

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 units) properties 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.)
321 Beach 57 St, 325 Beach 57 St, 349 Beach 57 St, 353 Beach 57 St, 320 Beach 59 St, 324 Beach 59 St	QN	15895/50	5.58	5.58
7400 Shorefront Pkwy, 7600 Shorefront Pkwy, 7800 Shorefront Pkwy, 8000 Shorefront Pkwy	QN	16128/ 1 16129/ 1	13.31	13.31
148 Beach 94 St	QN	16139/24	0.12	0.12
112-22 Rockaway Beach Blvd	QN	6166/38	0.12	0.12
*334 Beach 54 St	QN	15890/30	0.6	0.6
215 Beach 117 St	QN	16213/28	0.1	0.1
125 Beach 17 St	QN	15638/1	5.98	5.98
318 Beach 85 St	QN	16116/25	0.17	0.17
307, 309, 311, 315, 324, 328 and 330 Beach 66 St	QN	15910/32	0.07	0.07
168 Beach 120 St	QN	16229/67	0.09	0.09
216 Beach 119 St	QN	16214/47	0.09	0.09
145 Beach 92 St	QN	16138/39	0.12	0.11
431 Beach 122 St	QN	16204/22	0.09	0.09
167 Beach 113 St	QN	16186/25	0.14	0.14
91-16 Shore Front Pkwy	QN	16137/7502	0.36	0.34
108-14 Rockaway Beach Dr	QN	16180/2	0.06	0.05
166 Beach 123 St	QN	16232/71	0.14	0.14
157 Beach 122 St	QN	16232/27	0.18	0.18
*465 Buel Ave	SI	3704/47	0.47	0.35
*301 East 99 St	MN	1671/1	0.72	0.62

630 East 6 th St	MN	387/124	0.14	0.11
*10-40 Monroe St	MN	253/1	5.1	3.6
614 -620 East 9 th St	MN	391/14	0.29	0.29
*66 Sullivan St	BK	556/40	0.07	0.07
*214 Bay 44 St	BK	6911/7501	0.43	0.43
2800 Coyle St	BK	8804/42	1.05	1.05
1625 Emmons Ave	BK	8771/135	1.04	1.04
3017 Brighton 7 th St	BK	8677/99	0.05	0.05
10825-10849 Seaview Ave, 10826-10850 Flatlands 9 th St, 10802-10822 Flatlands 9 th St, 1429-1459 East 108 St and 10801-10821 Seaview Ave	BK	8273/7501	3.3	3.3
*2675 West 36 St	BK	6962/11	1.97	1.97
91, 13A, 15A, 17A and 19 A Dwight St	BK	524/10	0.18	0.18
71A, 73A, 75A, 77A, and 79A Visitation Place	BK	531/22	0.23	0.23
81A, 83A, 85A, 87A, AND 89A Visitation Place	BK	531/18	0.19	0.19
91A, 93A, 95A, 97A, and 99A Visitation Place	BK	531/13	0.27	0.27
86A -94A Coffey St	BK	587/41	0.18	0.18
*259 Bay 43 St	BK	6911/6	0.8	0.8
*2765 West 5 th St, 433 Neptune Ave, 2820 Ocean Pkwy	BK	7253/1	27.6	27.2
*2701 West 6 th St, 499 Neptune Ave		7250/1		

**Reposting to include reimbursement for pre-award costs.*

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:

321, 325, 349, and 353 Beach 57th St & 320 and 324 Beach 59th St, Queens: This development contains 6 buildings with 342 apartments. Repair and mitigation measures will include relocation and/or waterproofing of building mechanicals, roof/exterior façade, and resiliency improvements. The development is also seeking reimbursement for pre-award costs.

7400, 7600, 7800 and 8000 Shorefront Pkwy, Queens: This development consists of 7 buildings with 1,758 dwelling units. The mitigation scope includes the repair/replacement of affected building systems, including emergency electric service and breakers, boilers, plumbing, HVAC, and other wet and dry flood proofing. The owner may also seek reimbursement for pre-award costs.

148 Beach 94th St, Queens: This property is a three-story building with seven units. The repair scope includes exterior masonry and fascia, replacing drywall and doors, additional electrical work,

and painting. The mitigation scope may include wet and dry flood proofing and backup building systems and flood barriers. Reimbursement for pre-award activities may be included in the project.

112-22 Rockaway Beach Blvd, Queens: This development consists of two buildings with 23 rental units. The proposed mitigation scope includes: repair of damaged units and building entry ways; replacement of boilers and gas meter; and electrical panel needs upgrading and resiliency. Reimbursement for pre-award activities is proposed.

***334 Beach 54th St, Queens:** Reimbursement for pre-award activities may be included as part of this project.

215 Beach 117th St, Queens: This property is a three-story building with five rental units and one owner-occupied unit. The mitigation scope includes reimbursement for restoration of the interior, replacement of siding, roof, porches and garage roof, and resiliency measures.

125 Beach 17th Street and 120 Beach 19th St, Queens: This development consists of 602-units. The mitigation scope includes repairs to the mechanical, electrical, plumbing, and vertical transportation systems; repairs to the electrical switchgear, heating and domestic water systems; repairs to the parking lot, compactors, and elevators. Reimbursement for pre-award activities may be included as part of this project.

318 Beach 85th St, Queens: This development consists of 71 affordable housing rental units. Reimbursement is proposed for pre-award costs and relocation expenses.

307, 309, 311, 315, 324, 328, and 330 Beach 66th St, Queens: This development consists two buildings with 21 units. The mitigation and resiliency scope includes: gut renovation to damaged units; installation of sump pumps within all crawl spaces, installation of back flow preventers on sanitary and storm sewers, exterior sensors installed on each boiler, and exterior lights to be updated to LED. Reimbursement for pre-award activities may be included as part of this project.

168 Beach 120th St, Queens: This property consists of a seven unit building. The mitigation scope includes a full gut renovation to the lower units. Reimbursement for pre-award activities may be included as part of this project.

216 Beach 119th St, Queens: This property is a three-story, seven-unit structure. The mitigation scope includes replacing wood beams with steel and replacing the flooring. Reimbursement for pre-award activities may be included as part of this project.

145 Beach 92nd St, Queens: This property consists of two buildings with ten units. The mitigation scope includes replacement of burner, hot water heater and waste pipes along with gut renovation to damaged areas. The resiliency scope includes dry flood proofing, water-tight doors in basement and a generator. Reimbursement for pre-award activities may be included as part of this project.

431 Beach 122nd St, Queens: This building consists of five rental units. Rehabilitation work includes finishing basement drywall, flooring and ceiling; replacing wiring, doors, and lighting; fixing cracks to exterior and patching holes in the roof. Resiliency measures include flood proofing critical building systems; providing generator and adequate sump pumps; and replacement of basement windows.

167 Beach 113th St, Queens: This is a nine-unit building. Rehabilitation work would include repairing or replacing lighting, electrical components, doors, windows, and basement stairs and railing, painting interior walls, cleaning the façade, repairing roof and flashing, and rewiring. The new plumbing installed by Rapid Repairs requires insulation. Additional resiliency measures and reimbursement for pre-award activities are currently proposed.

91-16 Shore Front Pkwy, Queens: This is a six-story, condominium building. Recovery and resiliency work will include repairs to the building's façade, individual units, mold remediation and measures to fortify grade level mechanical systems from future storms and flooding. Reimbursement is being sought for common area work which was completed by the condo association. The applicant is also requesting generators and sump pumps.

108-14 Rockaway Beach Dr, Queens: This is a three-story, 16-unit rental building. Rehabilitation work to repair the storm damaged basement, units, and common areas is proposed. Additional resiliency measures and reimbursement costs for pre-award activities are also anticipated.

166 Beach 123 St, Queens: This building consists of six rental units. Repair work includes replacement of the roof, repairing overhang in back of building, replacement of the side door, basement sheet rock and stairs, water/air sealant around windows and doors. Resiliency work includes the replacement of gutters and leaders, the installation of water-tight doors and the sealing of all

holes in the boiler room; and the installation of surge proof windows in the basement unit. Additional resiliency measures and reimbursement costs are anticipated.

157 Beach 122 St, Queens: This property consists of 11 rental units and one office. Repair work includes the replacement of roof and soffit, replacing the side door, basement sheet rock and stairs, water/air sealant around windows and doors. Resiliency work includes replacement of gutters and leaders, installing water-tight doors and sealing holes in boiler room; and the installation of surge proof windows in the basement unit. Additional resiliency measures and reimbursement costs are also anticipated.

***465 Buel Ave, Staten Island:** The owner is also seeking reimbursement for pre-award costs.

***301 East 99th St, Manhattan:** The owner is also seeking reimbursement for pre-award costs.

630 East 6th St, Manhattan: This 40-unit affordable housing rental building is seeking reimbursement for pre-award cost.

***10-40 Monroe St, Manhattan:** The owner is also seeking reimbursement for pre-award costs.

614-620 East 9th St, Manhattan: This property consists of a mixed-use co-operative development with four buildings. The repair, mitigation, and resiliency work includes permanent repair of the heating system, including replacing the boiler, and replacing water-damaged electrical meters. Reimbursement for pre-award activities could be included in the project.

***66 Sullivan St, Brooklyn:** The owner is also seeking reimbursement for pre-award costs.

***214 Bay 44th St, Brooklyn:** The owner is also seeking reimbursement for pre-award costs.

2800 Coyle St, Brooklyn: This is a 154 unit co-operative development building. The mitigation and resiliency work includes: mechanical systems, floors, walls, windows, and other interior repairs. The repairs for reimbursement include: electrical work, boiler, oil tank, interior common area repairs, and debris removal. Mitigation repairs may include: boilers, electrical systems and oil tank repairs.

1625 Emmons Ave, Brooklyn: This co-operative development requires mitigation work including: mechanical systems, floors, walls, window, and other interior and exterior repairs. Reimbursement for pre-award electrical work, water pump repairs, interior common area repairs, ceiling, and debris removal may be requested.

3017 Brighton 7th St, Brooklyn: This property is a ten unit single room occupancy building. The mitigation scope includes replacing the roof and soffit, renovating the remaining damaged units. Reimbursement for pre-award activities includes: gut renovation of basement units, boiler room and cleaning of main sewer line.

10825-10849 Seaview Ave, 10826-10850 Flatlands 9th St, 1802-10822 Flatlands 9th St, 1429-1459 East 108th St, and 10801-10821 Seaview Ave, Brooklyn: This property consists of five buildings with 223 units. Recovery work will include repairs to electrical rooms; roof railings; electrical equipment; retaining wall, garages, pool equipment room, office, and locker room, security gate system, fencing, and repairs to individual condo units. The owner is seeking reimbursement for pre-award costs. Resiliency scope includes dehumidifiers, sump pumps, generators, and flood barriers.

***2675 West 36th Street, Brooklyn:** The owner is also seeking reimbursement for pre-award costs.

91, 13A, 15A, 17A, and 19A Dwight Street; 71A, 73A, 75A, 77A, and 79A Visitation Place; 81A, 83A, 85A, 87A, and 89A Visitation Place; 91A, 93A, 95A, 97A, and 99A Visitation Place;

86A-94A Coffey Street, Brooklyn: This affordable housing rental building with 62-units is seeking reimbursement for relocation costs and asbestos and mold mitigation.

***259 Bay 43rd Street, Brooklyn:** The owner is also seeking reimbursement for pre-award costs.

***2765 West 5th Street, 433 Neptune Ave, 2820 Ocean Parkway, 2701 West 6th Street, and 499 Neptune Avenue, Brooklyn:** The owner is also seeking reimbursement for pre-award costs.

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 March 8th, 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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