

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 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 allocated to housing, \$215 million would be provided to HPD for the rehabilitation of multifamily buildings (5+ units) and 3-4 unit properties that are not owner-occupied. The properties shown below are subject to this public notice:

ADDRESS	BOROUGH	BLOCK/LOT	LOT ACREAGE (APPROXIMATE)	LOT ACREAGE W/IN 100 YR FLOOD ZONE (APPROXIMATE)
148 BEACH 94 STREET	QN	16139/24	0.12	0.12
160 BEACH 116 STREET	QN	16188/68	0.09	0.07
147 BEACH 59 STREET	QN	15931/40	0.19	0.19
215 BEACH 117 STREET	QN	16213/28	0.1	0.1
180 BEACH 117 STREET	QN	16226/74	0.29	0.29
102-00 SHORE FRONT PKWY 1-91 BEACH 102 STREET 1-90 BEACH 105 STREET	QN	16175/1	13.31	13.31
301 EAST 99 STREET	MN	1671/1	0.72	0.62
220 EAST 7 STREET	MN	389/28	0.05	0.05
621 WATER STREET	MN	244/40	0.41	0.39
2675 WEST 36 <sup>th</sup> STREET	BK	6962/11	1.97	1.97
66 SULLIVAN STREET	BK	556/40	0.07	0.07
214 BAY 44 STREET	BK	6911/7501	0.43	0.43
465 BUEL AVENUE	SI	3704/47	0.47	0.35

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 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. Specific project descriptions for the properties which are subject to this notice are contained below:

#### 148 Beach 94<sup>th</sup> Street, Queens

This 3 story converted Victorian house with seven units sustained 5 feet of flood water in the basement, which included recreation spaces for two of the residential units and living space for one unit. Owner has completed major work on boiler and hot water heaters, as well as roofing and windows, drywall/baseboards, insulation, rewiring and installation of new electrical fixtures, new doors and painting. The repair scope includes further work on exterior masonry and fascia, replacing drywall and doors, additional electrical work, and painting. The mitigation scope may include dry flood-proofing measures to elevate building systems (heating, hot water, electrical) and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers, as cost feasible.

#### 160 Beach 116<sup>th</sup> St, Queens

This 34-unit, single room occupancy rental building sustained both interior and exterior damage from wind and flood waters. The proposed repair and mitigation scope includes: replacing the exterior shingles and insulating the exterior walls; cleaning, air sealing, and insulating the attic cavity; remodeling the bathrooms, making several accessible to comply with Section 504; replacing windows; moving the electrical panel from the basement to the first floor; and rebuilding the exterior shed to house a boiler currently located in the basement.

#### 147 Beach 59<sup>th</sup> St, Queens

This 11-unit rental building sustained significant storm damage, resulting in 5 units being rendered uninhabitable. The proposed repair and mitigation scope includes: repairing the laundry room and common lobby areas; replacing laundry machines, appliances, and other damaged fixtures; adding an additional residential floor on top of the existing structure; a full gut rehabilitation of damaged units, which will involve restructuring the first floor for non-residential use.

#### 215 Beach 117<sup>th</sup> St, Queens

This building has five rental units, one owner-occupied, on three above-ground floors, and one basement unit that was not occupied at the time of the storm and that will be reconstituted as storage. Owner has replaced meters, wiring and boiler, and has repaired first-floor units and back porch, work for which reimbursement is proposed. Scope of repairs still to be made includes replacing roof, siding, and garage roof, and restoration of basement and front porch.

#### 180 Beach 117<sup>th</sup> Street, Queens

This 7 story rental building is located about 300 yards off the beach and was inundated with 8ft of water on the ground floor (no basement) during the flood surge of Hurricane Sandy. The proposed repair and mitigation scope includes: replacing interior flooring, doors, stairs and exterior fencing, cracked pavement and removal of dead shrubbery; structural damage in the façade and garage need to be repaired; elevator and elevator doors need repair and/or replacement; walls on first floor have

puckering and should be treated and repainted; first floor radiators, compactor, boiler shell, and breeching need to be replaced; and replacement or repair of fire escapes. Resilience expenditures include: new high capacity sump pumps and enlarged sump pits, waterproofing or relocation of critical building systems including boiler, electrical panel, compactor rooms, offices, and residential units; generators and emergency lighting; replacement of both the building and garage roof; Metal reglet terminating flashing should be replaced on building and garage roof.

102-00 Shore Front Pkwy, 191 Beach 102 Street, 190 Beach 105 Street, Queens

The property consists of 7 buildings containing an aggregate of 1758 cooperative dwelling units. The flood repair and mitigation scope includes repairs and replacement of affected building systems, including emergency electric service and breakers, boilers, plumbing, HVAC, and other wet and dry flood proofing, as feasible.

301 East 99<sup>th</sup> Street, Manhattan

Metro East 99th is a new 10-story, 176-unit supportive housing building currently under construction. It is located adjacent to Metropolitan Hospital Campus at 99th Street and 2nd Avenue and will provide permanent supportive housing to patients now living in the soon-to-be-decommissioned Goldwater Hospital on Roosevelt Island. The property is currently 53% construction complete. In response to Superstorm Sandy, the property implemented mitigation measures to waterproof and elevate the ground floor. The mitigation scope also includes the installation of an emergency generator and all associated electrical components.

220 East 7<sup>th</sup> St, Manhattan

This 15-unit supportive housing rental building sustained damage to the elevator during Superstorm Sandy. The elevator controls were housed in the basement, which flooded with approximately 3 feet of water during the storm. Damage to several of the other building systems also occurred. Work has been contracted and is scheduled to be completed by the end of the year. Reimbursement for this work is proposed.

621 Water St, Manhattan

This 124-unit supportive housing rental building sustained damage to floors, ceilings, electrical equipment, radiators, pumps, and the trash compactor. The building's commercial-grade kitchen, used to prepare meals for residents, was also destroyed by the storm. Work has been contracted and is scheduled to be completed by early 2014. Reimbursement for this work is proposed.

2675 West 36<sup>th</sup> Street, Brooklyn

The property consists of one 13 story tower and twenty-four attached townhomes containing a total of 148 cooperatively owned residential units. The entire first floor of the tower and townhomes were damaged by flood water, including 26 residential units and one superintendent's unit, the community room, lobby, the boiler, elevator pit, and much of the first floor mechanical, electrical, and plumbing systems. The flood repair and mitigation scope includes gutting and repairing all areas damaged on the first floor including the affected components of the mechanical, electrical and plumbing systems; replacement of the boiler and relocation to either the roof, a separate structure, or elevating the boilers in the existing boiler room; relocation of the electrical system, sealing of air conditioner vents on the ground floor, and potential installation of a back-up generator.

66 Sullivan Street, Brooklyn

This 4-story, six-unit, four-story apartment building sustained flooding in the basement up to the ceiling. Owner has completed repairs including rewiring and replacing electrical system and fixtures, exterior doors, water heater, baseboards, and floor tile. The repair scope includes windows, doors, basement floors and

baseboards, wall studs, drywall, insulation, plumbing fixtures, heating system, and painting. The mitigation scope may include dry flood-proofing measures to elevate building systems (heating, hot water, electrical) and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers, as cost feasible.

214 Bay 44<sup>th</sup> Street, Brooklyn

Property is a four-story 18 unit townhouse-style co-operative apartment building. Flood waters reached over 7 feet on garage level and damaged mechanical devices in parking lot. Roof also sustained wind damage. The co-op board has completed repairs to major electrical systems, garage doors, and roof. The repair scope includes sump pump and motor, additional electrical work (rewiring and fixtures), drywall, doors, and painting. The mitigation scope may include dry flood-proofing measures to elevate building systems (heating, hot water, electrical) and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers, as cost feasible.

465 Buel Avenue, Staten Island

Property is a two-story 20 unit apartment building. Basement was flooded with over 7 feet of water, and roof sustained wind damage. Owner has already completed roof repairs, replaced hot water heaters and several doors. The repair scope includes drywall, baseboards, insulation, electrical systems and fixtures, fire suppression system and pumps, hot water heaters, doors, and painting. The mitigation scope may include dry flood-proofing measures to elevate building systems (heating, hot water, electrical) and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers, as cost feasible.

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

The City of New York 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. *A 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 9I-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 December 14<sup>th</sup>, 2013.

Michael R. Bloomberg, Mayor  
RuthAnne Visnauskas, Commissioner, HPD  
City of New York, Office of Management and Budget, Mark Page, Director

Publication Date: Friday, December 6<sup>th</sup>, 2013.