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 YR FLOOD ZONE (APPROX.)
2727 Ocean Blvd	BK	7260/28	1.54	1.54
1240 and 1250 E. 80 St	BK	8058/7501	0.46	0.46
2650 Ocean Pkwy	BK	7238/115	0.85	0.65
3915 Neptune Ave	BK	6998/1	0.42	0.42
3033 Brighton 3 St	BK	8673/20	0.17	0.17
2817 W. 20th St	BK	7019/82	0.07	0.07
223 Van Brunt St	BK	518/6	0.05	0.05
191 Neptune Ave	BK	7264/15	0.04	0.04
187 Richards St	BK	588/7	0.05	0.05
2654 E. 23 St	BK	7467/13	0.78	0.78
3038 Brighton 14th St	BK	8716/43	0.05	0.05
2829 Haring St	BK	8797/7501	0.17	0.17
2801 Mermaid Ave	BK	7011/43	0.0459	0.0459
10 Bay Street Landing	SI	1/216	0.92	0.89
889, 900, 905, 907, 941, 946, 948, 963, 965, 978, and 979 Patterson Ave; 645 Greeley Ave; 1225 & 1233 Father Capodanno Blvd	SI	3893/7501	5.26	5.26
Tennyson Dr & Harbour Ct	SI	5303/7501	4.02	4.02
556 Dongan Hills Ave	SI	3750/7501	0.0776	0.0776
538 Dongan Hills Ave	SI	3750/7501	0.0413	0.0413
540 Dongan Hills Ave	SI	3750/7501	0.0744	0.0744
601 Naughton Ave	SI	3750/7501	0.0559	0.0559
411 E. 10th St, 711 E. 11th St, 170 Ave C	MN	382/100	2.99	2.99
376 W. St & 115 Morton St	MN	603/1	1.53	1.21
77 Ave C	MN	387/140	0.08	0.08
628 East 9th St	MN	391/21	0.06	0.06
367 East 10th St	MN	393/51	0.09	0.09
174 Beach 120 St	QN	16229/71	0.09	0.09
111-10 Rockaway Bch Blvd	QN	6166/53	0.12	0.12
311 Beach 53rd St	QN	5890/97	0.25	0.25

79-14 Rockaway Beach Blvd	QN	16112/7501	0.95	0.95
117-17 Newport Ave	QN	16213/1	0.1377	0.1377
119-08 Rockaway Beach Blvd	QN	16215/37	0.1148	0.1148
176 Beach 119 St	QN	16228/0073	0.09	0.09
1724 Mermaid Ave	BK	7061/3	0.05	0.05
2800 E. 29 St	BK	8792/7502	0.47	0.47
110 Shore Blvd	BK	8726/1	0.38	0.38

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:

2727 Ocean Blvd, Brooklyn - This development is comprised of a five-story building with 174 units. The proposed repairs include: replacing/repairing boilers, burner, and related rewiring, and repair of three compactors. Applicant is seeking reimbursement for temporary repairs already completed to boiler, compactor room, elevators, garage, lobby, and building supplies, equipment, and tools.

1240 and 1250 East 80 Street, Brooklyn – This development is comprised of seven fully detached three-story buildings with 184 residential units. The proposed repairs include: replacing/repairing boilers, wet and dry flood proofing, electrical repairs, and interior repairs.

2650 Ocean Parkway, Brooklyn - This development is comprised of a 13-story building with 190 residential units and first floor commercial space. The proposed repairs include: replacing/repairing boilers, wet and dry flood proofing, electrical repairs, and interior repairs.

3915 Neptune Ave, Brooklyn - This development is comprised of a 75-unit building. The applicants are seeking reimbursement for mold remediation, replacement of the boiler and hot water heating system. The applicants are also seeking funding for additional resiliency measures, such as elevating the boiler and mechanical systems to the first floor.

3033 Brighton 3rd Street, Brooklyn - This development is comprised of a ten-unit building where the applicants are seeking reimbursement for repairs to the basement including sheetrock installation, mold remediation and repairs to the boiler. The mitigation scope includes repairs to the electrical systems and mold testing.

2817 West 20th Street, Brooklyn - This development is comprised of a five-unit building where the applicants are seeking reimbursement for repairs to the basement including the replacement of the water heater and painting. The mitigation scope includes new doors, rehabilitation basement unit, mold testing, boiler, drywall, batt insulation, and rewiring.

223 Van Brunt Street, Brooklyn - *This* property includes an eight unit building and the applicants are seeking reimbursement for repairs to the first floor and basement areas including painting of the ceiling, doors, and windows; replace in kind work within the bathroom, kitchen, dining room, living room, and bedroom areas; sump pump basin repairs; dry wall installation; batt insulation; and metal roofing. The mitigation scope includes the removal of batt insulation and dry wall; the painting of doors, ceiling, windows and walls; new doors; baseboard; rewiring; replace handrail; and cement board.

191 Neptune Ave, Brooklyn - This development is comprised of a five-unit building where the applicants are seeking reimbursement for repairs made in the basement including the clean-up of walls and flooring, drywall installation, ductwork, and sump pump. The mitigation scope includes repairs to the skylight, doors, drywall installation, and re-point masonry work.

187 Richards Street, Brooklyn - This development is comprised of a five-unit building where the applicants are seeking reimbursement for repairs within the basement, including the sump pump, doors, staircase, drywall, and rewiring. The mitigation scope consists of repairs to the boiler, drywall installation, low water cutoff and temperature contract system, pressure regulator, pressure relief valve, water heater, water supply line, and wiring.

2654 East 23rd Street, Brooklyn - This development is comprised of a 16-unit building where the applicants are seeking reimbursement for mold remediation, sheetrock, boiler replacement, electrical

meters, and the renovation of four units. The mitigation scope includes replacing the hot water heater and sheetrock work.

3038 Brighton 14th Street, Brooklyn - This development is comprised of a five-unit building where the applicants are seeking reimbursement for repairs made to the boiler and mechanical systems and several basement units. The mitigation scope includes re-pointing basement walls, dry wall, wiring and repainting.

2829 Haring Street, Brooklyn – This property is comprised of an eight-unit condominium. Units 1 and 3, which occupy the basement and first floor of the building, received extensive damage. The project scope calls for the replacement of the living room exterior door, wood flooring, and drywall. The applicants are also seeking reimbursement for the replacement of wood flooring and bathroom fixtures, ceramic tile installation, drywall installation, light fixtures, boiler replacement, paint work, and electrical rewiring, boiler replacement, circuit breaker repair, window repair, and electrical rewiring.

2801 Mermaid Avenue, Brooklyn - This property is comprised of a six-unit building. The project scope includes drywall, painting, electrical work, doors, copper pipe installation, vinyl and ceramic tile, stairs, and mailboxes. The applicants are seeking reimbursement for significant electrical work, six boilers, hot water heaters, and related pumps, valves, and tanks, drywall, insulation, and sump pumps in the common areas, as well as repointing masonry and roof repairs to the exterior of the property. The applicants are also seeking reimbursement for rehabilitation work completed which includes laminate flooring, drywall, windows, insulation, electrical work, and painting. The mitigation scope may include dry flood-proofing measures to elevate building systems 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.

10 Bay Street Landing, Staten Island - This development is comprised of a nine-story building with 128 residential units. The applicants are seeking reimbursement for repairs made to the kitchen, stairway, walls, landing, mold remediation, and damage to personal items.

889, 900, 905, 907, 941, 946, 948, 963, 965, 978 and 979 Patterson Ave; 645 Greeley Ave; 1225 & 1233 Father Capodanno Blvd, Staten Island - This development is comprised of 16 two- and three-story buildings with 103 condominium units. The project scope includes: replacing/repairing boilers, wet and dry flood proofing, electrical repairs, and interior repairs.

Tennyson Drive and Harbour Court, Staten Island - This property is comprised of seven buildings with sixty condominium units. The condominium association is seeking reimbursement for emergency repairs made to retaining walls, guard rails along the water, roofs, and lighting; repairs were also made to electrical and storage sheds, pavement and steps, stucco and security system. The proposed project scope includes a full restoration of exterior lighting. Unit owners are also seeking reimbursement for repairs made to crawl spaces, gutting and replacing walls and floors, rewiring, and boiler installation, compressors, fixtures and appliances.

538, 540 and 556 Dongan Hills and 601 Naughton Avenue, Staten Island - This property is comprised of 28 three-story units in the Birchwood Condominium Development. The project scope for several units within this development include repairs to the laundry room and exterior doors for the foyer; repair/replacement of the sliding patio door, storm door, garage door, as well as outstanding paint work; and detachment and resetting water heater. Unit owners are seeking reimbursement for repairs made to the central air condenser unit, hot water heater, insulation work, brick paving, painting, extensive drywall replacement, tile flooring, electrical rewiring, sheet rock, electrical rewiring, drywall, furnace repairs and dryer/washer replacement.

411 East 10th Street, 711 East 11th Street, 170 Avenue C, Manhattan - This development is comprised of one 25-story building, one 21-story building, one ten-story building with a plaza, and sixteen townhomes. The property also includes five retail spaces and features a garage and an indoor swimming pool. The applicants are seeking reimbursement for emergency repairs and replacement work to boiler, electrical, and heating systems. The scope of work includes restoration of the interior and exterior common areas, repairs within damaged units, mold and asbestos remediation, and resiliency improvements.

376 West Street and 115 Morton Street, Manhattan - The applicants are seeking reimbursement for repairs to walls, kitchen, bathroom, flooring, appliances, furniture, and personal effects.

77 Avenue C, Manhattan - This development is comprised of a 17 unit building where the applicants are seeking reimbursement for repairs made within the basement to the boiler and repair of electrical switchgear. The property owners are also seeking funding for additional resiliency measures including the installation of a capped house trap, elevation of the gas and electric meters and the installation of backflow prevention valves.

628 East 9th Street, Manhattan - This property is comprised of a five-story cooperative building with 15 units. The project scope includes repairs to the building's water tank, electrical system and exterior doors and surrounding walls. The proposed scope also includes the cleanup of a dormant oil tank. The applicants are seeking reimbursement for restoration work to the building's existing slab.

367 East 10th Street, Manhattan - This property is comprised of a six-story, 14 unit apartment building. The project scope includes replacing several exterior doors, stucco on building exterior, and painting. Reimbursement may also be available for repairs completed to electrical systems, heating and hot water (including related pumps, tanks, and valves), and painting. The mitigation scope may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers.

174 Beach 120 Street, Queens - This property is a three-story, 11-unit single room occupancy building. The proposed repair and mitigation scope includes full gut rehabilitation to the entire structure including the basement and the replacement of siding and porch.

111-10 Rockaway Beach Blvd, Queens - This property consists of two buildings with nine total units. The now vacant structures are uninhabitable. The applicants are seeking reimbursement for repairs made to the two ground floor units. The project scope includes repairs to the basement, lobby flooring and siding and the complete gut rehabilitation of the rear building.

311 Beach 53rd Street, Queens - This property is a four-story 16 unit rental building that sustained extensive flood damage to three apartments, the laundry room, security office, and mechanical room which have since been repaired. Repairs and/or replacements have also been completed for (but are not limited) the boilers, electrical systems, sheetrock, paint, and appliances. The applicants are seeking funding for resiliency measures including the installation of sump pumps and emergency back-generators. Reimbursement is proposed for equity paid to refinance the existing mortgage to complete repairs.

79-14 Rockaway Beach Boulevard, Queens - This property is an eight-story building with 86 units. The damage to the buildings includes but was not limited to its structure, grounds, mechanical and electrical systems and repair work intends to fix damaged areas. The applicants are also seeking reimbursement for repairs made within individual units to kitchens, bathrooms, bedrooms, and living rooms as well as mechanical systems and wiring.

117-17 Newport Avenue, Queens - This property is a three-story, six-unit building. Proposed repairs include replacing boiler and related ductwork/valves, bathroom repairs including plumbing and fixtures, electrical systems, drywall, insulation, tile floors, windows, doors, painting, and minor roof repairs. Reimbursement is requested for an electrical panel, hot water heater, floors, painting, roofing, garage door and hardware, first floor windows in common areas, and repairs to floors and walls in the units. The mitigation scope may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers.

119-08 Rockaway Beach Boulevard, Queens – This property is a three-story building with six-units. The project scope includes repairs to common areas, drywall and stud wall, minor electrical work, garage door, painting and doors. The project scope within individual units include the full replacement of one bathroom including plumbing and fixtures, electrical work and lighting, significant drywall, insulation, and stud walls, doors, windows, wood flooring, painting, and carpeting. The mitigation scope may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers.

176 Beach 119th Street, Queens – This property is a three-story, nine-unit Victorian house. The proposed repair scope includes electrical work, repairs to one bathroom including plumbing and fixtures, drywall, insulation, sump pumps, doors, stairs, windows, wood floors, painting, and carpet replacement. The applicants are seeking reimbursement for work done to wood floors in the first floor unit. The mitigation scope may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers.

1724 Mermaid Avenue, Brooklyn - This property is a seven unit building and the applicants are seeking reimbursement for a new boiler and electrical panels. The mitigation scope includes repairs to the first floor units including (but not limited to) flooring, sheetrock, and roofing.

2800 East 29th Street, Brooklyn - This property is a four-story building with 18 residential units. The proposed repairs include the replacement of one manlift, elevator cable, remaining electrical work, and painting, dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion. The applicants are seeking reimbursement for repairs made to the common

areas including the installation of eighteen natural gas boilers and related valves and tanks, significant electrical work, sump pumps, painting, and doors. Reimbursement is also being sought for repairs completed within several units to electrical systems, drywall, floors, doors, and painting, bathroom and kitchen areas. Additional mitigation items may include measures to backup building systems and flood barriers.

110 Shore Boulevard, Brooklyn – This property is comprised of a six -story building. The proposed repair scope for the first floor units includes interior door unit replacements, kitchen cabinetry repairs, drywall replacement, exterior door work, and boiler, hot water, and electrical systems. The applicants are seeking reimbursement for repairs to wood flooring, drywall replacement, cabinetry, sheathing replacement, electrical rewiring, ceramic tile replacement, and drywall replacement.

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 9I-7. Comments may also be submitted electronically to **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 May 31, 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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