

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 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 allocated to housing, \$215 million would be provided to HPD for the rehabilitation of multifamily buildings (5+ units) and 3-4 unit properties that are not owner-occupied. The properties shown below are subject to this public notice:

Address	Block/Lot	Lot Acreage (approximate)	Lot Acreage Within 100 YR Flood Zone (approximate)
9501 Rockaway Blvd, QN	16151/6	0.6	0.6
2765 W 5th St, 433 Neptune Ave, 2820 Ocean Pkwy, 2701 W 6th St, 499 Neptune Ave, BK	7250/1 7253/1	27.6	27.2
334 Beach 54 th St, QN	15890/30	0.6	0.6
188 Ave C, 200 Ave C, 726 E 13 th St, MN	382/1	3	3
10 Monroe St, MN	253/1	5.1	3.6
2817 W 12th St, 828 Neptune Ave, 2892 W 8th St, 2954 W 8th St, 2879 W 12th St, BK	7268/1	22	22
259 Bay 43rd St, BK	6911/6	0.8	0.8

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 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. Specific project descriptions for the properties which are subject to this notice are contained below:

9501 Rockaway Blvd, Queens

The entire ground floor of this 72-unit property was substantially damaged by flood water, including the physical interior and much of the first floor mechanical, electrical, and plumbing. The flood repair and mitigation scope includes gutting and repairing all systems located at grade and the installation of an elevated backup generator and high-efficiency hanging gas boiler system to provide protection from future flooding.

2765 W 5th St, 433 Neptune Ave, 2820 Ocean Pkwy, 2701 W 6th St, 499 Neptune Ave, Brooklyn

The property contains five, 24-story apartment buildings, and housing 2,585 mixed-use cooperative units, with parking, community, commercial space, and grounds. Flooding damaged electrical and heat/water distribution systems, and sidewalk bridging that was deployed to the site. The flood repair and mitigation scope includes design and fabrication of an enclosure to contain the switchgear and associated HVAC equipment and installation of a new low voltage distribution system to be run both underground and into the ground floor of each building to a height of approximately 8-10 feet above grade.

334 Beach 54th St, Queens

The property is a four-story detached masonry building with 32 units. Flooding occurred in six apartments, the boiler, electric, water meter and trash room as well as the laundry, tenant meeting space, management office, elevator pit and machine room and the main hallway. The repair and mitigation scope includes demolition/germicidal, emergency electric service and breakers, plumbing, HVAC, baseboard, elevator repairs and dry flood proofing.

188 Ave C, 200 Ave C, 726 E 13th St, Manhattan

The property consists of four multi-family residential buildings containing 371 units, a parking garage and commercial space. The entire complex, basement, garage and ground floors were flooded by the East River. The repair and mitigation scope includes the installation of a new natural gas boiler plant and cogeneration system to be placed within a new elevated structure, raising various equipment currently located within the basement, emergency generators, solar panels, hardening elevators, and other wet and dry flood proofing measures, as feasible.

10-40 Monroe St, Manhattan

The property consists of a 12-building complex containing 1,590 units. Storm water entered the buildings at grade and flooded the sub-cellar level and basement to a depth of approximately six feet. The proposed repair and mitigation scope includes electrical system, heating plant, elevator and water distribution repair/replacement, and combination of resiliency/mitigation practices, hardening interior walls to resist hydrostatic forces, installing back-water valves and vents on the sewage disposal lines, securing the fuel oil tank system, and installing new emergency generators and electrical control devices.

2817 W 12th St, 828 Neptune Ave, 2892 W 8th St, 2954 W 8th St, 2879 W 12th St, Brooklyn

The property is comprised of five high rise buildings containing approximately 1,575 units with commercial and community space. The bulk of the flood damage occurred in the basements and underground areas housing mechanical and electrical equipment. Sidewalks around the perimeter of the complex also sustained damage. The proposed scope includes repair, replacement and resiliency measures associated with the affected mechanical and electrical equipment, controls and components damaged by the flood water including: vacuum and sump pumps, trash compactors, elevator cables, electrical distribution panels, domestic hot waters storage tanks and circulating pumps.

259 Bay 43rd Street, Brooklyn

The property is a seven-story, 106-unit building with a courtyard, parking, and a rear plaza. Storm water flooded the basement's boiler room, electrical equipment, trash compactor, security system, and backup generator. The repair and mitigation scope includes constructing and relocating mechanical systems to a new building above the flood plain, and the installation of a new co-generator and solar panel system to supplement the project's domestic hot water needs as well as supply the project's electrical demand for the public areas.

Public Explanation of a Proposed Activity in the 100-Year Floodplain:

The City of New York 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. *A 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 September 28st, 2013.

Michael R. Bloomberg, Mayor
RuthAnne Visnaukas, Commissioner, HPD
City of New York, Office of Management and Budget, Mark Page, Director

Publication Date: Friday, September 20th, 2013.