

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 allocation of CDBG-DR funds is \$4.21 billion. Of this total, the City has allocated \$2.46 billion 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 \$2.46 billion of CDBG-DR funds allocated to housing, \$416 million would be provided to HPD for the rehabilitation of multifamily buildings (5+ units) 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.)
500 BRIGHTWATER COURT	BK	8690/91	0.96	0.92
105 & 155 OCEANA DRIVE EAST	BK	8720/7512	1.45	0.1
3415 GUIDER AVE	BK	8810/7502	0.15	0.15
2815 OCEAN PARKWAY	BK	7260/9	0.33	0.33
10849 SEAVIEW AVENUE	BK	8273/7501	3.3	3.3
4300 ATLANTIC AVENUE	BK	7040/7501	0.18	0.18
3048 BRIGHTON 13 <sup>th</sup> STREET	BK	8715/48	0.06	0.06
2833 FORD STREET	BK	8804/7505	0.13	0.13
846 DEAN AVENUE	BX	5479/1012	1.21	0.53
74 LAIGHT STREET	MN	218/2	0.05	0.06
79 LAIGHT STREET	MN	217/7501	0.36	0.36
111 JANE STREET	MN	642/7501	0.05	0.05
236-240 EAST 7 <sup>th</sup> STREET	MN	376/10	0.05	0.05
463 WEST STREET	MN	639/1	2.22	0.83
377 WEST 11 <sup>th</sup> STREET	MN	638/1	0.33	0.33
162 EAST 104 <sup>th</sup> STREET	MN	1631/50	0.06	0.051
344 EAST 112 <sup>th</sup> STREET	MN	1683/31	0.09	0.09
472 GREENWICH STREET	MN	595/44	0.03	0.03
335 EAST 105 <sup>th</sup> STREET	MN	1677/14	0.24	0.04
159 BEACH 100 <sup>th</sup> STREET	QN	16173/7501	1.45	0.51
198 BEACH 119 <sup>th</sup> STREET	QN	16228/4	0.08	0.08
136 BEACH 117 <sup>th</sup> STREET	QN	16226/7501	0.83	0.61
150 BEACH 123 <sup>rd</sup> STREET	QN	16232/7501	0.18	0.18
151 BEACH 96 <sup>th</sup> STREET	QN	16169/7501	0.51	0.34

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:

**500 Brightwater Court, Brooklyn** – This property consists of a 17-story building with 193 units. The applicant is seeking reimbursement for completed repairs and additional funding towards outstanding repairs related to the electrical system, façade, cellar offices, storage rooms, stairwells, boiler rooms, hallways and garage areas.

**105 &155 Oceana Drive East, Brooklyn** - This property is comprised of two buildings with 112 condominium units. The applicant is seeking reimbursement for completed repairs including: electrical work, interior repairs, elevator, and roofing. Additional funding is required for repairs to the boiler, mechanical and electrical systems, and various interior repairs.

**3415 Guider Ave, Brooklyn** - This property consists of a seven-story, 18-unit condominium. The applicant is seeking reimbursement for repairs to the basement and garage including the electrical system, boiler, and water heater. Additional funding is required for repairs to the elevator and basement exhaust fans.

**2815 Ocean Parkway, Brooklyn** - This property consists of a seven-story, 68-unit building. The applicants are seeking funding for repairs to the garage, compactor, electrical system, boiler room, and lower level stairs and hallways.

**10849 Seaview Ave, Brooklyn** - This is a ground floor condominium unit in a 223-unit complex where the applicant is seeking reimbursement for completed repairs to the walls, floors, wiring, water heater, AC unit, appliances and bathroom and kitchen fixtures.

**4300 Atlantic Ave, Brooklyn** - This property consists of a three-story building with eight units. The condo association is seeking reimbursement for completed repairs to the building's insulation, painting and drywall, and repair/replacement of the boiler, water heater and electrical equipment.

**3048 Brighton 13<sup>th</sup> Street, Brooklyn** - This property consists of a two-story building with four units. The owner is seeking reimbursement for completed repairs to the electrical system, thermostat, boiler, walls, flooring, plumbing, doors, insulation and painting.

**2833 Ford Street, Brooklyn** - This development is comprised of a three-story, seven-unit condominium building. The applicant is seeking funding for the installation of new equipment in the cellar mechanical room. Applicant is also seeking reimbursement for completed repairs to parts of the mechanical system and interior structure.

**846 Dean Avenue, Bronx** – This property consists of an 18-unit condominium building. The applicants are seeking reimbursement for completed repairs to decks, piers, roofing, and balconies. Additional funding is required for repairs to the rear wall stucco.

**74 Laight Street, Manhattan** - This property consists of a ten-story, ten-unit condominium. The applicant is seeking reimbursement for repairs to the lighting/electrical systems, heating and water systems; replacement of elevator, slate flooring, doors, windows, and fixtures. Additional funding is required for outstanding repairs including painting and concrete slab reinforcement.

**79 Laight Street Manhattan** - This is a first-story condominium unit in a 28-unit seven-story building. The applicant is seeking reimbursement for repairs made to the floors, walls and wiring throughout the entire unit. Significant damage was also incurred in the kitchen, with cabinet, countertops, and appliances needing to be replaced.

**111 Jane Street Manhattan** - This is a six-story seven-unit condo building. The applicant is seeking reimbursement for repairs made to the mechanical and electrical systems, piping, and walls and floors in the basement and lobby.

**236-240 East 7th Street, Manhattan** - This property consists of two adjacent buildings with a total of 50 units. The applicant is seeking reimbursement for repairs made to the mechanical and electrical systems and the boiler room. Additional funding is required for outstanding repairs to the boiler and concrete work in the basement.

**463 West Street, Manhattan** - This property is comprised of 13 buildings with 384 residential units. The applicant is seeking reimbursement for repairs made to the floors, walls, ceilings, doors, electrical equipment, pipes, elevators, etc. Funding is required for outstanding repairs and resiliency measures including, but are not limited to, elevation of the boiler systems, replacing faulty electrical wires, replacing elevator cars, window reinforcement and pipe insulation replacement.

**377 West 11<sup>th</sup> Street, Manhattan** - This property consists of a four-story building with 28 units. The applicant is seeking reimbursement for repairs made to the floors and walls.

**162 and 164 East 104<sup>th</sup> Street, Manhattan** - This property is comprised of two adjacent buildings. 162 East 104<sup>th</sup> Street is a seven-unit rental building where the applicant is seeking reimbursement for precast wall coping replacement, modified bitumen roof, and for exterior brick repair. Funding is also being sought for outstanding repairs including extensive paint work. 164 East 104<sup>th</sup> Street is a four-story, eight-unit structure where the applicant is seeking reimbursement for the pumping of standing water and emergency clean up. Funding is required for outstanding repairs including, but are not limited to, extensive paint work, exterior door replacement, HP pump replacement, boiler insulation, and drywall hanging.

**344 East 112<sup>th</sup> Street, Manhattan** - This property consists of a six-story, 18-unit rental building. The applicant is seeking reimbursement for emergency clean-up. Funding is required for outstanding repairs to replace the locksets on exterior doors, paint work, replacing sump pump and junction box, boiler insulation, and replacing a metal exterior door.

**472 Greenwich Street, Manhattan** - This property consists of a seven-story building with seven-units. The applicant is seeking reimbursement for completed repairs, including electrical, boiler control panel, pipes, valves, drywall, elevator repairs, sump pumps, lighting, painting, and cleaning. Funding is required for outstanding repairs to the boiler and hot water heater.

**159 Beach 100<sup>th</sup> Street, Queens** - This property is a two-level unit occupying the basement and 1<sup>st</sup> floor of a four-story condo building. The owner is seeking reimbursement for repairs made to the boiler and water heater, floors, walls, wiring, and fixtures.

**198 Beach 119<sup>th</sup> Street, Queens** - This property is a five-unit building with a basement foundation. The applicant is seeking reimbursement for repairs made to the building's mechanical systems and a basement-level apartment, water heater, boiler, walls, wiring, windows, floors, and fixtures.

**136 Beach 117<sup>th</sup> Street, Queens** - This property is an eight-story, 94-unit condominium. The applicant is seeking reimbursement for completed repairs to the sprinkler system, door frames, doors, wiring, conduit, fence, security system, elevator cables, tile flooring, baseboard and painting. Funding is required for outstanding repairs to the exterior fencing, gates, parking garage, and the following mechanical systems: AC, heating, electrical, boiler, security, sprinkler, and alarm.

**150 Beach 123rd Street, Queens** - This property is a three-story building with six-units. The applicant is seeking reimbursement for repairs made to the walls, floors, doors, and windows. Funding is required for outstanding repairs to the sprinkler system, door replacement, painting, drywall, baseboard and new insulation.

**151 Beach 96<sup>th</sup> Street, Queens** - This property is an eleven-story building with 38-units. The applicant is seeking reimbursement for repairs made to the ground floor area and elevator. Funding is required for outstanding repairs to the roof and exterior portions of the building and lighting.

**335 East 105<sup>th</sup> Street, Manhattan** - This property is a ten-story building with 102 units. The applicant is seeking reimbursement for completed repairs including extensive paint work, the pumping of standing water, and exterior door replacement. Funding is required for outstanding repairs including, but are not limited to, detailed electrical rewiring, outlet replacement, metal conduit replacement, and minor paint work.

**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](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 27<sup>th</sup>, 2015.

Bill de Blasio, Mayor

Vicki Been, Commissioner, HPD

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

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