

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) 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 YEAR FLOOD ZONE (APPROX.)
240 EAST 7 STREET	MN	376/11	0.09	0.09
164 EAST 104 STREET	MN	1631/49	0.06	0.06
238 BOWNE STREET	BX	5645/7501	0.97	0.97
2691 EAST 23 STREET	BK	7468/7502	0.20	0.20
4078 NOSTRAND AVENUE	BK	8793/7502	0.22	0.22
4401 ATLANTIC AVENUE	BK	7026/63	0.10	0.01
2580 OCEAN PARKWAY	BK	7218/59	0.62	0.62
2833 OCEAN PARKWAY	BK	7260/7506	0.12	0.12
501 SURF AVENUE	BK	7279/7501	7.70	7.70
1011 EAST 108 STREET	BK	8235/289	1.25	1.25
118 BEACH 60 STREET	QN	15931/7501	4.44	0.18
122 BEACH 60 STREET	QN	15931/7501	4.44	0.18
126-134 BEACH 60 STREET	QN	15931/7501	4.44	0.18
107-113 BEACH 60 STREET	QN	15932/7501	4.44	4.44
6006-6008 BEACH FRONT ROAD	QN	15932/7501	4.44	4.44
6018 BEACH FRONT ROAD	QN	15932/7501	4.44	4.44
6116 BEACH FRONT ROAD	QN	15933/7501	4.44	0.32
105 BEACH 61 STREET	QN	15933/7501	4.44	0.32
121 BEACH 61 STREET	QN	15933/7501	4.44	0.32
191 BEACH 61 STREET	QN	15904/7501	4.44	4.44
172-194 BEACH 62 STREET	QN	15904/7501	4.44	4.44
123-11 ROCKAWAY BEACH BOULEVARD	QN	16233/1	0.23	0.23
5-25 BORDEN AVENUE	QN	34/7502	0.36	0.36
161 BEACH 128 STREET	QN	16238/7501	0.18	0.18
165 BEACH 128 STREET	QN	16238/7501	0.18	0.18
55 VERA STREET	SI	3546/1	1.76	1.76

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:

240 East 7 Street, Manhattan – This property is a seven-story, 30-unit, building where the applicant is seeking funding for repairs that include but are not limited to the replacement of the boiler as well as reinforcement and finishing of the concrete in the basement.

164 East 104 Street, Manhattan – This property is comprised of two buildings totaling 15 units. The applicant is seeking reimbursement for the removal of standing water, emergency cleanup, replacement of a door and HP pump, boiler installation, drywall hanging, replacement of precast wall coping, work on modified of bitumen roof, repairs to brick exterior, and painting.

238 Bowne Street, Bronx – This property is a three-story building with 18 condominium units where the applicant is seeking reimbursement for completed work that includes but is not limited to repairs to the garages and sea wall.

2691 East 23 Street, Brooklyn – This applicant is located on the first floor of a condo unit structure and seeks reimbursement for work due to extensive flood damage to the unit's boiler, living room, two bedrooms, and kitchen space. Completed work includes but is not limited to sheathing, painting, electrical rewiring, drywall replacement, tile floor coverage, refrigerator repair, cabinetry work, the installation of engineered wood floors, as well as sanding and finishing of wood flooring.

4078 Nostrand Avenue, Brooklyn – This property is a condo unit within a 12-unit building where the applicant is seeking reimbursement for completed repairs to the boiler, hot water heater, and related mechanical equipment.

4401 Atlantic Avenue, Brooklyn – This property is a seven-unit complex where the applicant is seeking reimbursement and funding for additional repairs to address flood damage to the common area on the first floor and two units.

2580 Ocean Parkway, Brooklyn – This property is a six-story, 90-unit, co-op condominium complex where the applicant is seeking reimbursement and funding for completed work that includes but is not limited to mechanical repairs.

2833 Ocean Parkway, Brooklyn – This property is a 12-unit condominium where the applicant is seeking reimbursement for completed work that includes repairs on flood damaged floors and walls in the basement and first floor in addition to electrical and security systems.

501 Surf Avenue, Brooklyn – This property is a condominium complex comprised of two buildings that total 369 units. The applicant is seeking reimbursement and funding for work relating to flood damage repairs.

1011 East 108 Street, Brooklyn – This applicant is located within a 75-unit multifamily condominium building and is seeking reimbursement for gutting and reconstruction work from flood damage.

118 Beach 60 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

122 Beach 60 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

126-134 Beach 60 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

107-113 Beach 60 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

6006-6008 Beach Front Road, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

6018 Beach Front Road, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

121 Beach 61 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

105 Beach 61 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

6116 Beach Front Road, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

191 Beach 61 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

172-194 Beach 62 Street, Queens – This property is part of a 16 building, 130-unit, condominium where the applicant is seeking reimbursement for flood damage repairs performed on the exterior of the building.

123-11 Rockaway Beach Boulevard, Queens – This property is an eight-story, 28-unit, building where the applicant is seeking reimbursement for completed work to two basement units, two upper units, boiler and gas rooms, garbage room, storage room, and laundry rooms. Additional funding is requested for proposed repairs and resiliency work that includes but is not limited to damaged units, boiler and gas rooms, storage rooms, garbage rooms, laundry room, and hallways.

5-25 Borden Avenue, Queens – This property is a 76-unit condominium building where the applicant is seeking reimbursement for completed emergency and permanent repairs. Additional funding is requested for work that includes repairs to plumbing, elevator mechanicals, surfaces, heating systems, as well as the elevation and repairs to electrical systems.

161 Beach 128 Street, Queens – This property is a six-unit multifamily condominium building where the applicant is seeking reimbursement for completed repairs to the basement and first floors.

165 Beach 128 Street, Queens – This property is a six-unit multifamily condominium building where the applicant is seeking reimbursement for completed repairs to the basement and first floors.

55 Vera Street, Staten Island – This applicant is located within a co-op building that is part of a property that is comprised of four buildings that total 144 units. Reimbursement is being sought for completed repairs to flood damaged walls, floors, doors, windows, fixtures, appliances, and electrical system.

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 7-A3. 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 October 3, 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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