

CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT (HPD)  
OFFICE OF MANAGEMENT AND BUDGET (OMB)

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY PROGRAM  
**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR  
FLOODPLAIN**

To: All Interested Agencies, Groups, and Individuals:

This publication gives notice that the City of New York (the City) has conducted an evaluation of several proposals under the United States Department of Housing and Urban Development's (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) grant, as required by Executive Order 11988 in accordance with HUD regulations 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. This evaluation is made to determine the potential affect that proposed activities in the floodplain will have on the human environment. Through the "Disaster Relief Appropriations Act, 2013" (Public Law 113-2, January 29), the City's initial allocation of CDBG-DR funds is \$1,772,820,000. Of this total, the City has allocated \$648 million in funding for assistance to address the various unmet housing needs. The focus of this notice is the NYC Build-It-Back: Multi-Family Building Rehabilitation Program, which will be administered by the Department of Housing Preservation & Development (HPD). Of the initial \$648 million of CDBG-DR funds allocated to housing, \$215 million would be provided to HPD for the rehabilitation of multifamily buildings (5+ units) and 3-4 unit buildings that are not owner-occupied. The properties shown below are subject to this public notice:

ADDRESS	BOROUGH	BLOCK/LOT	LOT ACREAGE (APPROX.)	LOT ACREAGE W/IN 100 YEAR FLOOD ZONE (APPROX.)
78-17 153 <sup>rd</sup> Ave	QN	11425/7501	0.45	0.27
156-16 80 St	QN	13942/7501	2.00	2.00
311 Beach 53 <sup>rd</sup> St	QN	15890/97	0.25	0.25
79-14 Rockaway Beach Blvd	QN	16112/7501	0.94	0.94
Shorefront Condominiums: 101-14, 101-16, 101-18, and 101-20 Shore Front Pkwy; 174, 176, and 178 Beach 102 St	QN	16174/7501	0.37	0.27
2546 East 13 <sup>th</sup> St	BK	7433/25	0.97	0.97
Brook Club Condominiums: 1263, 1265, 1221, 1227, 1251, 1242, 1217, 1223, 1226, and 1231 East 80 St; 1202, 1204, 1222, 1236, 1212, 1216, and 1230 East 82 St	BK	8060/7501	3.17	3.17
3144 Emmons Ave	BK	8815/7501	1.74	1.74
Brook Club Condominiums: 1217, 1219, 1221, 1223, 1225, 1226, 1227, 1229, 1231, 1263, and 1265 East 80 <sup>th</sup> St; 1202, 1204, 1206, 1208, 1210, 1212, 1216, 1222, 1226, 1228, 1229, 1230 East 82 St; and 8103 Ave M, 8108 Ave L and 8110 Ave L	BK	8058/7501	2.7348	2.7348
2820 West 35 <sup>th</sup> St	BK	7005/15	0.07	0.07
80 Bay Street Landing	SI	1/7501	3.34	2.85
Oceanwoods: 1169 Father Capodanno Blvd 1143, 1145, 1167, 1185, 1187, 1215, 1219, 1221, 1223 Father Capodanno Blvd	SI	3893/7501	5.26	5.26
538 Dongan Hills Ave	SI	3750/7501	0.0413	0.0413
540 Dongan Hills Ave	SI	3750/7501	0.0744	0.0744
550 Dongan Hills Ave	SI	3750/7501	1.55	1.55
556 Dongan Hills Ave	SI	3750/7501	0.0776	0.0776
601 Naughton Ave	SI	3750/7501	0.0559	0.0559
Port Regalle Condominiums Inc: Tennyson Drive & Harbour Court	SI	5303/7501	4.02	4.02
628 East 9 <sup>th</sup> St	MN	391/21	0.0593	0.0593
West Village Houses: 107 and 119 Morton St, 133 Barrow St, 156 and 162 Bank St	MN	638/19	0.90	0.37

This public notice and the associated maps for the affected properties listed above are available for viewing using the following link <http://www.nyc.gov/builditback> and then clicking on "Reports and Public Notices".

### **Proposed Action in the Floodplain:**

Under the Multifamily Building Rehabilitation Program, actions may include rehabilitation and resiliency measures such as repair to structure and grounds; elevation of facilities including electrical, mechanical, plumbing and elevator equipment to the extent practicable; and in the event of substantial damage and substantial improvement, modifying structures to elevate residential use above the base flood elevation. Additionally, eligible homeowners could seek reimbursement for pre-award costs associated with reconstruction, rehabilitation and demolition work. Specific project descriptions for the properties which are subject to this notice are contained below:

78-17 153<sup>rd</sup> Ave, Queens - The repair scope for this condominium unit calls for a complete gut rehabilitation and repairs to the upper level ceiling from water damage.

156-16 80<sup>th</sup> Street, Queens - The project scope for this two-unit, 3-story townhouse includes replacing the boiler and the hot water tank, circulator pump repair, sliding patio door installation, and AC unit replacement. The applicant is also seeking reimbursement for repairs made to the electrical rewiring, tile floor covering, paint work, cabinetry repair, drywall and cement board replacement and additional ceramic floor tiling.

311 Beach 53<sup>rd</sup> Street, Queens - The project scope for this four-story 16 unit rental building includes repair and replacement of the boiler and electrical systems, sheetrock, painting, and appliances. Resiliency measures have been included in the repair scope including the installation of sump pumps and emergency back-generators. The applicant is seeking reimbursement for equity paid to refinance the existing mortgage to complete the necessary repairs.

79-14 Rockaway Beach Boulevard, Queens - The project scope for this eight-story residential building with 86 units includes repairs to ground floor apartments, common areas, plumbing, and mechanical and electrical systems. The applicants are seeking reimbursement for temporary and permanent repairs made within individual units including mechanical and electrical systems.

Shore Front Condominium, Queens - This development consists of seven buildings (each with three units) and the proposed scope of work includes structural repairs, repairs to the basement and common ground areas, service and electrical systems and repairs to first floor units. The mitigation scope also includes electrical re-wiring and fixtures, floor repairs, ceiling, finishes, plumbing, window and door replacement, and restoration of the outside boiler systems. Reimbursement is being sought for emergency repairs and for the installation of temporary mechanical systems. Individual unit owners are seeking reimbursement for completed restoration work and the repair/replacement of electrical systems, boilers, compressors, fixtures and appliances.

2546 East 13 Street, Brooklyn - The applicant within this six-story building is seeking reimbursement for painting, rewiring, repairs made to the bathroom, replacement of floorboards and baseboards, tiles, doors, and drywall work. Additional repairs are needed within the kitchen area.

Brook Club Condominiums, Brooklyn (Block 8060/ Lot 7501) - This portion of the development consists of 152-units and the owners of 18 units are seeking reimbursement for interior restoration work and the repair /replacement of electrical components, flooring, cabinets, doors, windows, sheetrock and post storm debris removal and clean up.

3144 Emmons Avenue, Brooklyn - This development is comprised of two rows of double duplex townhomes and a single common area building consisting of 75 units. The project scope for this development includes repairs to the mechanical systems and ground floor units. The project will include reimbursement for pre-award activities relating to the restoration of the building including but not limited to the repair and replacement of electrical components and wiring, boiler cleaning and repairs, security gate repairs, elevator repairs, HVAC component installation, window replacement and post storm clean up. Repair and mitigation measures will include facade repair of the exterior walls of the development and common space waterproofing.

Brook Club Condominiums, Brooklyn (Block 8058/ Lot 7501) - This portion of the development consists of seven, three-story buildings with 184 residential units. The proposed repair scope includes: repair/replacement of the electrical and boiler systems, wet and dry flood proofing, and interior repairs. The owners are also seeking reimbursement for pre-award costs.

2820 West 35<sup>th</sup> Street, Brooklyn - This property is a three-story building with five rental units. The owner is seeking reimbursement for the repairs within all five units, the boiler room, basement and roof.

80 Bay Street Landing, Staten Island - This development consists of 132-units. The the owner is seeking reimbursement for pre-award activities relating to the restoration of the building including but not limited to the repair and replacement of electrical and mechanical system, boiler replacement, security gate repairs, elevator repairs, HVAC component installation, window replacement and post storm clean up. Reimbursement for repairs made within individual units include but is not limited to the repair and replacement of electrical components, doors, windows, flooring, painting interior walls, and post storm clean up.

Oceanwoods, Staten Island - This development consists of 100-units with two to three unit walkups. Ten unit owners are seeking reimbursement for pre-award activities related to interior restoration work and the repair/replacement of electrical components, flooring, windows, cabinets, sheetrock and post storm debris removal and clean up.

538 Dongan Hills Ave, Staten Island - This property is a three-story unit and the project scope includes: repair /replacement to the laundry room, doors, storm door, garage door, and patio door, as well as outstanding paint work. The applicant is seeking reimbursement for completed repairs/replacement of the central air condenser unit, insulation work, painting, extensive drywall replacement, tile flooring, and electrical rewiring.

540 Dongan Hills Ave, Staten Island - This property is a three-story unit and the project scope includes: repair /replacement of the central air condenser unit, insulation installation, foyer exterior door repair, garage door replacement and paint work. The applicant is seeking reimbursement for completed repairs made to the vinyl fencing (including vinyl siding replacement), drywall replacement, bathroom tile replacement, tile floor covering, cement board installation, electrical rewiring, and sliding patio door replacement.

550 Dongan Hills Ave, Staten Island - This property is a three-story unit and the project scope includes drywall repair work, overhead garage door replacement, and foyer exterior door repair. The applicant is seeking reimbursement for completed repairs to the central air condenser unit, insulation work, brick paving, extensive drywall replacement, ceramic tile flooring, shower tiling, tile floor covering, cement board replacement, electrical rewiring, and furnace and water heater replacement.

556 Dongan Hills Ave, Staten Island - This property is a three-story unit and the project scope includes the repair/replacement of the patio door, garage door, drywall, as well as outstanding repairs to the staircase. The applicant is seeking reimbursement for completed repairs including drywall replacement, ceramic tile installation, painting, flooring replacement, and electrical rewiring.

601 Naughton Avenue, Staten Island - This property is a three-story unit and the the owner is seeking reimbursement for completed mitigation work related to flooring, sheet rock, washer /dryer and boiler replacement , central air condenser unit, insulation, brick paving, tile floor covering, electrical rewiring, drywall and furnace replacement. The proposed repair/replacement scope includes sliding patio door, detachment and resetting of the water heater, extensive paint work, and foyer exterior door repair.

Port Regalle Condo Inc: Tennyson Drive and Harbour Court, Staten Island - This development consists of seven-buildings with 60-units. The condominium association has made emergency repairs to retaining walls, guard rails along the water, roofs, and some exterior lighting; repair of damage to electrical and storage sheds, pavement and steps, and the stucco and security system. The proposed repair scope includes the full restoration of development's exterior lighting system. Individual unit owners are seeking reimbursement for interior restoration costs to ground floor units and crawl

spaces, repairs to walls and flooring, electrical rewiring, and the repair/ replacement of the boiler systems, compressors, fixtures and appliances.

628 East 9<sup>th</sup> Street, Manhattan - This development is a five-story cooperative building. Flood waters damaged the building's water tank, electrical system and exterior doors as well as burst the walls surrounding those doors, and forced oil from a dormant oil tank. Reimbursement of repair expenses not covered by insurance is proposed, including the restoration of the building slab.

West Village Houses, Manhattan - This development consists of 184-units made up of two to three unit walkups. The project scope includes reimbursement for pre-award activities for nine units related to interior restoration work including but not limited to the repair/replacement of electrical components, flooring, cabinets, sheetrock and post storm debris removal and clean up. Project rehabilitation work within individual units include the repair/ replacement of electrical components, doors, windows, flooring, painting interior walls, and post storm clean up.

**Public Explanation of a Proposed Activity in the 100-Year Floodplain:**

The City has carried out the procedures required by Executive Order 11988 on Flood Plain Management including the consideration of a no-action alternative, to avoid adverse effects and incompatible development in the floodplain. *The no-action alternative would not achieve the City's goals of restoring the health and safety of hurricane-damaged multi-family housing for its residents, nor would it promote planning and implementation of resilience measures to mitigate damage from future weather extremes. Residents would continue to be displaced from their homes located in the floodplain, live in damaged, unsafe, and unsanitary housing within the hurricane-damaged neighborhoods or seek shelter elsewhere. Poor structural integrity of hurricane-damaged buildings within the floodplain would put residents at a greater risk should a flood event occur, especially if buildings do not meet current elevation requirements. Storm debris fields on the properties of residential buildings would potentially remain unaddressed, also posing a threat to public health and water quality.*

The City has considered alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values of the floodplain. It therefore proposes to support the projects because there is no practicable alternative to develop the projects totally outside the floodplain. To minimize potential harm to the floodplain, HPD will require that the projects implement the following mitigation measures:

- 1) Property owners will be required to purchase and maintain flood insurance for the life of the property or the term of federal assistance; and
- 2) All alterations and repair work must comply with the NYC Department of Buildings requirements for flood-resistant construction (Appendix G of the 2008 Building Code) and resiliency/mitigation measures described above will be implemented as practicable.

This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management and is implemented by HUD Regulations found at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. All interested persons, groups and agencies are invited to submit written comments regarding the proposed use of federal funds to support activities located in a floodplain. Written comments should be sent to HPD at 100 Gold Street, New York, NY 10038, Attn: Patrick Blanchfield, AICP, Director of Environmental Planning, Office of Development, Room 91-7. Comments may also be submitted electronically to [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov). The minimum 7 calendar day comment period will begin the day after the publication and end on the 8th day after the publication. All comments should be received by HPD on or before June 28, 2014.

Bill de Blasio, Mayor

Vicki Been, Commissioner, HPD

City of New York, Office of Management and Budget, Dean Fuleihan, Director

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