 Brighton 1st rd. apt. 15N
Brooklyn, NY 11235

received 3/18/14 via FedEx

Lana Kaplun
Vice President
Oceana Homeowners Association
120 Oceana Drive West, #5G
Brooklyn, NY 11235
Direct Dial: (917) 916-4321
lanak4888@yahoo.com

March 14, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am writing as a board vice president of the Oceana Homeowners Association (the "Homeowners Association"), which represents more than three thousand community members who live, own property and raise their families in the Oceana Condominiums ("Oceana") in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside their homes. On behalf of its many affected members, the Homeowners Association therefore looks forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, the Homeowners Association hereby requests that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.[1] As most community members, including Oceana residents, lack the technical expertise needed to evaluate the analyses set forth in the DEIS, the Homeowners Association requires additional time to identify, consult with, and potentially retain experts who can assist them in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the

[1] May 4, 2014 falls on a Sunday. The Homeowners Association has no objection to a longer extension, including the following business day.

proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, the Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, the Homeowners Association requires additional time to provide its own accommodations for Oceana's large population of non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, the Homeowners Association respectfully requests that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

*Lana Kaplun*
*Vice President*
*Oceana Homeowners Association*

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Tuesday, April 08, 2014 3:17 PM
To: Alderson, Colleen (Parks)
Subject: Residents of Oceana

Please, read our letter,
Galbmillion, Landau

April 8, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We are a resident of the Oceana community and we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion ofboardwalkless than 100 feet from ourresidential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen toour community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing uponresidential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of outbedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Mark Galbmillion Oceana Dr.W. Apt.6H_, Brooklyn NY 11235
_____Svetlana Landau Oceana Dr.W. Apt. 6H , Brooklyn NY 11235
_____

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 9:49 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

To whom it may concern
I am Svetlana Landau, the resident of Oceana,
the most important place for comfort station is 1B location
and please, listen to the people of Oceana and please understand them,
thank you,
Svetlana

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Saturday, April 26, 2014 2:20 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

Please, listen to the people of Oceana, residents of Oceana
the best location for this toilet is -1B location,
Svetlana Landau
120 Oceana Dr. W. Apt6H
Brooklyn NY
11235

From: Minakoff, Svetlana (IS) [Svetlana.Minakoff@ngc.com]
Sent: Friday, May 02, 2014 10:14 AM
To: Alderson, Colleen (Parks)
Subject: Oceana

May 2, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Svetlana Minakoff | SM | 40 Oceana Dr W 5B Brooklyn NY |
|---|---|---|
| Name | Signature | Address |

| Name | Signature | Address |
|---|---|---|
| Dmitriy Minaker | DM | 40 Oceana Dr W 5B Brooklyn NY |
| Brandon Minaker | BM | 40 Oceana Dr W 5B Brooklyn NY |
| Dylan Minaker | DM | 40 Oceana Dr W 5B Brooklyn NY |
| Duru Nagesh | DN | 40 Oceana Dr W Brooklyn NY |
| Upaasna Laungani | UN | 40 Oceana Dr W Brooklyn NY |
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| Name | Signature | Address |

From: Frida Lurye [fridalurye@yahoo.com]
Sent: Sunday, May 04, 2014 2:51 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

Frida Lurye

From: Alla Maber [mailto:allamaber@msn.com]
Sent: Sunday, April 06, 2014 12:20 PM
To: Alderson, Colleen (Parks)
Subject: Brighton Beach Bathroom CEQR#14DPR005K

Address: Colleen.alderson@parks.nyc.gov.
Subject line: Brighton Beach Bathroom CEQR#14DPR005K
Text:

Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site on the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort andendangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of local residents, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money. Relocating this project will not only cost a significant amount of public money but will also result ina waste of the considerable sum that has already been expended at the current project site.

I believe the Comfort Station should be built at the lowest possible elevation on the footprint of the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

_____
Name Alla Maber-Dutov

From: Gennadi Magaseyev [chizhikpizhik@yahoo.com]
Sent: Friday, May 02, 2014 11:54 PM
To: Alderson, Colleen (Parks)
Cc: oceanavoice@gmail.com

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Please, see attached.

Thank you!

Gennadi M.
(646)942-7623

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

| Gennadi Magaseyev | Gennadi Magaseyev | 2355 East 12th Street, Apt 5W<br>Brooklyn, NY 11229 |
|---|---|---|
| Name | Signature | Address |

From: alla.makagon@havasww.com [mailto:alla.makagon@havasww.com]
Sent: Tuesday, April 08, 2014 4:16 PM
To: Alderson, Colleen (Parks)
Subject: New Brighton Beach Comfort Station

Hi Colleen,

Attached, please find a letter regarding the new Brighton Beach comfort station.

Thank you for your time and attention to this matter,

Alla Makagon
(13yr Resident of the Oceana community)

Alla Makagon
Account Executive
Office Havas Worldwide New York, 200 Hudson Street, New York, NY 10013
Email alla.makagon@havasww.com Web www.ny.havasworldwide.com
Tel 212-886-4175 Mob 646-549-2436

HAVAS
WORLDWIDE

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I am submitting these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrow most portion of the boardwalk, less than 100 feet from our residential houses and in front of our Great Lawn, where our families spend a good deal of time. Hundreds of people living in Oceana would be affected by the toilets which would be positioned in close proximity to their bedrooms, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,
Alla Makagon

| Alla Makagon | Alla Makagon | 100 Oceana Drive West, Unit #2A |
|---|---|---|
| Name | Signature | Address |

From: Larisa Makagon [mailto:lmakagon@cmsfx.com]
Sent: Tuesday, April 08, 2014 11:49 AM
To: Oceana Voice; Alderson, Colleen (Parks)
Subject: Re: Please read and respond - VERY IMPORTANT!!!!

Dear Colleen,

please see attached New Brighton Comfort station support letters. Thank you.

Regards,

Larisa Makagon.

On Mon, Apr 7, 2014 at 9:39 PM, Oceana Voice <oceanavoice@gmail.com> wrote:

Hello Friends and Neighbors,

As many of your know, in order to ensure that the NYC Parks Department moves the public toilets away from Oceana, we need to provide the Parks Department by the end of April with as many comments as possible supporting the alternative location. That alternative location is west of the Coney Island Avenue (and therefore is not in front of any of the Oceana or any other residential buildings) and is referred to by the Parks Department as location 1B. The comments must be submitted via email or mail.

Attached please find four template comment letters.
Please select the template letter that is most applicable to you,
sign it and either
(1) email it toColleen.Alderson@parks.nyc.gov or
(2) mail it to:

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

- Feel free to amend/ personalize the letters
- Please ask your family and friends to send the applicable letters
- Please copy us on your emails or let us know that you emailed/ mailed the comment letter(s) so that we can keep track of how many we sent.

Please remember that this might be our last chance!
Thank you!

--

Larisa Makagon
Accounting Department Manager

Capital Market Services LLC
483 Broadway 5-Th Floor
New York, NY 10013
Main 212-563-2100 x 4388
Direct. 646-307-4388
Fax. 718-709-7493

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April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

My name is Larisa Makagon and I am a resident of the Oceana community,building number 100, unit 2A since January 2001. I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

LARISA MAKAGON Larisa Makagon 100 OCEANA DR. West, unit #2A

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

My name is Larisa Makagon and I am a resident of the Oceana community,building number 100, unit 2A since January 2001. I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

OSIP MAKAGON 100 OCEANA DR. WEST #2A

**From:** Natalie Maksin [mailto:n.maksin@mlgpllc.com]
**Sent:** Tuesday, March 18, 2014 1:29 PM
**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Natalie Maksin and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Natalie Maksin
120 Oceana Drive West, PH1
Brooklyn, NY 11235
n.maksin@mlgpllc.com

From: Natalie Maksin [mailto:n.maksin@mlgpllc.com]
Sent: Friday, April 25, 2014 1:53 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My family (including my husband, my five children, my parents, my brother's family) and I reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:

(1) in the narrowest section of the boardwalk;
(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;
(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and
(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(1) will <u>not</u> be located in front of <u>any</u> residential buildings;
(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;
(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;
(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and
(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, my children attend several supervised programs at the Shorefront Y and I am confident that their security and overall well-being will not be compromised by a low elevation public bathroom situated West of Coney Island Avenue. On the other hand, I am concerned about their safety, well-being and integrity of living

conditions if the public bathrooms are place in front of their windows and in front of the Oceana play-ground (which we call the Great Lawn), as currently proposed by the NYC Department of Parks.

Considering the above, I support alternative 1B as the best choice for my children and family.

Thank you.

Natalie Maksin
120 Oceana Drive West, PH1
Brooklyn, NY 11235
646-245-2590

From: Roginsky, Gregory [GRoginsky@bgcpartners.com]
Sent: Monday, May 05, 2014 7:07 AM

To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR#14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Maria Malamud
75 Oceana Dr. E, Apt.2G
Brooklyn, NY 11235
http://www.bgcpartners.com
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The FCA register appears at http://www.FCA.org.uk/register/.
The FCA regulates the financial services industry in the United Kingdom and is located at
25 The North Colonnade, Canary Wharf, London, E14 5HS.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

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<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| _Anna Marinovich___ | __Anna Marinovich_ | __70 Oceana Drive W, #2B, Bk, NY 11235_ |
| _Igor Marinovich__ | _Igor Marinovich__ | 70 Oceana Drive W, #2B, Bk, NY 11235___ |

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From: Anna Marinovich [marinovich.anna@yahoo.com]
Sent: Sunday, May 04, 2014 5:32 PM
To: Alderson, Colleen (Parks)

Subject: New Brighton Comfort Station (CEQR#14DPR005K)

Dear Colleen,

Attached please find our comment letter regarding the new Brighton comfort station.

Thank you.

Respectfully,

Anna Marinovich

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| _Anna Marinovich___ | __Anna Marinovich_ | __70 Oceana Drive W, #2B, Bk, NY 11235_ |
| _Igor Marinovich__ | _Igor Marinovich__ | 70 Oceana Drive W, #2B, Bk, NY 11235___ |

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From: Leo Markman [lemarkman@yahoo.com]
Sent: Saturday, May 03, 2014 11:28 AM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR# 14DPR005K)

April 7, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

Leo Markman
3120 Brighton 5th st apt 2E, Brooklyn, NY 12235

From: Valerie Markman [valerimark@yahoo.com]
Sent: Saturday, May 03, 2014 1:04 AM

To: Alderson, Colleen (Parks)
Subject:

April
7, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re:
Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I am a resident
of the
Brighton Beach
community.
I
submit this
letter in support of Location
Alternative 1B – West of Coney Island Avenue
and level with the boardwalk –
for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the
proposed current location of the two story high bathroom
in front of the Oceana community,
at the narrowest
portion of
boardwalk
and
less than 100 feet from
the
residential
buildings
as being inhuman and devastating for the community where
three thousand people live with their
children and elderly.
I
urge the Department of Parks and Recreation
to adopt Location Alternative 1B –
an alternate site with broad local support.
The boardwalk West of Coney Island Avenue
is
two times
wider
than in front of the Oceana community, it is
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near the intersection where
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While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

_____
_____ _____Valerie Markman 3 ;eslie ln Norwalk ct 06850
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Valerie Markman

From: Olga Davidoff [olgadav1@optonline.net]
Sent: Friday, May 02, 2014 12:03 PM
To: Alderson, Colleen (Parks)
Subject: Oceana residents comment letter!

Hello, Ms.Anderson,
attached is a comment letter of Oceana residents in concern to New Brighton Comfort Station, please review it . We hope that our voices will be heard and count and the right decision will be made.

Thank you.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We are residents of the Oceana community and we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

We oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, we urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

OLGA DAVIDOFF 65 OCEANA DR EAST APT 3B
MICHAEL MASTERKOFF 65 OCEANA DR EAST APT 3B

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|---|---|
| SIMON DAVYDOV | 65 OCEANA DR EAST APT 3B |
| ANGELLA AYRAPETOVA | 65 OCEANA DR EAST APT 5H |
| OLEG KRYPAEV | 65 OCEANA DR EAST APT 5H |
| ALENA KRYPAEV | 65 OCEANA DR EAST APT 5H |

From: Alina Masters [alina122288@yahoo.com]
Sent: Sunday, May 04, 2014 3:11 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

Alina Masters
2830 Ocean Pkwy Apt 19C
Brooklyn, NY 11235

From: Marina Masters [marinamas@optonline.net]
Sent: Sunday, May 04, 2014 3:15 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

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Respectfully submitted,

Marina Masters
3030 Brighton 12th Str Apt 6A
Brooklyn, NY 11235

From: Minakoff, Svetlana (IS) [Svetlana.Minakoff@ngc.com]
Sent: Friday, May 02, 2014 10:14 AM
To: Alderson, Colleen (Parks)
Subject: Oceana

May 2, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

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From: Minakoff, Svetlana (IS) [Svetlana.Minakoff@ngc.com]
Sent: Friday, May 02, 2014 10:14 AM
To: Alderson, Colleen (Parks)
Subject: Oceana

May 2, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

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From: Minakoff, Svetlana (IS) [Svetlana.Minakoff@ngc.com]
Sent: Friday, May 02, 2014 10:14 AM
To: Alderson, Colleen (Parks)
Subject: Oceana

May 2, 2014

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Sent: Friday, May 02, 2014 10:14 AM
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From: sophia muzikant [mailto:smuzikant@msn.com]
Sent: Monday, April 14, 2014 1:33 PM
To: Alderson, Colleen (Parks)
Subject: Alternative 1B

April 10, 2014

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Director of Parklands
New York City Department of Parks and Recreation
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<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| David & Sophia MUZIKANT | [illegible] | 550 Oceana Dr. E #8E |

From: Minakoff, Svetlana (IS) [Svetlana.Minakoff@ngc.com]
Sent: Friday, May 02, 2014 10:14 AM
To: Alderson, Colleen (Parks)
Subject: Oceana

May 2, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Svetlana Minakoff | SM | 40 Oceana Dr W 5B Brooklyn NY |
|---|---|---|
| Name | Signature | Address |

| Name | Signature | Address |
|---|---|---|
| Dmitriy Minaker | DM | 40 Oceana Dr W 5B Brooklyn NY |
| Brandon Minaker | BM | 40 Oceana Dr W 5B Brooklyn NY |
| Dylan Minaker | DM | 40 Oceana Dr W 5B Brooklyn NY |
| Duru Nagesh | DN | 40 Oceana Dr W Brooklyn NY |
| Upaasna Laungani | UN | 40 Oceana Dr W Brooklyn NY |
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| Name | Signature | Address |

From: annanatk [annanatk@yahoo.com]
Sent: Saturday, May 03, 2014 5:06 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station ( CEQR#14DPR005K)

Dear Ms. Alderson:

My family (including my husband and my daughter) and I reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of vast majority of Oceana residents, including my family, unsafe and inhuman. The currently proposed location would place the public toilets:

(5) in the narrowest section of the boardwalk;
(6) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;
(7) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and

(8) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(6) will <u>not</u> be located in front of <u>any</u> residential buildings;
(7) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;
(8) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;
(9) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and
(10) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Finally, children of mine and my extended family attend several supervised programs at the Shorefront Y and I am confident that their security and overall well-being will not be compromised by a low elevation public bathroom situated West of Coney Island Avenue. On the other hand, I am concerned about their safety, well-being and integrity of living conditions if the public bathrooms are place in front of their windows and in front of the Oceana play-ground (which we call the Great Lawn), as currently proposed by the NYC Department of Parks.

Considering the above, I support alternative 1B as the best choice for my children and family.

Thank you.
Anna Natkovich

40 Oceana Drive West, Apt 6C
Brooklyn, NY 11235
718-646-4399

Sent from my T-Mobile 4G LTE Device

From: Yuri Natkovich [mailto:yuri.natkovich@belam.com]
Sent: Wednesday, April 09, 2014 6:45 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Ms. Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Colleen Alderson:

My name is Yuriy Natkovich. I am a resident of the Oceana community. Though my direct view of the Ocean and Boardwalk is blocked by the other buildings of the Oceana Complex, the location of the New Brighton Comfort Station is my concern as a resident of the Brighton Beach area. I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station to express my opinion on this very important issue for all the residents of the Brighton Beach area.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from the Oceana residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, living and dining rooms windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

With respect,

Yuriy Natkovich
45 Oceana Drive East , apt. 5E
Brooklyn, NY 11235
yuri.natkovich@belam.com

04/09/2014

,

**From:** Yuri Natkovich [mailto:yuri.natkovich@belam.com]
**Sent:** Tuesday, March 18, 2014 8:30 PM

**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Yuriy Natkovich and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

Yuriy Natkovich

45 Oceana Drive East, 5E
Brooklyn, NY 11235
yuri.natkovich@belam.com

**From:** annanatk [mailto:annanatk@yahoo.com]
**Sent:** Thursday, March 20, 2014 8:25 AM

**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

----- Original message -----
From: bnatkovitch@rcn.com
Date: 03/20/2014 2:10 AM (GMT-05:00)
To: annanatk <annanatk@yahoo.com>
Subject: Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Anna Natkovich and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

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Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

Anna Natkovich
40 Oceana Drive West, #6C

Brooklyn, NY 11235
annanatk@yahoo.com

**From:** bnatkovitch@rcn.com [mailto:bnatkovitch@rcn.com]
**Sent:** Thursday, March 20, 2014 2:06 AM

**To:** Alderson, Colleen (Parks)
**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Boris Natkovitch and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

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Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

Boris Natkovitch
120 Oceana Drive West, #2I
Brooklyn, NY 11235
bnatkovitch@rcn.com

Alderson, Colleen (Parks) Colleen.Alderson@parks.nyc.gov via akrf.com May 10 (9 days ago)
to Allison, Dina, Christopher, Katie, Owen, Alessandro, Tara, Lindsay

I beleive I alreday forwarded the first email this person sent, but just in case. I did let him know that I received his first email.

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From: bnatkovitch@rcn.com [bnatkovitch@rcn.com]
Sent: Monday, May 05, 2014 11:58 PM
To: Alderson, Colleen (Parks)
Subject: Fwd: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Second submission, due to lack of acknowledgment on 5/5/2014

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From: bnatkovitch@rcn.com
To: "Colleen Alderson" <Colleen.Alderson@parks.nyc.gov>
Sent: Saturday, May 3, 2014 1:08:16 PM
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 03, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community, and am writing in strong support of Alternative 1B as the site for the bathrooms designated the "New Brighton Comfort Station". Please find the details explaining my position in the attached document.

Respectfully submitted,

Boris Natkovitch
120 Oceana Drive West, Apt 2I
Brooklyn, NY 11235

May 3, 2014

Dear Ms. Alderson:

The originally proposed location of the restrooms is illegal. There are reasonable and prudent alternatives outside the coastal erosion hazard area the Parks Department should have considered instead.

Out of seven newly proposed locations, none are ideal. However, if the Parks Department does build new restrooms along the beach, Location Alternative 1B is the best alternative.

"Option 1B: LOWEST ELEVATION, WEST OF CONEY ISLAND" would best serve Oceana, Beach Goers and entire Brighton Beach Community, for the following significant reasons:

- It is in the non-residential area, specifically in front of a fenced basketball/tennis courts and a parking lot, which are more than 4 feet below the boardwalk level and out of line of vision with the proposed site of the bathrooms.
- The Boardwalk is wider at this site (twice as wide, compared to the Oceana location), and those bathrooms will not be in the kitchens, bedrooms and dining rooms of any of the residents.
- There is significantly reduced risk/hazard to any of the buildings in the community due to increased distance to them from this location. During high winds or flooding, parts of those bathroom structures are designed to detach and, as a result, will potentially become projectile weapons if installed in front of residential areas. Importantly, if erected 90 feet from the windows of residential units, as originally planned, those bathrooms will cause significant risks to human health and life from airborne contaminants and infection, including deadly e-coli.
- It is next to the entrance to the beach with the heaviest foot traffic, hence the ideal location where the public will be served best. It is the busiest part of Brighton Beach, most frequented by beachgoers.

Some opponents of “1B” were making baseless statements that the children of Shorefront Y may be adversely impacted by this location. This is absurd. I have nine-year old son, who is a part of the Shorefront Y family, attending swimming, basketball and tennis classes all year round. I don’t care if those bathrooms will be visible to him from the playground, or the tennis or basketball courts (although they won’t be, because they are significantly below the boardwalk level and shielded by the solid 12-feet fence). He enjoys his activities at Shorefront Y and will continue enjoying them regardless of the bathrooms there. Oceana, on the other hand, is my little son’s permanent home, and what I do care about is that my son grows up without being frightened by and exposed to the horrific views and sounds and smells that those bathrooms will bring to the windows of his bedroom, just 30 yards away.

In summary, I strongly support alternative 1B as the best choice for my family, Oceana residents and entire Brighton Beach community.

Thank you,

Boris Natkovitch

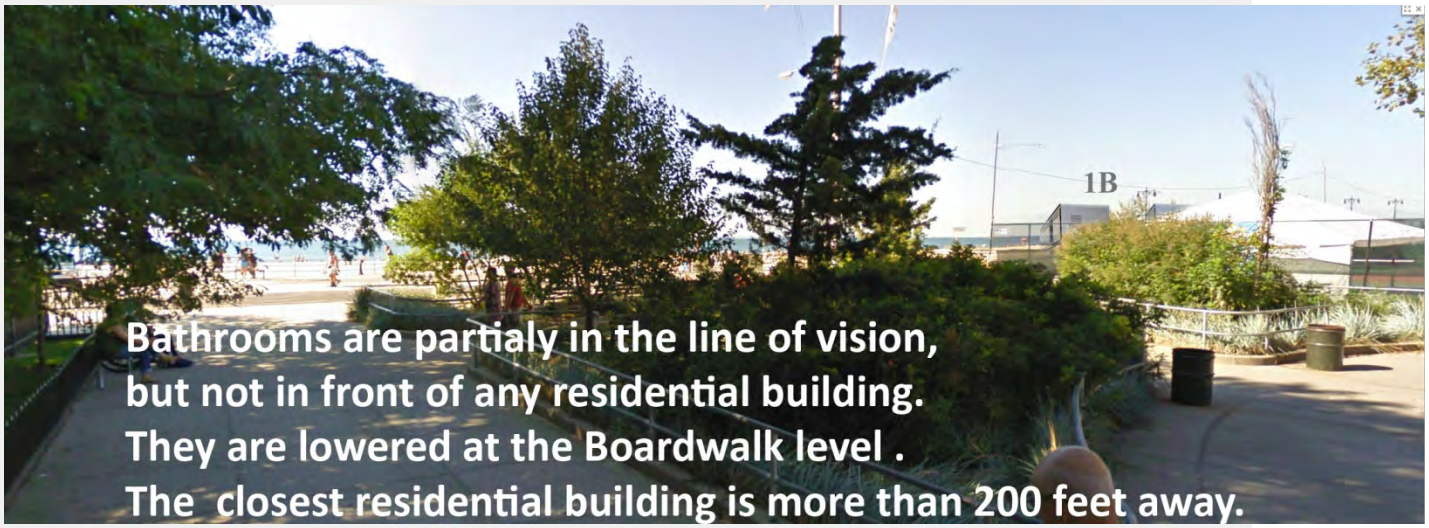
120 Oceana Drive West, Apt 2I

Brooklyn , NY 11235

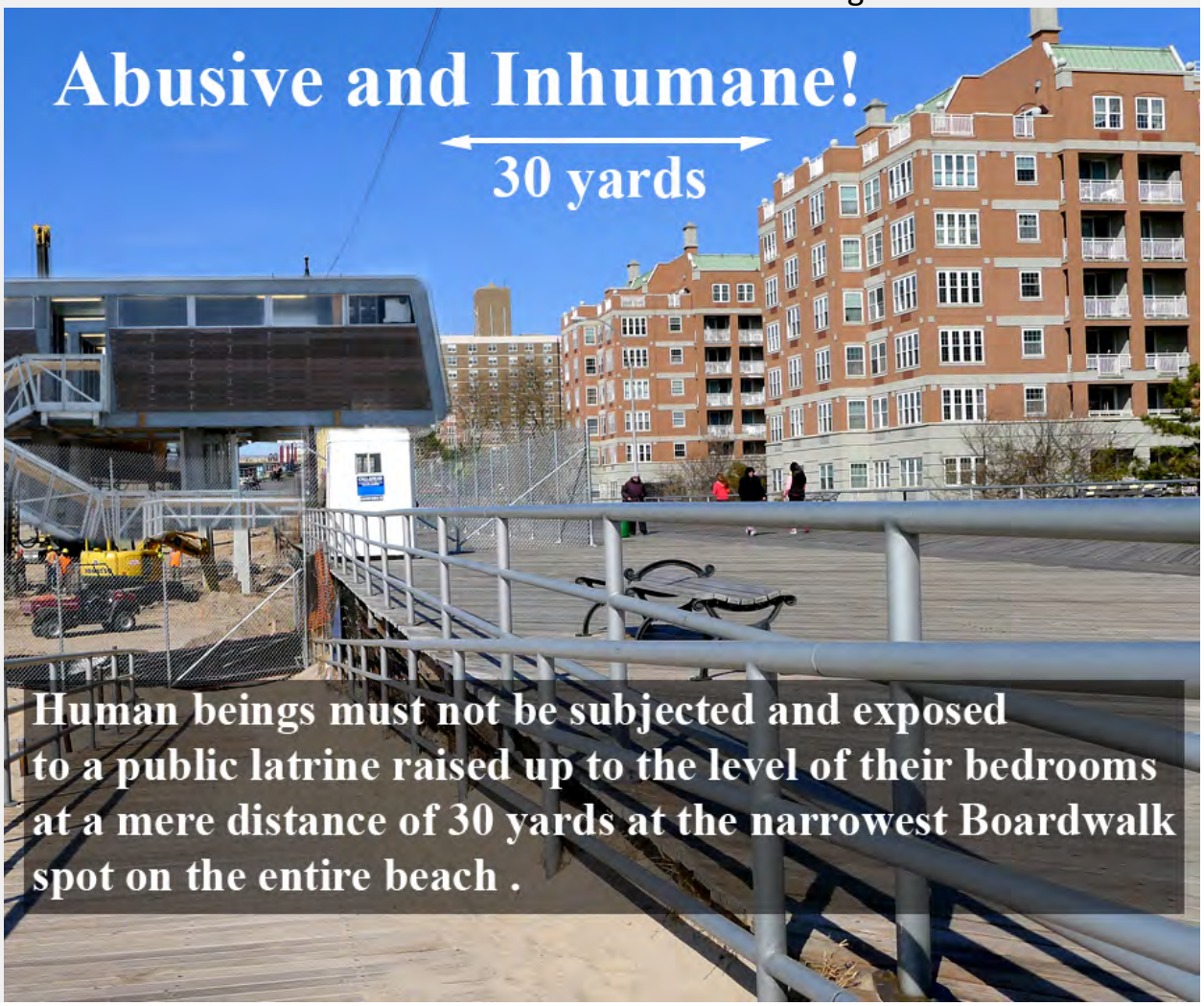
**over ->**

**over ->**

Alternative location 1B




Current Construction in front of Oceana residential buildings.



From: bnatkovitch@rcn.com [bnatkovitch@rcn.com]
Sent: Saturday, May 03, 2014 1:08 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 03, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community, and am writing in strong support of Alternative 1B as the site for the bathrooms designated the "New Brighton Comfort Station". Please find the details explaining my position in the attached document.

Respectfully submitted,

Boris Natkovitch
120 Oceana Drive West, Apt 2I
Brooklyn, NY 11235

May 3, 2014

Dear Ms. Alderson:

The originally proposed location of the restrooms is illegal. There are reasonable and prudent alternatives outside the coastal erosion hazard area the Parks Department should have considered instead.

Out of seven newly proposed locations, none are ideal. However, if the Parks Department does build new restrooms along the beach, Location Alternative 1B is the best alternative.

"Option 1B: LOWEST ELEVATION, WEST OF CONEY ISLAND" would best serve Oceana, Beach Goers and entire Brighton Beach Community, for the following significant reasons:

- It is in the non-residential area, specifically in front of a fenced basketball/tennis courts and a parking lot, which are more than 4 feet below the boardwalk level and out of line of vision with the proposed site of the bathrooms.
- The Boardwalk is wider at this site (twice as wide, compared to the Oceana location), and those bathrooms will not be in the kitchens, bedrooms and dining rooms of any of the residents.
- There is significantly reduced risk/hazard to any of the buildings in the community due to increased distance to them from this location. During high winds or flooding, parts of those bathroom structures are designed to detach and, as a result, will potentially become projectile weapons if installed in front of residential areas. Importantly, if erected 90 feet from the windows of residential units, as originally planned, those bathrooms will cause significant risks to human health and life from airborne contaminants and infection, including deadly e-coli.
- It is next to the entrance to the beach with the heaviest foot traffic, hence the ideal location where the public will be served best. It is the busiest part of Brighton Beach, most frequented by beachgoers.

Some opponents of “1B” were making baseless statements that the children of Shorefront Y may be adversely impacted by this location. This is absurd. I have nine-year old son, who is a part of the Shorefront Y family, attending swimming, basketball and tennis classes all year round. I don’t care if those bathrooms will be visible to him from the playground, or the tennis or basketball courts (although they won’t be, because they are significantly below the boardwalk level and shielded by the solid 12-feet fence). He enjoys his activities at Shorefront Y and will continue enjoying them regardless of the bathrooms there. Oceana, on the other hand, is my little son’s permanent home, and what I do care about is that my son grows up without being frightened by and exposed to the horrific views and sounds and smells that those bathrooms will bring to the windows of his bedroom, just 30 yards away.

In summary, I strongly support alternative 1B as the best choice for my family, Oceana residents and entire Brighton Beach community.

Thank you,

Boris Natkovitch

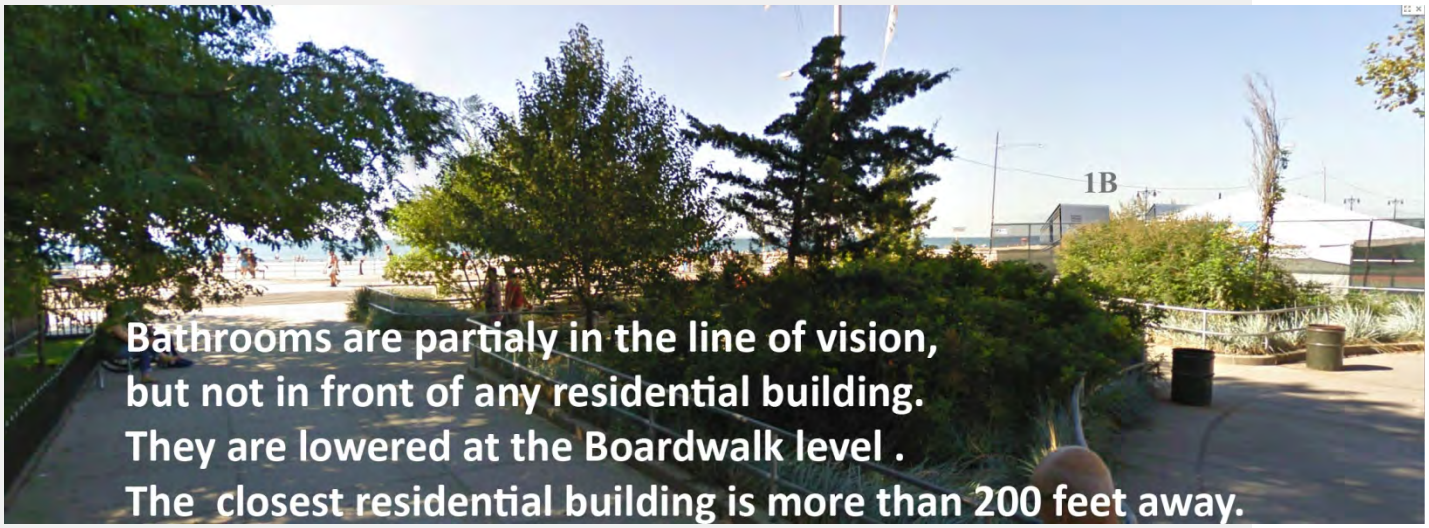
120 Oceana Drive West, Apt 2I

Brooklyn , NY 11235

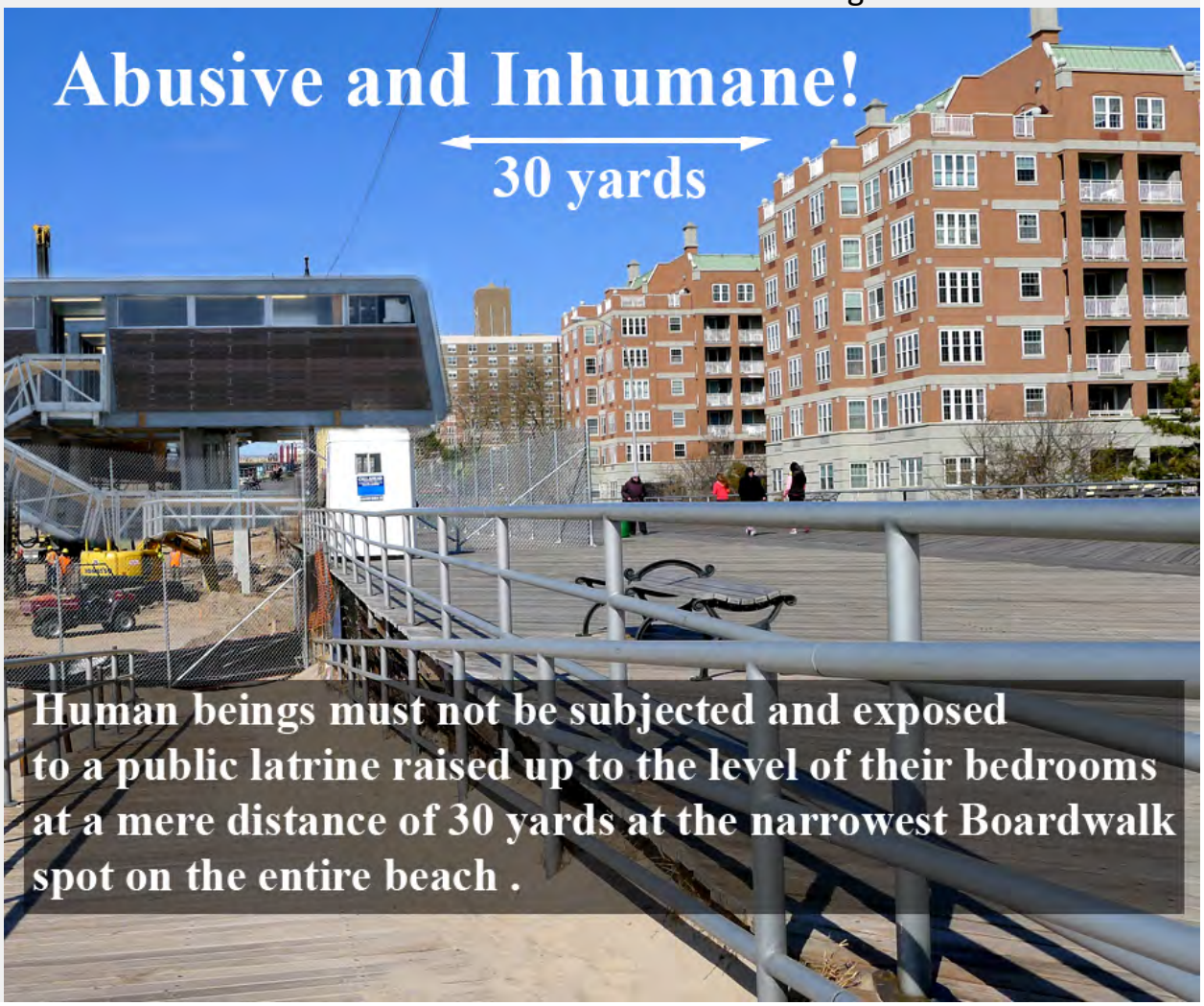
**over ->**

**over ->**

Alternative location 1B




Current Construction in front of Oceana residential buildings.



From: Inna Natkovitch [inatkovitch@gmail.com]
Sent: Saturday, May 03, 2014 1:56 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 3, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.
I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support. Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Very Truly Yours

Inna Natkovitch
120 Oceana Drive West, #2 I
Brooklyn, NY 11235

From: Sam Natkovitch [sammyfactor25@yahoo.com]
Sent: Sunday, May 04, 2014 2:26 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 4, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.
I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.
Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Sincerely Yours,

Samuel Natkovitch

120 Oceana Drive W, #2i,
Brooklyn, NY 11235

From: natalya oleg [natalyaoleg@yahoo.com]
Sent: Friday, May 02, 2014 11:50 AM
To: Alderson, Colleen (Parks)
Cc: Oceanavoice@gmail.com
Subject: Draft Environmental Impact Statement, New brighton Comfort Station (CEQR#14DPR005K)

I submit this letter insupport of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy. I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk andless than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support. The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfullyrequest the Parks Department to implement Alternative 1B.Respectfully submitted,

Name Oleg Vinik, Natalya Nikolayeva
Address_ _60 Oceana Drive West Apt. 3A Brooklyn NY 11235
Phone 718-490-4099
E-mail natalyaoleg@yahoo.com

From: Peter Oudolsky [oudolski@msn.com]
Sent: Saturday, May 03, 2014 12:52 PM
To: Alderson, Colleen (Parks)
Subject: oceana petition

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Peter Dudolsky | | 120 Oceana Dr. West apt #6I |
| Tatiana Dudolsky | Tatiana Du | 120 Oceana Dr. West apt #6I |
| Daniel Dudolsky | | 120 Oceana Dr. West apt #6I |

From: Peter Oudolsky [oudolski@msn.com]
Sent: Saturday, May 03, 2014 12:52 PM
To: Alderson, Colleen (Parks)
Subject: oceana petition

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Peter Dudolsky | | 120 Oceana Dr. West apt #6I |
| Tatiana Dudolsky | Tatiana Du | 120 Oceana Dr. West apt #6I |
| Daniel Dudolsky | | 120 Oceana Dr. West apt #6I |

From: Peter Oudolsky [oudolski@msn.com]
Sent: Saturday, May 03, 2014 12:52 PM
To: Alderson, Colleen (Parks)
Subject: oceana petition

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Peter Dudolsky | | 120 Oceana Dr. West apt #6I |
| Tatiana Dudolsky | Tatiana Du | 120 Oceana Dr. West apt #6I |
| Daniel Dudolsky | | 120 Oceana Dr. West apt #6I |

From: itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
Sent: Thursday, April 10, 2014 11:04 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmetal Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

April 7, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Federal Officer Louis P. Pepe 135 Oceana Dr. E. #1G, Bklyn, NY 11235

_____

Name

**From:** itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
**Sent:** Wednesday, March 19, 2014 5:45 PM
**To:** Alderson, Colleen (Parks)
**Subject:** Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am Federal Officer Louis Pepe and rented an apt. at Oceana Condominiums for 9 years("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Federal Officer Louis Pepe
125 Oceana Drive East, Apt. 1C
Brooklyn, NY 11235
(718) 223-1888
lpepe@rcn.com

**From:** itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
**Sent:** Wednesday, March 19, 2014 5:49 PM

**To:** Alderson, Colleen (Parks)
**Subject:** Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am Margaret Pepe and live at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

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The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Margaret Pepe
125 Oceana Drive East, Apt. 1C
Brooklyn, NY 11235
(718) 938-9491

From: itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
Sent: Thursday, April 10, 2014 11:07 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Mrs. Margaret Pepe 125 Oceana Dr. E. #1C, Bklyn, NY 11235

From: Sergey Pichugov [spichugov@gmail.com]
Sent: Friday, May 02, 2014 11:59 PM
To: Alderson, Colleen (Parks)
Cc: Office, Commissioners (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

TO: New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10065
Attention: Colleen Alderson, Director of Parklands

May 02, 2014

Dear Colleen Alderson,

My family and I live in the Oceana Condominium. I am writing to comment on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station. I oppose the proposed current location of the new, two story high bathrooms at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend quality time. Hundreds of children living in Oceana would be affected with the elevated toilets mounted in the close proximity to their bedroom, bathroom, living and dining room windows. This decision contradicts common sense, but more importantly, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

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While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Sergey Pichugov.

65 Oceana Drive East, Apt. 8C
Brooklyn, New York, 11235
E-mail: spichugov@gmail.com
Phone: 617-901-7039

From: Sergey Pichugov [spichugov@gmail.com]
Sent: Friday, May 02, 2014 11:58 PM
To: Alderson, Colleen (Parks)
Cc: Office, Commissioners (Parks)

TO: New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10065
Attention: Colleen Alderson, Director of Parklands

May 02, 2014

Dear Colleen Alderson,

My family and I live in the Oceana Condominium. I am writing to comment on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station. I oppose the proposed current location of the new, two story high bathrooms at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend quality time. Hundreds of children living in Oceana would be affected with the elevated toilets mounted in the close proximity to their bedroom, bathroom, living and dining room windows. This decision contradicts common sense, but more importantly, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

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While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Sergey Pichugov.

65 Oceana Drive East, Apt. 8C
Brooklyn, New York, 11235
E-mail: spichugov@gmail.com
Phone: 617-901-7039

From: Sergey Pichugov [spichugov@gmail.com]
Sent: Friday, May 02, 2014 11:49 PM
To: Alderson, Colleen (Parks)
Cc: White, Veronica
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

TO: New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10065
Attention: Colleen Alderson, Director of Parklands

May 02, 2014

Dear Colleen Alderson,

My family and I live in the Oceana Condominium. I am writing to comment on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station. I oppose the proposed current location of the new, two story high bathrooms at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend quality time. Hundreds of children living in Oceana would be affected with the elevated toilets mounted in the close proximity to their bedroom, bathroom, living and dining room windows. This decision contradicts common sense, but more importantly, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. At that location the boardwalk is two times wider and the distance to closest residential buildings is much bigger. Therefore no resident of Oceana or Brighton Beach community would be affected. Additionally, the bathrooms would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of our bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Sergey Pichugov.

65 Oceana Drive East, Apt. 8C
Brooklyn, New York, 11235

From: p.elana pick [mailto:pick.ep@gmail.com]
Sent: Sunday, April 27, 2014 11:22 AM
To: Alderson, Colleen (Parks)
Subject: RE: CEQR#14DPR005K

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

Respectfully submitted,

Patricia Pick, Ph.D.
125 Oceana Drive East
Brooklyn NY 11235

From: VF Plat [mailto:vfplat@gmail.com]
Sent: Thursday, April 10, 2014 10:32 AM
To: Alderson, Colleen (Parks)
Subject: My Vote for Alternative 1B ( Brighton Beach comfort Stations

I am a resident of the Oceana . I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.
I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand or people live with their children. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.
The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Regards,
Victoria.
120 Oceana Drive West
3E.

From: Galina Polissky [mailto:gpolissky@yahoo.com]
Sent: Tuesday, April 08, 2014 12:29 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

April 8, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re:Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowestportion of boardwalk and less than 100 feet from the residentialbuildings as being inhuman and devastating for the community where three thousand people live with their children and elderly.I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two timeswider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandablyconcerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.
Respectfully submitted,
Galina Polissky,
75 Oceana Drive East, Apt. 2H
Brooklyn, NY 11235

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 9:59 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

My name is Leonid Polyakov,
our best friends live in building 120 with the front view to the ocean,
it would be very ugly to see instead of ocean the comfort station,
please pay attention to the people in Oceana and for Oceana visiters ,
the best place for comfort station is _1B location,

Leonid Polyakov

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Tuesday, April 29, 2014 8:28 PM
To: Alderson, Colleen (Parks)
Subject: About comfort station Alternative 1B Location

My name is Leonid Polyakov and I live in  Brighton Beach,
I very often come to my friends in Oceana and
I am sure that the best place for this restroom is -1B location,
park department needs to hear people from this community,
thank you
Leonid

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Sunday, April 13, 2014 9:54 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

I do not live in Oceana, but my best friends live in building 120 Oceana Dr. W.,
the best place for public restroom there is 1B location,
please, listen the needs of Oceana people,
My name is Svetlana Polyakova.

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Tuesday, April 29, 2014 8:35 PM
To: Alderson, Colleen (Parks)
Subject: restroom location

I live in Brighton Beach and my name is Svetlana Polyakova.
My husband and me very often meet our friends from Oceana Community,
who live in the building 120.

I am sure, that they are right, and they ask you and I also think, that,
1B location is the best alternative location for this bathroom.
Thank you and imagine that in front of your window is this Giant building,
I cannot imagine that,
so please, try to satisfy the recommendation of Oceana Community,
Thank you,
Svetlana

From: Bronya Pronin [bronyapronin@gmail.com]
Sent: Friday, May 02, 2014 7:05 PM
To: Alderson, Colleen (Parks)
Subject: Fwd: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

Colleen.Alderson@parks.nyc.gov
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Colleen Alderson

Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Thank You.

B Pronin

From: Benjamin Rabinovich [mailto:scubabr53@yahoo.com]
Sent: Friday, April 25, 2014 12:06 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) benear the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.
Benjamin Rabinovich
130 Oceana Drive West apt 3F
Brooklyn N.Y 11235

From: Ella Rabinovich [mailto:ellrab0@gmail.com]
Sent: Friday, April 25, 2014 11:31 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson

Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

-

Best Regards,
Ella Rabinovich
130 Oceana Drive West apt 3F
Brooklyn, NY, 11235
ellrab0@gmail.com

From: arkadiy.roginskiy@ubs.com [mailto:arkadiy.roginskiy@ubs.com]
Sent: Monday, April 28, 2014 11:27 AM
To: Alderson, Colleen (Parks)
Cc: bnatkovitch@rcn.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

to
April 28, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.
I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B - an alternate site with broad local support.
Location Alternative 1B - located west of Coney Island Avenue and level with the boardwalk - properly accounts for the community's interests.
It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Arkadiy Roginskiy _____ 45 Oceana dr. #
1G

Bronya Roginskaya _____ 45 Oceana dr. #
1G

Mikhail Roginskiy _____ 45 Oceana dr. #
1G

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From: arkadiy.roginskiy@ubs.com [mailto:arkadiy.roginskiy@ubs.com]
Sent: Monday, April 28, 2014 11:27 AM
To: Alderson, Colleen (Parks)
Cc: bnatkovitch@rcn.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

to
April 28, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.
I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B - an alternate site with broad local support.
Location Alternative 1B - located west of Coney Island Avenue and level with the boardwalk - properly accounts for the community's interests.
It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Arkadiy Roginskiy _____ 45 Oceana dr. #
1G

Bronya Roginskaya _____ 45 Oceana dr. #
1G

Mikhail Roginskiy _____ 45 Oceana dr. #
1G

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From: arkadiy.roginskiy@ubs.com [mailto:arkadiy.roginskiy@ubs.com]
Sent: Monday, April 28, 2014 11:27 AM
To: Alderson, Colleen (Parks)
Cc: bnatkovitch@rcn.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

to
April 28, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.
I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B - an alternate site with broad local support.
Location Alternative 1B - located west of Coney Island Avenue and level with the boardwalk - properly accounts for the community's interests.
It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Arkadiy Roginskiy _____ 45 Oceana dr. #
1G

Bronya Roginskaya _____ 45 Oceana dr. #
1G

Mikhail Roginskiy _____ 45 Oceana dr. #
1G

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From: Gregory Roginsky [gregory.roginsky@gmail.com]
Sent: Sunday, May 04, 2014 11:29 AM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR#14DPR005K)

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Gregory Roginsky_____
75 Oceana Dr. E apt.2G Brooklyn, NY 112356
Name Signature Address

From: alexander rozenberg [mailto:allaandalex@hotmail.com]
Sent: Wednesday, April 09, 2014 11:17 AM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

April 9, 2014
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re:Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Manhattan Beach community. Isubmit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.
I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowestportion of boardwalk and less than 100 feet from the residentialbuildings as being inhuman and devastating for the community where three thousand people live with their children and elderly.I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two timeswider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandablyconcerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request theParks Department to implement Alternative 1B.

Respectfully submitted,
Alexander Rozenberg,
75 Oceana Drive East,
Brooklyn, NY 11235

From: inna rozenberg [mailto:innaro18@gmail.com]
Sent: Thursday, May 01, 2014 4:51 PM
To: Alderson, Colleen (Parks)
Subject: Fwd: Alik please send it

colleen.alderson@parks.nyc.gov
Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,

Inna Rozenberg
2357 East 19th st.,
Brooklyn, NY 11229

From: Oleg Rozenberg [mailto:olegselect@aol.com]
Sent: Thursday, May 01, 2014 4:08 PM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

Oleg Rozenberg
2357 E 19th Street
Brooklyn NY, 11229

From: Alex Rubinstein [amersolution@gmail.com]
Sent: Saturday, May 03, 2014 2:43 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.
I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.
The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.
While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.
Respectfully submitted,

Alex Rubinstein
3101 Ocean Pkwy
Brooklyn, NY
11235

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

TATIANA S
Print Name

statas17@mail.ru
Address

Signature

22.04.2014
Date

From: Irena [irena_sand@hotmail.com]
Sent: Saturday, May 03, 2014 3:17 PM
To: Alderson, Colleen (Parks)
Subject: Fwd: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Sent from my iPad

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Colleen Alderson

Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of LocationAlternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request

the Parks Department to implement Alternative 1B.

Thank You.

From: Simon Sandler [mailto:Simon.Sandler@noranco.com]
Sent: Thursday, April 17, 2014 7:10 AM
To: Alderson, Colleen (Parks)
Cc: :; oceanavoice@gmail.com
Subject: Two story high bathroom in front of the Oceana community

Colleen Alderson
Director of Parklands

New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Regards

Simon Sandler | Senior CNC Programmer | Noranco Inc. – Vaughan Division | 55A Westcreek Drive | Vaughan, ON, L4L 9N6| t:905-856-1801 ext: 235 | simon.sandler@noranco.com | www.noranco.com

# Natural Resources Protective Association

P.O. Box 050328 Staten Island, NY 10305 (718) 987-6037

*Established 1977*

**Executive Director**
**Ida Sanoff**

**Secretary**
**Richard Chan**

**Treasurer**
**John Malizia**
*Fisherman's Conservation Association*

**Environmental Coordinator**
*Keith W. Jacobsen*
*North Shore Community Coalition for Environmental Justice*

**East Shore Coordinator**
*Dominic Cenatiempo*

**Trustees**

**Charles Perry**
*Protectors of Pine Oak Woods*

**Anthony Rose**
*Staten Island Divers*

**James Scarcella**
*Friends of Clearwater*

**Martin Schreibman Ph.D.**
*Brooklyn College AREAC*

**John Tanacredi Ph.D.**
*Molloy College*

**Andrew Willner**
*NY/NJ Baykeeper*

**Cindy Zipf**
*Clean Ocean Action*

April 3, 2014

Colleen Alderson, Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10065

BY U.S. MAIL AND ELECTRONIC MAIL

**RE: Draft Environmental Impact Statement**
**New Brighton Comfort Stations**
**CEQR #14DPR 005K**

Dear Ms. Alderson:

The Natural Resources Protective Association (NRPA) is a city wide, all volunteer membership organization, focusing on shoreline and open space issues and preservation of marine habitat.

We have reviewed hundreds, perhaps thousands of Environmental Assessments, Environmental Impact Statements, Management Plans, Dredging Permits and related documents over the years. Yet we have never seen a project as problematic as this one.

The New Brighton comfort station project began as a Type 2 action for an in kind replacement of an existing comfort station that was destroyed by Hurricane Sandy. It was to be constructed on the same location that the previous comfort station had occupied for 70 years. However, the old structure was located under the boardwalk and the proposed project was for an elevated design that would comply with new FEMA guidelines.

The proposed structure is one of 17 elevated lifeguard stations and comfort stations, all of similar design, planned for 15 locations throughout New York City. The DEIS states that "all but two of the 17 planned replacement comfort stations ...were subsequently installed and in use during the 2013 beach season".

The proposed project site is approximately 100 feet from the Oceana Condominium complex and separated from it by a wide, existing garden area, as well as the boardwalk itself. Work on the New Brighton comfort station began in 2013 and included various surveys, test borings and other pre-construction work. In addition, 16 concrete pilings were installed. Work was temporarily halted when below ground obstructions were encountered and some modifications were needed. Twelve pilings must still be installed, as well as the comfort station structures, which are currently onsite, in a holding area.

However, residents of the Oceana Condominium complex were supposedly concerned about the safety of the proposed elevated design in a storm surge and ultimately obtained a court order that resulted in this DEIS. NRPA of course, fully supports shoreline safety. But based on the testimony provided at the Public Hearing of March 20, 2014, it now appears that the primary concern here is not safety, but the views from a handful of luxury condo apartment windows.

The focal point of this DEIS has now become whether or not a city agency should ignore FEMA safety guidelines, and move this project to a less suitable location, at a lower, more damage prone elevation, at considerable expense to the public, in order to satisfy a handful of people who don't want to look at it. At the Public Hearing, a number of people stated that the proposed elevated comfort stations were "ugly" and "monstrous". But these structures were not designed to be works of art in a museum; they were designed to be durable, safe, utilitarian, public conveniences. It should be noted that aesthetics were vetted when the project was reviewed and approved by the New York City Design Commission.

Moving a public structure solely because some have decided that they don't want to look at it sets a precedent that any public structure constructed within the sightlines of a residence should be relocated. In similar fashion, anyone who believes that a proposed public structure is unattractive can then demand that it be moved, irrespective of cost, safety or any other criteria.

However, the most troubling issue here is that public safety – the whole point of the court action that resulted in this DEIS - may be compromised if there is a deviation from the original plan. At the Public Hearing, many but not all of the participants stated that they supported Alternative 1 B. This involves relocating the comfort station 350 feet west of the original location, (where most of the pilings have already been placed into the ground) to another location opposite the Shorefront YMHA and installing it level with the boardwalk. But Alternative 1 B is an extremely poor choice and compromises public safety. Lowering the comfort station to boardwalk level where it will be buffeted by a storm surge, substantially increases the likelihood that the comfort station will be damaged and/or that pieces of it will become projectiles. Furthermore, the Shorefront Y is the most important structure in all of Brighton Beach. It is the only large, community space in the area that can accommodate disaster related services. After Hurricane Sandy, it was the epicenter of the neighborhood's relief efforts. Therefore, the safety of this building is paramount. It should also be noted that at the Public Hearing, the Director of the Shorefront Y had concerns about potential impacts from the vibrations of pile driving.

The 2014 New York City Hazard Mitigation Plan lists sixteen "historical" coastal storms that have hit the metro shoreline, beginning in 1821. So it would be disingenuous to believe that Hurricane Sandy was a unique event that will not occur again. Furthermore, New York City believes that there is such a high risk of future storm damage that it has mandated a comprehensive, city wide plan to protect municipal structures. In the face of this, it is difficult to imagine that the Parks Department will pursue an alternative that runs contrary to this mandate, i.e. to construct a municipal facility in such a manner that it does not meet FEMA guidelines. In addition, one of the goals of the 2014 Hazard Mitigation Plan is to "implement mitigation programs that protect critical facilities and services and promote reliability of lifeline systems to minimize impacts from hazards, maintain operations, and expedite recovery in an emergency." The Shorefront Y has already proven its importance as a "critical facility" that was able to "expedite recovery in an emergency". It would be a grave error to do anything that would jeopardize the integrity of this building, i.e. knowingly build an unsafe structure anywhere near it.

**Because of the increased likelihood of storm surge damage to the comfort station at a lower elevation and the possibility of subsequent damage to an important disaster services center, we vehemently oppose the Alternative 1B site. Pursuing this alternative will have significant, far reaching consequences.**

There are other concerns with constructing a structure at a lower elevation, level with the boardwalk, either at Alternative 1B or at the original project site or at any other site. At a time when people have had to elevate their homes, move electrical panels to higher elevations and turn the first floor of their homes into storage areas, why should a city agency, the Parks Department, be given carte blanche to ignore the same FEMA guidelines? **Furthermore, the DEIS states that in order to qualify for FEMA funding, the project would have to adhere to the new codes and standards.** Therefore, if the project were constructed at the lower elevation, either at the 1B site, the original proposed site or any other site, it would **not qualify** for FEMA funding.

There are other cost factors to consider if the project is moved to the Alternative 1 B site or another, as yet to be determined, site. A significant sum of public money was used to survey the proposed site, do soil borings and other construction related studies and sink the existing 16 pilings. If the project were moved to an alternative site, all of this work would have to be duplicated. In addition, the existing 16 pilings would have to be removed, per New York State Department of Environmental Conservation guidelines. Furthermore, if a lower elevation is used, this may require a new design for the pilings. Needless to say, this will add considerably to the cost of the project. So who will foot the substantial cost that will be incurred if the comfort station is constructed at a lower elevation?

The Parks Department is the most woefully underfunded city agency. There are many parks in southern Brooklyn that were in poor condition to begin with and in even worse shape after Sandy. When people complain, they are told that there is no money for repairs. Where is the justification for spending scarce taxpayer funds to please the residents of a few apartments? Where is the justification to use sizable amounts of public funding to preserve the views of a few, while the needs of many remain unmet?

Some people at the Public Meeting said that a comfort station should not be built anywhere near the Oceana apartments and instead, beachgoers should use the comfort station at Brighton 2nd Street, approximately one third of a

mile from the proposed location. This is unacceptable, because a comfort station is badly needed at this location. There were no restroom facilities available in this vicinity last summer, because the previous comfort station had been demolished. The DEIS states that as a result, there were significant health issues. The DEIS includes a Department of Health report indicating that the area around the lifeguard station at the western end of Bay 2 (near the proposed project site where the previous comfort station was demolished) was an "open toilet". It also mentions that numerous complaints were received about the lack of restrooms and poor sanitation in Bays 1-2. The DEIS notes the possibility of run off from the contaminated sand resulting in high coliform counts in the adjacent ocean water. It also describes the health risks of contact with sand and aerosols that are contaminated with human waste. The DEIS adds that human waste contamination is "persistent and accumulative". **So there is no question that a public restroom is desperately needed in the immediate vicinity of the proposed project site.**

In order to avoid a health emergency, a temporary comfort station trailer will be placed on the boardwalk within the next few weeks. But the DEIS notes that it is not designed to withstand beachfront conditions, will not be stable in high winds, is not designed to withstand storm surges, is not resistant to flooding and may even float away in a storm event. Furthermore, it will be located near the Shorefront YMHA, a critical community resource, as described earlier and hurricane season begins in June. Some people at the Public Hearing happily concluded that "temporary has a way of becoming permanent" assuming that the comfort station issue will go away because the temporary trailer will become a permanent installation. Because of the safety issues associated with the trailer, it is imperative that it be used for the 2014 summer season **only** and then removed. There is adequate time to construct a new, permanent comfort station prior to the summer of 2015.

In conclusion, while we understand and sympathize with the Oceana condo owners who do not want to look at a structure that they do not find attractive, there are far more important issues that need to be addressed here. The primary concern, above all, is public safety. The DEIS makes it very clear that elevated comfort stations that conform to FEMA guidelines are the safest option. It also makes clear that there are significant public health issues that can only be resolved if a comfort station is constructed in this immediate area. In addition, moving the comfort station to a location adjacent to the Shorefront Y is inadvisable because of the importance of that structure in emergency situations. Another major factor that must be considered is cost and the responsibility of city agencies to use public funds in the most economical, equitable fashion. The website of the New York City Comptroller, Scott M. Stringer states that his office, "is *responsible for providing an independent voice to safeguard the fiscal health of the City, root out waste, fraud and abuse in City government and ensure the effective performance of City agencies to achieve their goals of serving the needs of all New Yorkers."* We assume that this concept of fiscal health is also observed by the New York City Department of Parks and Recreation. Relocating this project will not only cost a significant amount of public money but will also result in a waste of the considerable sum that has already been expended at the current project site. Relocating it because people find the structure unattractive sets a precedent for other public projects. Therefore, after careful consideration of all of the issues, we support the original plan: Constructing the New Brighton comfort stations on the footprint of the demolished comfort station, at the elevated level that conforms to FEMA guidelines.

Sincerely,

Ida Sanoff, Executive Director

cc: Representative Hakeem Jeffries
Councilmember Chaim Deutsch
Councilmember Mark Treyger
Brooklyn Borough President Eric Adams
New York City Council Parks Committee Chair Mark Levine
Brooklyn Borough Parks Commissioner Kevin Jeffrey
New York City Parks Commissioner Mitchell Silver
New York City Comptroller Scott Stringer
New York State Department of Environmental Conservation, Director Region 2, Venetia Lannon

From: Joe Scott [joescottoceana@scottfamilygroup.com]
Sent: Sunday, May 04, 2014 2:27 PM
To: Alderson, Colleen (Parks)
Subject: Re: Proposed New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

Please consider the attached comments on the proposed New Brighton Comfort Station (CEQR#14DPR005K).

Thank you.

Regards,

Joe Scott

Joe Scott

(646) 401-7020
(212) 804-8240

May 1, 2014

Ms.Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station
(CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of Brooklyn in Brighton Beach, and have lived in Brooklyn for the past 18 years. I oppose locating the proposed new bathrooms in front of the Oceana residents. That location is too close to resident buildings, represents a dangerous condition in the event of a natural disaster, violates current laws and regulations, and causes unwarranted and unnecessary harm to the 3,000 Oceana residents.

Please note that the previous bathrooms were built at that location before Oceana when that site was commercial. Please recognize that the conditions of that location have changed, after full planning review and approval by the City of the Oceana residences, and that a better alternative location should now be used for the proposed replacement bathrooms.

I understand that an alternative location in front of the Shorefront Y has been proposed. If this location is non-controversial and generally unopposed, I support using that location instead. However, I firmly believe that the proposed new bathrooms should not disrupt any of the current area residents, so if that location is opposed by those residents, another better location should be identified.

Thank you for considering my comments.

Sincerely,

Joseph Scott

Joseph Scott

125 Oceana Drive East, #3i
Brooklyn, NY 11235

**From:** Aleksey Shapiro [mailto:aleksey.shapiro@gmail.com]
**Sent:** Tuesday, March 18, 2014 2:36 PM
**To:** Alderson, Colleen (Parks)

**Subject:** Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Alex Shapiro and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Alex Shapiro
100 Oceana Drive West, 6B
Brooklyn, NY 11235

**From:** Victoria Shapiro [mailto:victoria.shapiro@gmail.com]
**Sent:** Thursday, March 20, 2014 11:38 AM
**To:** Alderson, Colleen (Parks)
**Subject:** DEIS - Brighton beach comfort station

Dear Ms. Alderson:

My name is Victoria Shapiro and my family lives in Oceana Condominiums. Oceana is a local community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I, together with other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

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The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Sincerely,

Victoria Shapiro

From: partex [mailto:partex@att.net]
Sent: Wednesday, April 09, 2014 2:09 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

please see attached

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| DMITRI SHVETSOV | | 105 OCEANA DR. E, # PH/C |
|---|---|---|
| Name | Signature | Address BROOKLYN, NY 11235 |



(1)

From: Partex Inc [mailto:partex2@gmail.com]
Sent: Wednesday, April 09, 2014 2:09 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

please see attached

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

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<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| DMITRY SHVETSOV | | 55 OCEANA DR. E, #8C |
|---|---|---|
| Name | Signature | Address<br>BROOKLYN, NY 11235 |

From: Julia Sikar [sikarjulie@aol.com]
Sent: Friday, May 02, 2014 4:53 PM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I my husband and my daughter reside in Oceana at Brighton Beach Community. We thank the NYC Parks Department and Commissioner Kevin Jeffries for considering alternative locations for the New Brighton Comfort Station. For the reasons stated below, my family supports alternative location 1B.

First, we strongly oppose the NYC Department of Park's currently selected location in front of the Oceana Condominium buildings. This location would render the living conditions of my and other children, as well as elderly and other residents of Oceana, unsafe and inhuman. The currently proposed location would place the public toilets:

(1) in the narrowest section of the boardwalk;
(2) within 91 feet from the residents' bedrooms, bathrooms, living rooms and dining rooms;
(3) within a dangerously short distance from the residential buildings which could be damaged in case parts of the toilets detach in the event of a hurricane, storm or strong winds; and
(4) on top of a rock jetty, thus complicating construction plans and exacerbating impacts to the beachfront environment.

Second, we strongly support the alternative location 1B for the New Brighton Comfort Station. If placed in the location 1B, the public toilets:

(1) will <u>not</u> be located in front of <u>any</u> residential buildings;
(2) will be located at the twice as wider section of the boardwalk as compared to the currently proposed location in front of the Oceana condominiums;
(3) will be located in front of a non-residential Shorefront Y building which is further shielded from location 1B by a parking lot, fenced athletic courts and a view obstructing fence;
(4) will be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway; and
(5) will be located where there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

Considering the above, I support alternative 1B as the best choice for my children and family.

Thank you.
Julie Sikar

From: lisa sikarevich [mailto:lisasikar@gmail.com]
Sent: Sunday, April 13, 2014 11:17 PM
To: Alderson, Colleen (Parks)
Cc: oceanavoice@gmail.com

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

April 13, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re:Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I am a resident of the Oceana community and I respectfully submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of the boardwalk. It is less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be negatively affected by the toilets mounted in close proximity to their bedrooms, bathrooms, living and dining room windows. I strongly feel that this decision was unfair, and is severely detrimental to our community as a whole. I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk, and is not close to residential buildings. As a result, no resident of Oceana or the Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would also harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities for the public, there is no need or justification for building unwanted, elevated bathrooms directly in front of our homes. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a

balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Lisa Sikarevich
125 Oceana Dr. E. 2F
Brooklyn, NY 11235

From: BNAPSINGER@aol.com [mailto:BNAPSINGER@aol.com]
Sent: Thursday, April 17, 2014 4:40 PM
To: Alderson, Colleen (Parks)
Cc: ecooper@law.columbia.edu
Subject: Boardwalk Bathroom

Ms. *Pat Singer*
Founder / Executive Director
Brighton Neighborhood Association
Phone (718) 891-0800
Fax (718) 891-1163

# BRIGHTON NEIGHBORHOOD ASSOCIATION

1002 Brighton Beach Avenue
Brooklyn, New York 11235
Tel. 718-891-0800
Fax. 718-891-1163
www.brightonbeach.com

**Executive Director/Founder**
Pat Singer

**Emeritus**
Evelyn Cooper
*President*
Myron Cooper
*Secretary/Treasurer*

**Officers**
*Sherry Falcone*
*President*
May Ng
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Judd Fischler
Martin Satloff, Esq.
Sheik Lutafullah, Esq.
Raisa Veksler

**Staff**
Janet Veksler
*Russian Community Liaison*

Kristina M. Yiannaki
*Fiscal Officer / Bookkeeper*

Concepcion Roncal
*Spanish Advocate*

April 17, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, NY 10065

Dear Ms. Alderson:

On behalf of our Association, we deeply appreciate the compromise option offered by the Commissioner and the Park's Department as to the placement of bathrooms for Bay 1 and Bay 2.

Coney Island Avenue is the logical choice and bringing the height down is the right thing to do. Coney Island Avenue is the Gateway to these Bays. Both local residents and visitors coming off the train access the Bays from Coney Island Avenue. The proposed site puts it closer to "restaurant row" which also makes it more desirable.

As Founder of this Association, my opinion is based on my experience and love of this community. The opposition would like to say that the people in the Oceana are rich and throwing their weight around. They are middle class working people who are trying to maintain their investment and quality of life, however there are even more residents, like myself, who do not live on their scale, but want what is best for this community. The Coney Island Site is the perfect choice.

Sincerely,

Ms. Pat Singer
Founder and Executive Director

April 10, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

G. Sivorinovsky
Name

Signature

60 Oceana Dr. West H 9B
Address

From: GSivorinov@aol.com [mailto:GSivorinov@aol.com]
Sent: Friday, April 11, 2014 4:27 PM
To: Alderson, Colleen (Parks)
Cc: sandra.vera@fsresidential.com
Subject: Brighton Comfort Station

Dear Ms. Anderson,
Attached please find a letter concerning the Brighton Comfort Station.
Have a nice day,
Respectfully,
Genrikh Sivorinovsky, Ph.D.
60 Oceana Dr. West #9B

April 10, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

G. Sivorinovsky
Name

Signature

60 Oceana Dr. West H 9B
Address

From: Sophia Somershaf [ssomershaf@aol.com]
Sent: Friday, May 02, 2014 1:55 PM
To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station (CEQR#14DPR005K)

.

# New Brighton Comfort Station (CEQR#14DPR005K)

## Dear Ms. Alderson:

I support alternative location 1 B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings of the Oceana condominium.
On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront will be separated from location 1 B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.
Therefore, alternative 1 B is the best location for the entire community..

Thank you,
Sophia Somershaf
155 Oceana Drive East Apt PH1B
Brooklyn, NY,11235

From: Dina Soroka [Dina.Soroka@vnsny.org]
Sent: Friday, May 02, 2014 4:12 PM

To: Alderson, Colleen (Parks)
Subject: New Brighton Comfort Station

FYI, please see attached.

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This electronic message is intended to be for the use only of the named recipient, and may contain information from Visiting Nurse Service of New York and/or its affiliates and subsidiaries ("VNSNY") that is confidential or privileged, or protected health information from VNSNY that is confidential under HIPAA. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this message in error or are not the named recipient, please notify us immediately by contacting the sender at the electronic mail address noted above, and delete and destroy all copies of this message. Thank you.

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

| Gina Soroka | JBord | 135 Oceana Dr E # 3F |
|---|---|---|
| Name | Signature | Address |

From: Lyudmila S [kvochka@hotmail.com]
Sent: Friday, May 02, 2014 9:38 AM
To: Alderson, Colleen (Parks)
Subject: Oceana, plan 1B

Colleen Alderson

Director of Parklands

New York City Department of Parks and Recreation

830 Fifth Avenue, Room 401

New York, New York 10065

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted, Lyudmila Soroka
100 Oceana Drive West apt 5B
Brooklyn NY, 11235

---

:

From: Marina.Soroka@YAI.ORG [Marina.Soroka@YAI.ORG]
Sent: Monday, May 05, 2014 9:35 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station

Please see attached.

This electronic message is intended to be for the use only of the named recipient, and may contain information that is confidential or privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this message in error or are not the named recipient, please notify us immediately by contacting the sender at the electronic mail address noted above, and delete and destroy all copies of this message. Thank you.

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

| Name | Signature | Address |
|---|---|---|
| Marina Soroka | M Soroka | 296 Hungry Harbor Rd Valley Stream, NY. 11581 |
| Mark Soroka | [illegible] | 296 Hungry Harbor Rd Valley Stream, NY 1158 |

| Name | Signature | Address |
|---|---|---|
| Corazon Cagayat | Corazon Cagayat | 269 Mountainview Ave Staten Is. NY 10314 |
| Wai Ha Cheung | Wai Ha Cheung | 83-13 57th Elmhurst, NY 11373 |
| Sue Chu | Sue Chu | 7103 3RD AVE BROOKLYN, NY. 11209 |
| Sarai Buitrago | | 242 W 122St NY NY 10027 |
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**From:** wheresstalb@gmail.com [mailto:wheresstalb@gmail.com]
**Sent:** Monday, March 24, 2014 11:28 AM
**To:** Alderson, Colleen (Parks)
**Cc:** Pat Herrick
**Subject:** New Brighton Replacement Comfort Station

Thank you for your time last Thursday. It was a relief to feel that the City is actually listening to the community. I've lived in NYC my entire life (10 years at the Oceana) and had never felt such a disconnect to the City as I had during those unnerving months of pile driving, etc. It was as if foreign invaders had made their way to our quiet community and they had no concern about who or what they were disrupting. We had no voice.

I hope that the Comfort Station will be moved to location B, in front of the Shorefront Y. That will relieve the Oceana residents of a great deal of stress. It is not perfect, but most things are not. It is simply less destructive to the neighborhood.

Again, thank you for your time and the many hours you have spent on this project.

Elaine Stalb
75 Oceana Dr. E-5B
Brooklyn, NY

**From:** Vadim Suler [mailto:vsuler01@yahoo.com]
**Sent:** Friday, March 21, 2014 12:37 PM
**To:** Alderson, Colleen (Parks)
**Subject:** CEQR#14DPR005K

Just making sure my comments submitted.

Thank you,

Vadim Suler

March 20, 2014

Re: New alternative site by Shore-Front Y just off Coney Island Ave.

Submitted on behalf of residents of neighborhoods around ShoreFront Community Center.

Ladies and Gentlemen:

My name is Vadim Suler. I am expressing views, opinions, and wishes of many local residents of Brighton Beach neighborhood on this controversial comfort station.

It is very clear that the ShoreFront alternative location may resolve a problem for Oceana residents with ocean views facing the structures, but somehow we, senior residents of Brighton Beah have to pay the price. We have been here for a very long time, even before Oceana complex was built. We are people on social security, senior and very senior, unprotected and sometime forgotten by everybody. We also live here in close proximity to the boardwalk. In fact, spending time on the boardwalk and enjoying the sun may be the only joy we have left in our lives. So, the new proposal means erecting a protruding comfort station right in our face? Such a decision by the city is unfair and will create very bad feelings among us. We also feel it is unjust and no one ever asked us how we feel about it. We think it should not be allowed. That is why we sent our petition to the city last year. We have it here attached.

On safety. It was said or determined by someone that the comfort station structures in the original site will become mobile during the next hurricane and will float or fly into the Oceana buildings, causing death and destruction. Then how moving them to another location by ShoreFront is going to be any safer? Such a change makes no sense at all from the safety point of view.

Of course, there are more valid reasons to conclude that the City has made a very bad choice proposing ShoreFront just off the Coney Island Ave to be the alternate location. For example, it will become a serious

problem for families with children who are coming to use ShoreFront facilities, just like for adult members who play and compete in ShoreFront courts, or for members of ShoreFront who enjoy breakfast and lunch on the terrace in open air. Why users and patrons of ShoreFront are not taken into account?

The new alternate site will require removal and relocation of current volleyball courts and a children's playground on the beach cutting off more families with children.

But once again, we, the seniors who come to the boardwalk in front of ShoreFront to relax on boardwalk benches, to congregate with fellow neighbors or just to listen and watch, must not be forgotten. Remember the improvised summer concerts on the Boardwalk in front of ShoreFront? Let's keep them going in the same place!

Let us not disturb our favorite landscape and our primary entrance to Brighton Beach and Boardwalk areas. It is a deep-rooted New York City tradition to keep, preserve and maintain neighborhoods that are treasured and loved by large groups of local people. Let us not disrupt this old tradition.

And lastly. It is well known that public figures like Assemblyman Cymbrowitz and Congressman Jeffries in solidarity with Oceana support moving the construction site away from the current location by Oceana. Here is the question: Aren't we, the senior citizens residing on Bright Water Ct and Brighton 6th Street who are adamantly against this alternative location by ShoreFront are the constituents of the assemblyman and the congressman just like residents of Oceana? Why do local public figures are not standing up for our interests? We are voters too! Thank you.

Residents of Brighton 6th Street neighborhood

# COMMUNITY DEMAND FOR JUSTICE !

As you now know, management and some residents of Oceana Condominiums are disputing construction of public comfort station started by the City Department of Parks and located by the boardwalk between Coney Island Ave and Brighton 15th St. They want to relocate the new toilet facility towards the 6th Brighton, right across from Shorefront Y Community Center.

We fully support this project, as presented by the City Parks Department to be constructed in the footprint of the old bathroom facility flooded by Sandy across from Oceana. The original bathroom was built here for beach goers over one hundred years ago. It was there when Oceana complex was under construction and when current residents have moved in.

It is unfair and inadmissible that the facility is moved from its original location away from Oceana posh housing to Community Center Shorefront Y used by thousands of local residents, including very young preschool and grade age children.

Should the City Parks Department agree with relocation proposal made by Oceana, the toilet facility will be constructed directly across from the Community Center Shorefront Y next to main boardwalk and beach entrance from Coney Island Avenue becoming the “main beach attraction” for locals and tourists.

We are proud American citizens, and just like the residents of Oceana Condominiums we have the same rights! Area of Boardwalk adjacent to Community Center ShoreFront Y and Coney Is. Avenue is our home! Bathroom facility must be built where the old one was once positioned.

**WE ARE STRONGLY**
**AGAINST RELOCATION OF COMFORT STATION!**

From: Igor Surcov [mailto:i_surcov@yahoo.com]
Sent: Tuesday, April 15, 2014 2:16 PM
To: Alderson, Colleen (Parks)
Subject: Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I want to submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the initially proposed location of the new , two story high bathroom at the narrowest portion of boardwalk less than 100 feet from residential buildings and in front of Oceana Great Lawn.

Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Need to say that I was personally humiliated with unjustified loud nightly construction which took place last spring.
Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broader local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – is visible from the windows of my Coney Island Avenue-facing apartment. However, I think that it better accounts for the community's interests than the rest of proposed alternatives from the official list. It is on the two times wider section of the boardwalk and not close to the residential building. Therefore practically minimal fraction of resident of Oceana or Brighton Beach community would be negatively affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence. So it would have no noticeable impact on views from the Shorefront YM-YWHA. The lower elevation would better harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of Oceana bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department should gave preference to Alternative 1B.

Respectfully submitted,
Sincerely,
Igor Surcov
150 Oceana Drive West,
Apt. 6J
Brooklyn, NY, 11235

tel. (718)891-2817
i_surcov@yahoo.com

From: Alex Teplish [mailto:alexr14@yahoo.com]
Sent: Tuesday, April 15, 2014 11:00 PM
To: Alderson, Colleen (Parks)
Cc: OceanaVoice@gmail.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,
Alex Teplish
2752 Mill Ave.
Brooklyn, NY 11234

From: Mia Teplish [mailto:miateplish@gmail.com]
Sent: Sunday, April 20, 2014 10:56 AM

Dear Ms. Alderson:
I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,
Mia Teplish

From: Sasha Teplish [mailto:sashateplish@gmail.com]
Sent: Sunday, April 20, 2014 10:54 AM
To: Alderson, Colleen (Parks)

Cc: OceanaVoice@gmail.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:
I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,
Sasha Teplish

**From:** itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
**Sent:** Wednesday, March 19, 2014 5:40 PM
**To:** Alderson, Colleen (Parks)
**Subject:** Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K

Dear Ms. Alderson:

I am Eileen L. Trotta and own an apt. at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Eileen L. Trotta
135 Oceana Drive East, Apt. 1G
Brooklyn, NY 11235
(718) 223-1901
itsonlybusiness@rcn.com

From: itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
Sent: Thursday, April 10, 2014 10:50 AM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Eileen L. Trotta

135 Oceana Dr. E. Apt. 1G

**From:** itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
**Sent:** Wednesday, March 19, 2014 5:55 PM

**To:** Alderson, Colleen (Parks)
**Subject:** Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

My name is Pepito Trotta and my family lives at Oceana Condominiums ("Oceana"), a community of more than three thousand members who live, own property and raise their families at Oceana in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside our homes. I and other residents of Oceana look forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, I request that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014. As most community members, I lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist me in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, our Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, we require additional time to provide our own accommodations many of our neighbors at Oceana who are non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, I respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,
Pepito Trotta
135 Oceana Drive East, Apt#1G
Brooklyn, NY 11235

From: itsonlybusiness@rcn.com [mailto:itsonlybusiness@rcn.com]
Sent: Thursday, April 10, 2014 10:59 AM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

Pepito Trotta 135 Oceana Dr. E. #1G, Bklyn, NY 11235

From: Mike Dvorkin [mikedvo@gmail.com]
Sent: Sunday, May 04, 2014 9:24 AM

To: Alderson, Colleen (Parks)
Subject: Opposition to alternative site 1B placing the New Brighton comfort

May 2, 2014

Ms. Colleen Alderson, Director of Parklands
830 Fifth Avenue, Room 401
New York, NY 10065

Re: CEQR#14DPR005K

Dear Director Alderson,

Enclosed with this e-mail please find a letter from the Board of Directors of 601 Brightwater Ct in opposition to alternative site 1B placing the New Brighton comfort station across the boardwalk from the Shore Front Y Community Center at Coney Island Avenue.

Please process this letter as written comment to the Draft Environmental Impact Statement, as required. Should you have any questions, please do not hesitate to e-mail me.

March 23, 2014

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

Recently we found out about the Parks Department proposal to move the New Brighton elevated comfort station project from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA.

We, the undersigned official representative of the Board of Directors, on behalf of 150 residents of the building, located at 601 Brightwater Ct, Brooklyn, NY 11235, petition against construction of New Brighton comfort station in front of the Community Center Shore Front YMHA, close to our building. The decision to move comfort station location west of Coney Island Ave will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

We believe the Comfort Station is necessary for the public use and has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

We strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

| Lidia Tsakhnovskaya | president | 3/24/14 |
|---|---|---|
| Name | Position | Date |

From: Greg Tsirulnik [mailto:gregtsirulnik@gmail.com]
Sent: Wednesday, April 30, 2014 11:46 AM
To: Alderson, Colleen (Parks)
Cc: OceanaVoice@gmail.com
Subject: as per below email

Dear Ms. Alderson:
I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you,

Thank you,
Greg Tsirulnik

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

ALEXANDER TUBER
Print Name

210 Brighton 15th street
Address

Alexander Tuber
Signature

Date 04.02.14

From: Gregory Tulchinsky [mailto:GregT@AdvancedSolutionsCenter.com]
Sent: Monday, April 28, 2014 11:39 AM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully,
Gregory Tulchinsky
125 Oceana Drive East / 3A
Brooklyn, NY 11235

M: 347-351-7255
E: gregory.tulchinsky@gmail.com

received via Fed Ex 3/18/14

Alex Ustilovsky
Board President
Oceana Homeowners Association
75 Oceana Drive East
Brooklyn, NY 11235
Direct Dial: (917) 805-8649
alex.ustilovsky@gmail.com

March 14, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am writing as a board president of the Oceana Homeowners Association (the "Homeowners Association"), which represents more than three thousand community members who live, own property and raise their families in the Oceana Condominiums ("Oceana") in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside their homes. On behalf of its many affected members, the Homeowners Association therefore looks forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, the Homeowners Association hereby requests that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.[1] As most community members, including Oceana residents, lack the technical expertise needed to evaluate the analyses set forth in the DEIS, the Homeowners Association requires additional time to identify, consult with, and potentially retain experts who can assist them in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the

[1] May 4, 2014 falls on a Sunday. The Homeowners Association has no objection to a longer extension, including the following business day.

proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, the Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, the Homeowners Association requires additional time to provide its own accommodations for Oceana's large population of non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, the Homeowners Association respectfully requests that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

*Alex Ustilovsky*
*President*
*Oceana Homeowners Association*

**From:** William Vafakos [mailto:wvafakos@poly.edu]
**Sent:** Tuesday, March 18, 2014 9:08 PM
**To:** Alderson, Colleen (Parks)
**Subject:** New Brighton Comfort Station (CEQR# 14DPR005K)

I20 Oceana Dr W #3i
Brooklyn, NY 11235
March 18, 2014

Colleen.alderson@parks.nyc.gov

Dear Ms. Alderson:

Re: New Brighton Comfort Station (CEQR# 14DPR005K)

We reside at Oceana Condominiums ("Oceana") and are affected by the proposed construction of a pair of two-story high restrooms directly outside our homes. Our windows are a mere 30 yards from the proposed project.

Participation in the review process under the State Environmental Quality Review Act ("SEQRA") is vitally important to us. Please extend the public comment period on the Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.

We lack the technical expertise needed to evaluate the analyses set forth in the DEIS, and need additional time to identify, consult with, and potentially retain experts who can assist us in commenting on the DEIS. The DEIS reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, we respectfully request that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Sincerely,
William & Gloria Vafakos
wvafakos@poly.edu

From: Monique Vidal [mailto:moniquevidal2014@yahoo.com]
Sent: Wednesday, April 30, 2014 7:28 AM
To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

April 30, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065
Also By Fax: 212-360-3453
Also By e-mail: colleen.alderson@parks.nyc.gov

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I strongly support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable, because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings; as a resident of the Oceana Condominiums, it endangers the personal safety of my family members and myself.

On the other hand, alternative location 1B (a boardwalk level elevated structure located west of Coney Island Avenue) is the best for the New Brighton comfort station because:
(1) It will be located at a twice as much wider section of the boardwalk;
(2) It won't be close to residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence); and
(3) It will be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for everybody – the area visitors and the entire community.

Sincerely,

Monique Vidal
105 Oceana Drive East, Apt. #5C

Brighton Beach, NY 11235

From: Victor Vidal [mailto:v1984us@yahoo.com]
Sent: Friday, April 25, 2014 5:02 PM

To: Alderson, Colleen (Parks)
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

April 25, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065
Also By Fax: 212-360-3453
Also By e-mail: colleen.alderson@parks.nyc.gov

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I strongly support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable, because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings; as a resident of the Oceana Condominiums, it endangers the personal safety of my family members and myself.

On the other hand, alternative location 1B (a boardwalk level elevated structure located west of Coney Island Avenue) is the best for the New Brighton comfort station because:
(1) It will be located at a twice as much wider section of the boardwalk;
(2) It won't be close to residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence); and
(3) It will be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for everybody – the beachgoers and the entire community.

Thank you.

Victor Vidal
105 Oceana Drive East, Apt. #5C
Brighton Beach, NY 11235

From: Yelena Kolodiy [ykolodiy@yahoo.com]
Sent: Friday, May 02, 2014 10:08 AM
To: Alderson, Colleen (Parks)
Subject: Comfort Station

May 2, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

Yelena Kolodiy
_____ _Yelena kolodiy 75 Oceana Dr. E. #2E
_____ _____Brooklyn NY 11235_____
Name Signature Address

Sergey Vladimirtsev 75 Oceana Dr. E. # 2E
Brooklyn NY 11235
_____ _____Sergey Vladimirtsev
Name Signature

received 3/18/14 via FedEx

Alex Vulakh
Board Member
Oceana Homeowners Association
70 Oceana Drive East, 3F
Brooklyn, NY 11235
Direct Dial: (917) 803-9711
alexvxela@hotmail.com

March 14, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am writing as a board member of the Oceana Homeowners Association (the "Homeowners Association"), which represents more than three thousand community members who live, own property and raise their families in the Oceana Condominiums ("Oceana") in Brighton Beach, Brooklyn. Oceana residents, many of whom live less than 30 yards from the proposed New Brighton Comfort Station (the "Proposed Project"), are singularly impacted by the proposed construction of a pair of two-story high restrooms directly outside their homes. On behalf of its many affected members, the Homeowners Association therefore looks forward to actively participating in the review of Proposed Project under the State Environmental Quality Review Act ("SEQRA").

In order to facilitate such participation, the Homeowners Association hereby requests that New York City Department of Parks and Recreation (the "Parks Department") extend the public comment period on the Project Project's Draft Environmental Impact Statement ("DEIS") by at least thirty days, through May 4, 2014.[1] As most community members, including Oceana residents, lack the technical expertise needed to evaluate the analyses set forth in the DEIS, the Homeowners Association requires additional time to identify, consult with, and potentially retain experts who can assist them in commenting on the DEIS.

The DEIS also reflects a significant departure from the Draft Scope of Work released by the Parks Department on October 18, 2013 (the "Draft Scope"). The Draft Scope proposed consideration of two alternatives to the Proposed Project. In response to comments, the Parks Department included six alternatives in the DEIS, including new locations and elevations for the

[1] May 4, 2014 falls on a Sunday. The Homeowners Association has no objection to a longer extension, including the following business day.

proposed restrooms, all of which require a "hard look" under SEQRA. This expanded scope, while a positive development, warrants an extension of the comment period so that public may fully consider and comment the new range of alternatives set forth in the DEIS.

Finally, the Oceana community is diverse and multinational, and, as the Parks Department is aware, many Oceana residents do not speak English as their primary language. To allow for meaningful community review, the Parks Department should translate the DEIS into Russian, the first (and for many, only) language of a large portion of the surrounding community. In the event that the DEIS is not translated, the Homeowners Association requires additional time to provide its own accommodations for Oceana's large population of non-native speakers.

The requested extension would not prejudice the Parks Department or in any way affect the use of the surrounding beach during the 2014 season. As acknowledged in the DEIS, the New Brighton Comfort Station is not scheduled to be completed before Memorial Day, and the Parks Department has arranged for alternative restroom accommodations to be provided under the pending SEQRA review has been completed and a decision on the Proposed Project can be reached.

For the foregoing reasons, the Homeowners Association respectfully requests that the comment period on the New Brighton Comfort Station DEIS be extended through May 4, 2014.

Very truly yours,

*Alex Vulakh*
*Board Member*
*Oceana Homeowners Association*

From: alex vulakh [mailto:alexvxela@hotmail.com]
Sent: Saturday, April 26, 2014 1:09 PM
To: Alderson, Colleen (Parks)

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR#14DPR005K)

Please see attached.

April 26, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

<u>While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B</u>.

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Alexander Vulakh | Alexander Vulakh | 70 Oceana Drive West, 3F Brooklyn, NY |

# NESHAMA

## Chabad Lubavitch of Manhattan Beach

134 West End Ave • Brooklyn, NY 11235
Tel: 718-368-1395 • Email:RabbiAWinner@gmail.com
www.ChabadManhattanBeach.com


April 26, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

My name is Rabbi Avrohom Winner. I am writing on behalf of the Oceana Community at Brighton Beach. The current proposal to place the comfort stations directly in front of the Oceana Condominiums is the worst possible location in terms of construction, community character and other environmental impacts. The elevated restrooms would be less than 100 feet from residences of hundreds of children, families and other residents. They would also be located at the narrowest point of the Coney Island Boardwalk, moving the construction site and the restrooms even closer to residents' windows.

At the hearing I have heard about the Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – It does eliminate some of the crucial issues of the previous proposal. Just to mention a few:

1. It is at a wider section of the boardwalk.
2. Its near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway.
3. Finally, there are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

**I understand the Parks Department is understandably concerned with the provision of adequate restroom facilities. However, there is no justification for building unwanted, elevated bathrooms directly in front of a residential building complex.**

It is with great hope that I turn to you to make the right decision of preserving our beautiful and serene neighborhood.

Thank you,

Rabbi Avrohom Winner

DAVID S. YUDELSON
(212) 421-2150
DYUDELSON@SPRLAW.COM

May 1, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement ("DEIS"), New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I submit these comments on behalf of the Oceana Homeowners Association (the "Homeowners Association"). The Homeowners Association represents more than three thousand community members who live, own property, and raise their families in the Oceana Condominiums ("Oceana"). Many of its members live less than 100 feet from the proposed site of the New Brighton Comfort Station (the "Proposed Project"), a location selected without the affected community's knowledge or input. While these residents would be the most affected by the Parks Department's misguided and unlawful proposal to erect twenty-foot high restrooms directly in front their homes, the entire Brighton Beach community would suffer the adverse impacts of the Proposed Project. We therefore urge the Department of Parks and Recreation (the "Parks Department") to take this opportunity to reconsider the location and elevation of the Proposed Project, and to select an alternative that mitigates its significant adverse impacts.

The history of the Proposed Project is a litany of unauthorized and unlawful actions, culminating in a judicial injunction against further construction. The Parks Department applied for permits without proper notice to the affected community, commenced construction without any State Environmental Quality Review Act ("SEQRA") compliance, and then unilaterally changed the foundation of the Proposed Project mid-construction in violation of its environmental permits. As a result, last August the New York State Supreme Court issued a preliminary injunction against further construction activities pending completion of an environmental impact statement ("EIS") or the final resolution of the Homeowners Association's legal challenge to the project, whichever occurred first.

The DEIS does not resolve the Parks Department's legal violations or comply with the terms of the Court's injunction, as it does not satisfy SEQRA's procedural or substantive requirements governing the preparation of an EIS. As the baseline for its environmental analysis, the Parks Department has selected two unlawful "no action" alternatives, both of which require the same amount of government action as the Proposed Project itself. This arbitrary baseline not only violates both State and City SEQRA procedures, it also deliberately overstates the adverse environmental impacts that would occur in the absence of the Proposed Project, and thereby undermines every environmental analysis presented in the DEIS. The Parks Department

has also failed to comply with the procedures governing Type I actions under SEQRA, and has not taken the necessary "hard look" at the Proposed Project's environmental impacts. The deficiencies in the DEIS are laid bare in its unsupportable conclusion that drilling through rock, driving piles on the beach, and erecting two-story high restrooms less than 100 feet from residential windows would have no significant noise, construction, visual, or other environmental impacts. No objective analysis of the Proposed Project could possibly result in such facially-flawed findings.

The analysis that is presented in the DEIS confirms that the location directly in front of Oceana is neither a suitable nor a lawful site for the Proposed Project. As a threshold matter, because the DEIS identifies reasonable and prudent alternatives outside the Coastal Erosion Hazard Area ("CEHA"), under the Coastal Erosion Hazard Areas Act the Proposed Project cannot be built at its current location within the CEHA. Moreover, in the event the Proposed Project is built on the beach, SEQRA requires the Parks Department to select the location that "avoids or minimizes adverse environmental impacts to the maximum extent practicable." The Proposed Project sits on top of a rock jetty, exacerbating construction and noise impacts; contains rare plant species protected under state law, exacerbating natural resource impacts; sits at the narrowest stretch of the boardwalk and less than 100 feet from a residential building, further exacerbating construction, noise, and community character impacts; and rises more than 20 feet in the air, exacerbating visual impacts. In contrast, Location Alternative 1B features a non-residential location with no known geological obstructions or protected species, at the widest part of the boardwalk in front of a lot that is already screened off from view of the boardwalk and beach. Location Alternative 1B would also be built at boardwalk elevation, outside the 100-year floodplain but better integrated with its surroundings and less visible from other parts of the boardwalk.

In short, Location Alternative 1B promises the greatest practicable mitigation of the Proposed Project's adverse environmental impacts, and is the only alternative supported by a broad cross-section of the affected community and its local elected officials. Therefore, if a beachfront location for the new restrooms is deemed necessary, to satisfy its SEQRA obligations and move forward with its long-delayed plans the Parks Department must select Location Alternative 1B for the New Brighton Comfort Station.

## I. The DEIS Does Not Comply With SEQRA's Mandatory Procedures

The procedures required under SEQRA are set forth in the Environmental Conservation Law ("ECL"), the New York State Department of Environmental Conservation's ("NYSDEC's") implementing regulations, and, for projects within New York City, the New York City Environmental Quality Review ("CEQR") regulations. The statute requires "strict, not substantial, compliance" with these procedural mandates, in recognition of the "the legislature's view that the substance of SEQRA cannot be achieved without its procedure, and that departures from SEQRA's procedural mechanisms thwart the purposes of the statute." King v. Saratoga Cty. Board of Supervisors, 89 N.Y.2d 341, 347-48 (1996). In preparing the DEIS, however, the Parks Department repeatedly departed from and violated SEQRA's mandatory procedures.

### A. The Parks Department Selected An Unlawful Baseline for the DEIS Analysis

As set forth in the Homeowners Association's comments on the Draft Scope of Work for the DEIS, one of the most critical determinations under SEQRA is the selection of the "no action" alternative. The no action alternative examines anticipated environmental conditions and impacts in the absence of the proposed government action, in order to provide a baseline for the calculation of a project's environmental impacts. See 6 NYCRR § 617.9(v) ("The no action alternative ... should evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the proposed action.") See also MOEC, City Environmental Quality Review Technical Manual ("CEQR Technical Manual") at 23-1 ("The no action alternative demonstrates environmental conditions that would exist if the Project were not implemented.") This baseline provides the foundation upon which an EIS is built; if the no action alternative is not properly selected, none of the subsequent SEQRA analyses will be accurate or legally defensible.

In certain circumstances, NYSDEC's SEQRA regulations allow for "private applicants" to select a no action alternative that includes as-of-right development projects "for which they would need no discretionary approval." NYSDEC, Final Generic Impact Statement Including Final Regulatory Impact Statement and Final Regulatory Flexibility Analysis for Revisions to 6 NYCRR Part 617 (Feb. 18, 1987) at 37 (emphasis added). See also NYSDEC, Final Generic Impact Statement on the Proposed Amendments to the State Environmental Quality Review Act Regulations (Sept. 6, 1995) at 80 ("Private project sponsors, at their discretion, may continue to include in the analysis of the no action alternative a discussion of the as-of-right alternative.") (emphasis added). That is because, when private applicants are involved, as as-of-right development requires no government action. In contrast, when a government agency is the project sponsor, any construction – by definition – requires government action. In such circumstances, only a true "no build" scenario based upon existing conditions (or, in this case, conditions as they existed before the Parks Departments unlawfully commenced construction of the Proposed Project) may be selected as the no action alternative. See Gerrard, Environmental Impact Review in New York § 5.14[2][b] (Matthew Bender 2013) (while private project sponsors may consider as-of-right development as a no action alternative "[t]he no build alternative must always be considered for public actions") (emphasis added).

In response to public comments, the Parks Department added a second no action alternative (the installation of temporary restrooms along the boardwalk) to the one set forth in the Draft Scope (reconstruction of the previously existing restrooms at beach level). See New Brighton Comfort Station Final Scope of Work ("Final Scope") at 5. As an initial matter, SEQRA does not authorize the use of multiple no action alternatives; instead, the Parks Department must determine the environmental conditions that are most likely to exist in the absence of government action and use that as the baseline for analysis. See NYSDEC, SEQR Handbook at 129 (3d ed. 2010). More problematically, neither of the so-called no action alternatives analyzed in the DEIS is a proper selection, as they both require government action. In fact, they both require the same type and amount of government action (installation of new restroom facilities on or near the beach) as the Proposed Project itself. As a result of this unlawful selection, the Parks Department has artificially inflated the baseline environmental impacts in the absence of the Proposed Project and arbitrarily and capriciously screened out necessary areas of environmental analysis.

In the Final Scope, the Parks Department states: "In both No Action conditions, a comfort station would be provided for the public beach at New Brighton since a comfort station is required to ensure compliance with the New York State Public Health Law requirements." (Final Scope at 5.) Regardless of whether that is true (and there are no provisions in the New York State Public Health Law that set aside specific locations for public restrooms), the purported infeasibility of the no action alternative does not excuse the Parks Department from considering it. It is often the case that a no action alternative is infeasible, or would not satisfy a project sponsor's goals and objectives. In such a scenario, the sponsor must nonetheless consider the no action alternative in order to provide a baseline for the evaluation of a project's potential impacts and then explain – in its SEQRA Findings Statement – why such an alternative was not selected. In the Final Environmental Impact Statement, the Parks Department must therefore consider a true no action alternative as a baseline for calculating all of the Proposed Project's environmental impacts, including those that were screened out based on a comparison to the DEIS's improper baseline (e.g., Water and Sewer Infrastructure, Solid Waste and Sanitation Services, Noise, and Transportation).

B. The Parks Department Violated SEQRA Procedures Requiring Coordinated Review Prior to Selection of a Lead Agency

In the Final Scope, the Parks Department asserted that "the EIS will follow the guidance of the 2012 CEQR Technical Manual and will be conducted in accordance with the more rigorous procedural requirements for an action designated as a Type I action pursuant to SEQRA/CEQR." (Id. at 4.) Under NYSDEC's SEQRA regulations: "Designation of a Type I action by one involved agency requires coordinated review by all involved agencies." 6 NYCRR § 617.4(a)(2). Coordinated review requires the putative lead agency, prior to publication of the DEIS, to reach out to "all involved agencies and notify them that a lead agency must be agreed upon ..." Id. § 617.6(b)(3). "Involved agencies should provide written comments reflecting their concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support their SEQR findings." Id. § 617.8(d)(2). Involved agencies must also "cooperate with project sponsors who are preparing EISs by making available to them information contained in their files relevant to the EIS." Id. § 617.9(b)(1). Finally, the DEIS must be filed with, inter alia, "all involved agencies." Id. § 617.12(b)(1)(iii).

The Parks Department has violated all of the foregoing, mandatory procedures. It did not issue a Notice of Proposed Lead Agency Status or undertake any coordinated review prior to unilaterally declaring itself to be lead agency. Despite the Parks Department's acknowledgment that NYSDEC is an involved agency in the Proposed Project's SEQRA review (see Final Scope App. A at 6), the DEIS does not mention any involved agencies or reflect any input from NYSDEC. Indeed, there is not even any indication that the DEIS was provided to NYSDEC prior to its publication. According to the DEIS, the New York City Public Design Commission and New York City Department of Small Business Services also have approval authority over the Proposed Project, and must be included as involved agencies as well. (See DEIS at S-2.)

These procedural deficiencies have significant substantive impacts. "The overriding purpose of SEQRA is to assure that the decision maker has considered pertinent environmental information before making a decision." Tinker St. Cinema vs. Town of Woodstock Planning Bd., 256 A.D. 2d 970, 972 (3rd Dept. 1998) (emphasis added). "An EIS is meant to be more than a mere disclosure device. Its purpose is ... 'to inform the public and other

public agencies ... and to solicit comments which will assist the agency in the decision making process." Rye Town/King Civic Assn. v Town of Rye, 82 A.D.2d 474, 481-82 (2d Dept. 1981) (emphasis added).

In this case, however, permits and approvals for the Proposed Project were unlawfully issued by NYSDEC and various City agencies without any SEQRA compliance. While the Parks Department has belatedly elected to prepare an EIS, in order for such a review to comply with SEQRA and satisfy the purpose of the Supreme Court's injunction the results of this environmental review must be incorporated into the Proposed Project's permitting decisions. Therefore, any existing permits must be revisited, reissued, and revised as needed following the publication of the FEIS and the issuance of SEQRA Findings. In order to inform those permitting decisions, NYSDEC and all involved agencies must be directly involved in the pending review process.

## II. The DEIS Does Not Provide a Hard Look at the Proposed Project's Adverse Impacts

Under SEQRA, the Parks Department is required to take a "hard look" at the Proposed Project's adverse environmental impacts, such that those impacts may be mitigated and properly balanced with other social and economic considerations. See Jackson v. New York State Urban Dev. Corp., 67 N.Y.2d 400, 417 (1986). An EIS, therefore, "cannot contain mere assertions unsupported by evidence." Gerrard, Environmental Impact Review in New York § 5.04[2] (Matthew Bender 2013). See also Save the Pine Bush v City of Albany, 117 A.D.2d 267, 271 (3rd Dept. 1986), aff'd 70 N.Y.2d 193 (1987) (conclusory statements do not satisfy SEQRA's "hard look" and "reasoned elaboration" requirements). Finally, an EIS must set forth sufficient supporting data and analysis "to allow informed consideration and comment on the issues raised." Jackson, 67 N.Y.2d at 423.

The Proposed Project's DEIS is replete with data gaps and unsupported assertions, precluding the hard look that SEQRA requires. Such deficiencies include, but are not limited to:

Project Description

- The DEIS does not explain why the New Brighton Comfort Station was demolished following Tropical Storm Sandy, when other restrooms that sustained storm damage were renovated and restored to use. (DEIS at 1-2.) What efforts were made to preserve and restore the prior restroom, and how did the extent of damage to the prior restroom compare to those restrooms that were restored and refortified?
- While the DEIS provides information about the damage sustained by certain restroom facilities during Tropical Storm Sandy, it provides no information concerning the three restrooms "trailers" at West 22nd, West 27th and West 33rd Street. (Id. at Fig. 1-2.) Are those trailers located along the boardwalk or along the beach, what damage did they sustain as a result of Tropical Storm Sandy, were they restored or replaced following that storm, and are there currently restrooms trailers at those locations?
- The DEIS states that the Parks Department is seeking reimbursement for the cost of the Proposed Project from FEMA (id. at 1-4), but does not state whether the Department could seek reimbursement for the construction of the other alternatives set forth in in the DEIS, and, if not, what would preclude the Parks Department from doing so.

- The DEIS states, without any support, that the stairs and ramps for the proposed project are not expected to become dislodged during a future storm event (id. at 1-5, 1-6), but it does not provide any analysis substantiating that conclusory statement or disclose what wind speeds or other storm conditions would cause such stairs and/or ramps to become dislodged, and what the environmental and public safety impacts of such dislocation would be.
- The DEIS states that "based on the scope of the proposed construction, dewatering is anticipated to be required" (id. at S-11), but it does not assess the potential impacts of such dewatering. Has the Parks Department applied for any permits related to proposed dewatering activities, how and where will dewatering effluent be discharged, will the effluent be tested prior to discharge, and would the alternatives set forth in the DEIS also require dewatering?
- The statement that "[the Parks Department] has received all required permits for its work efforts at Coney Island and Manhattan Beach and is preparing this EIS to comply with the above-mentioned Court order" is untrue and inconsistent with SEQRA. (Id. at 1-6.) The Court did not order the Parks Department to prepare an EIS; it enjoined construction pending a final decision on the legality of the Proposed Project, and allowed the Parks Department to prepare an EIS if wanted to seek an earlier resumption of construction activities. As set forth above, SEQRA is intended to inform government decision-making, and requires agencies to review proposed actions based upon the results of the environmental review process. Accordingly, all permits for the Proposed Project must be reconsidered, reissued and potentially revised following the publication of the FEIS and the issuance of SEQRA Findings.

Land Use, Planning and Zoning

- The DEIS claims that "the proposed replacement comfort station would also be consistent with ... the New York City Waterfront Revitalization Program." (Id. at 2-1.) However, two-story high restrooms located approximately 90 feet from a residential building, with support structures that obscure views from the street and boardwalk, do not "maximize views to and from the coast" and are "discordant with existing scenic elements." (New York City Department of City Planning, New Waterfront Revitalization Program ("NYCWRP") at 27.) Therefore, in their proposed location, the restrooms are inconsistent with the Waterfront Revitalization Program.
- The DEIS claims that "the proposed project would be consistent with PlaNYC." (DEIS at 2-7.) In its vision for improved parks and open space, however, PlaNYC pledged to "partner with New Yorkers to maintain our open space" and to "engag[e] communities" in such planning efforts. (PlaNYC at 45.) Here, the affected community was left out of the initial planning process, and when belatedly given the chance to participate during the DEIS public hearing, the overwhelming majority of community members and their elected representatives supported Location Alternative 1B over the currently proposed location. As this alternative meets all applicable PlaNYC policies and incorporates the community input and engagement that PlaNYC prioritizes, only Location Alternative 1B – and not the Proposed Project – is consistent with PlaNYC.
- In determining the significant of the Proposed Project's land use impacts, the Parks Department must determine "if [the] project would generate a land use that would be incompatible with surrounding uses." (CEQR Technical Manual at 4-17.) The DEIS acknowledges that the buildings nearest to the Proposed Project are in the Oceana residential development. Two-story high restrooms directly in front of residents' windows are *per se* "incompatible with surrounding uses." The Parks Department's explanation that "the proposed replacement comfort station would be buffered ... by the boardwalk and by a fenced planted area

that is owned by the City" (DEIS at 2-6) is belied by the fact that the restrooms are located at the absolute narrowest part of the boardwalk, less than 100 feet from Oceana residences. In order to adequately buffer the restrooms and mitigate their impacts on surrounding land uses, the restrooms must be moved to a broader part of the boardwalk, further from residential buildings.

- The Proposed Project's WRP Consistency Assessment Form falsely states that the project will not "result in a change in scale or character of a neighborhood." (DEIS App. B at 2.) At public hearings on the Draft Scope and the DEIS, the Parks Department has heard time and time again that this is not the case. The community is strongly opposed to the Proposed Project in its current location, and building elevated restrooms less than 100 feet from a residential building would substantially hinder the achievement of this WRP policy. As the DEIS identifies "reasonable alternatives ... which would permit the action to be taken in a manner which would not substantially hinder the achievement of such policy," including Location Alternative 1B, under the Waterfront Revitalization and Coastal Resources Act ("WRCRA") such alternatives must be selected. See 19 NYCRR § 600.4(b),(c).
- The Proposed Project's WRP Consistency Assessment Form falsely states that the Project site "does not contain a rare ecological community" and the project "does not affect a vulnerable plant, fish or wildlife species." (DEIS App. B at 3.) In fact, the Parks Department acknowledges that a single field survey detected a threatened plant species (dune sandspur) within the Project site. (DEIS at 6-10.) In its current location, the Proposed Project is thus inconsistent with the WRP policy to "protect vulnerable plant species," including those listed as threatened by NYSDEC. (NYCWRP at 18.) As there are "reasonable alternatives" where no threatened or endangered species have been reported, including Location Alternative 1B, under the WRCRA such alternatives must be selected. See 19 NYCRR § 600.4(b),(c).
- The Proposed Project's WRP Consistency Assessment Form falsely states that the Project would not "result in any direct or indirect discharges, including ... effluent ... into any water body." (DEIS App. B at 3.) Because it has proposed building elevated restrooms on top of a rock jetty, the Parks Department has proposed the sole alternative that would require dewatering, with effluent of unknown composition to be discharged to a water body either directly (to the Atlantic Ocean) or indirectly (via the New York City sewer system). (DEIS at S-10.) As there are "reasonable alternatives" that would not require such discharges, including Location Alternative 1B, under the WRCRA such alternatives must be selected. See 19 NYCRR § 600.4(b),(c).
- The Proposed Project's WRP Consistency Assessment Form falsely states that the Proposed Project would not "impede visual access to coastal lands, waters, or open space" or "include elements that degrade the area's scenic quality or block views to the water." (DEIS App. B at 4-5.) As described in greater detail infra, the construction of 20-foot high elevated bathrooms at the narrowest point of the boardwalk, directly in front of residential buildings, would obstruct or eliminate views of the Atlantic Ocean from numerous vantage points. The Proposed Project is thus inconsistent with WRP policies to "prevent the impairment of ... scenic resources," to make new structures "harmonious with their surroundings," and to "minimize introduction of new uses that would be discordant with existing scenic elements." (NYCWRP at 27.) As there are "reasonable alternatives" which would mitigate such impacts, including Location Alternative 1B, under the WRCRA such alternatives must be selected. See 19 NYCRR § 600.4(b),(c).

- The DEIS fails to address the environmental hazards and human health risks posed by airborne contaminants, pathogens, and/or odors penetrating the residences located approximately 90 feet from the proposed restrooms.

Open Space

- The DEIS "open space" analysis is a prime example of the flawed baseline selected by the Parks Department. Despite proposing to construct new bathrooms and support structures on public open space, the Parks Department illogically concludes that "the Proposed Project would not result in any physical loss of open space" (DEIS at 3-2), merely because both purported "no action" alternatives would require similar government action that consumes an equivalent amount of open space. To satisfy its obligations under SEQRA, the Parks Department must calculate the Proposed Project's impacts on open space using a true no action alternative.
- The DEIS does not address the elimination of open space directly in front of the Oceana great lawn, or the adverse impacts of the Proposed Project on the passageway between Oceana and the beach, which threatens the sole point of beach access for many elderly and disabled Oceana residents. These significant impacts must be accounted for and mitigated by moving the Proposed Project to a non-residential location.

Shadows

- The DEIS acknowledges that the Proposed Project would cast shadows, up to 108 feet long, across the boardwalk, beach and surrounding areas. (DEIS at 4-3.) At times, the restrooms could even cast shadows on the adjacent residential building, blocking residents' access to sunlight within their own homes. These shadows would fall continuously throughout the day along a sun-sensitive resource (the boardwalk and beach), depriving those shadowed areas of one of their fundamental attractions. This is a significant environmental impact, which must be mitigated to the extent possible.
- The DEIS asserts, without any support, that "the incremental shadow ... would not affect any vegetation" on the boardwalk or beach. (Id. at 4-6.) Is there any vegetation, including but not limited to the threatened dune sandspur, that occurs within the Proposed Project's area of shadow impacts? If so, what analyses have been undertaken to determine the impacts upon such vegetation.
- The DEIS asserts that "users of the beach seeking direct sunlight would easily be able to move out of the ... shaded areas" and "users of the boardwalk would have many options up and down the boardwalk to stand or sit in direct sun." (Id.) The existence of unshaded areas adjacent to the project site does not mitigate the significant shadow impacts upon the affected areas of the beach and boardwalk. Moreover, there are many community members – including but not limited to nearby residents – for whom this section of the beach and boardwalk have particular significance. The Parks Department must consider alternatives that mitigate the length and duration of the Proposed Project's shadow impacts, instead of merely instructing the public to walk until they hit sun.
- The DEIS does not depict the range of shadows from Location Alternative 1B. However, the Parks Department has acknowledged that that the boardwalk-elevation alternatives (including 1B) would "result in a small[er] area of ... shadows, since the structure would be nearly 10 feet lower than the proposed replacement comfort station." (DEIS at 10-9.) Unlike the Proposed Project, Location Alternative 1B would cast smaller shadows on the beach, "almost no shadows

on the boardwalk," and no shadows at all on any residential buildings. (Id.) Compared to the current location, this alternative would "avoid[] or minimize[] adverse environmental impacts to the maximum extent practicable," as required by SEQRA. 6 NYCRR § 617.11(d)(5).

Urban Design and Visual Resources

- The Parks Department's assertion that "the [proposed restrooms] would not be expected to change the context of any natural or built visual resources" (DEIS at 5-7) is belied by Figures 5-9 and 5-10, which reveal substantial visual obstruction of the beach and boardwalk from similar restrooms located elsewhere along the Coney Island Boardwalk. Moreover, instead of facilitating views of the beach, the height of the elevated restrooms exacerbates visual impacts by making the ramps and support structures more prominent and making the visual obstruction noticeable from a larger part of the boardwalk. (See, e.g., id. Fig. 10-10b, 10-10c).

Natural Resources

- The DEIS claims, without any legal support, that the proposed restrooms are "suitable for placement in the CEHA." (Id. at 6-2.) Under the Coastal Erosion Hazard Areas Act, no new structures are suitable for placement in the coastal erosion hazard area unless "no reasonable, prudent, alternative site is available." 6 NYCRR § 505.13. In the vicinity of the Coney Island Boardwalk, there are already restrooms located outside the CEHA, and the DEIS proposes one such location as an alternative to the Proposed Project. (Id. at 10-4.) The Proposed Project is therefore not suitable for placement in the CEHA.
- The Parks Department's single "field reconnaissance survey" for birds, mammals, reptiles, amphibians, and vegetation – conducted on October 30, 2013 – falls far short of the standards set by the CEQR Technical Manual. (Compare DEIS at 6-8 to 6-10 with CEQR Technical Manual at 11-10 (calling for "at least two seasonal ... surveys" in order to determine whether additional surveys are required).) The reconnaissance was not timed to "occur at a resource's biologically relevant periods" (late October is outside the fall migration period for shorebirds and outside the growing season for many plants) and the DEIS contains no information about the length of the survey, the time or temperature conditions, the number of observers, or their professional experience. Moreover, no photographs or field notes are provided, leaving the public unable to evaluate the bare conclusions set forth in the DEIS.
- Despite its inadequate natural resources survey, the Parks Department has detected at least one threatened species on the site of the Proposed Project – dune sandspur. (DEIS at 6-12.) According to the New York Natural Heritage Program, there are only eight known populations of dune sandspur in the state, and almost all of them have 100 plants or less. The Parks Department acknowledges that its proposed construction would disturb this imperiled resource, but instead of moving the project to any number of alternate locations that would avoid this significant, adverse impact, the Department has proposed to disperse dune sandspur seeds in the autumn following construction. (Id. at 6-17.) The DEIS does not assess the likelihood that such replanting would be successful, or analyze whether the shadows from the new elevated restrooms or the increased foot traffic accessing the Proposed Project would harm the dune sandspur population, which is known to be sensitive to pedestrian disturbances. (Id. at 6-12.) In order to mitigate the significant adverse impacts to dune sandspur, the Parks Department must select an alternate site for the Proposed Project, such as Location Alternative 1B.

- The Parks Department's claim that "neither construction nor operation of the proposed project would significantly increase beach erosion rates" is not supported in the EIS. (DEIS at 6-16.) Would the Proposed Project increase beach erosion (compared to a true no action alternative without a restroom on site), and, if so, to what extent?

Hazardous Materials

- The DEIS references a November 2013 Phase I Environmental Site Investigation Prepared for the Project Site without providing a copy of such report. (DEIS at 7-1.) The public cannot evaluate or adequately comment on the project's environmental impacts without access to this underlying analysis.

Neighborhood Character

- The DEIS acknowledges that the Oceana buildings located north of the boardwalk are a defining feature of the community, contributing to its neighborhood character. (DEIS at 8-2.) In light of that acknowledgment, the Park Department's conclusion that "the proposed project would not result in any significant adverse impact on neighborhood character" is not only wrong, but it evinces a fundamental misunderstanding of the affected community. (Id. at 8-4.) The construction of two-story high restrooms less than 100 feet from residential homes is incompatible with any residential area, and even more a community defined by its proximity to and vistas of the beach and ocean. Building the Proposed Project in its current location would have a significant adverse impact on neighborhood character, which can only be mitigated by moving the restrooms to a non-residential location, such as Location Alternative 1B.
- The DEIS falsely states that "given the height and bulk of structures in the surrounding area, the proposed comfort station would not result in a change to the built environment's appearance or functionality such that the change would negatively affect a pedestrian's experience of the area." (Id. at 8-4.) The photographs included in the DEIS, and virtually every comment received in the public hearing on the DEIS, prove otherwise. Looming above the narrowest stretch of the boardwalk, the Proposed Project would dominate what has always been an open stretch of boardwalk, obstructing views of the beach and ocean. Selecting an alternative with a lower elevation at a broader segment of the boardwalk, such as Location Alternative 1B, would mitigate these impacts.

Construction

- Without even measuring the increase in noise levels, the Parks Department asserts that drilling, pile driving, and other construction activities occurring less than 100 feet from residential windows are not expected to produce any significant adverse noise impacts. (DEIS at 9-6.) This conclusion appears to be based upon the incorrect assumption that construction noise impacts must occur for at least two years in order to be considered significant under SEQRA, and that any impacts lasting less than two years – no matter how loud or close to sensitive receptors – need not be studied or mitigated. (Id.) This position is unsupported by SEQRA and contradicted by the City's CEQR Technical Manual, which provides: "The determination whether it is sufficient to conduct a qualitative analysis or whether a quantitative analysis is required cannot be made based solely on the duration of the construction period, and should take into account such factors as the location of the project in relation to existing residential uses or

other sensitive receptions [and] the intensity of the construction activity ..." (CEQR Technical Manual at 22-6) (emphasis added). (See also CEQR Technical Manual at 22-1) ("There are instances where a potential [construction] impact may be of a short duration, but nonetheless significant, because it raises specific areas of concern."). Because the Proposed Project requires substantial drilling and pile driving in the immediate vicinity of sensitive environmental receptors, the Parks Department must calculate the time-equivalent noise level, day-night noise level, percentile noise level, sound exposure level, and maximum instantaneous level for the proposed construction activity, and mitigate any potentially significant adverse noise impacts to the maximum extent practicable.

- In its current location, the Proposed Project not only fails to mitigate adverse noise impacts; it subjects the greatest number of people to the most significant impacts. The location of the restrooms at the narrowest point of the boardwalk, less than 100 feet from residents' windows, places the construction site directly in front of sensitive residential receptors. Moreover, the resulting construction impacts cannot be mitigated by scheduling or staging, since, unlike the other buildings in the area, the residences are occupied at all times of day.
- Building the restrooms on top of a known rock jetty would require the Parks Department to undertake additional (and thus far unapproved) construction activities that further exacerbate these noise impacts. Due to the geological obstructions on site, the Parks Department has proposed amended construction plans requiring drilling down 46 feet through the jetty; extracting up to 1,200 gallons of potentially contaminated water from a 24-inch steel casing pipe; filling the casing with grout, and sealing the casing with concrete. (DEIS at 6-14.) This process would be repeated 12 times, once for each pile that the Parks Department has yet to install. Such impacts must be mitigated by selecting a site further from residential receptors and without known geological obstructions, such as Location Alternative 1B.

## III. Under CEHA and SEQRA, the Parks Department Must Select an Alternate Site that Complies with the Department's Legal Obligations and Mitigates the Proposed Project's Adverse Environmental Impacts to the Maximum Extent Practicable

At the end of the SEQRA review process, the Parks Department and all involved agencies must issue Findings certifying that "consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable ..." 6 NYCRR § 617.11. Based upon the alternatives set forth in the DEIS, the Parks Department cannot lawfully make such a certification about the current location of the Proposed Project.

As set forth above, the proposed location is not eligible for a CEHA variance, as there are reasonable and prudent alternatives that would not require disturbance of the coastal erosion hazard area. Moreover, to the extent the Parks Department selects an alternative on the beach, it must mitigate the adverse impacts of its selection by choosing Location Alternative 1B.

The proposed site and Location Alternative 1B both serve the same population, incorporate similar design elements, and are elevated above the 100-year floodplain. Unlike the currently proposed site, however, Location Alternative 1B is located in a non-residential area at the widest part of the boardwalk. This location would reduce adverse construction impacts by moving the construction site further from sensitive residential receptors, and avoid community

character impacts associated with the installation of two-story high restrooms less than100 feet from residents' windows. Whereas the proposed location is known to contain both geological obstructions and rare plant species, the DEIS does not report any such constraints for Location Alternative 1B, reducing potential impacts on natural resources. Location Alternative 1B is also located at the terminus of Coney Island Avenue, where the greatest number of visitors enters this segment of the beach, making it the most convenient site for the beach-going public.

Finally, even if the Proposed Project and Location Alternative 1B had similar environmental impacts (as wrongly asserted in the DEIS), Location Alternative 1B would still be warranted under SEQRA's balancing of the substantial social considerations raised during the public comment period. The Parks Department concedes that Location Alternative 1B would not have significant adverse environmental impacts. (See DEIS at 10-14 to 10-15.) Location Alternative 1B is also consistent with the Park Department's purpose of providing public restrooms serving Brighton Beach neighborhood, and is elevated above the floodplain in order to promote the City's resiliency in rebuilding efforts. There is thus no environmental justification for selecting the Proposed Project over Location Alternative 1B, and the selection of a non-residential location for the proposed restrooms, in front of a lot that has already been screened off to block views of the boardwalk and beach, is supported by the overwhelming majority of affected community members, for all the reasons provided above. This is not an issue of social equality or class warfare, as some have alleged, as Location Alternative 1B is not located in front of anyone's home – rich or poor. It merely an overdue acknowledgment of the inescapable fact that an oceanfront, residential location is not an appropriate site for two-story-high elevated restrooms.

The prior Administration commenced construction of the Proposed Project without adequate consideration of the community's perspective. That decision resulted in project delays, litigation and considerable acrimony, all of which could have been avoided with a more open process at the outset. Now that the Parks Department has heard from the community and its local elected officials, we urge the Department to heed their concerns and to select an alternative location that satisfies its legal obligations.

Sincerely,

David Yudelson

CC: Mayor Bill de Blasio
Sen. Charles E. Schumer, United States Senate
Rep. Hakeem Jeffries, United States House of Representatives
Sen. Diane Savino, New York State Senate
Assemblyman Steven Cymbrowitz, New York State Assembly
Council Member Chaim Deutsch, New York City Council
Brooklyn Borough President Eric Adams
Commissioner Mitchell Silver, New York City Department of Parks and Recreation

From: annabeth zoza [annabethzoza@gmail.com]
Sent: Sunday, May 04, 2014 11:07 PM
To: Alderson, Colleen (Parks)
Cc: oceanavoice@gmail.com; bnatkovitch@rcn.com
Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 04, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

Anne R. Zats
3861 Ocean View Ave, Brooklyn NY

From: Mikhail Zats [mzats_re@yahoo.com]
Sent: Saturday, May 03, 2014 10:30 AM
To: Alderson, Colleen (Parks)
Cc: oceanavoice@gmail.com; bnatkovitch@rcn.com

Subject: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

May 03, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

Mikhail Zats
3861 Oceanview Ave, Brooklyn NY

From: Zats Mikhail [mzats1@gmail.com]

May 04, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.

Respectfully submitted,

Vladimir Zats
2980 Brighton 12th Street, Brooklyn NY 11235

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Tuesday, April 29, 2014 8:15 PM
To: Alderson, Colleen (Parks)
Subject: Alternative_1B location for Comfort station

My name is Isabella Zilberberg, I live in Manhattan Beach?
my friends live in Oceana Community and I understand that
Alternative 1B location is the best location for comfort station
Izabella

From: svetlana landau [mailto:lanaland38@yahoo.com]
Sent: Tuesday, April 29, 2014 8:23 PM
To: Alderson, Colleen (Parks)
Subject: 1B location for comfort station

My name is Leonid Zilberberg, my friends live in Oceana community
and we together go to the ocean.
I personally together with my wife live in Manhattan Beach, but I understand
all feelings of my friends and I personally think that the best place for new
comfort station is Alternative 1B location,
thank you for attention,
Leonid

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

---

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Marekhaskwill Elena
Print Name

Corbin Place 150 #2K
Address

Marekhaskwill
Signature

4.8.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Pelicap Prugoa
Print Name

3115 Brighton 6th Str, #1d
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Zemira Agaronova
Print Name

[illegible] Ocean Dr
Address

Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

People can enjoy their excretions at home, not on the street.

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Lior Aldeserich
Print Name

2104 Neptune Ave.
Address

Signature

04/20/16
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Edward
Print Name

718 348 4264
Address

Signature

03.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Феликс

Print Name

Брайтон бич

Address

Signature

04.20

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Nilufar
Print Name

646-578-4056
Address

Signature

04.20.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

VIKTOR
Print Name

2070 71 SOK
Address

Signature

4.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Lia Abashidze
Print Name

abashidzelia@yahoo.com
Address

Abashidze
Signature

04 22 14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Zemfira Agapova
Print Name

(718) 332-9714
Address

Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Moris
Print Name

Brighton 5th 4B
Address

Agaronov Moris
Signature

04/20/2019
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Nonna Agaronov
Print Name

3052 Brighton 5th
Address

Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Berta Agaronova
Print Name

718-953-42-33.
Address

Signature

04. 20. 14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Binyamin Ager
Print Name

170 Ocean Dr W
Address

Binyamin
Signature

04-22-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Simon Agaronov
Print Name

3052 Brighton
Address

Signature

04.20.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Valentina Agaronova 13473742473.
Print Name Address

Agaf
Signature

04.20.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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BELLA ARHMECHET
Print Name

3115 Brighton 6TH Str. #3J.
Address

Signature

08/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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| | |
|---|---|
| VERONICA ARHMECHET | 2775 E 16 Str, # 4J |
| Print Name | Address |
| V. Arhmechet | 03/30/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Nataliya Akimova
Print Name

2906 Brighton 12th St #6C
Address

N Akimova
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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AKKERMAN

Print Name

Address

Signature

6/4/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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| | |
|---|---|
| Frida Alperin | 500 Brightwater court apt 10 |
| Print Name | Address |
| Frida Alperin | 4 08 2014 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Alter Igoe
Print Name

Address

Signature

6/4/19
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Jon Anachovitch
Print Name

445 Rogers Ave Brooklyn NY
Address

Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Ariella Angert
Print Name

5981 9th St. Apt 3
Address

Signature

4/6/15
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Debra Armetta
Print Name

212-669-4773
Address

Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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LIOBOV ARSHANSKAYA (718) 934-07-85

Print Name Address

L Arshanskaya 04/22/14

Signature Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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FARHOD ASKAROV
Print Name

3108 Brighton 5th str, Brooklyn
Address

Signature

04/08/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Zoya Atamanova
Print Name

3029 Voorhies Ave
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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AZAROV Vadim — 2015 E 67 STR.

Print Name — Address

Signature — 04.22.14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Peter
Print Name

2940 W 5th St 9-F
Address

Peter L.
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Balagura
Print Name

3093 Brighton 4th # 6E
Address

Signature

03.29.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

---

I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

ESTER Balyasny
Print Name

3115 Brighton 4th St #4-K
Address

Ester Balyasney
Signature

03/23/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mila Bar
Print Name

Address

Mila Bar
Signature

8/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Adam Bareyev.
Print Name

3000 Ocean Pkwy, 13B
Address

Adam Bareyev
Signature

4/10/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Albert Barkan
Print Name

130 Ocean Dr. W.
Address

Albert BARKAN
Signature

4/8/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:
Creates a dangerous environment for children + families

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ARIEL Z. BARKAN
Print Name

130 oceana drive west apt 4i
Address

Signature

4/6/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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KARINA BARKAN
Print Name

130 Oceana Dr. W.
Address

Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Amit Barnir
Print Name

57 Clifton Pl, Apt #3 Brooklyn
Address

Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Valentin Berker
Print Name

70 Lancaster ave
Address

V. Barker
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Christine Baykin
Print Name

1365 West 7 Street Apt 6B
Address

Signature

4/6/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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| | |
|---|---|
| Gio Beradze | g.beradze@mail.ru |
| Print Name | Address |
| G. Beradze | 04.22.2014 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Yuliya Berger
Print Name

917-797-9245
Address

Y. Berger
Signature

04.10.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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NAUM BERKOVICH
Print Name

160 25th. str. Brooklyn.
Address

N Berkov
Signature

04/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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EMEN BERLIN
Print Name

27 Brighton 11 st. 11235
Address

S Berlin
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Solva Berman
Print Name

2610 Ocean parkway Apt 4F
Address Brooklyn N.Y 11235

Solva Berman
Signature

04/06/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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BLANK
Print Name

642 42 St Apt 1B
Address BROOKLYN NY 11219

BLANK
Signature

03/30/19
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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TATYANA BORENKO
Print Name

1310 AV R
Address

Signature

04-22-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Borker Taisiya
Print Name

Borker
Address

3601 Surf Av. apt 1B
Signature

04/27/14
Date

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NYC Department of Parks & Recreation
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New York, NY 19965

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Alex Borushek
Print Name

3115 Brighton 4th st. 6C
Address

Signature

03.27.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Maya Bornshtein
Print Name

182 15th st #4C Brooklyn NY, 11215
Address

Signature

04/11/2014
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Anna Bronfman
Print Name

2935 Ocean Pkwy
Address

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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NAUM BROCLAUSKY — 500 Brightwater CR.
Print Name — Address

Signature — 04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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KLARA BROVARNIK
Print Name

3405 KingsHwy #4H
Address

Klara Brovarnik.
Signature

03.24.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ROZALYA BUNCHIK
Print Name

500 Brightwater Ct, Apt 5H Brooklyn, NY 11235
Address

Rose Bunchik
Signature

04/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I would like to submit my comments on the New Brighton Comfort Station project.

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Romy Byas
Print Name

20 Wendell St Apt 10E
Address Hempstead NY 11550

Romy Byas
Signature

4.2.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Tyrone Carter
Print Name

646-372-6248
Address

Tyrone Carter
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Susana Chen.
Print Name

1728 W 9th ST Brooklyn NY 11223
Address

Signature

4/4/2014.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ykov Chernetsky
Print Name

3115 Brighton 6st apt. 6N
Address

Signature

04/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

as below

I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Joyce Chester
Print Name

212-669-4690
Address

J Chester
Signature

4/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Dimitry Chorin
Print Name

100 Corbin Pl. apt 3E.
Address

D. Chorin.
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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| | |
|---|---|
| I. Chyorny | 3110 Brighton 3 st #[illegible] |
| Print Name | Address |
| I. CHYORNY | 03/31/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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LEV CHYORNY
Print Name

3/10 Br. 3 St. #4F
Address

Lev Chyorny
Signature

03/31/17
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Adele Cohen
Print Name

Adelle Cohen
Address

2649 Homecrest 1F
Signature

4/11/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ella Dougherty
Print Name

430 E 86 St #7H
Address

Signature

04-2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Dayana
Print Name

3108 BR. ROSE YE
Address

Dayana
Signature

3. 31. 2014.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Maria Delgado
Print Name

347-649-4794
Address

Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Dordari Anastasia
Print Name

347 612 91 94
Address

A. Dordari
Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yury Bonde
Print Name

3125 Br. Bri
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Svitlana Dubno
Print Name

2215 Cropsey Ave #A4 Brooklyn NY 11214
Address

Signature

03.31.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Bella Dubvoy
Print Name

2302 85 st apt 3D
Address

Bella Dubovy
Signature

04/22/19
Date

From: Mike Dvorkin [mikedvo@gmail.com]
Sent: Sunday, May 04, 2014 9:19 AM
To: Alderson, Colleen (Parks)
Subject: Opposition to alternative site 1B placing the New Brighton comfort station

May 2, 2014

Ms. Colleen Alderson, Director of Parklands
830 Fifth Avenue, Room 401
New York, NY 10065

Re: CEQR#14DPR005K

Dear Director Alderson,

Enclosed with this letter please find 11 letters signed by residents of Brighton Beach in opposition to alternative site 1B placing the New Brighton comfort station across the boardwalk from the Shore Front Y Community Center at Coney Island Avenue.

An overwhelming majority of Brighton Beach residents believes no change should be made to the original footprint site location where the bathrooms stood for over 70 years.

Please process and record these letters as individual written comments to the Draft Environmental Impact Statement, as required. Should you have any questions, please do not hesitate to e-mail me.

Sincerely,

Michael Dvorkin
On behalf of concerned Brighton Beach Citizens

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Print Name: [illegible]

Address: 3115 Brighton 6th St #3A

Signature: [illegible]

Date: 01/28/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ITSKOVICH
Print Name

3115 Brighton 6TH Str, #3A
Address

D Itsky
Signature

04.28.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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VLADIMIR TYAPKIN
Print Name

3115 Brighton 6th Str #4B
Address

Signature

04/28/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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KONSTANTIN RYKHLEVSKIY
Print Name

3115 Brighton 6TH Str, #1J
Address

Signature

04.28.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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VERA EYSSNER
Print Name

3115 Brighton 6th Str, #4B
Address

Signature

04/28/14
Date

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NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Yakov Rozenberg
Print Name

3115 Brighton 6th Str, #2M
Address

Rozenberg
Signature

04/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Musya Vulakh
Print Name

3115 Brighton 6th Str #2M.
Address

Vulakh
Signature

04/28/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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VICTORIA RYKHLEVSKAYA
Print Name

3115 Brighton 6th Str. #1j
Address

Signature

04.28.14
Date

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NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Solva Berman
Print Name

2610 Ocean parkway Apt 4F
Address Brooklyn N.Y 11235

Solva Berman
Signature

04/06/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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SAKOLOVA VERA
Print Name

2620 Ocean parkway Ap 1B
Address Brooklyn, N.Y. 11235

SAKOLOVA
Signature

04/06/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
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New York, NY 19965

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SLAVSKY ELENA
Print Name

EST 87st Brooklyn NY 11235
Address

Signature

Date 0ct 10/14

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Mikhail Dvorkin
Print Name

130 Ocean Pr. W., apt 4B
Address 11235

Signature

03.27.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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ENTINA MARINA
Print Name

8101 Ocean pkwy, 2R
Address

Signature

04.20.14
Date

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NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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NATALYA ENTINA
Print Name

3101 Ocean pkwy, 2A
Address
Blyn, NY, 11235

Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
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New York, NY 19965

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VERA EYSSNER
Print Name

3115 Brighton 6th Str, #4B
Address

Signature

04/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
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830 Fifth Avenue
New York, NY 19965

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Ezersky B
Print Name

359 Madison St #2D
Address

Signature

4/27-04
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Gena F.
Print Name

1009 Brighton Beach Ave
Address

Gena F.
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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JUANA FALCHETTI
Print Name

2973 Ocean Parkway #1
Address Brooklyn NY 11235

Juana Falchetti
Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Thomas Fanelli
Print Name

55 Ave O Brooklyn NY
Address

Signature

03/29/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Fedor FEDOROV
Print Name

Address

Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Olga Fedorova
Print Name

Address

Signature

4/6/19
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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A. Feldman
Print Name

200 Corbin Place
Address

A. Feldman
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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A. Ye[illegible]

Print Name

Address

Signature

4/6/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ella Feldman
Print Name

200 Corvin Place
Address

E. Feldman
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ella Feldman
Print Name

Address

E. Feldman
Signature

4/6/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Florene Feldman
Print Name

200 Oxbin Dlvd
Address

Florene Feldman
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Larry Feldman
Print Name

200 Corbin Place
Address

Larry F.
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Larry Feldman
Print Name

Address

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Leonid Feldman
Print Name

189 Father Capodano BLVD Sf.
Address

Signature

04-03-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Georgiy Figlin
Print Name

2800 Coyle St, #302
11235
Address

Georgiy Figlin
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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DAWN Finger
Print Name

21-31 77th St. J.H., NY 11370
Address

Dawn Finger
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Olga Firsov
Print Name

501 A Surf Ave
Address

Signature

04.02.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MICHAEL FISHER
Print Name

2044 EAST 18TH STR, APT. 5D
Address 11229

M Fisher
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofia Fisun
Print Name

N.S
Address

Signature

4. 4. 14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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BORIS FISHMAN
Print Name

3250 Coney Island Apt 4F
Address

Signature

03/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Nicolette Fishman
Print Name

3250 Coney Island Ave, 14E
Address

N. Fishman
Signature

03/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Fishman Svetlana
Print Name

3115 Brighton 6th St #5d
Address

Fishman
Signature

03/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Alex Fuks
Print Name

425 Neptune Ave
Address
Brooklyn NY 11224

Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Alfred Feits
Print Name

2940 W 5th Street
Address Brooklyn NY 11224

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Inoela Fuks
Print Name

425 Neptune Ave
Address
Brooklyn NY 11224

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Galina Fuks
Print Name

2940 WSH Street
Address Brooklyn NY 11224

G. Fuks
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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M. Fuks
Print Name

444 Neptune Ave
Address Brooklyn NY 11224

M. Fuks
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Ryan Fuks
Print Name

444 Neptune Ave Apt 11J
Address Brooklyn NY 11221

Ryan Fuks
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sam Fuksman
Print Name

Brighton 4th st 6E
Address

Signature

04.03.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Alex Fuxman
Print Name

3150 Ocean Parkway
Address

Alex Fuxman
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

ugly, smelly, hobos, dirty, bad

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Lena G
Print Name

2928 West 5 st Apt 4-K
Address

Lena Gavulov
Signature

04.10.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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MARK GAFT
Print Name

617 Ave Z.
Address

M. Gaft
Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Ilya Gak
Print Name

2165 Co [illegible] Apt 5
Address

Ilya Gak
Signature

7 22 - 2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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GERMAN GAZARCV
Print Name

3110 Brighton 4th street 2C
Address

Signature

04.22.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Tim Belford
Print Name

Address

Tim Belford
Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Gelman Mark
Print Name

150 Corbin Place
Address

Signature

04.22.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Lyudmila Gerselezhia
Print Name

645 Van Sickl. AV # 109
Address 347-866-1408

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Aleksander BERSON
Print Name

3100 Brighton 2nd St.
Address

Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ludmila GERSON
Print Name

Ludmila Gerson
Signature

3100 Brighton 2nd, 6-D
Address
Brooklyn, N.Y. 11235

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Alla Gil
Print Name

130 Ocean Dr W, #6A
Address Brooklyn, NY 11235

Alla Gil
Signature

04/03/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Marya Gil
Print Name

2424 Cropsey Ave #12K
Address Brooklyn, N.Y. - 11214

M Gil
Signature

04/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Vilyam Gil
Print Name

2424 Crooksey Ave #12K
Address Brooklyn, N.Y. 11214

V Gil
Signature

04/30/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

| | |
|---|---|
| YULIA GILLEN | 845-891-7278 |
| Print Name | Address |
| Yulia Gillen | 4/20/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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OLGA GILVER
Print Name

3093 Brighton 4th St, #6A
Address

Olga Gilver
Signature

03/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Isaac Eingberg
Print Name

8001 Bay Pkwy, #2E
Brooklyn, NY, 11214
Address

Signature

03/21/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Karen V Gitlic
Print Name

550 Brightwater Ct
Address

Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Anna Glieksteir

Print Name

Address

Signature

4/6/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I would like to submit my comments on the New Brighton Comfort Station project.

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Larisa Gligich
Print Name

501 Surf Ave. # 11-B
Address

L. Gligich.
Signature

03.28.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mark Oligich
Print Name

501 Surf Ave # 5E
Address

Mark Oligich
Signature

03.26.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Marina Gokhel
Print Name

2909 Ocean Ave 3F
Address Brooklyn

M Gokhel
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ALLA GOLDBURT
Print Name

7602 21st Ave
Address Brooklyn 11214

Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Goldman L.
Print Name

2850 W 29 St. ap. 8 H.
Address Brooklyn, NY 11229

Goldman Leonid
Signature

04/08/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Boris Goldshteyn
Print Name

9 pl Road. Brooklyn NY
Address

Goldshteyn
Signature

4/10/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ben Goldstein
Print Name

440 Neptune Ave #23G
Address Brooklyn NY. 11224

Signature

4/10/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofiya Goldstein
Print Name

440 Neptune Ave # 236
Address Brooklyn NY 11224

G. Goldstein
Signature

4/10/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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GENE GOLUB
Print Name

201-736-5657
Address

Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Gary Gorelik
Print Name

3045 W. 29th Stp. Apt. 10F.
Address

Gary Gorelik
Signature

03/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Concetta Genia
Print Name

Address

Signature

9/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

I don't live in the area but I see how these are unwanted

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Roger Grahm
Print Name

Upper East Side Manhattan
Address

Roger Grahm
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New-York, NY 19965

Re: CEQR#14DPR005K

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Alla Grinberg
Print Name

500 Brightwater CR
Address

Signature

04-27-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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GUILLERMO
Print Name

3129 BRIGHTON 7
Address

Signature

4-22-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Meng Rong He
Print Name

1424 Ave Y Brooklyn 11235
Address

Meng
Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Hermine Hornbyan
Print Name

646624920
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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William Henriquez
Print Name

3165 Sedgwick Ave Bronx N
Address

Signature

4-2-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mark Ifraimov
Print Name

120 Ocean Drive West Apt 2-B
347 768 5301
Address

Mark Ifraimov
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

I personally don't like these things they ruin the board walk.

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Mark Ifraimov
Print Name

347-768-5301
Address

Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mark Ifraimov
Print Name

120 Ocean Drive
Address

Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Rabo Ifraimov
Print Name

120 Ocean Dr
Address

Signature

09.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Diana Ifraimova
Print Name

120 Ocean Drive W 2-B
Address

Signature

04.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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BORIS IMAS
Print Name

130 OCEANA DR. W. Apt. 5B
Address BROOKLYN, NY, 11235

Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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MARIA IMAS

Print Name

130 OCEANA DR W apt 5 'B'

Address

Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Christine Innamorato
Print Name

37 Rome Ave
Address SI. NY 10304

Christine Innamorato
Signature

4-1-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I would like to submit my comments on the New Brighton Comfort Station project.

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Print Name: [illegible]

Address: 3115 Brighton 6th St #3A

Signature: [illegible]

Date: 01/28/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I would like to submit my comments on the New Brighton Comfort Station project.

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FATIMA Fradkina

Print Name

Address

200 Coney place apt. 2J Brooklyn, 11235

Signature

Date

04/27/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Isaura Izzard
Print Name

2170 Madison Avenue
Address

Isaura Izzard
Signature

7/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

overall these bathrooms ruin the look and comfort

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Jason
Print Name

I do not want to say
Address

Jason.
Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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KEVIN P. JORDAN
Print Name

3301 Nostrand Ave, 3B
Address Brooklyn 11229

Signature

04-04-2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Karina K.
Print Name

Address

Karina K.
Signature

04/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lidiya Kachmyan — Print Name

3085 Brighton 13 St. Brooklyn, NY 11235 — Address

Lidiya Kachmyan — Signature

4/8/14 — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Kagan Anna
Print Name

1870 18E. Street F4, Brooklyn 11235
Address

A. Kagan
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Misha Kagan
Print Name

2502 E 19 Stp.
Address

Misha Kagan
Signature

4/08/13
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

BORIS KANTOR
Print Name

130 OCEANA DR W #1B
Address BROOKLYN NY 11235

Signature

4/20/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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ESTER KANTOR
Print Name

7002 21st Ave Apt 3N
Address Brkn 11214

Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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S. Kaplan
Print Name

3093 Brighton 4 St #3P
Address

Kaplan
Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Saveliy Kapelinsky 500 Brightwater CR
Print Name Address

Kapelinsky 04/27/14
Signature Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Svetlana Kardonskaya
Print Name

130 Ocean dr. W #67
Address

S. Kardonskaya
Signature

04/03/14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Victor Kardonsky
Print Name

130 Oceana dr. W, #6J
Address

Victor Kardon
Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yefim Karlik — Print Name

3058 W 24 St. 9J — Address

Signature

03/31/14 — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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George Kartsunis
Print Name

3100 Brighton 7 St
Address

Signature

4/3/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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David Kats
Print Name

Address

Signature

04.08.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Roman Katz
Print Name

2937 Av W Apt 3-D
Address

Roman Katz
Signature

04.27.2014
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Gregory Kats
Print Name

2937 Av W Apt 3
Address

Signature

04, 27, 2014
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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| | |
|---|---|
| REMELMAN LUBOV | 1625 EMMONS AV. #3J. BR. NY. 11235 |
| Print Name | Address |
| [signature] | 04.07.2014. |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofia Kers
Print Name

3021 av Z Brooklyn NY 11235
Address

Sofia G Kers
Signature

4.08.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Aleksandr Khafizov
Print Name

1826 85 str 1-C
Address

Signature

02/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Nicole Khanutin
Print Name

11 Olde Woods LN Montvale, NJ
Address

Nicole Khanutin
Signature

4/5/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Tatyana Khanutina
Print Name

11 Olde Woods Cw
Address Montvale, NJ

T. K
Signature

04/05/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Khazanova Mira
Print Name

Address

Khazanova
Signature

6/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ANNA Khelimer
Print Name

130 Oceana Dr west apt 1J
Address

Anna Khelimer
Signature

04/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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ILya Khoroshansky
Print Name

100 Oceana Dr. W.
Address

Signature

04/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Anita Khristidi
Print Name

315 Brighton 4th St 3B
Address

AKhristidi
Signature

4/01/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Igor Khristidi
Print Name

3115 Brighton 6th st #5N
Address

Signature

04.05.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Semen Khudaynatov — 1000 Olympia BLVD S.I.
Print Name — Address

Semen Khudaynatov — 04.02.14
Signature — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Yin C. Ku
Print Name

1626 W. 6th St. Brooklyn NY 11223
Address

Signature

4/2/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

NAU

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NAUM KISELEV
Print Name

38 Bay 26 Str. Ap. 6D
Address Brooklyn NY 11214

N. Kiselev
Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Yakov Kleymerman
Print Name

2435 Ocean Av #2A
Address

Yakov Klei
Signature

04/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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KOGAN OLGA
Print Name

2911 BRIGHTON 3 STR.
Address

Kogan O.
Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Elizabeht Kogut
Print Name

Address

Elizabeht Kogut
Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Roger Leon
Print Name

Address

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MIKHAIL KOLYAKOV

Print Name

3130 Brighton 6 St

Address

Signature

4/22-14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Agnes Kong
Print Name

200 Corbin Place
Address

Agnes Kong
Signature

4/8 2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Alex Korobov
Print Name

347 661 5570 cel
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Peter Korstashevsky
Print Name

718 769 7112
Address

Signature

04.22.18
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ross Rizze
Print Name

1746 E 13 st #4F Bk NY
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Kazanskaya M.
Print Name

3115 Brighton 6th St #3
Address

Kraus
Signature

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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IGOR KRAVCHENKO
Print Name

901 ave H apt. 24
Address

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Irina Kheifetidi
Print Name

3115 Brighton 4 Ste A66
Address

Signature

03. 27. 14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Felix Ksido
Print Name

2410 E. 7th Street, Bklyn, NY 11223
Address

Felix Ksido
Signature

03/29/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lawrence Kadlo
Print Name

2410 E-7 St Bkln NY 11234
Address

Signature

3/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:
NOT NEXT TO Children

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Mikhail V. Kurnov.
Print Name

Brighton Beach. 6
Address

Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

ZINAIDA KVETNOY
Print Name

2610 Ocean PARKWAY Apt. 17
Address

Zinaida Kvetnoy
Signature

04/08/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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KYCHERENKO SVETLANA
Print Name

1840 EST 13 ST #5W BROOKLYN, NY
Address

Signature

03.31.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lee, Kyung Sn
Print Name

40 Oceana Dr. W 4E
Address Bklyn NY 11235

Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lorin Svollane
Print Name

138 Ocean Pkwy, 5A
Address

Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Leonid
Print Name

Brighton Beach
Address

Leonid
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Liubov Levchenko
Print Name

298 Brighton 12 St #6E Brooklyn, NY 11235
Address

L. Levchenko
Signature

04.08.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Rita Levina
Print Name

3191 Emmons ave/ apt 5A
Address

Rita Levina
Signature

4/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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RON LEVINE
Print Name

735 AVE W
Address Brooklyn NY 11223

Signature

4-20-2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name

Address

Signature

Date 04/8/14

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Leie Aes
Print Name

3115 Brighton 6TH St #3d
Address

Aes
Signature

04/02/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Amy Lin
Print Name

2012 McGraw Ave, Bronx NY 10462
Address

Signature

4/2/14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Magaly Lumage
Print Name

336 54th Street Brooklyn, NY 11220
Address

Magaly Lumage
Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Taisiya Lipskaya
Print Name

2531 West 3rd St
Address
FL 2 11223

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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LEONIE LIPSMAN
Print Name

2718 29 ST BROOKLYN
Address

L. Lipsman
Signature

04.01.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Pema LLasa
Print Name

254 E 68th St Apt 8A NY NY 10065
Address

Pema
Signature

4-4-16
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yelena Lauhova
Print Name

NO adress sorry.
Address

Yelena Lauhova
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Z. Loutsevitch
Print Name

Address

Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Ezra Loy
Print Name

92 Pinehurst Ave NY, NY
Address

Signature

4-2-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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LAUREN MARIE LUCAS
Print Name

HARWAY AVE BKLYN 11214
Address

Lauren Marie Lucas
Signature

4/4/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

IGOR LUMELSKIY
Print Name

2166 E. 15 ST. BROOKLYN, NY
Address

Igor Lumelskiy
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Maxim Lutov
Print Name

347 465 1201
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Tamara Lvova
Print Name

735 Ave W #3G
Address

Tam Lvova
Signature

04.27.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ALLA LYUBARSKY
Print Name

2911 BRIGHTON 5th ST. APT 3P
Address

Signature

04/11/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name: [illegible] Address: 35 Seacoast Terrace

Signature: [illegible] Date: 4/22/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Micheal M.
Print Name

35 Seacoast
Address

Micheal M
Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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RITA
Print Name

Mara Borisko
Address

Signature

August
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Dan Martinez
Print Name

2347 63rd st, Bklyn, NY 11204
Address

Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Tanya Matatova
Print Name

115 Brighton 11 St
Address

Signature

4/10/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Hannah Ney
Print Name

735 Ave W Apt 5G
Address Bklyn 11223

Hannah Ney
Signature

7/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ELKHAN MEIROV
Print Name

1067 E 13th Street Brooklyn, NY 11230.
Address

Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MIKHELSON ETYA
Print Name

1641 Ocean Ave apt A1
Address

Signature

[illegible]/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Marina Milkis
Print Name

3260 Coney Island Ave. Brooklyn NY 11235
Address

Signature

04/08/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Kathleen Miller
Print Name

1434 86th Street
Address

Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Thomas Molloy
Print Name

124 91st BKLYN N.Y. 11209
Address

Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MOMMAPOVA, MADINA
Print Name

105 Oceana. RM 1
Address

M. Mommapova
Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Nina Mondacchora
Print Name

345 92 sth. Brooklyn NY 11
Address

Signature

3/31/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mikhail Mordkovich
Print Name

2812 East 27th St., Apt 2D, Brooklyn NY 112
Address

Mikhail Mordkovich
Signature

03/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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LARISA MOROZ
Print Name

14 Cass Pl. apt 3E
Address Brooklyn NY 11235

Moroz
Signature

04-09-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Irina Morozova
Print Name

45 Falmouth Av. #4F
Address

I. Moro
Signature

04.01.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Additional reasons for my opposition:

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

L mor
Print Name

135 OCEAN AVE 4G
Address

Lev Moskovitzer
Signature

09.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Natela Mshvelidze
Print Name

2450 Haring St #2B, Brklyn NY 11235
Address

N. Mshvelidze
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Azimjon Muminov
Print Name

60 Oceana Dr. West Apt 10
Address

Signature

04.22.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lily Murahovskaya 35 Seacoast Terrac
Print Name Address

Lily M.
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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NATALYA MURONSKY — 35 Seacoast Terrace
Print Name — Address

Signature — 04/06/14
Signature — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Nathan
Print Name

347 312 5885
Address

Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Aneta Nazinskaya
Print Name

2502 E 19 Str.
Address Brooklyn. N.Y 11235

Nazinsk
Signature

4/08/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Fanya Nestor
Print Name

McKinley Street
Address

Fanya N.
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Neyzhmakov
Print Name

Ringsh NY
Address

G. Neyzh
Signature

04/27/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Marina Nikolaforova
Print Name

65 Dr East #4B
Address

M. Nikolaforova
Signature

04.22.14
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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NIKITKOVA LYUDMYLA 200 Corbin PL.

Print Name Address

Signature 04.08.14.

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Rangini Nisar
Print Name

2378 E 21st Brooklyn NY
Address

Signature

04.08.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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TANYA NIZNIK
Print Name

3250 Coney Island Ave #14F
Address

Signature

03/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Leonid Bor
Print Name

2717 - E 28 St. Bn. 2K.
Address

Leonid Bor
Signature

04.27.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Boris Nofov
Print Name

3115 Brighton 6th Stre, # 5c
Address

Signature

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Vinera Norove
Print Name

3115 Brighton 6th Str, #5c
Address

Signature

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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NELLi NOVAK
Print Name

2840 Ocean PKWY #19F
Address

Novak
Signature

04/19/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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DAVID NOVOSELETSKIY
Print Name

2299 East 13th st apt 1F
Address Brooklyn NY 11229

David Novoseletskiy
Signature

03.31.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

I dont want my children to smell this stuff as well as play there

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Olga
Print Name

Bright Water Court on Brighton
Address

Signature

07.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Orlich
Print Name

Address

Signature

4.4.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Irina Orlovskaya
Print Name

55 Ave O Brooklyn NY 11204
Address

Signature

03/29/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Lida Orlovskaya
Print Name

154 Ave P #6A Brooklyn NY 11204
Address

Lida Orlovskaya
Signature

03/29/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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Olga Orlovskaya
Print Name

55 Ave O Brooklyn, NY, 11230
Address

Signature

03/29/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Iosif Orlovskiy
Print Name

154 Ave P #6A Brooklyn NY 11204
Address

Iosif Orlovsk
Signature

03/24/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Alexandra Orlovskaya
Print Name

55 Ave O Brooklyn NY 11235
Address

Signature

03/25/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Luciyna Ostrowska
Print Name

3161 Brighton 6th Street
Address

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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JOSEPH PADMORE
Print Name

87-55 125th, Richmond Hill, NY 1141
Address

Joseph Padmore
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

G. PALEY
Print Name

301 Brightwater Ct #6G
Address

Signature

04/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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SEMEN PALEY
Print Name

301 Brightwater Ct. #6G
Address

S Paley
Signature

04/24/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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R. PAPETNAYA
Print Name

458 Neptune Ave-7A
Address

R Papetnaya
Signature

03/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

PASTERNAK Alex
Print Name

(718) 449-9212
Address

Pasternak
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Liliya Patent
Print Name

70 Lancaster ave
Address

L. Patent
Signature

3/3/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Marina Patent
Print Name

3115 Brighton 4th St #31
Address

M. Patent
Signature

03.28.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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DAVID FELD
Print Name

2076 29th ST ASTORIA, NY 11105
Address

Signature

4/1/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Antonio Perez
Print Name

40 E. Brandis Ave
Address SI, NY 10308

Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Уважаемая Coleen Alderson,

Направляю вам свои комментарии в связи с проектом строительства станции комфорта на Брайтоне.

Я против переноса станции комфорта (туалета) с первоначального места строительства на месте общественного туалета, разрушенного ураганом Сэнди в сторону 6-го Брайтона перед общинным центром Шорфронт, потому что в этом случае туалет будет расположен рядом с площадкой летнего лагеря, что повлечет неудобства и опасность для детей и других клиентов общинного центра. Такое размещение туалета нарушит жизнь многих жителей Брайтон-Бич, в том числе тех, кто живет на Брайтон 6th St, Brightwater Ct, а также сотен членов общинного центра Shore Front YMHA.

Кроме того, в этом случае туалет будет виден и частично заблокирует вид на океан со стороны Coney Island Ave, нарушая исторический ландшафт и вход на пляж и набережную, что является значительным ухудшением городского дизайна . Кроме того, перенос туалета, в строительство которого уже вложены существенные средства, влечет за собой увеличение стоимости проекта, и необоснованный перерасход денег налогоплательщиков.

Дополнительные причины моего возражения против переноса туалета в западном направлении:

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Я считаю, что туалет должен быть построен на том месте, где строительство началось, там, где общественный туалет находился в течение более 70 лет, до того как он был существенно поврежден ураганом Сэнди в октябре 2012 года, а затем снесен.

Имя: S. Pismen

Адрес: 1515 Sheepshead Bay Road. Brooklyn NY 11235

Подпись:

Дата: 4/04/2014

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

JACOB PLITMAN
Print Name

988 5 Ave NYC
Address

Signature

9/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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MARILYN PLITMAN
Print Name

988 5 Ave NYC
Address

Signature

4/6/17
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Fima Podrisoky
Print Name

130 Oceana Dr. West apt 6B
Address Br. N.Y. 11235

Podrisoky
Signature

4 4 14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Maria Podrisoky
Print Name

130 Oceana dr. West apt. 6B Br. N.Y. 11235
Address

Maria Podrisoky
Signature

4.4.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Portnik Zhanne
Print Name

130 Ocean Dr W, #6A
Address Brooklyn, NY 11235

Zhanne Portnik
Signature

4/3/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Hirsl Portnov
Print Name

Hirsl Portnov
Signature

7602 21st Av Apt 6N
Address Brooklyn NY 11214

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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BORIS PROSIKUROVSKY
Print Name

1310 AVR
Address

Signature

04-22-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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PYATKOVSKAYA
Print Name

94 West End Av
Address

Signature

04/19/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Akob Rabinovich
Print Name

Address

Akob Rabinovich
Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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RABO
Print Name

242 BRIGHTON
Address

Signature

04,20,14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mikhail Radovilsky
Print Name

310 E 74 St Apt BSMT 2, NY, NY
Address

Signature

4/4/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Golda Raytsin

Print Name

Address

Golda Raytsin

Signature

4/06/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Mary (tel) 347-702-9266

Print Name Address

MIKHAIL RAYTSIN 04.20.14

Signature Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MIKHAIL RAYTSIN

Print Name

Address

Signature

4/6/2014

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Polina Rayzman
Print Name

414 Brightwater ct
Address

P. Rayzman
Signature

04.04/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Yancenua Reyzner

Print Name

Address

Signature

06.04.14.

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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B. Reznik
Print Name

7901 BAY PKW.
Address

Signature

03/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Eipa Golda
Print Name

3015 Brighton 11292 *
Address

Signature

04/19/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name

Address

Signature

Date 04/19/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Izhak Nizvach
Print Name

1060 Ocean Ave Apt F4
Address
Bkln NY 11226

Signature

4/14/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Boris Rogov
Print Name

1825 E. 14 St
Address

Signature

4/05/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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DANIEL ROGOV
Print Name

2662 OCEAN AV, APT. D8, BROOKL.
Address

DRogov
Signature

4/3/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

INNA ROGOV
Print Name

1825 E. 14 st
Address

Signature

4/05/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Michael Rogov
Print Name

2662 OCEAN AVE #D8
Address

MRogov.
Signature

4/01/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name

Address

Signature

Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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M. Royzman
Print Name

417 BRIGHTWATER CT.
Address

Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yakov Rozenberg
Print Name

3115 Brighton 6th Str, #2M
Address

Rozenberg
Signature

04/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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RUBINSHTEYN, ALEX
Print Name

130 OCEANA DR. W, 6I
Address

Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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RUBINSHTEYN, KATERINA
Print Name

100 OCEANA DR. W, APT. 5G
Address

Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Rubinstein, Robert
Print Name

125 Oceana. Dr. E SB
Address

R Rub
Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Steven Rudder
Print Name

160 W. 85 St, New York, NY 10024
Address

Steven Rudder
Signature

4/1/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Rudenko Neda
Print Name

150 Corbin Pl #2b
Address

Signature

4.8.14.
Date

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Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Nurkan
Print Name

344 282 1239
Address

Signature

Date

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Director of Parklands
NYC Department of Parks & Recreation
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830 Fifth Avenue
New York, NY 19965

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VICTORIA RYKHLEVSKAYA
Print Name

3115 Brighton 6th Str. #1j
Address

Signature

04.28.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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KONSTANTIN RYKHLEVSKIY
Print Name

3115 Brighton 6TH Str, #1J
Address

Signature

04.28.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Anton Sverdlik
Print Name

3098 Brighton 1 Place
Address

Anton Sverdlik
Signature

04.02.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Akmal Sabitov
Print Name

1200 Gravesend Neck Rd #6 J.
Address Brooklyn, NY

Signature

03/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Boris Sagadov
Print Name

35 Seaboard Terrace
Address

Boris Sagadov
Signature

4/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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SAKOLOVA VERA
Print Name

2620 Ocean parkway Ap 1B
Address Brooklyn, N.Y. 11235

SAKOLOVA
Signature

04/06/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yevgenia Savina
Print Name

Y Savina
Signature

2 west end avenue
Address
apt 4B, Brooklyn
N.Y. 11235

Date
4/08/2014.

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

I GREW UP IN BRIGHTON. THESE STRUCTURES DESTROY THE BEAUTY OF CONEY ISLE.

I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

NORMAN SCHUSTER
Print Name

21 WESTON PLACE LAWRENCE, N.Y. 11559
Address

Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Edgar Scott
Print Name

572 Warren St BKlyn 11217
Address

Edgar Scott
Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Ludmila Sharbel
Print Name

3130 Brighton 6 st
Address

Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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BEK SHAPIROV — Print Name

35 SEACOAST — Address

Signature

04.22.14 — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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B. Shapiro
Print Name

3093 Brighton 4
Address

Signature

04.04.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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| | |
|---|---|
| Tatyna Sher | 3105 Kingsthwy #3B |
| Print Name | Address |
| T Sher | 03.24.14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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OKSANA SHEVCHENKO
Print Name

3250 Coney Island ave, Apt 7-B
Address
Brooklyn, NY 11235

Oksana Shevchenko
Signature

04/03/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Natalya Shok
Print Name

216 Oceanview Ave
Address

N. Shok
Signature

03/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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SEMYON SHOR
Print Name

3115 Brighton 6th Str, #5A
Address

Signature

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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FAINA SHPILSKY

Print Name

Address

Faina Shp

Signature

5/6/2014

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

Es

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Shtern
Print Name

2840 Ocean Pkw, #17B
Address Brooklyn

Esfir Shtern
Signature

4, 27, 2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mila Shteynberg
Print Name

35 Seacoast Ter.
Address 718-769-6145

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yuriy Shteynberg
Print Name

3093 Brighton 4th str
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Anna Shumayev
Print Name

3111 Brighton 7th Str #3B
Address Brooklyn NY

Signature

04/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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VALERIY Shumayev
Print Name

3111 BRIGHTON 7th ST Apt 3B
Address BROOKLYN, NY 11235

V. Shumayev
Signature

04/27/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mark Sigal
Print Name

3093 Brighton 4 st. #5J
Address

Signature

04/05/13
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Simanovskaya
Print Name

2937 Ave W, Apt-3D
Address Brooklyn, N.Y. 11229

Simanov
Signature

04.27.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MARIA SROR

Print Name

3115 Brighton 6th St. #5A

Address

Maria Sror

Signature

04/02/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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SLAVSKY ELENA
Print Name

EST 87st Brooklyn NY 11235
Address

Signature

Date 0ct 10/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Stepitskaya
Print Name

500 Brightwater Ct
Address

Stepitskay
Signature

03.28.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Toya Slutskaya
Print Name

3161 Brighton 6 Sta
Address

Slutskaya
Signature

04/06/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

VALENTINA SMALYNSKY
Print Name

2620 OCEAN PARKWAY Apt
Address

Smolensky
Signature

09/08/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Carmen Arroba

Print Name

Address

Temporoba

Signature

4/6/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Joseph Solera
Print Name

134 Bay 37th St
Address

Signature

4.07.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Semyon Sokolov
Print Name

3091 5th St.
Address

Sokolov
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Max Sonkin
Print Name

2935 W 5th Street
Address Brooklyn NY 11224

Max Sonkin
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofia Sorkin
Print Name

2935 W. 5th Street
Address Brooklyn NY 11224

Sofya Sorkin
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Nonna Sapojnikova
Print Name

610 55th.
Address

Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Irina Sosna
Print Name

I Sosna
Signature

2795 Shore Pkwy #7E
Address Brooklyn NY 11223

3/31/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Natalie Sonkin
Print Name

444 Neptune Ave Brooklyn NY 11224
Address

N Sonkin
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Tamaka Spiran
Print Name

38 Bay 26 ST
Address

T. Spiran
Signature

01/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Print Name: [illegible]

Address: 458 Neptune av #10C

Signature: E. Stolt

Date: 04-4-14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Michael STROK
Print Name

216 Ocean view Ave
Address Brooklyn NY 11235

Signature

03/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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VADIM SULER
Print Name

735 Ave W
Address
Brooklyn NY 11223

V. Suler
Signature

4/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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TAGAR L.
Print Name

Neptune Ave
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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NARGHIZA TASHMURADOVA
Print Name

(347) 893-5857
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Anna Tarasoula
Print Name

3000 Ocean Parkway, 6L
Address Brooklyn 11235

ANNA TARASOULA
Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Tatiana
Print Name

~~14~~ 150 Oceana D-W
Address

Signature

04/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Victor Tavares
Print Name

347 840 1939
Address

Signature

4/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Sharon Taxin
Print Name

15-26 Bell Blvd Bayside NY 11364
Address

S Taxin
Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Boris Tenin
Print Name

1746 E-13 str apt 5-G
Address

Signature

04.27.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:
I don't want the smell of feces near children.

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Jacob Tepler
Print Name

135 Ocean Drive East
Address

Signature

04.29.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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JOHNNY THOMAS
Print Name

845-558-0660
Address

Johnny Thomas
Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Rita Tobak
Print Name

3109 Brighton 1st Pl, #2M
Address

Tobak
Signature

04/04/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Aleksandra Tomaszewski
Print Name

3000 Brighton 12th Street
Address

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Jolanta Tomaszewski
Print Name

3118 Brighton 4th Street
Address

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sam Tsukerman
Print Name

730 Oceana dr u apt 1J
Address

Tsukerman
Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Leonid Tsvitman
Print Name

45 Falmouth Ave. apt. 4E
Address

L Tsvitman
Signature

03.27.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Svetlana Tumaian
Print Name

440 Neptune Ave, Apt 3D, 11224
Address

S Tumaian
Signature

03.31.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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VLADIMIR TYAPKIN
Print Name

3115 Brighton 6th Str #4B
Address

Signature

04/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name

Address

Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name

Address

Signature

04/08/19
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Vladimir Gridel
Print Name

41 Beaumont St.
Address Brooklyn N.Y.

Signature

04/03/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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SPRING

Print Name

3115 Brighton 6th St, #5G

Address

Signature

03/31/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Print Name

(718) 332-27-93
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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L Gliotids
Print Name

1718934 0977
Address

Gliotids
Signature

04-22-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Marie Gyed
Print Name

500 Brightwater Ct
Address

Marie Gyed
Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Boris Kaplunov
Print Name

[illegible] Brighton 6th, [illegible]
Address

Signature

2/3/6/15
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Igor Ибрахим
Print Name

Брайтон 6 4-L
Address

Signature

04.20.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ATHUARA
Print Name

65 Ocean 5A
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Print Name

347 382 1182
Address

Signature

04.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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| | |
|---|---|
| [illegible] | 3109 Brighton 7th St |
| Print Name | Address |
| [illegible] | 04.03.14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

make the level lower for the elderly to access it

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Klaudia
Print Name

55 Gordon St. NY 10304
Address

Signature

04/06/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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NORA LAS
Print Name

3115 Brighton 6th Str, #3N
Address

MIROWS
Signature

04/01/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

— Needs to be done, but in ~~an humane way~~ a humane way.

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

[illegible]
Print Name

3120 Brighton 5th
Address

Signature

04-05-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lyudmila Sigayeva
Print Name

Address

Signature

6/4/21
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Leanid Vadzianitski
Print Name

646 244 2288
Address

Signature

06.22.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lyudmila Vatis
Print Name

1751 67 Street, #8
Address NY, 11204

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Boris Vernyy
Print Name

3160 Coney Island Ave
Address

Vernyy
Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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YEVGENIY VEPRINSKIY
Print Name

1315 W 7th Street Apt F-8
Address

Signature

04/29/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Margarita Vigdorchik
Print Name

440 Neptune ave
Address

M. Vigdorchik
Signature

04/22/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yuriy Vilinskiy
Print Name

(347) 794-0044
Address

Signature

04-22-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ALEXANDR VINNITSKY
Print Name

2625 HARING ST, 11235
Address

A. Vinnitsky
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofia Vinokur
Print Name

3152 Brighton 5st. Apt 115
Address

Sofia Vinokur
Signature

04.22.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofia Vinokur
Print Name

Address

Sofia Vinokur
Signature

04/06/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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E. Voloshina
Print Name

110 Shore blvd, 32, 11235
Address

E. Voloshina
Signature

04.08.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Musya Vulakh
Print Name

3115 Brighton 6th Str #2M.
Address

Vulakh
Signature

04/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Alison Weinberger
Print Name

25-20 30th Road Astoria NY 11102
Address

Signature

4-4-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ISADELLE WEISS
Print Name

368 round hill rd
Address Greenwich, CT 06831

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Additional reasons for my opposition:

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I believe the Comfort Station should be built at the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Maxwell Weiss
Print Name

368 Round Hill Road
Address

Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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Renate Weiss
Print Name

368 Round Hill Rd
Address Greenwich, CT 06831

Signature

4.6.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Additional reasons for my opposition:

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Dan Weissbard
Print Name

23-25 28th Ave, Astoria, NY
Address

Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Caroline Wisniewski
Print Name

609-529-9152
~~Address~~

Caroline Wisniewski
Signature

4/2/10
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Misha Yakubov
Print Name

3139 Coney Island Ave
Address

Misha Yakubov
Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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David Yedid
Print Name

254 E 68th St Apt 8A NY NY 10065
Address

Signature

4-4-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Manuela Yedid
Print Name

254 E 68th St Apt 8A NY, NY 10065
Address

Manuela Yedid
Signature

4-4-16
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Elina Yusufova
Print Name

60, Dr. W
Address

Signature

04/20/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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SAU CHUN YEUNG
Print Name

2546 E 19st BROOKLYN NY 11235
Address

Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

This would be really nice for my kids

I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Ronald Zakimosky
Print Name

3250 Coney Island Ave
Address

Signature

04/20/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Gregory ZABERSKY — 2930 W 55 ST 23-
Print Name — Address

G. ZABERSKY — 04-22-14
Signature — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

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Zavelina Sofia
Print Name

3115 Brighton 6th St #6K
Address

Zavelina
Signature

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ZELTSER SAM.
Print Name

191 EMMONS AVE
Address

Signature

04/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

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Taisa Ulberman
Print Name

Address 4 27 2014
340 Ocean Side Ave.
Staten Island NY 11030

Signature

4-27-2016
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yuri Fur
Print Name

2909 Ocean Avenue
Address

YURI FUR
Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Boris Yaarabi 12
Print Name

Yaarabi
Signature

3161 Brighton 6 St apt 120
Address Brooklyn, NY

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Nailya Azizigitova
Print Name

115 Brighton 11 st apt 3
Address

Signature

04/03/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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K. Alperovich
Print Name

3161 Brighton 6th St
Address

Khuo Alperovich
Signature

04/07/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Additional reasons for my opposition:

Disruptive, and unsanitary look to iconic/historic location

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Samuel Angert
Print Name

675 Ave Z, Brooklyn, NY. 11223
Address

Signature

3/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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| | |
|---|---|
| Tatyana Arbuzova | 3161 Brighton 6th Str #10-H |
| Print Name | Address |
| T Arbuz | 04.07.14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MIRIAM AVROCH
Print Name

Miriam Avroch
Signature

1815 Ocean Pkwy 3K
Address
Bklyn NY 11235

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Liubov Azayeva
Print Name

115 Brighton 11 st apt 3
Address

Signature

04/03/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

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Michael BABITSKY
Print Name

3109 BRIGHTON 7TH ST #6M
Address
BROOKLYN NY 11235

Michael Babitsky
Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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V. BABITSKY
Print Name

3031 BRIGHTON 13TH ST APP D7
Address Brooklyn NY 11235

VBabitsky
Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:

I use the main entrance to the beach on Coney Island ave as a frequent beach goer and I wouldn't like seeing a bathroom at that area.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Kadiatou Bangoura
Print Name

Kadiatou
Signature

3305 Foster ave apt 2E, Brooklyn, NY 11210
Address

03/27/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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ALLA BABAR
Print Name

2898 W 8 #4F
Address

Brooklyn NY 11224

Alla Babar
Signature

03.31.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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YUZIK BASIN
Print Name

Signature

14 BRIGTON 6 F
Address
BROOKLYN NY
11235

Date
3/31/14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Anna Bella
Print Name

65 Coleridge street, BKLYN, N.Y. 1123
Address

Anna Bella
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:

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Emil Bella
Print Name

21 Coleridge Street, BKLYN, N.Y. 11235
Address

E. Bella
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Nina Bella
Print Name

21 Coleridge Street, Brooklyn, N.Y. 11235
Address

Nina Bella
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:

Old location should be grandfathered in. Should stay where it originally stood unfair to move because of natural disaster.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Svetlana Bella
Print Name

21 Coleridge street, BKLYN, N.Y. 11235
Address

Svetlana Bella
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Polgar Badmaev
Print Name

Signature

1589 Ocean ave 3g
Address
Brooklyn
NY 11230

04/01/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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BOYKO
Print Name

3161 Brighton 6th ST #50
Address Brooklyn, NY

Signature

04/04/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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ASYA BRANDMAN
Print Name

3161 Brighton 6th St. apt # 6N
Address

Asya Brandman
Signature

04.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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NAUM Braslavskiy
Print Name

3151 Brighton 6 St Apt 8
Address

Signature

3-4-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

I don't want the iconic enterance destroyed by the bathrooms

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

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ERIC CHUN
Print Name

27-50 E12th St - Brooklyn, NY 11235
Address

Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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L R Churba
Print Name

1988 E 9 ST
Address

L K E Churba
Signature

Brooklyn NY 11223
Date March 31, 14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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Victor Cohen
Print Name

1755 Ave S Brooklyn N.Y 1122
Address

Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Anna Dibrova
Print Name

3161 Brighton 6th str, #10-c
Address

A. Dib.
Signature

04.07.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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SOPHIE DOLEK

Print Name

210 EAST 48 St
BROOKLYN NY 11203

Address

Signature Sophie R Dolek

3/31/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition:

Ive been going to the pool at shorefront Y since I was a teenager, It would be sad to think that these kids will have a clear view of whats going on in these baths

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Igor Dukler
Print Name

3732 Maple Ave
Address

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Ida Dumchin
Print Name

2430 OPKway
Address

I. Dey
Signature

4/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Yelena Dunkan
Print Name

120 Oceana Drive W apt 2
Address

Signature

03/28/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Ms. Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it would be placed next to the Summer camp area, causing discomfort and endangerment to children and other clients of the Shorefront Community Center. In this alternative location, the comfort station will disrupt the lives of many residents of Brighton Beach, including those who live on Brighton 6th St, Brightwater Ct, as well as hundreds of members of Shore Front YMHA Community Center. Also, placed at this location, the comfort station would become visible in the southward view corridor of Coney Island Ave, and partially block the ocean view from Coney Island Ave, disturbing the historic landscape and the primary gateway entrance to Brighton Beach and boardwalk, and resulting in significant adverse impact on urban design. Besides, alternative sites offered by City Department of Parks and Recreation are redundant and will lead to unsubstantiated and excessive expenditures of taxpayer's money.

Additional reasons for my opposition:

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I believe the Comfort Station should be built at the lowest possible elevation on the project site, where the construction has started, replacing the previously-existing comfort station, which operated on the site for over 70 years, before it was severely damaged by Superstorm Sandy in October 2012 and subsequently demolished.

Alex Prorkin
Print Name

130 Ocean Drive West Apt: 9B
Address

Signature

04/6/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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JOSEPH DWEK
Print Name

Joseph Dwek
Signature

2102 E. 4th St.
Address

3/30/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Aleksandr Dyachkov
Print Name

150 Corson Bl.
Address

Signature

03/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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MARINA DYACHKOVA
Print Name

150 Corbin Pl
Address

Signature

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Dora Ferdman
Print Name

3161 Brighton 6 St Apt 8A
Address Brooklyn NY 11235

Dora Ferdman
Signature

04-4-2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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GARBUZ ELIZABETH — 2 W End Bklyn
Print Name — Address

E Garbuz — 3/31/14
Signature — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Chava Gardner
Print Name

1901 Ocean Ave Bk NY 11230
Address

Chava Gardner
Signature

03/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Alexander Gikashvili — Print Name

3161 Brighton 6th str. ap. 6H — Address

A Gikashvili — Signature

04.06.14 — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Bella Gikashvili
Print Name

3161 Brighton 6th str. ap. 6H
Address

B. Gikashvili
Signature

09.06.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Gladysh
Print Name

3161 Brighton 6 Str #90
Address

Signature

04/5/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Steven Gleyzer
Print Name

9 Nixon Ct Brooklyn, NY 11223
Address

Signature

3/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Anna Glushak
Print Name

3161 Brighton 6 St., apt 11 A
Address

Signature

4.6.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Sima Glusker
Print Name

3161 Brighton 6 st. ap. 11 R.
Address

Signature

4.6.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Jana Gofman
Print Name

65 Colendge Street, Brooklyn, N.Y. 11235
Address

Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Another reason(s) for my opposition:

Safety of the children, why would you put a bathroom that will be used by all and the children will be exposed to all types of danger.

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Zoltan Gofman
Print Name

65 Coleridge Street, BKLYN, N.Y. 11235
Address

Zoltan Gofman
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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| | |
|---|---|
| Anneta Golod | 3161 Brighton 6th St. apt 1 |
| Print Name | Address |
| Anneta Golod | 04/04/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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| | |
|---|---|
| KHANAN Golod | 3969 Brighton 6th Apt 7A |
| Print Name | Address |
| Khanan Golod | 04/09/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Rita Gorsky
Print Name

2445 W-5 Street
Address

Signature

9/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Joyklman Semen
Print Name

3161 Brighton 6th St. 11A
Address

Signature

04-04-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lyudmila Grinberg
Print Name

1969 W. 5th St, 2D Brooklyn NY 11223
Address

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Suzanne Guigues
Print Name

2650 E-13th St. Bklyn-N.Y. 11235
Address

Suzanne Guigues
Signature

3-31-2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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| | |
|---|---|
| [illegible] (GULKO) | 3161 Brighton 6 St, apt 53 |
| Print Name | Address |
| | 4/6/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Bella Jakubowicz
Print Name

3161 Brighton 6th St. Apt 7
Address

Bella Jakubowicz
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Igor Karassik
Print Name

3161 Brighton 6 St., apt 7m
Address

Signature

04/09/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ida Kashnitsky Kaya
Print Name

3161 Brighton 6th St apt 9L
Brooklyn, NY 11235
Address

Signature

4/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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BRONYA KATSENKO
Print Name

3161 Brighton 6st Apt 7N
Address

BKatsenko
Signature

04-08 Katsenko
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Martin Kharats
Print Name

M. Kharats
Signature

3161 Brighton 6th St, apt 9
Address Brooklyn, NY 11235

4/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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G. Khazina
Print Name

1159 Brighton Beach Ave 5C
Address Brooklyn, NY 11235

Galina Khazina
Signature

04/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Rosa Kilimnik
Print Name

3161 Brighton 6th St apt. 9N
Address

Signature

04.07.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Dora Kipnis
Print Name

316 Brighton 6 Str apt 9A
Address

Signature

03/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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RICHARD KLINGER
Print Name

1120 Brighton Beach Ave apt 4K
Address
Bklyn NY 11235

Richard Klinger
Signature

4/3/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ARTUR KORGINY
Print Name

1820 OCEANA DRIVE WEST apt 2
Address

Signature

03/28/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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B. Korytny
Print Name

B Korytny
Signature

2940 Ocean Pkwy
Address
Brooklyn, NY 11235

04/01/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Y. Korytny
Print Name

2770 W 5 str. Brooklyn N.Y.
Address

Y. Korytny
Signature

04/01/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Gene Koslov
Print Name

7101 colonial rd apt L 1F
Address

Signature

3/25/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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LYUDMILA KRIGEL
Print Name

3161 Brighton 6th St #10-N
Address

L. Krigel
Signature

04/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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J Kropp
Print Name

3161 Brighton 6th St
Address

JERRY KROPP
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Nelli Krutiy
Print Name

Nelli Krutiy
Signature

3161 Brighton 6 St, apt 70
Address

04/06/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Yanna Kulikova
Print Name

Signature

1200 Ocean Drive West apt 2H
Address

03/28/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Michael Levitan
Print Name

2250 E4th St Brooklyn NY 11223 apt 3
Address

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Asya Liporskaya
Print Name

3130 Brighton 6 St.
Address

Signature

9/2/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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LOBAZOVA, STANISLAVA
Print Name

Lobazova
Signature

3232 Shore Pkwy, Apt. 4F
Brooklyn, NY 11235
Address

04/02/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Rose Cak
Print Name

2946 Brighton 1st
Address

Signature

03.28.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ROGER LOVERO
Print Name

1222 ST. JOHNS PL. Bklyn NY 11216
Address

Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Wai Kin Man
Print Name

1544 64th ST Brooklyn, NY 11219
Address

Mank
Signature

4-1-2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ann Martin
Print Name

200-33 33rd Avenue
Address Bayside, NY 11361

Ann Martin
Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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B. Matlin
Print Name

3161 Brighton 6th Str. Apt. 5.
Address

Signature

04/07/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Stanley Matuschevsky
Print Name

815 Gravesend Neck Rd Brooklyn NY 11223
Address

S. Matuschevsky
Signature

3-29-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ken Maxwell
Print Name

1372 East 12th Bklyn NY 112
Address

Signature

3/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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MAZOR
Print Name

3161 Brighton 6 St # 8F
Address

Rita Mazor
Signature

4/4/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Larisa Milis
Print Name

3085 Brighton 13 St #3A
Address

Larisa Milis
Signature

04/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Additional reasons for my opposition:

RUINING BEACHFRONT ENTRANCE IUSE ANUALCY

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

ILENE J. MIZRACH
Print Name

191 PEMBROKE ST.
Address
BK NY 11235

Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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MATTHEW A. MIZRACH
Print Name

191 PEMBROKE STREET BK NY 11235
Address

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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| | |
|---|---|
| INESSA Modlin | 3030 Brighton 12 st, 2 |
| Print Name | Address |
| Inessa Modlin | Brooklyn, NY 11235 |
| Signature | 04.07.2014 |
| | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Thomas Molloy
Print Name

20 Emory Drive Lincroft NJ 07738
Address

Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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VERA MONASZON
Print Name

3161 Brighton 6 st apt 9-M
Address

Vera Monaszon
Signature

04/05/14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Joy MULLER
Print Name

33-53 190th Street Flushing, NY 11359
Address

Joy Muller
Signature

4-8-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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OLYA MULYAVA
Print Name

2701 Ocean Ave
Address

OLYA MULYAVA
Signature

3-25-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Vadim Neshnik
Print Name

2520 East 23rd St Brooklyn NY 112
Address

Signature

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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| | |
|---|---|
| NEMIROVSKAYA | 3161 Brighton 6th ap 7i |
| Print Name | Address |
| Nem | 04.06.14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

Dont Want Bathrooms in Iconic Entrance

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Vadim Nezhnik
Print Name

2250 East 4th Apt 5M BK, NY 11223
Address

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Iokha Novik
Print Name

Iokha Novik
Signature

3145 Brighton, 4th st. #51
Address Brooklyn, NY 11235

04.07.2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

Due to a bad smell and look they will be making.

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Ilya Perloff
Print Name

3030 Emmons Ave. 3D, Brooklyn, NY 11235
Address

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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RAISA PESCHANSKAYA
Print Name

2662 West 2nd St. apt. 3M
Address

Raisa Peschanskaya
Signature

04/02/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

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Pikman Roza
Print Name

3161 Brighton 6 Th St. apt.
Address

Signature

09.06.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofiya Polyakova
Print Name

Signature

3101 Brighton 6th St. Apt. 11A
Address

04-04-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Additional reasons for my opposition:

I use the beach on Coney Island are frequently, do not want to see Gathrounds there.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

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Michael Raizberg
Print Name

2805 ocean pkwy Apt 6A
Address Brooklyn NY 11235

Signature

03/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Lavich Faina
Print Name

3099 Brithan 6th St Apt 606
Address

Signature

04.02.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Sofya Ramu
Print Name

SRamu
Signature

810 E 8th St apt 6G
Address

9/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Ravich Valeriy
Print Name

3099 Brighton 6th St Apt 506
Address

Ravich
Signature

04.02.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Vitaliy Ravich
Print Name

Signature

840 E. 8th St Apt 6G
Address
11230

4/1/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Tanya Rechelis — Print Name

2674 E 18TH ST — Address

TANYA RECHELIS — Signature

BROOKLYN NY 11235 — Date

03.31.14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Zhanna Rebkin

Print Name

Signature

3161 Brighton 6 St apt 12 C
Brooklyn, NY

Address

4/6/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Zhenya Reznik
Print Name

3161 Brighton 6th St #120
Address

Zhenya Reznik
Signature

08/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Gisela Rodriguez Fawres
Print Name

732-529-5080
Address

Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Lora Jaffe
Print Name

Lora Jaffe
Signature

3033 Brighton 13 St.
Address

Brooklyn NY 11235

Date 03-27-14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition: NO

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

LARISA SAKHNOVSKAYA

Print Name

2140 Knapp st. Brooklyn NY 11229

Address

Signature

04/02/14

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:
I dont want smell or my view of bathrooms at such an iconic view to the beautiful Beach.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Alex Sandler
Print Name

3030 Emmons Ave
Brooklyn NY 11235
Address

Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:

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George Sapp
Print Name

60 West End Ave
Address

George Sapp
Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Another reason(s) for my opposition:

I would like to see the building of the old bathroom on the beach

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Jerry Sattler
Print Name

1159 Brighton Ave
Address

Jerry Sattler
Signature

3-27-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

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Galina Savinkin
Print Name

2250 E 4 St Apt 5M
Brooklyn, NY 11223
Address

Galina Savinkin
Signature

3/25/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Theodor Schauder
Print Name

Theodor Schauder
Signature

712 Manor Court apt 2
Address Brooklyn 11235

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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SANFORD SCHLOSS
Print Name

340 WEBSTER AVE
Address

Signature

3-31-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Bella Shaposhik
Print Name

3161 Brighton 6 st
Address

Signature

4/8/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Emma Sharigorodskaya
Print Name

2939 Ocean Ave. Apt. 1H
Address Brooklyn NY 11235

Sharigorodskaya
Signature

3, 31, 2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition:

I go to shore front and use the beach there every summer. Don't want to see any restrooms there.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Arthur Shnayderman
Print Name

3000 Ocean Pkwy Bk, NY 11235
Address

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Mariya Shteyn
Print Name

3161 Brighton 6 Str., Apt. 8 M
Address

Signature
Mariya Shteyn

04.04.14.
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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JOEL SCHUKIN
Print Name

1900 AV. W B'K
Address

Signature

3/08/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ROSA SHWARTSMAN — 3101 Brighton 6 St., apt. 7D
Print Name — Address

ROSA Shwartsman — 04/06/14
Signature — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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PRISCILLA SINGER
Print Name

2650 East 13th St Brooklyn 11235
Address

Priscilla Singer
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Lylia Smolkovich
Print Name

130 Oceana Drive West ap 46
Address

Lylia Smolkovich
Signature

03/28/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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SOLODAR
Print Name

3161 Brighton 6th Sfz, Apt
Address

Signature

04/06/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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SIDNEY SOLOMON
Print Name

3161 Brighton 6 St, 6D
Address

Sidney Solomon
Signature

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Additional reasons for my opposition:

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Michael Solotsov
Print Name

2704 Ocean Ave Apt 4B
Address

Michael Solotsov
Signature

3/25/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Dorothy Spalter
Print Name

2775 E. 16 St (1R)
Address

Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Klara Stern
Print Name

3033 Brighton 13 St. apt B-2
Brooklyn NY 11235
Address

Klara Stern
Signature

03-28-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Another reason(s) for my opposition:
I'm freequent beach goer using Coney Island main entrance I don't want to see this ugly bathroom in front of me.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

MIKE STETSKYY
Print Name

414 ECHWOOD AVE Apt. 4
Address

Signature

03/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Mayseg Sak
Print Name

2946 Brighton 1st
Address

Mayseg Sak
Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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INNA TARNOVOLSKAYA
Print Name

3161 BRIGHTON 6th St #130
Address

A. Tarnovolskaya
Signature

04.07.14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Additional reasons for my opposition: When friends/relatives visit New York, this is one of the locations I would show them - a bathroom and the crowd that would form next to it makes the spot less attractive!

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Tatyana Tom
Print Name

2896 Gerritsen Ave, Brooklyn, NY 11
Address

Signature

3/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

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| | |
|---|---|
| Raisa Turlyanskaya | 3161 Brighton 6st. apt. 7m |
| Print Name | Address |
| RTurlyanskaya | 04/06/14 |
| Signature | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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TVERSKAYA
Print Name

3161 Brighten 6th Str #10M
Address

L. Tverskaya
Signature

04/07/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Print Name

Address

Signature

Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Print Name

Address

Signature

3-29-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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| | |
|---|---|
| LILIYA VELIKAYA | 2417 E 17 st 2 |
| Print Name | Address |
| Signature | 04-02-14 |
| | Date |

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:
My kids attend Shorefront Y activities. I would not want them to look at the bathrooms instead of the ocean.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Diana Vinnitsky
Print Name

Signature

2882 W 15th Street, 4B
Address Brooklyn, NY 11224

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Another reason(s) for my opposition:
I do not like new style of comfort station. It is horrible & ugly & huge. It will block sun and ocean.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Lefin Vinnitsky
Print Name

2525 Batchelder Str. SE. Brooklyn, NY 11235
Address

Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Another reason(s) for my opposition:
I spent a lot of times seating on the bench by Shorefront overlooking the ocean. I do not want to see the bathroom.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Raisa Vinnitsky
Print Name

Raya Vinnitsky
Signature

2525 Batchelder Str, 5E
Brooklyn, NY 11235
Address

3/28/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Another reason(s) for my opposition:

I've seen these stations in Queens. It is very big and ugly and dirty and smelly. I would not want it on my beach.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

VLADISLAV VINNITSKY
Print Name

2882 West 15 Str, 4B, Brooklyn NY 11224
Address

Vladislav Vinnitsky
Signature

3/28/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Klara Volozina
Print Name

Klara Volozina
Signature

3161 Brighton 6 St Apt 8-O
Address

4/4/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

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Sol Weltman
Print Name

Sol Weltman
Signature

3161 Brighton 6th St. Apt #6E
Brooklyn NY 11235
Address

4/6/2014
Date

6E

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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MARILYN WELTMAN — Print Name

3161 Brighton 6th St 6E — Address

Marilyn Weltman — Signature

4/6/14 — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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AMOS WENGER
Print Name

309 AVE X
Address

Amos Wenger
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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ANITA WERBER
Print Name

3161 Brighton 6 St, 10D
Address

Anita Werber
Signature

10D

4/6/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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GAIE WILLIAMS
Print Name

126 Albany Ave Brooklyn NY 11213
Address

Gaie Williams
Signature

4-7-14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Mark Wittenberg
Print Name

6825 7th AVE
Brooklyn NY 11220
Address

Mark Wittenberg
Signature

3/31/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Mark Wittenberg
Print Name

6825 7TH Ave
Brooklyn NY 11220
Address

Mark Wittenberg
Signature

4/7/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Esther Nolte — Print Name

3050 Brighton 6th — Address

Esther Nolte — Signature

3/29/14 — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Additional reasons for my opposition:

Bathrooms would ruin the main entrance.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Alex Yakovlev
Print Name

1576 E 19th st. Apt 2C Brooklyn NY 11230
Address

Signature

3/27/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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DORA YERIKHMAN
Print Name

3161 Brighton 6th Stp. ap. 8B
Address

DORA YERIKHMAN
Signature

4/7/2014
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

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Additional reasons for my opposition:

I live the beach on Coney Island Ave and I don't want to see bathrooms there.

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Yesin Dmitry
Print Name

1200 Gravesend Neck Rd
Address Brooklyn NY 11229

Signature

3/26/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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TIMUR ZAIKIN
Print Name

3096 Brighton 6th street
Address

Signature

04.02
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

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Boris Zakharenko
Print Name

Signature

2898 W 8th Str apt 4J
Address
Brooklyn NY 11224-3306

Date 03 30 14

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Mikhail Zeltser — 3161 Brighton 6th St. #9C
Print Name — Address

Zeltser — 04/05/2014
Signature — Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Limnovich Arkady
Print Name

3161 Brighton 6 Str #4
Address

Signature

04/04/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

LINA ZIMNOVICH
Print Name

3161 Brighton 6 St #1
Address

Signature

04/04/14
Date

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

I would like to submit my comments on the New Brighton Comfort Station project.

I am opposing the move of the New Brighton elevated comfort station from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA (location 1B) because it will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

Another reason(s) for my opposition:

I believe the Comfort Station has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

I strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

Yuri Zusy — 3 Br 6 St.
Print Name — Address

Signature — 3/27/14
Date

April 10, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

We, the Board of Seacoast Towers Co-Op, on behalf of the residents of both buildings, are submitting this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Role | Signature | Address |
|---|---|---|---|
| VALERY SAFRONCHIK | BOARD PRESIDENT | V. Saf | 35 SEACOAST |
| VLAD VATTEC | V. PRESEDENT | V. Vattec | 1311 BRIGHTWATER AVE |
| BORIS LERMAN | BOARD MEMBER | B. Lerman | 35 Seacoast |

over →

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

My family and I reside in Oceana at Brighton Beach Community. My child (children) attend(s) programs at the Shorefront Y. We support alternative location 1B for the New Brighton comfort stations.

We oppose the ludicrous plans of the NYC Department of Parks and Recreation to mount the monstrous and dangerous elevated public bathrooms at the narrowest portion of boardwalk in close proximity to our buildings. We believe that bathrooms located right in front, and very close to, our children's bedroom, bathrooms and living room windows, and above a Great Lawn where our children play, sometimes unattended, create an imminent danger to our community, particularly to our children. Therefore, alternative 1B, a boardwalk level elevated structure located West of Coney Island Avenue, is the best for a New Brighton comfort station.

My children attend several supervised programs at the Shorefront Y. I am confident that security and overall wellbeing of my children will not be compromised by a public bathroom situated West of Coney Island Avenue. Due to substantial distance between the alternative 1B location and Shorefront Y, and a fenced tennis court adjacent to Shorefront, the bathroom will not be even visible to our children when they attend their programs at Shorefront Y. Indeed, children at Shorefront Y spend several hours during the day time while supervised by the Shorefront Y employees. Then they return to their permanent homes in Oceana, where securing their safety is our parental priority.

Considering the above, I support alternative 1B as the best choice for my children.

Thank you.

G. Cholodovsky
Name

G. Cholodovsky
Signature

[illegible]
Address

4/12/14
Date



over →

| Name | Signature | Address |
|---|---|---|
| Sabina Kirtley | | 40 Ocean 6B |
| Boris Berkman | | 40 Ocean 5C |
| Narina Karapetyan | | 40 ocean 4G |
| Sophia Somershaf | | 40 oceana #4F |
| Boris Ocebuc | | 40 |
| Stan Artsimov | | 40 Ocean Apt 4B |
| B. Shelman | | 40 Oceana Dr W #4C |
| GENNADIY BARZAKH | | 40 OCEANA APT 3A |
| Gennady Benyamin | | 40 Ocean Dr. W. # 3 C. |
| S. K. Ulitsky | | 40 Ocean Dr. W #2F |
| A. Gonelov. | | 40 Oceana APT 2B |



over →

| Name | Signature | Address |
|---|---|---|
| | LEONID KRECHMER | 40 OCEANA DR.W Apt.5F krechmer@rcn.com |
| IRINA KRECHMER | | 40 OCEANA DR W #5F |
| ED MUFEL | | 45 OCEANA DR E. 4A |
| NONA ALEKPEROV | | 45 Oceana dr E #4A |
| Yuriy Natkovich | | 45 Oceana Dr. E, apt. 5E |
| Alla Dushina | | 45 Oceana Dr. E. |
| BORIS PEVZNER | | 45 OCEANA 5D |
| YOCHANAN BEN DAVID | Y. BENDAVID | 65 ORIENTAL BLVD. APT 2J |
| ZAYNAV MIRTA | Z. MIRTA | 65 ORIENTAL BLVD. #2J |
| Boris Natkovitch | | 120 OCEANA DRIVE W, 2i |
| Inna Natkovitch | Inna Natkovitch | 120 OCEANA DR. W, APT 2I |
| Grigory Zeleny | Grigory Zeleny | 120 Oceana Dr. W. APT 2G |
| Tatyana Lemberskaya | | 120 Oceana DR W #2G |

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach/Sheepshead Bay community. I visit Brighton Beach and Boardwalk area pretty often. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Inneza Nozik | Inneza Nozik | 8721 Bay Pkwy #2C Bklyn NY 11214 |
| Leonid Nozik | Leonid Nozik | 8721 Bay Pkwy #2C Bklyn NY 11214 |
| Alexandra Keushnik | A. Keushnik | 3130 Brighton 6th Str. #3G. Brooklyn, NY 11235 |
| Ariella Pasman | A Pasman | 1802 Ocean Parkway apt #E16 |

| Name | Signature | Address |
|---|---|---|
| Vladimir Pasman | | 1802 Ocean Parkway apt # E16 |
| Ida Solomyak | | 1802 Ocean Parkway apt E16 |
| Mitchell Pasman | | 1802 Ocean Parkway E16. |
| Anna Breyburg | | 3311 Shore pkwy Apt 5G. |
| James Breyburg | | 3311 Shore pkwy Apt 5G. |
| Gabriella Breyburg | | 3311 Shore pkwy Apt 5G |
| Luca Breyburg | Luca Breyburg | 3311 Shore pkwy Apt 5G |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |
| Name | Signature | Address |

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| | | 135 Oceana drive east #36 B'klyn NY 11235 |
| Lira | Kuyhansay | 150 Brighton 15th, Bk, NY 11235 |
| Luiza | Shamilova | 2172 east 26 st Brooklyn NY 11229 |

| Name | Signature | Address |
|---|---|---|
| Nadezda Kiochkova | | 1641 Ocean Ave 2B Brooklyn NY 11230 |
| Galina Fir | | 2881 West 12 Sh apt. 10D Brooklyn NY 11224 |
| Bekker Ella | | 2666 East 7th street 11235 |
| Felix Bekker | | 2666 East 7th stree 11235 |
| Joseph Golin 3G 135 | J Golin | 135 oceana drive eas 3G |
| | | |
| STAN GOLIN | | 135 Ocean 3G |
| | Faina Akselod | 1711 Sheepshead bay rd 1st floor 11235 |
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April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk and less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand people live with their children and elderly. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| Valery Prusaty | | 3111 Brighton 2nd Ste #2E |
| Irina Borisovskaya | | 3111 Brighton 2nd Ste #2D |
| Vera Prousaty | | 3111 Brighton 2nd Ste #3G |

| Name | Signature | Address |
|---|---|---|
| Emil Vasserman | Emil Vas | 2825 W 12 Str #14K |
| YAN Kaplun | Kaplun | 3100 Ocean Pkway #3G |
| Lina Rozenfeld | Lina Rozenf | 3100 Ocean Pkway #5A |
| MIRA ABRASHKINA | Mira A | 2958 W8 Apt 17L |
| Tatyana Lesneevsky | Tany | 275 Corbin Place, Bklyn N |
| Edward Lesneevsky | Edwardlesnf | 275 Corbin Place, Bklyn, N |
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April 4, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Brighton Beach community. I submit this letter in support of Location Alternative 1B – West of Coney Island Avenue and level with the boardwalk – for the bathroom location at New Brighton, which will replace the old bathroom destroyed by hurricane Sandy.

I oppose the proposed current location of the two story high bathroom in front of the Oceana community, at the narrowest portion of boardwalk less than 100 feet from the residential buildings as being inhuman and devastating for the community where three thousand or people live with their children. I urge the Department of Parks and Recreation to adopt Location Alternative 1B – an alternate site with broad local support.

The boardwalk West of Coney Island Avenue is two times wider than in front of the Oceana community, it is not close to the residential buildings and the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

**While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of the residential dwellings. For all these reasons I respectfully request the Parks Department to implement Alternative 1B.**

Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| BARSHTAK E. | | 1311 Brightwater Ave, # 14D |
| BARSHTAK N | | |
| BORTHOVSKY Bella | | 1311 Brightwater Ave, # 9F |

| Name | Signature | Address | |
|---|---|---|---|
| Alex Bortnovsky | A. B | 1311 Brightwater Ave. | #9F |
| Ioffe Nataly | Ioffe | 35 Seacost Terr. | #8P |
| Ioffe Mikhail | M. Ioffe | 35 Seacost Terr. | #8P |
| Ioffe Julia | Y. Ioffe | 35 Seacost Terr. | #8P |
| Loyev, Alex | A. Loyev | 35 " | #8V |
| Reyzelman, Elena | Reyz | " | #8R |
| Reyzelman, Yuriy | Y. Rey | " | #8R |
| Reyzelman, Angela | Angela Reyz | " | #8R |
| Teplensky, Garry | [illegible] | " | #20C |
| Teplensky, Lyudmila | [illegible] | " | #20C |
| Zatuchny, Elizavete | Zatu | " | #21B |

| Name | Signature | Address |
|---|---|---|
| Zatuchny, Gennady | | 35 Seacost Terr. #21B |
| Sefrochkov, Olga | | " #15D |
| Sefrochkov, Vadim | | " #15D |
| Yudis Metallye | | 35 Seacost Terr #17C |
| Yudis, Vitaly | | " |
| Kofman, L. | | 35 Seacost Terr #15L |
| Kofman I. | | " " |
| Rosen, Mark | M. Rosen | 1159 Brighton 15 St. #6D |
| Pelyavina, Zoya | Z. Pel | " " |
| Polin Igor | | 50 Brighton 1st Rd #6A Brooklyn NY 11235 |
| | | |

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times winder section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

| Name | Signature | Address |
|---|---|---|
| Kate Schmidt | [illegible] | 586 President St, Brooklyn, NY |
| Roman Bliksteir | [illegible] | 525 Neptune Ave BRKLYN, NY |

| Name | Signature | Address |
|---|---|---|
| Inna Budovskaya | | 155 Oceana Dr East #2F |
| Berta Dukova | | 1270 East 19 St #5E |
| Rita Kogan | | 60 Ocean Dr West 8D |
| David Geisler | | 60 Ocean Dr West |
| Nina Geisler | | 60 Ocean Drive West 8D |
| Molly | Goldsman, Isaac | 79 BRIGHTON 11th STR; #4A |
| IRINA VIZELMAN | | 1252 E. 19TH |
| MAKSIM Berger | | 2865 OCEAN PKWY |
| Alla Shustakovich | | 244 West 2nd Ave Brooklyn NY 11235 |

| Name | Signature | Address |
|---|---|---|
| MICHAEL SHUSTAROVICH | | 244 W. END. AV. |
| YEVGENIY TSIPERMAN | | 4812. 14TH AVE. Apt 4J Brooklyn. |
| Khodorkovsky, Yakov | Y. Khodorkovsky | 200 Corbin Pl., #6V Brooklyn, NY 11235 |
| Dina Khodorkovsky | D. Khodorkovsky | 200 Corbin Place, Apt. 6V |
| Natalie Drebin | N. Drebin | 2050 E 18 St. Apt. D6 Brooklyn NY 11229 |
| Lyudmila Siminyn | | 16-20 200 STR. Bayside NY 11360 |
| Viktoriya Mikhelzon | | 399 Ocean Pkwy Apt. 6Y Brooklyn NY 11218 |
| Inna Shterenberg | Inna Shterenberg | 448 Neptune Ave # 170 Brooklyn, NY 11224 |
| Milana Shnayder | | 2029 East 73rd street Brooklyn, NY 11234 |

April 4, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly account for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out kitchens, living rooms and bedrooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

| Victoria Fishman | | 120 Oceana Park #3E |
|---|---|---|
| Name | Signature | Address |

| Name | Signature | Address |
|---|---|---|
| LARISA MAKAROV | Larisa Makarov | 100 Oceana Dr. West #2A |
| JULIA MILNE | Julia Milne | 105 Oceana Dr. E. PH 1B |
| Michael Smolensky | [illegible] | 105 Oceana Dr E # PH-1A |
| Vera Hauzkin | Vera Hauzkin | 105 Oceana dr. #PH2B |
| Mark Sefiner | Mark Sefiner | 105 Oceana dr. #PH2B |
| B. Rydzewska | [illegible] | 105 Oceana Dr E PH2B |
| A. Khevkin | A. Khevkin | 105 Oceana dr E # PH2A |
| X. Khevkin | E. Khevkin | 105 Oceana dr E # PH2 |
| V. Kukhcar | V. Kukh | 105 Oceana dr # PH2A |
| Felix Sterling | Felix Sterling | 45 Oceana Dr. East #5C |
| MARINA MARCHENKO | M. Marchenko | 60 OCEANA Dr. West #8A |

| Name | Signature | Address |
|---|---|---|
| MANSUROV | | 60 OCEANA Dr. West #5B |
| BURDILNYY, L. | | 60 OCEANA Dr. West #9A |
| Alla Gerts | | 105 Oceana Dr. East #6F |
| RON BUCKLEY | | 105 OCEANA Dr. E Apt 6E |
| Gloria Buckley | | 105 OCEANA Dr. E. Apt 6E |
| Elchin Gajiev | | 105 Oceana Dr. E, Apt 6C |
| Maya Gajiev | | 105 Oceana Dr E, Apt 6C |
| Margarita Galashev | | 105 OCEAN DR E 5G |
| Rony Zeltser | | 105 Ocean Dr. E 5d |
| Antonina Zeltser | | 105 Oceana Dr. E 5d |
| Nazy Ga Alexandra | | 105 oceana #4G |

| Name | Signature | Address |
|---|---|---|
| Emilia Vasilchuk | E Vasilchuk | 105 Oceana #4G |
| Olga Tokarev | O Tokarev | 105 Oceana #4H |
| Alex Tokarev | A T | 105 Oceana #4H |
| Spivak | Spivak | 105 Oceane Dr |
| Nikchemny | N | 105 Oceane Dr |
| Nikchemny | N | 105 Oceane Dr |
| Galina Kompah | G | 75 Oceane Dr |
| Ilya Kapustin | I K | 105 Oceana dr. E ap 3F |
| Lyudmila Kapustina | L K | 105 Oceana dr. E ap. 3F |
| Olga Sotein | O. Sotein | 105 Oceana Dr. E 3H |
| Lidiya Batsiyan | L B | 105 Oceana 3B |

| Name | Signature | Address |
|---|---|---|
| Geoffrey Batsiyen | G. Batsiyen | 105 Oceana Dr E 3B |
| Dmitriy | Rozenfeld | 105 Oceana Dr Bak |
| Mikhail | — | — |
| Lidiya | — | — |
| | SHADRIN | 105 Oceana dr. E 2G |
| Lyudmila | — | — |
| Raisa Muslin | R. Muslin | 105 Oceana Dr. E, #2F |
| Dr. Goyckman | D. Goyckman | 130 Oceana Dr. W, 4C |
| Z. Muslin | Z. Muslin | 105 Oceana Dr E, 2F |
| Badiner | Badiner | 105 Oceana 2E |
| Lilya Dareevsky | [illegible] | 105 Oceana 2C |
| Lim Dareevsky | [illegible] | 105 Oceana 2C |

| Name | Signature | Address |
|---|---|---|
| POLENA CATLIN | Catlin | 105 OCEANA DR E 2B |
| K Lucas | K Lucas. | —//— |
| Mikhail | Lakhman | —//— |
| Genya | Konny | 105 Oceana Drive East #2D |
| Ilya | Konny | 105 Oceana Dr East #2D |
| AMARI | [illegible] | 105 Oceana E. 1B |
| Amari I. | [illegible] | 105 Oceana E 1B |
| MAKAGON ALLA | Alla Makagon | 100 Oceana Dr. W. #2A |
| KUPERMAN MAX | Maxim Kuperman | 100 Oceana Dr. W #2A |
| MAKAGON Osip | Makagon | 100 Oceana Dr. W. #2A |
| MAKAGON Jane | J. Makagon | 60 Oceana Dr. West #9A |

| Name | Signature | Address |
|---|---|---|
| Bortnovsky Yana | | 150 Oceane Dr. West, #4F |
| Bortnovsky Jessica | | " " |
| Bortnovsky Michelle | | " |
| Mallafon Irene | | 60 Oceane Dr. W, #9A |
| Yablonovsky, Mikhail | | 40 Oceane Dr. W #8A |
| Yablonovsky L. | | " |
| Yablonovsky, Max | | " " |
| Feldman | Sauna | 155 Oceana Dr. E #4B |
| Feldman | Mark | " " " |
| Feldman | Michelle | " " " |
| Feldman | Laura | " " " |

| Name | Signature | Address |
|---|---|---|
| T. Minus | | 155 Oceana, PH2B |
| Evashuko | | 155 Oceana Dr PH1C |
| Boris Gnovim | | 155 Oceana Dr PH1B |
| Roza Gutmanfu | | 155 Oceana P PH-2B |
| Prima Grinshpan | | 155 Oceana PH2A |
| Moshe Nimirovski | | 155 Oceana PH2A |
| Nicole Grinshpan | | 155 Oceana PH2A |
| Andre Grinshpan | | 155 Oceana PH2A |
| Leonid Brandis | | 155 Oceana 6B |
| Yevgeniya Gautman | Y. Gautman | 155 Oceana 6B |

| Name | Signature | Address |
|---|---|---|
| Sam Shapernik | | 155 Ocean Dr E 5A |
| Brodsky | | 155 Ocean Dr E 5C |
| Don Maria | | 155 Ocean Dr E 5B |
| Vasilchuk | | 155 Ocean Dr E apt 5C |
| Katsuka | | 155 Ocean Dr E apt 5B |
| Kathy Levin | | 155 Dr. E. 5H |
| Yakov Levin | | 155 E. Dr. 5H |
| Yusifa Cherkassky | | 1550 Dr. East apt 4A |
| Boris Cherkassky | | — " — |
| Anatoly Vaynik | | 155 Ocean Dr E 4B |
| Angela Veyne | | 155 Ocean Dr E 4B |

| Name | Signature | Address |
|---|---|---|
| Aaron Vaynon | | 105 Oceana Dr E 4F. |
| Evgenia Gleyzer | | 155 Oceana Dr. E. apt 4G |
| Grigoriy Gleyzer | | 155 Oceana Dr. E apt 4G |
| Michelle Trachtenberg | | 155 Oceana Dr E 4H |
| Kolya Smith | Kolya Smith | 155 Oceana Drive, 3I |
| Michael Ashikhmin | | 155 Oceana Drive 3I |
| Yusufova Tatyana | | 155 Oceana Dr 3 |
| Irene Tsepelman | | 155 Oceana Dr. #3C |
| Alexander Tsepelman | | 155 Oceana Dr. #3C |
| Alisamov Dmitry | | 155 Oceana Dr 2E. |
| V. Gavrylenko | | 155 Oceana Dr E, 2E |

| Name | Signature | Address |
|---|---|---|
| L. Rudle | L. Rudle | 155 Ocean Drive apt 26 |
| S. Rudle | S. Rudle | 155 Ocean Drive apt 26 |
| A. Khavulya | [illegible] | 155/2F |
| Vladimir Khc | Vlad Kh | 155/2F |
| Ben Khavul | [illegible] | 155/2F |
| Ari Khavulya | [illegible] | 155/2F |
| Daniel Kha | [illegible] | 155/2F |
| Natalya Chorney | [illegible] | 155/2C |
| Mila Adato | [illegible] | 155/#2D |
| Nellie Faivinov | Nellie [illegible] | 155/16 |
| Semyon Faivinov | Semyon Faivinov | 155/16 |

| Name | Signature | Address |
|---|---|---|
| T. Tchebotnikov | Tchebotnikov | 155 Oceana Dr E 1C |
| Alex S Tchebotnikov | | 1550 Oceana Dr E 1C |
| Alex Bozan | | 155 Oceana Dr. E, 1D |
| O. Gelfgat Vitaker | | 155 Olga Gelfgat |
| | | 65 Gelfgat |
| Kristina Zelinsky | | 120 Oceana Dr W, PH3 |
| Alexandre Zelinsky | | 120 Oceana Dr. W, PH3 |
| Alexandre Zelinski | A. Zelinsky | 120 Oceana Dr W, PH3 |
| Alan Zelinsky | A. Zelinsky | 120 Oceana Dr W, PH3 |
| Mark Galbraith | M. Galb | 120 Ocean Dr W #6H |
| Landau Svetlana | S. Landau | 120 Ocean Dr W 6H |

| Name | Signature | Address |
|---|---|---|
| Nelli Nabutovskaya | N. Nabutovskaya | 120 Ocean Dr. W # 6A |
| Bernady Nabutovsky | B. Nabutovsky | 120 Ocean Dr W # 6A |
| Ike Podgorby | M | 120 Ocean W. apt. 5J |
| Svetlana Podgorby | Svetlana Podgorby | 120 Ocean W. apt 5 J |
| Rom Gorsky | | 120 ODW 5B |
| Maria Mersen | | 120 ODW 5B |
| Irina Federov | | 120 OW 4B |
| Eduard Dko | | 120 OW 4B |
| Alla Tsepinyuk | Tsepinyuk | 120 Ocean Dr. 5C |
| Alex Groysman | Groysman | 120 Ocean Dr 3F |
| Alla Tsepinyuk | | 120 Ocean Dr 5C |

| Name | Signature | Address |
|---|---|---|
| Cindy Hood | | 120/2C |
| Alex Hood | | 120/2C |
| Zeynep | | 120/2B |
| RAN | | 120/2B |
| DMITRY GOYBERG | | 120 OCEAN AV/4i |
| Catherine KORSH | | 120/4i |
| Julia BROMBERG | | 120/4i |
| Victoria Rosing | | 120 Ocean 3E |
| Zelyous Adelman | | 120 Ocean 3E |
| Leonid Nudelman | | 120 Ocean Dr 5A |
| Julia Nudelman | | 120 Ocean Dr 5A |

| Name | Signature | Address |
|---|---|---|
| Irina Spivak | | 120 Oceana, #4G |
| Eugene Spivak | | 120 Oceana, #4G |
| Mihail Medvedarsky | | 120 Oceana, #4G |
| Yanny | Batsyn | 120 Oceana Dr 4"A" |
| Tatyana | | 120 Oceana Dr 2G |
| Grigory | | 120 Oceana Dr 2G |
| I. Nathan | I. Nathan | 120 OCEANA APR 2I |
| B. Marks | B. Marks | 120 OCEANA APR 2I |
| | | |
| RADA | Kirichenko | 135 Oceana, apt 1B |
| Klebanova | | 135 Oceana Dr 5B |

| Name | Signature | Address |
|---|---|---|
| Anatoly | [illegible] | 135 Oceana DR E |
| Anna | [illegible] | 135 Oceana dr E |
| David | [illegible] | 135 Oceana dr E |
| Leyla | [illegible] | 135 Oceana dr E |
| LARISA | [illegible] | 135 E Oceana dr |
| E. Benderskiy | Benderskiy | 135 E. Oceana dr. E |
| VICTORIA | [illegible] | 135 Oceana Dr E. |
| Bella | [illegible] | 135 Oceana Dr E |
| Sofya | Gorik | 135 Oceana Dr E |
| MICHAEL | [illegible] | 135 OCEANA DR E |
| Allison | Ginsburg | 135 Oceana Drive East |

| Name | Signature | Address |
|---|---|---|
| Arkady | Ginsburg | 135 Oceana Drive E. |
| Dmitriy Shapiro | [illegible] | 135 Oceana Drive E, #4E |
| Bella Zgut | Bella Zgut | 135 Oceana DR E, 4I |
| David Zgut | David Zgut | 135 Oceana DR E 4I |
| Leon Zgut | [illegible] | 135 Oceana DR E 4I |
| Larisa Ruyz | [illegible] | 135 Oceana Dr E #3A |
| Vladimir Ruyz | [illegible] | 135 Oceana Dr E #3A |
| Selena Tamarov<br>Y. Tamarov | Y. Tamarov | 135 Oceana Dr E #29 |
| BORIS | ISRAilov | 135 2B |
| Feldman | Feldman | 135 2H. |
| Cherkas | Cherkas | 135 2H. |

| Name | Signature | Address |
|---|---|---|
| Valery Brewer | Valery | 135 Ocean Drive Eap2 |
| Natalye Brewer | Natalye | 135 Ocean Drive Eap |
| Rudin | Mikhail | |
| Rudin | Ludmila | R |
| | | 135 E 2B |
| | | |
| Eileen Roth | Eileen LTroth | 135 ODE #1G |
| Louis Pepe | Pepe | 125 ODE #1C |
| Margaret Pepe | M Pepe | 125 ODE #1C |
| Pepito Pepito | P Pepito | 135 ODE# 1G |
| Catherine Lock | Catherine Lock | 125 Ocean Dr E |
| Yury Gokhber | | 125 Ocean PH-2C |

| Name | Signature | Address |
|---|---|---|
| TATYANA | T. Cy | 125. Ocean PH-2C |
| Dina | [illegible] | 125 6D |
| ALLA | BREYSKA | 6E |
| Alex | [illegible] | 125 6H |
| Irina | [illegible] | 125 6H |
| Andrew | [illegible] | 125 6H |
| Marc | [illegible] | 125 6H |
| Tulchinsky | [illegible] | 125 6C |
| Kleynerman | [illegible] | 125 [illegible] |
| Sanda | Sanda | 125 5H |
| YEVA Sanda | Sanda | 125 5H |

| Name | Signature | Address |
|---|---|---|
| [illegible] | [illegible] | 125 Ocean Dr. |
| Sean Freedman | [illegible] | 125 Oceana Dr. E #4F |
| Svetlana Fontaine | [illegible] | 125 Oceana Dr. E 4D |
| IRINA GARIN | [illegible] | 125 Oceana Dr. E. 4C |
| Nalayna | [illegible] | 125 Oceana Dr. E 4B |
| Robert W. | [illegible] | 125 Oceana Dr. E 3I |
| P.E. PICK | [illegible] | 125 Oceana Dr E 3D |
| RUTH RAZAMAT | [illegible] | 125 Oceana Dr E 3D |
| Lisa Sikarevich | [illegible] | 125 Oceana Dr. E, 2F |
| Aleh Gurevich | [illegible] | 125 Ocean. 2C |
| Uri Yum | [illegible] | 125 Oceana Drive 2D |

April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Victoria Turine
Name

Signature

75 Oceana drive East 1A
Address

| Name | Signature | Address |
|---|---|---|
| Yelena | Bogomolaaya | 55 Oceana Dr E 4B. |
| Boris | Bogomolaay | |
| Janet I | Dubrovsky | 135 Oceana Dr |
| Leonid | Vaynberg | |
| Valerie | Dubrovsky | |
| Anna | Toyberman | 40 Oceana Dr W #10B |
| Aleksander | Toyberman | |
| Lyudmila | [illegible] | 75 Oceana Dr 4F |
| Olga Kulikova | [illegible] | 40 Oceana Dr W #10A |
| Marina | [illegible] | Marina 150 3D |
| Alina Bystrik | A. B | 150 - 3F |
| Leo | L. B | 150 - 3F |
| Michael | [illegible] | 150 - 3D |
| Beazhkevich, Natalia | [illegible] | 55 / 9D |
| Tamysin Ryder | [illegible] | 55 / PH-1-B |

| Name | Signature | Address |
|---|---|---|
| Tatyana Vigdorchik | | 105/1E |
| Helena Rozenfeld | H. Rozenfeld | 40/2-6 |
| Boris Vigdorchik | B.V. | 105/1E |
| Kirkishinova Kirkishinova | | 120 apt 45 |
| Ilgner | | 120 apt 45 |
| Polina Berenson | P Berenson | 40 5-C |
| Lana Rybak | | 65 3A |
| Leon Rybak | | 65 3A |
| Alan Rybak | | 65 3A |
| Valeria London | | 55/5C |
| Gary Longshtey | | 55/5C |
| Dina Tulchinsky | | 125/3A |
| Greg Tulchinsky | | 125/3A |
| Ilona Zabolotny | | 130/5G |
| Albert Aleynikov | | 130/5g |

| Name | Signature | Address |
|---|---|---|
| Nataly Koverzneva | N. Koverzneva | 18 Corbin Pl |
| Pavel Kaptsan | | |
| Gennady Arbitman | | 40 Oceana Dr W #10R |
| Elvira Millerman | | 65 Oceana Dr E, 9C |
| Natalya Masidenko | NM | 125 Oceana Drive East |
| Sabina Kirtica | | 40 Oceana 6E |
| Rena Kaudkorova | | 60 Oceana 4B |
| Krauchenko | Zinaida | 45 Ocea 5B |
| Nataliya Dukelskiy | | 100 Oceana Dr W 1H |
| Pushkarova | Zinaida | 100 Oceana Dr W 1H |
| Pushkarova Viktoriya | Pushkarova | 100 Oceana Dr W 1H |
| Zayats, Sofiya | | 125 Oceana Dr East |
| KREHMER, IRINA | | 40 OCEANA DR W 5F |
| Marina Shiltsot | | 100 Oceana Dr W, 3E |
| Igor Berezinski | | 100 Oceana Dr W #3E |

April 4, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

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Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly account for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out kitchens, living rooms and bedrooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

Mark Zelenay — Name
Signature
120 Oceana Pw W #36 — Address

| Name | Signature | Address |
|---|---|---|
| Tatiana Schulf | | 125 1E |
| Marina Amo | | 125 1H |
| Lemmas Neeb | Lemmas Neeb | 125 Oceana Dr E, 1A |
| Natalia Nielsen | N Nielsen | 125 1A |
| Yelena Pozina | | 125 1D |
| ARMANDO BERRIOS | | 125 1D. |
| Sergey Pichugov | | 125 Ph2a |
| OLGA Pisarenko | Olga Pisar | 805 |
| Vsevolod Pudov | Pudov | 600 Oceana Dr West 10-D |
| SAMUEL NATKOVITCH | | 120 OCEANA DRIVE WEST. 2B |
| Mufel Edi | | 450 Oceana Dr. East. 4A |

| Name | Signature | Address |
|---|---|---|
| DAVID Bedny | | 65 OCEAN DR EAST #4H |
| Tsiala Kakiashvili | | 65 ocean. DR. EAST #PH3 |
| Mordekai Kakiashvili | | — " — |
| Yevgeniy SAZONOV | | 65 Ocean DE 8A |
| Svitlana SAZONOV | | 65 Ocean Dr E 8A |
| DANIE SAZONOV | | 65 Ocean Dr E 8A |
| SLAVA BOGADEN | | 65 Ocean dr E 8B |
| IRINA PASTINSKY | | 65 Ocean DR E 6D |
| Michael Gerzon | | 65 OCEAN DR E 6D |
| Yevgeniya PASTINSKY | | 65 OCEAN DR E 6D |
| Boris NEMIROVSKY | | 65 OCEAN DR E 6D |

| Name | Signature | Address |
|---|---|---|
| Yekaterina Tumayeva | | 65 Oceana D East apt 5A |
| Igor Pomka | | 65 5D |
| Robert Gavartin | R.G. | 65 5E |
| Jana Grabovan | | 65 5E |
| BORIS SHOICHET | BS | 65 5B |
| ZHANNA SHOICHET | ZS | 65 5B |
| VALERIE SHOICHET | VS | 65 5B |
| Elena Grinberg | | 65 4G |
| Michael Grinberg | | 65 4G |
| Boris Gimelshteyn | B.G. | 65 - 4A |
| Valentina Gimelshteyn | V. Gimel | 65 - 4 - A |

| Name | Signature | Address |
|---|---|---|
| Marina | Nikiforova | 65 Oceana Dr. East # 4B |
| Marina | Vanikova | 65 Oceana Dr. E. # 4C |
| NAUM LICHTER | [illegible] | 65 Dr. E. #3H |
| Zolotarevskiy | Vlad | 65 oceana # 3D |
| Zolotarevskaya | Yelena | 65 oceana #3D |
| Gnovker | Julia | 65 Oceana # 3D |
| Desyatnikov | Mikhael | 65 oceana 3D |
| Simon Winma | [illegible] | 65 Ocean 2H |
| Simon Winma | [illegible] | 65 Ocean 2H |
| Suler Anna | [illegible] | 65 Ocean 2H. |
| I. Grinshtat | Igor Grinshtat | 65 Oce. 2G |

| Name | Signature | Address |
|---|---|---|
| Daniel Bokarev | | 65 Oceana 2A |
| Natalie Makin | N. Makin | 120 Oceana Dr W, PH1 |
| Steven Maksin | | 120 Oceana Dr W, PH2 |
| Natalie Maksin | Natalie Makin | 155 Oceana Dr E, PH2D |
| Felix S | | 75 Oceana Dr. East PH-1C |
| Tyribov | | 75 PH-1C |
| Evelina | | 75 PH-1C |
| Boris | | 75 PH-1C |
| Irina Velikotan | | 75 PH-1B |
| Alex Konevsky | Alex Konevsky | 75 PH-1B |
| Tatyana Vishnevetskaya | T. Vish | 75 PH 1A |

| Name | Signature | Address |
|---|---|---|
| Dima Bederoff | | 75 Oceana Dr. PH 1A |
| Robert Bederoff | Rob Bed | 75 Oceana PH 1A |
| Daniel Bederoff | D. Bederoff | 75 Oceana PH 1A |
| Isabella Dustilnik | | 75 Oceana PH2D |
| Dmitriy Orkin | | 75 Ocean Pa. 4E |
| GALINA Kouznetsov | G. Kouznetsov | 75 Oceana 4C |
| Garry Kouznetsov | G.K. | 75 OCEANA 4C |
| Stephanie Kouznetsov | G.K. | 75 Oceana 4C |
| Simona Nabatov | | 75 Oceana 3G |
| Vladislav Davydov | Davydov | 75 Oceana 3G |
| LEONARD WEINSTEIN | | 75 OCEANA Dr. East 3E |

| Name | Signature | Address |
|---|---|---|
| Nadia Khechova | | 75 Oceana Dr. East |
| Polina Bogislavsky | | 75 Oceana Dr. East |
| Victoria Berlin | | 75 Oceana 3B |
| Yelena Kolodiy | | 75 OCEANA DR. E. #2E |
| Sergey Vladimirtsev | | 75 OCEANA DR. E. #2E |
| Artem Vladimirtsev | | 75 OCEANA DR. E. #2E |
| Dana Marbaut | | 75 Ocean A 2A |
| DAVID MARBAUT | | 75 Ocean 2A |
| Irene Marbaut | | 75 Ocean 2A |
| Svetlana Burov | | 75 Oceana Dr. E #2C |
| Vera Timofeyenko | | 75 Oceana Dr. E. #2C |

App 1-i

| Name | Signature | Address |
|---|---|---|
| TATYANA SOSONKINA | | 75 Oceana Dr. E |
| [illegible] | | 45 Ocean DR PH13 |
| Ainak | | 45 Ocean PH1B |
| FAIK | | 45 Ocean Dr. 10B. |
| Actrightsy | | 45 ocean drive 9E |
| [illegible] | | 45 Oceana 8E |
| [illegible] | NAIRA GAYOULOCHUZI | 45-8B |
| DAVID BIDZAIR | | 45-8B |
| VAINSHTEIN MEIR | | 45-7e |
| Lyudmila Galiullina | | 45-7E |
| Dmitry Cherkanov | | 45-7B |

| Name | Signature | Address |
|---|---|---|
| Viktoviia Novova | V.N. | 45-7B |
| INNA KLEYNER | Inna Kleyner | 450 Ocean Dr. east 6E |
| Alex Tsisin | Alex Tsi | 45 Oceana Dr. east 6E |
| Alex Razbakov | [illegible] | 45 — 4 — 6C |
| GREG SPEKTOR | [illegible] | 45 OCEANA DR. #6A |
| Lev Gecht | [illegible] | 45 Oceana E #5H |
| Elvira Gecht | E. Gecht | 45 Oceana Dr. E #5H |
| Rom Goldshtein | [illegible] | 45 Ocean Dr. East 5G |
| Arina Goldsh | [illegible] | 45 Ocean Dr. E. 5G |
| [illegible] | [illegible] | 45 Oceana #5A |
| Zinaida Kravcov | [illegible] | 45 Oceana #5B |

| Name | Signature | Address |
|---|---|---|
| Sony Zaslan | Zasla | 45/5B |
| Efim Nemirov | | 45/4H |
| S. Nemirov | S. Nem | 45/4H |
| S. Efros | Efr | 45/4D |
| V. Efros | Efr | 45/4D |
| Leo Efros | E | 45/4D |
| Anatoly Zheleznyak | | 45/4B |
| V. Zheleznyak | | 45/4B |
| M. Legideer | | 45/3G |
| Alex Zhukovsky | A Zhuk | 45/3G |
| Natalya Genina | | 45/3F. |

| Name | Signature | Address |
|---|---|---|
| Yulia Genina | | 45/3F |
| Brien Burbyak | | 45/3F. |
| Jeena Farrant | | 45/3E |
| Mikki Berenyi | | 45/3E |
| Alla Plakht | | 45/3C |
| Feliks Ponirovskiy | | 45/3B |
| Michael Ponirovskiy | Michael Ponirovskiy | 45/3B |
| Alan Zuckerman | | 45/3C |
| Elizabeth Ponirovskiy | | 45/3B |
| Seraline Plakht | S. Plakht | 40/3E |
| Alex Plakht | Alex Plakht | 40/3E |

| Name | Signature | Address |
|---|---|---|
| Alla Yudina | | 45 Oceana Dr Apt 2D |
| Alex Yudin | | 45 /2D |
| Michelle Yudin | | 45/2D |
| Alla Emelianova | | 45/2E |
| Lev Kaselman | | 45/2H |
| Mila Kaselman | | 45/2H |
| | | 45/2G |
| | | 45/2C |
| MICHAEL POLISHCHUK | | 45/2A |
| Oleg Chernova | | 45/2C |
| Arkadiy Rozgin | | 45/1G |

| Name | Signature | Address |
|---|---|---|
| Bronislava Razinkovaya | B Razinkovaya | 45 / 1G |
| Martina Shilkrot | M Shilkrot | 100 / 3E |
| Igor Berezvitski | I Berezvitski | 100 / 3E |
| Jana Berezvitski | J Berezvitski | 100 / 3E |
| Anton Berezvitski | A Berezvitski | 100 / 3E |
| ALEX Goldberg | A Goldberg | 60 / 1A |
| Rachel Goldberg | R Goldberg | 60 / 1A |
| Yulia Shaw | Y Shaw | 130 / 5E |
| Yuliy Shaw | Y Shaw | 130 / 5E |
| Svetlana Shaw | S Shaw | 130 / 5E |

| Name | Signature | Address |
|---|---|---|
| [illegible] | [illegible] | 40 Oceana Drive 2E |
| Leepkun Ajmaya-Zogz | [illegible] | 150 Oceana DR 4D 3-T |
| IGOR Spektor | [illegible] | 150 Oceana 4H |
| IGOR Spektor | [illegible] | 60 Oceana 4i |
| VYACHESLAV BELAKH | [illegible] | 40 Oceana DR 7A |
| T. NECHIPORUK | [illegible] | 40 Oceana DR 7A |
| R I MRI | [illegible] | 135 Ocean H2D |
| N. Barba | Natalya Barba | 3 Sea coast Terrace #3W |
| Alex | Alex Tats | 3260 Coney Island |
| Valerie | Valerie | 3260 Coney Island |
| Victoria | [illegible] | 55 Oceana drive 1D |

| Name | Signature | Address |
|---|---|---|
| Michelle Kopylov | | 55 Oceana 3D |
| Rachael Kopylov | Rachael Kopylov | 55 Oceana 3D |
| Sophia Kopylov | S. Kop | 55 Oceana 3D |
| Phillip Kopylov | Phillip Kop | 55 Oceana 3D |
| Larry Kopylov | | 55 Oceana 3D |
| Albert I | A | 55 Oceana drive 1D |
| Alla Pometko | | 125 Oceana Dr E ap 1A |
| D. Goldgrass | | 55 Oceana 1H |
| A. Klimenko | | 55 Oceana DE, PH2A |
| B. Zhigun | Boris Zhigun | 70 Oceana Dr. W. Apt 5F |
| A. Rubin | | 125 Oceana Dr W. Apt 4E |

| Name | Signature | Address |
|---|---|---|
| Galina Zhigun | | 70 Ocean Ave. W. Apt 5F |
| Michelle Kaplun | | |
| | | 130 Oceana Dr Ph1 |
| Nelli Maksina | | 105 Oceana Dr E, 1F |
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April 7, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

I am a resident of the Oceana community and I submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

I oppose the proposed current location of the new, two story high bathroom at the narrowest portion of boardwalk less than 100 feet from our residential buildings and in front of our Great Lawn, where our families spend much time. Hundreds of children living in Oceana would be affected with the toilets mounted in the close proximity to their bedroom, bathrooms, living and dining room windows. This decision was unfair, unjust and severely damaging to our community as a whole. As we learned, it also violates numerous state laws. Therefore, I urge the Department of Parks and Recreation to listen to our community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

While the Parks Department is understandably concerned with the provision of adequate restroom facilities, there is no need or justification for building unwanted, elevated bathrooms directly in front of out bedrooms, bathrooms, kitchens and living rooms. To comply with its legal mandate to mitigate adverse environmental impacts and to strike a balance with other concerns raised by the affected community, the Parks Department must instead select Location Alternative 1B.

Respectfully submitted,

| ELLA RABINOVICH | Ella Rab | 130 OCEANA DR. W #3F |
|---|---|---|
| Name | Signature | Address |

| Name | Signature | Address |
|---|---|---|
| Shkolnikova | Shk | 60 Oceana Dr ap 4J |
| Shkolnikov | Shk | 60 Oceana Dr ap 4J |
| Ariel Goldin | | 60 Oceana Dr. W. PH1A |
| LARA | LIPOVSKY | 60 Oceana DR. PH1-C |
| BORIS | LIPOVSKY | 60 Oceana DR. PH1-C |
| Lyudmila | Khononov | 60 Oceana Dr. W, PH1D |
| Gregory | Khononov | 60 Oceana Dr. W PH1D |
| Erica | Khononov | 60 Oceana Dr. W, PH1D |
| Michaela | Khononov | 60 Oceana Dr. W, PH1D |
| Ilana | Khononov | 60 Oceana Dr. W, PH1D |
| Mila | Schwartz | 60 Oceana Dr. W A10 |
| Eric | Schwartz | 60 Oceana Dr W Apt 10A |
| Tyler | Smokitsky | 60 Oceana Dr W Apt 10A |
| Mordechai | Geisler | 60 Oceana Dr. W Ap. 8D |
| Rita | Geisler | 60 Ocean Dr W 8D |

| Name | Signature | Address |
|---|---|---|
| Bolobov A. | | 60 Oceana Dr. West 4A |
| Michael Koplan | | 60 Oceana Dr. W. 3i |
| Svetlan Koplan | Svetlana Koplan | 60 Oceana Dr. W. 3i |
| Anna Geller-Koplan | | 60 Oceana Dr. W. 3i |
| Mariya Boykova | Mariya Boykova | 60 Oceana Dr. W. 3i |
| Vartanouch Ganyanian | | 60 Oceana apt. 3F |
| Melkon Ganyanian | | 60 Oceana apt. 3F |
| Dzina Verniekve | | 60/3E |
| Vladimir Vernik | | |
| Oleg Vivik | | 60 Oceana 3A |
| Natalya Nikolayev | N. Nikolayev | 60 Oceanshell, 3A |
| Maria Dikhtyar | | 60 Oceana drive 3D |
| Peter Dikhtyar | | 60 Oceana Drive 3D |
| Michelle | | 60 Oceana Dr. W. 3B |
| Charles RABINOVICH | | 130 OCEANA DR W #3F |

| Name | Signature | Address |
|---|---|---|
| Rita Rastat | | 55/9A |
| Andy | | 55/9A |
| Galad | | 55/9B |
| Leman | | 55/9B |
| Galad | Galad | 55/9B |
| EL CHOUEIRI | | 55/8B |
| David Amirkad | | 55/8E |
| SOPHIA | | 55/8E |
| Vladimir Chekhotko | | 55/7A |
| Tatiana Chekhotko | | 55/7A |
| Zhanna Treyrus | Treyrus | 55/7B |
| Valentina Filogov | | 55/7D |
| Felix Filogov | | 55/7D |
| Igor Pozdnyakov | | 55/7E |
| Zhanna Mindel | | 55/7E |

| Name | Signature | Address |
|---|---|---|
| Helen Cohen | Helen Cohen | 60 Oceana Dr W |
| Janet Kofman | | 60 Oceana Dr. W, #2I |
| Arkady Kofman | | 60 Oceana Dr. W, #2I |
| Maria Vedler | M Vedler | 60 Oceana Dr. W, 2H |
| Ella Rybalsky | | 60 Oceana Dr. W. 2A |
| Alex Katchaloff | Katchaloff | 60 Oceana Dr. W. 2 A |
| Eugen Katchalov | | 60 Oceana Dr. W. 2A |
| Alex Bedy | | 55 - 3C |
| Rita Bedy | | 55-3C |
| Irene Resnick | | 55-3C |
| Dmitry Bedy | | 65-4H |
| Jackie Bedy | | 65-4H |
| Levice | | 55-9C |
| Boris | Bogomolny | Boris Ber |
| Selena | Bogomolny | Yeryber |

April 7, 2014

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Director of Parklands
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Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – properly accounts for the community's interests. It is a two times wider section of the boardwalk and not close to the residential building, therefore no resident of Oceana or Brighton Beach community would be affected. Also, the bathroom would be located near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public. Instead of infringing upon residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. The lower elevation would harmonize the restrooms with their surroundings.

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Respectfully submitted,

Y Rabin | | 100 Oceana Dr. W Apt. 5
Name | Signature | Address

| Name | Signature | Address |
|---|---|---|
| T. Rabina | | 100 Oceana Dr. W. 5F |
| L. Frey | | 150 Oceana Dr. W #2i |
| R Galinsky | | 60 Oceana, 1A |
| I. Bykhanov | I. Buky- | 60 Oceana Dr. West 1B |
| L. Rosales | | 60 Oceana Dr. West - 3G |
| Nagdze | | 550 Oceana Dr E 4G |
| Semira Nagdze | | 550 Oceana Dr E 4G |
| Shenkman | | 55 / 3E |
| Yekaterina Efeis | Yeuat. Ef. | 55 / 3A |
| Michael Efeis | Mich. Ef. | 55 / 3A |
| Vlada Stratan | | 55 / 2G |
| Natalie Stratan | Natalie Stratan | 55 / 2G |
| Dmitry Stratan | | 55 / 2G |
| Semyon Rabinovich | | 55 / 1A |
| Yuliya Savenkova | | 55 / 1G |

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Respectfully submitted,

| Name | Signature | Address |
|---|---|---|
| For Building #70 | | Condo #7 (see attached) |

| Name | Signature | Address |
|---|---|---|
| Mikhail Yudin | Mikhail Yudin | #1A |
| ALLA GONCHAR | A. G | 1B |
| IRINA NESTERENKO | | 1C |
| Kleyman | Kleyman | 1D |
| [illegible] | [illegible] | 2A |
| | | 2B |
| MARINOVICH | [illegible] | 2C |
| Tsidelko | [illegible] | 2D |
| SHAYA | [illegible] | 2E |
| Ida TSALIK | Ida Tsalik | 2F |
| STAROSELTSY | [illegible] | 2G |
| [illegible] | [illegible] | 2H |
| Alex Galinsky | [illegible] | 3A |
| Viktoriia Tcherkouchin | V. Tch[illegible] | 3B |
| Gennadiy Turyanskiy | [illegible] | 3C |

| Name | Signature | Address |
|---|---|---|
| Rayzman | S Rayzman | 3D |
| Victor | | 3E |
| Alex Vulakh | | 3F |
| Albina Nisanova | A Nisanova | 3G |
| | | 3H |
| Milada Geller | | 4A |
| G. Krasec | G. | 4B |
| Yuriy | | 4C |
| | | 4D |
| Vitaly | | 4E |
| G. Krasle | | 4G |
| Chernobelsky | | 4F |
| Galina Kogan | Galina Kogan | 4H |
| | | 5A |
| Alex Blank | | 5B |

| Name | Signature | Address |
|---|---|---|
| LARISA KALMAN | | 5C |
| | | 5D |
| Elena Balash | | 5E |
| BORIS ZHIGUN | | 5F |
| Bogomolova | | 5G |
| Rosa Brovdely | | 5H |
| | | PH2A |
| | | PH2B |
| Gregory Beider | | PH2C |
| Sharon Berkowitz | | PH1A PH1A |
| SHALUMOV | | PH1-B |
| MARINA VOLOKH | | PH1-C |
| RAYZMAN | | PH1-D |
| | Y. Linger | 1G |
| Nika Kuliova | | 1J |

| Name | Signature | Address |
|---|---|---|
| M. Grusovaia | | 1 H |
| M Gtin | | 1 I |
| Sergei Sokurov | | 55 Oe Dr E. 6D |
| Marina Matushky | | 55 Oe. Dr. E 6D |
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Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

My child is a member of Shorefront Y family, and I support alternative location 1B for the New Brighton comfort station.

The currently proposed location of the New Brighton comfort station is unacceptable because it is located at the narrowest section of the boardwalk and within less than 100 feet of residential buildings. Therefore, it is dangerous to the residents of such buildings.

On the other hand, alternative location 1B (a boardwalk level elevated structure located West of Coney Island Avenue) is the best for the New Brighton comfort station because it will (1) be located at a two times wider section of the boardwalk, (2) not be close to the residential buildings (it will have no impact on the non-residential Shorefront YM-YWHA because Shorefront Y will be separated from location 1B by substantial boardwalk distance, a parking lot, fenced athletic courts and view obstructing fence), and (3) be near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public.

Therefore, alternative 1B is the best location for the entire community..

Thank you.

| Gene Magaseyev | | 2355 E 12 St, Apt. 5W |
|---|---|---|
| Name | Signature | Address |

| Name | Signature | Address |
|---|---|---|
| Boris Postelnik | | 63 Corbin Pl. |
| Boris Aibinder | | 3260 Coney Island Ave |
| Alexander Dolsky | | 1311 Brightwater Ave |
| Oksana Kotlarsky | Oksana Kotlarsky | 2372 E 70th Street |
| Irina Bondarenko | | 1806 Voorhies ave |
| Andrea Campaverde | | 454 62nd ST Brooklyn, NY 11220 |
| Aldeco Lesing | Aldeco Lesing | 5209 12th AVE BROOKLYN NY 219 |
| Ella Abramov | | 2940 Ocean Pkwy, Brooklyn, NY 1123 |
| Nelya Dmuzh | | 2780 West 5th St. (9F) |
| ROMAN MAZURKEVYCH | | 1259 E 13 str, Brooklyn, NY 11230 |
| Gina Tito | | 1579 E 28th Street P.H. Brooklyn NY 11229 |

| Name | Signature | Address |
|---|---|---|
| SHNEYDER | | 3015 Brighton 6 str #3B |
| Irina VAYSman | | 2955 Brighton 7th St |
| VLADIMIR ALLAKHVERDOV | | 2717 East 28 st #4A |
| Sonia Vaygen | | 2649 Mill Avenue |
| | | 2649 Mill Ave. |
| Alex Volfson | | 60 Oceana Dr 9C |
| Yevgeniy Kourilov | | 211 Brighton 15th Street 3G |
| Ajar Ashymkulova | | 1765 E 19 St Apt 2C |
| Bulat Aveeglyan | | 6801 19 Th AVE 5 H Bkln |
| Belyay Rogov | | 40 Shore Blvd Apt 2D |
| Samuel Magosen | | 40 Shore Blvd. Apt 2D |

| Name | Signature | Address |
|---|---|---|
| Lena Belyanskaya | | 40 Shore Blvd. #20 |
| Grigoriy Eliazov | | 2835 Ocean Ave.-3D |
| Gulnara Eliazova | | 2855 Ocean Ave, 2A |
| Magas Magaseyev | | 2855 Ocean Ave 2A |
| Mirsada Adzovic | | 3110 Brighton 1st Apt. 1E |
| Samantha Hedley | | 322 77th St Apt 1B |
| Anastasia Klivina | | 2197 E 17th St. |
| Irina Stepovenko | | 35 Seacoast ter apt 7J |
| [illegible] | | 145 Parkplace |
| Olga Malfon | | 2118 East 12 St |
| Tatevik Khachatryan | | 40 Brighton 1 road apt 15B |
| Tamila Mamedova | | 1652 West 8 St. 2FC. |

| Name | Signature | Address |
|---|---|---|
| Elena Groisberg | | 3861 ocean view |
| Mikhail Zats | | 3861 OCEAN VIEW |
| Anne Zats | | 3861 ocean view |
| Dr. Roman Groisberg | | 3861 ocean view |
| Ida Zats | I. Zats | 2980 Brighton 12 |
| Vladimir Zats | V. Zats | 2980 Brighton 12 |
| Liliana Caserico | | 313 Brightwater Ct |
| Эрика | | Брукляин Авеню 4L |
| TAMARA | | 19 OXFORD St. |
| Yuriy Gedrich | | 2549 E 24th Street |
| Veta Abranov | | 125 Oceana Dr. |

| Name | Signature | Address |
|---|---|---|
| Yelena | Y. Que | 1280 E 28th St Brooklyn NY |
| LAZAREVA, marina | | 3110 Br 4pt #4E |
| Alex Voldman | | 35 Seacoast Terrace -12T |
| Emma Valfsone | | 35 Seacoast Ter, #12 t |
| Irina Braynisha | | 3260 Coney Island ave E7 |
| Alex Groys | | 3260 Coney Island ave E7 |
| Marina Milkis | | 3260 Coney Island ave F11 |
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Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

The Oceana Home Owners' Association and residents of the Oceana community thank you for considering our comments in response to the November 18th, 2013 public hearing and proposing alternative locations for the New Brighton Comfort Station.

As the attached comments letters demonstrate, for a number of significant reasons our community supports alternative location 1B for the New Brighton Comfort Station and opposes the current location for the comfort station.

Our community appreciates your consideration and well thought-out choice to move the proposed location from the narrowest portion of the boardwalk in front of the Oceana homes to the wider segment of boardwalk in non-residential area.

Thank you.

Alex Ustilovskiy
Oceana HOA President on behalf of
Oceana HOA

April 3, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

Dear Ms. Alderson:

On behalf of the Oceana community members, we submit these comments on the Draft Environmental Impact Statement ("DEIS") for the New Brighton Comfort Station.

The location of the new restrooms –rising two stories above the boardwalk less than 100 feet from a residential building – was first proposed more than a year ago without the benefit of environmental review or public input. The undersigned are united in opposition to this location, which would have a devastating impact on the surrounding community and violate numerous state laws. We therefore urge the Department of Parks and Recreation (the "Parks Department") to listen to the community's concerns, reconsider its prior proposal, and adopt Location Alternative 1B – an alternate site with broad local support.

The State Environmental Quality Review Act ("SEQRA") requires the Parks Department to select a site that "consistent with social, economic and other essential considerations from among the reasonable alternatives available ... avoids or minimizes adverse environmental impacts to the maximum extent practicable." The current proposal directly in front of the Oceana Condominiums, however, is <u>the worst</u> possible location in terms of construction, community character and other environmental impacts. The elevated restrooms would beless than 100 feet from hundreds of children, families and other residents. They would also be located at the narrowest point of the Coney Island Boardwalk, moving the construction site and the restrooms even closer to residents' windows. Finally, the proposed site sits on top of a rock jetty, complicating construction plans and exacerbating impacts to the beachfront environment, including but not limited to rare plant habitat.

Location Alternative 1B – located west of Coney Island Avenue and level with the boardwalk – would mitigate the proposed project's environmental impacts and properly account for the community's interests. It is at a wider section of the boardwalk near the intersection where the vast majority of visitors enter the beach, making it the most convenient site for the public – particularly those arriving by subway. Instead of infringing up residential buildings, it borders a parking lot and athletic courts that are already separated from the boardwalk by a view-obstructing fence, so it would have no impact on views from the Shorefront YM-YWHA. There are no known geological obstructions or rare species on the site, and the lower elevation would harmonize the restrooms with their surroundings.

April 9, 2014

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April 3, 2014

Colleen Alderson
Director of Parklands
New York City Department of Parks and Recreation
830 Fifth Avenue, Room 401
New York, New York 10065

**Re: Draft Environmental Impact Statement, New Brighton Comfort Station (CEQR# 14DPR005K)**

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March 23, 2014

Ms. Coleen Alderson
Director of Parklands
NYC Department of Parks & Recreation
The Arsenal, Room 401
830 Fifth Avenue
New York, NY 19965

Re: CEQR#14DPR005K

Dear Coleen Alderson,

Recently we found out about the Parks Department proposal to move the New Brighton elevated comfort station project from the original site in the footprint of the bathroom destroyed by Superstorm Sandy towards Brighton 6th Street in front of Community Center Shore Front YMHA.

We, the undersigned official representative of the Board of Directors, on behalf of 150 residents of the building, located at 601 Brightwater Ct, Brooklyn, NY 11235, petition against construction of New Brighton comfort station in front of the Community Center Shore Front YMHA, close to our building. The decision to move comfort station location west of Coney Island Ave will disrupt lives of residents at Brighton 6th St, Brightwater Ct, as well as of hundreds of members of Shore Front YMHA Community Center. It will disturb the historic landscape and a primary gateway entrance to Brighton Beach and boardwalk areas.

We believe the Comfort Station is necessary for the public use and has to be built at the same place where the old one used to be standing for many years and where it stood at the time when Oceana complex was built.

We strongly oppose relocation of the new comfort station from its original place toward residential buildings on Brighton 6th St, by the Community Center Shorefront Y, in front of childrens playground, and summer camp yard, serving hundreds of families in our community.

| Lidia Tsakhuoeskaya | president | 3/24/14 |
|---|---|---|
| Name | Position | Date |