

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.) |
|--|---------|-----------|-----------------------|--|
| 2330 Voorhies Avenue | BK | 8782/7 | 0.9917 | 0.9917 |
| 3050 Brighton 13 th Street | BK | 8715/47 | 0.06 | 0.06 |
| 135 Coffey Street | BK | 597/9 | 0.3 | 0.00005 |
| 71 Wolcott Street | BK | 576/24 | 0.36 | 0.36 |
| 79 Wolcott Street | BK | 576/12 | 0.41 | 0.41 |
| 3010 Brighton 12 th Street | BK | 8709/84 | 0.28 | 0.28 |
| 3109 Brighton 7 th Street | BK | 8692/10 | 0.34 | 0.34 |
| 3031 Brighton 14 th Street | BK | 8717/96 | 0.23 | 0.23 |
| 2A, 4A, 6A, 10A, and 12A Verona Street | BK | 524/1 | 0.18 | 0.18 |
| 3024-3026 West 23 rd Street | BK | 7070/133 | 0.11 | 0.11 |
| 3076 Coney Island Avenue | BK | 8668/830 | 0.14 | 0.14 |
| 1726 Mermaid Avenue | BK | 7061/2 | 0.04 | 0.04 |
| 2628 East 26 th Street | BK | 7470/7501 | 0.24 | 0.24 |
| 114 Sullivan Street | BK | 555/34 | 0.06 | 0.06 |
| 116 Sullivan Street | BK | 555/35 | 0.06 | 0.06 |
| 3030 Brighton 12 th Street | BK | 8709/72 | 0.56 | 0.56 |
| 165 Conover Street | BK | 565/1 | 0.8 | 0.8 |
| 527 West 22 nd Street | MN | 694/17 | 0.18 | 0.18 |
| 218 East 7 th Street | MN | 389/27 | 0.05 | 0.05 |
| 391 East 10 th Street | MN | 393/40 | 0.07 | 0.07 |
| 327 East 8 th Street | MN | 391/45 | 0.11 | 0.11 |
| 334 East 8 th Street | MN | 390/24 | 0.15 | 0.15 |
| 173 Avenue B | MN | 393/8 | 0.06 | <0.01 |
| 134 Avenue C | MN | 378/4 | 0.15 | 0.15 |
| 155 Avenue C | MN | 392/33 | 0.05 | 0.05 |

| | | | | |
|---|----|----------|--------|--------|
| 165 Avenue C | MN | 393/38 | 0.04 | 0.04 |
| 167 Avenue C | MN | 393/37 | 0.04 | 0.04 |
| 169 Avenue C | MN | 393/36 | 0.05 | 0.05 |
| 303 East 8 th Street | MN | 391/57 | 0.1 | 0.1 |
| 224 Beach 100 th Street, 224A-224 D Beach 100 th Street, 228 Beach 100 th Street, 228A -228 D Beach 100 th Street | QN | 6155/12 | 0.11 | 0.11 |
| 8100, 8200, 8400, 8600, and 8800 Shore Front Pkwy | QN | 16130/1 | 0.4591 | 0.4591 |
| 29-10 Brookhaven Avenue | QN | 5786/114 | 0.1 | 0.1 |
| 514 Beach 139 Street 518 Beach 139 Street 525 Beach 138 Street 138-11 Beach Channel Drive | QN | 16250/1 | 0.95 | 0.95 |
| 222-224 Beach 97 Street | QN | 16152 /5 | 0.27 | 0.27 |
| 105 Beach 31 Street | QN | 15823/37 | 0.10 | 0.10 |
| 33 Beacon Place | SI | 4064/1 | 0.22 | 0.22 |

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:

2330 Voorhies Ave., Brooklyn

This is a 104-unit building. The applicant is seeking reimbursement for emergency repairs and for the installation of temporary mechanical systems. The repair scope includes the installation of a permanent boiler, asbestos remediation, and electrical re-wiring.

3050 Brighton 13th Street, Brooklyn

This is a 5-unit rental building. The owner is seeking reimbursement for repair and replacement work in the basement and ground floor, including the boiler, hot water heater, electric and gas meters.

**135 Coffey Street, 71 Wolcott Street, and 79 Wolcott Street, Brooklyn*

This development consists of three, six-story, 20-unit apartment buildings. The applicant is seeking reimbursement for repairs to the sprinkler system, roof repairs, drywall, electrical, and a sump pump. Repair scope includes the replacement of several boilers and associated pumps and valves, replacement of damaged backflow preventers, repairs to fencing, additional sprinkler system repairs, doors, drywall, and painting.

**3010 Brighton 12th Street, Brooklyn*

This is a four-story, 39-unit, brick building. Repairs include rebuilding one apartment, two bathrooms, replacing boiler and associated fixtures and ductwork, extensive electrical and wiring, drywall, doors, painting, and lighting. The applicant is seeking reimbursement for electrical and boiler repairs, two compactors, lighting, doors, drywall, and painting.

**3109 Brighton 7th Street, Brooklyn*

This is a six-story, 73-unit, brick building. Proposed repairs include extensive drywall, painting, and doors, replacement of one bathroom, and multiple sinks. The applicant is seeking reimbursement for roof replacement, two elevators and associated electrical components, one compactor, boiler, and hot water heater.

**3031 Brighton 14th Street, Brooklyn*

This development is a six-story, 47-unit, brick building. Proposed repairs include painting, drywall, and doors, outstanding repairs to electrical and heating systems, and repairs in damaged unit. The

applicant is seeking reimbursement for electrical work, major boiler repairs, service sink in laundry room, and minor roof and elevator repairs, as well as electrical, drywall, doors, painting, and appliances in the damaged unit.

2A, 4A, 6A, 10A, and 12A Verona Street, Brooklyn

This affordable housing rental complex contains 62-units. The applicant is seeking reimbursement for relocation costs and asbestos and mold mitigation.

*3024 -3026 West 23rd Street, Brooklyn

This development is a three-story building with ten-units. Repairs include replacing the boiler, electrical work, a service sink, a sump pump, minor exterior work, and drywall, doors, and painting. The applicant is seeking reimbursement for floors, walls, electrical and appliances in four apartments, extensive electrical work, one water heater, ductwork, and drywall.

*3076 Coney Island Avenue, Brooklyn

This development is a four-story building with 18 units and nine first-floor commercial spaces. Repairs include replacement of the electrical system, walls, doors, and painting. The applicant is seeking reimbursement for repairs already completed.

*1726 Mermaid Avenue, Brooklyn

This property is a four-story, seven unit building. Repairs include drywall, doors, and painting, insulation, repairs to the staircase, wiring and electrical systems, tile floors, and one window. The applicant is seeking reimbursement for the boiler and associated pumps/ductwork, major electrical work, roof repairs, skylight and windows, and drywall/doors/painting.

*2628 East 26th Street, Brooklyn

This property is an 18-unit, four story building. Proposed repairs include extensive drywall, insulation, doors, floors, and painting in common areas and one unit. The applicant is seeking reimbursement for the boilers, floors, bathrooms and kitchens in units, drywall, insulation, and painting.

*114 Sullivan Street, Brooklyn

This property is a 16-unit, four-story building. Proposed repairs include remaining electrical work, drywall, doors, stairs, and painting. The applicant is seeking reimbursement for floors, walls, electrical and appliances in four apartments, two boilers and associated pumps/ductwork, hot water heater, electrical panel board, circuit breakers and wiring, tile flooring, and minor roof and masonry repairs.

*116 Sullivan Street, Brooklyn

This property is a seven-unit, four-story building. Proposed repairs include electrical work, drywall, doors, stairs, tile flooring, and painting. The applicant is seeking reimbursement for floors, walls, electrical and appliances in one apartment, boiler and associated pumps/ductwork, hot water heater, electrical panel board, circuit breakers and wiring, and minor roof and masonry repairs.

*3030 Brighton 12th Street, Brooklyn

The property is a six-story, 96 unit apartment building. The repair scope will include repairs and/or replacement of damaged electrical, heating, and plumbing systems, two bathrooms, doors, and painting. The applicant is seeking reimbursement for extensive repairs already completed.

*165 Conover Street, Brooklyn

This property is a four-story, 36-unit building. The applicant is seeking reimbursement for a boiler and related pumps, one elevator, several sinks and bathrooms, two kitchens including fixtures and appliances, extensive electrical work, drywall, and painting. Repair scope will include one additional boiler and associated pumps/valves/ductwork, additional electrical panel boards and circuit breakers, three additional bathrooms, additional sinks and cabinets, gas meter equipment, air handler, extensive tile flooring, drywall, doors, and painting.

527 West 22nd Street, Manhattan

This affordable housing rental complex contains 50 units and is currently seeking reimbursement for elevator repair and mechanical and electrical system repair and/or replacement. Mitigation repairs include wiring, fire alarm systems, emergency lighting, insulation, ventilation system, walls, floors and doors.

218 East 7th Street, Manhattan

This affordable housing rental building with five-units is seeking reimbursement for cleaning the basement of storm residue; replacing sump pump; cleaning sanitary caps and replacing sanitary lines; and cleaning and replacing boiler parts. The mitigation repairs include new doors, baseboard heat steam, rewiring, and pressure relief valve.

391 East 10th Street, Manhattan

This affordable housing rental building with seven-units is seeking reimbursement for cleaning the basement of storm residue; replacing electric panels and switchboards; replacing the boiler's electrical components; and replacing gas meters. The mitigation repairs include new doors, gate and motorized valve, and rewiring.

327 East 8th Street, Manhattan

This affordable housing rental building with nine-units is seeking reimbursement for cleaning the basement of storm residue; replacing electrical meters, panels, and switchboards in the electrical room; replacing the exterior of the boiler; refurbishing the boiler's burner; replacing the booster pumps. The mitigation repairs include new doors, thermal expansion, gate and motorized valve, and rewiring.

334 East 8th Street, Manhattan

This affordable housing rental building with 30-units is seeking reimbursement for cleaning the basement of storm residue; replacing two gas meters; reconnecting piping; replacing sump pumps and control panels; replacing all elevator equipment including motors, control panels and electrical disconnects; replacing electrical meters, panels, and switchboards in the electrical room; and replacing the boiler's electrical components. The mitigation repairs include new doors and rewiring.

173 Avenue B, Manhattan

This affordable housing rental building with nine-units is seeking reimbursement for cleaning the basement of storm residue; replacing electrical components of the hot water heater system; and replacing the boiler burner, circulating pump and electrical components. The mitigation repairs include new doors, wiring, natural gas boiler, gate valve, water heater, HP motor, and motor starter.

134 Avenue C, Manhattan

This affordable housing rental building with 22-units is seeking reimbursement for replacing the expansion tank and booster pump; electric wiring, breakers, panels and main switches; and telecommunications, boiler pumps, burner and electrical. The mitigation repairs include light fixture, rewiring, stairway landing and circulation pump.

*155 Avenue C, Manhattan

This property is a 16-unit, five-story building. The proposed repairs include electrical work, doors, and painting. The applicant is seeking reimbursement for the replacement of a boiler and hot water heater, electrical work, and drywall.

*165,167, and 169 Avenue C, Manhattan

This property is made up of three connected five-story buildings with shared building systems, including 24 residential units and six commercial units. The project scope includes repairs and/or replacement of damaged boiler, sprinkler system, sump pumps, doors, drywall, and painting. The applicant is seeking reimbursement for repairs already completed.

*303 East 8th Street, Manhattan

This property is a seven-story, 13-unit apartment building. The repair scope includes replacing damaged electrical systems, sump pumps, painting, and replacing doors. The applicant is seeking reimbursement for cleaning and debris removal.

*224, 224A-224D, 228, and 228A -228D Beach 100th Street Queens

This property is a ten-unit, one- story complex of connected bungalows surrounding a courtyard. The applicant is seeking reimbursement for the replacement of floors, drywall, insulation, doors, kitchens, bathrooms, and exterior repairs to siding and roofing for each apartment.

8100, 8200, 8400, 8600 and 8800 Shore Front Parkway, Queens

This property consists of five, 12-story buildings with 1,147 units. The applicant is seeking reimbursement for emergency remediation and cleanup. Flood repair and mitigation scope will include a roofing replacement, backflow preventer installation, asbestos abatement, interior repair and heating system conversion, as well as various façade, balcony and window improvements and replacements.

29-10 Brookhaven Ave, Queens

This property is a one-story, seven-unit building. Repair and replacements that have been done include but are not limited to boiler, electric, sheetrock, paint, appliances. The applicant is seeking reimbursement for repairs already completed.

514 Beach 139th Street ,518 Beach 139th Street, 525 Beach 138th Street, and 138-11 Beach Channel Drive, Queens

This property consists of four, three-story buildings, with 41 cooperative units. The repair scope consist of restoration work to ground floor apartments including new walls (metal studs), floors, ceiling, finishes, electrical wiring and fixtures, plumbing and fixtures, kitchen cabinetry and appliances, some windows, doors, and baseboard heaters, and related heat and hot water systems.

*222-224 Beach 97th Street, Queens

The property is made up of six, one-story townhouses and a two-story building with two second floor apartment units and a first floor commercial space. The applicant is seeking reimbursement for extensive repairs made to six apartments and building systems in the two-story building. Outstanding repairs for one apartment may include replacing cabinets, sink, and kitchen appliances, as well as wood flooring, painting, and baseboard heating units.

*105 Beach 31st Street, Queens

The property is a two-story, seven-unit apartment building, with two units in the basement. Repairs include the restoration of two storm damaged apartments, including electrical, heating, and plumbing systems, as well as drywall, doors, and painting. The applicant is seeking reimbursement for repairs already completed.

33 Beacon Pl, Staten Island, NY 10306

This seven-unit rental apartment building is in need of a gut rehabilitation of several damaged units, the basement, and common areas.

**The mitigation scope may include dry flood-proofing and wet flood-proofing measures, backup building systems, and flood barriers.*

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 April 12th, 2014.

Bill de Blasio, Mayor

Vicki Been, Commissioner, HPD

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

Publication Date: Friday, April 4th, 2014.