



**HWR00512 - RICHMOND VALLEY ROAD, S.I.**  
**STREET ACQUISITION**

**Prepared By:**  
**Program Management – Property Acquisition Unit**

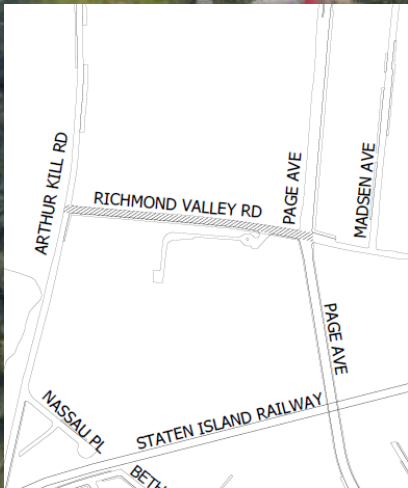
**SEPTEMBER 2022**

# DDC PROPERTY ACQUISITION PRESENTATION OVERVIEW

1. Project Information & Roadway Design
2. Completed Project Example – HWQ274F1 Rosedale Area, Queens
3. Acquisition Definitions and General Terms
4. Street Acquisition Limits and Impacts
5. Acquisition Process Schedule
6. City Notices
7. Frequently Asked Questions and Contact Information

# PROJECT DESCRIPTIONS

- **Project Id:** HWR00512 – Reconstruction of Richmond Valley Road, Staten Island.
- **Project Limits:** Richmond Valley Road between Arthur Kill Road and Page Avenue.
- **Project Scope of Work:** DOT proposes to widen and reconstruct the roadway surface to its mapped width to include bike lane, completed sidewalks, landscaping and drainage improvements.
- **Project Objective:** To improve vehicle, bicycle and pedestrian functions and safety.
- **Project Schedule:** Design Completion end **2023** ➔ Construction Start mid-**2024** ➔ Completion **2025**

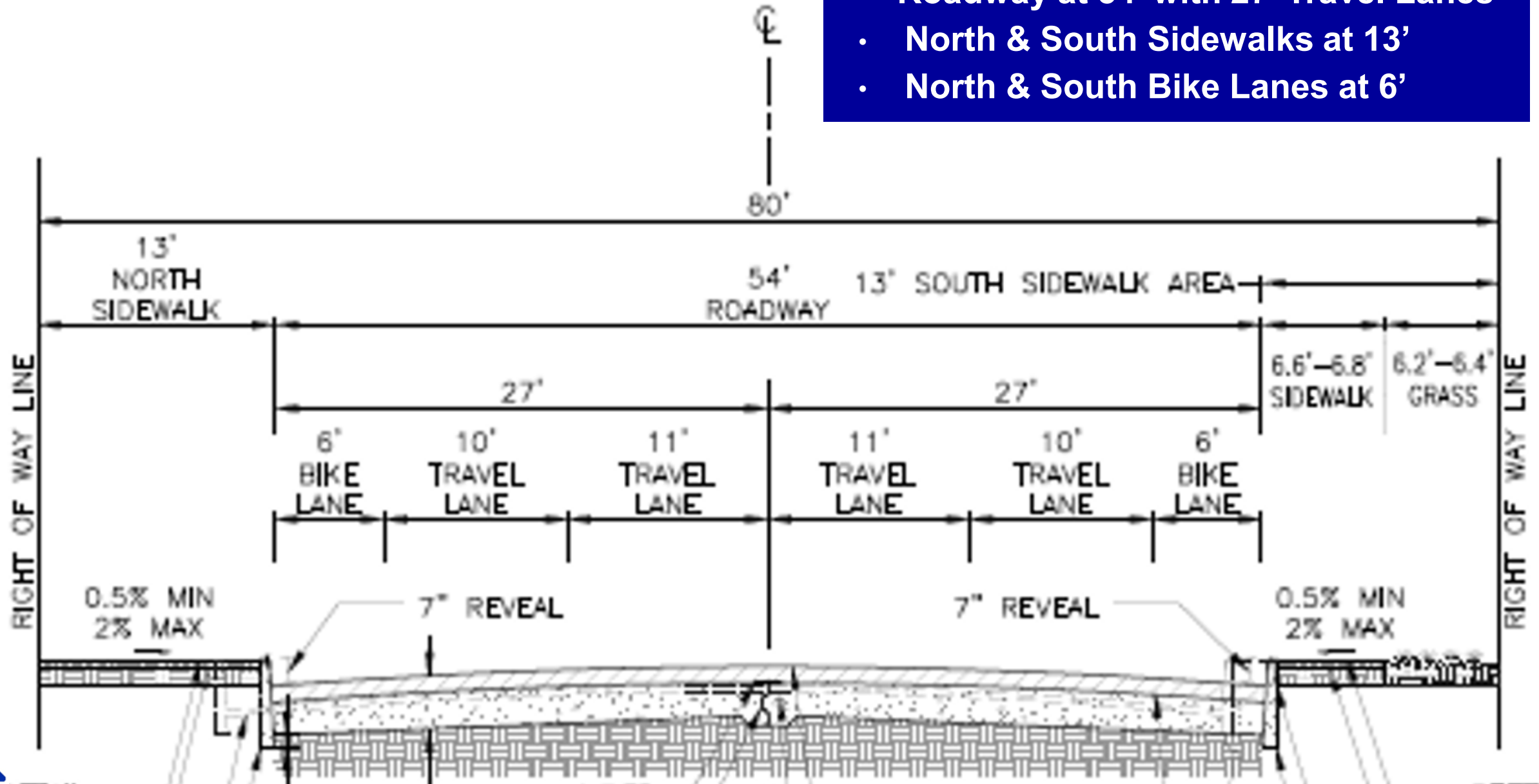


Intox Fitness Clubs

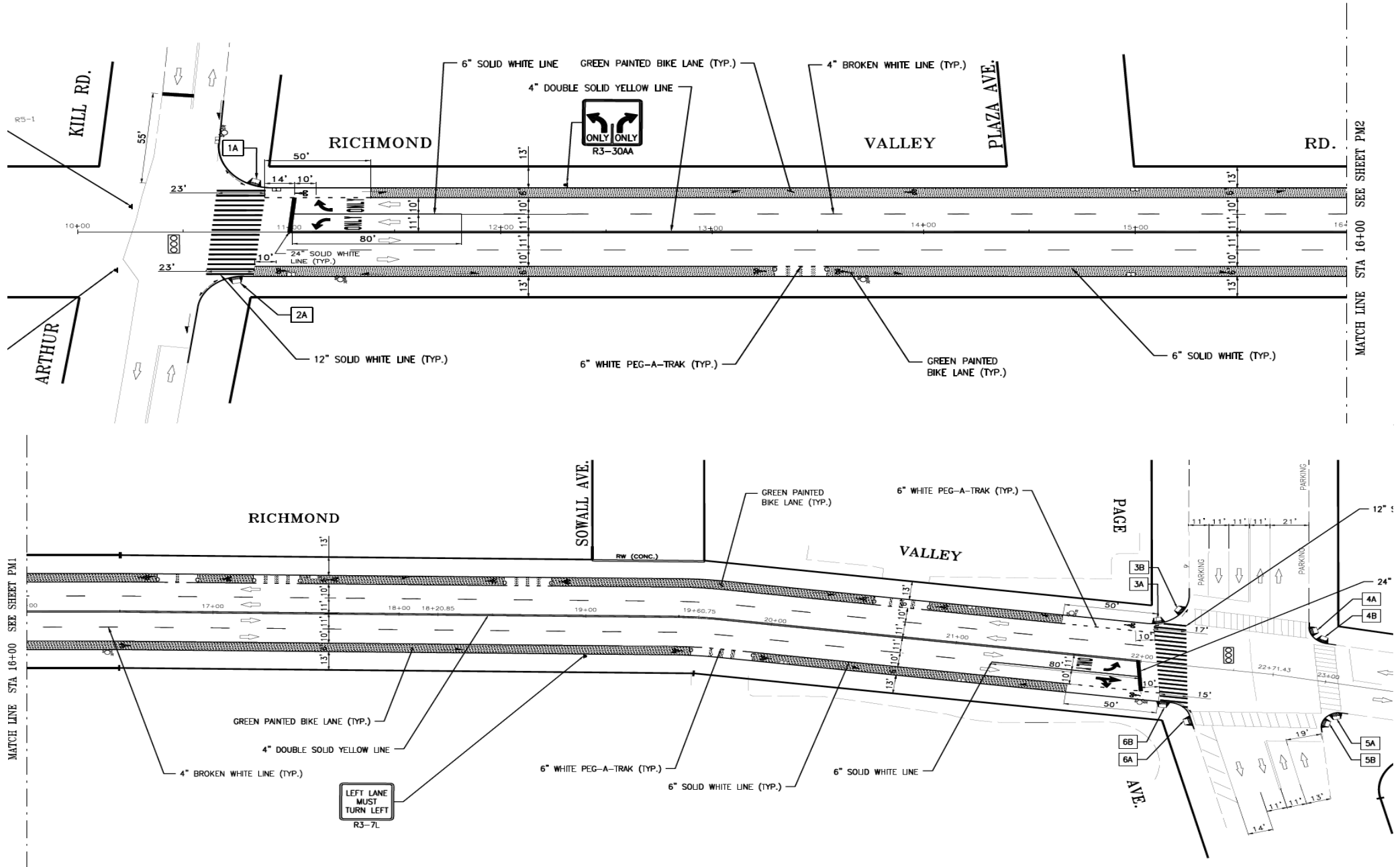
RollerJam USA  
Modern roller  
rink for all ages

# ROADWAY DESIGN

- Mapped Street ROW is 80'
- Roadway at 54' with 27' Travel Lanes
- North & South Sidewalks at 13'
- North & South Bike Lanes at 6'



# ROADWAY DESIGN



PLAN  
SCALE: 1" = 30'

# COMPLETED PROJECT EXAMPLE – HWQ274F1 ROSEDALE AREA, Queens

## Scope:

To accommodate the new street alignment, the City needed to acquire:

- 1) Portion of land; and
- 2) Encroachments.

## Schedules:

- Project started **2015**, completed **2021**.
- Acquisition started **2016**, completed **2019**.
- Acquisition duration **3 years**.

## Challenges:

Push back from the community during the acquisition process.

## Positive Outcome:

The community's post-construction feedback was positive.



Pre- & Post-construction photos of street restoration and encroachment removal along Hood Creek Boulevard.

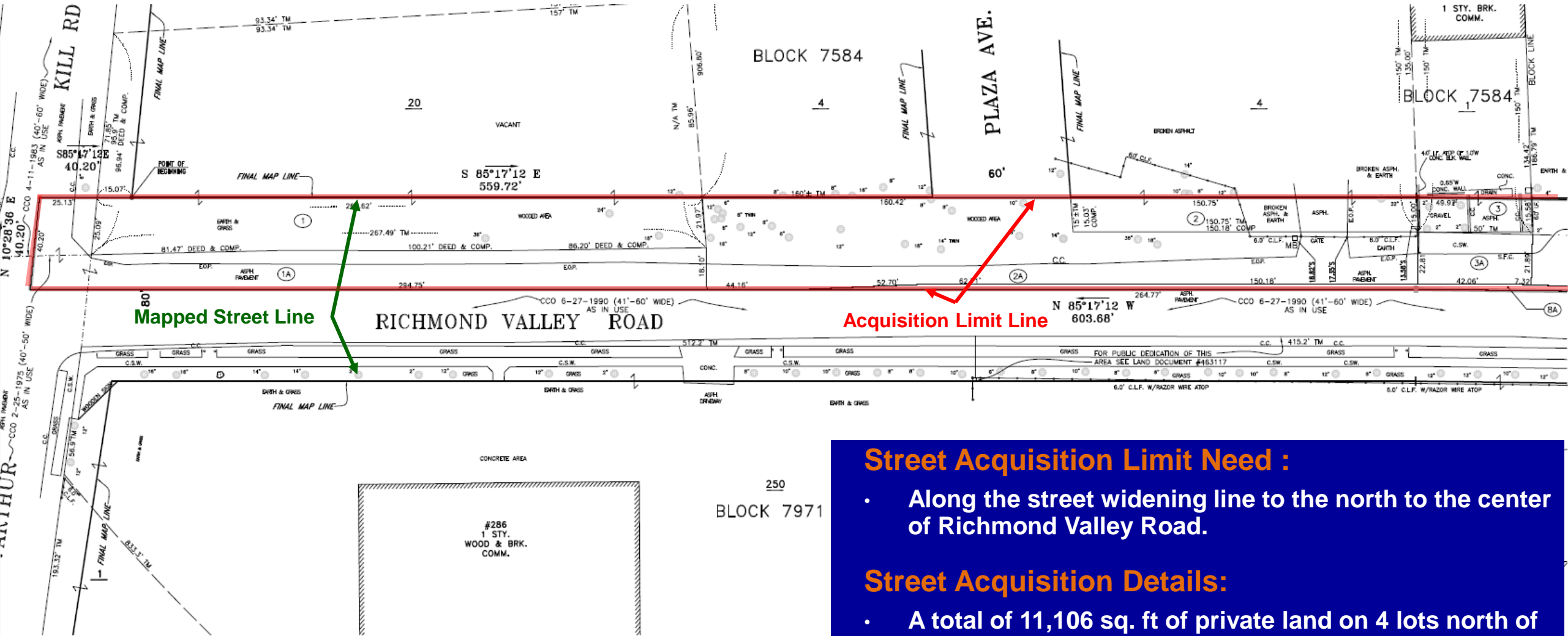


## ACQUISITION DEFINITIONS AND GENERAL TERMS

- **Right-of-way (ROW):** The physical land area upon which the City's facilities are located (e.g., utility lines, roadway, sidewalk, etc.).
- **Property Acquisition:** The process of gaining ownership or control of real property or an interest in real property.
- **Condemnation:** The legal process that provides the City title to property. DDC typically uses condemnation to acquire the full mapped width of the street in order to eliminate all other competing rights or interests.

# PROJECT STREET ACQUISITION LIMITS

## Richmond Valley Road from Arthur Kill Road



### Street Acquisition Limit Need :

- Along the street widening line to the north to the center of Richmond Valley Road.

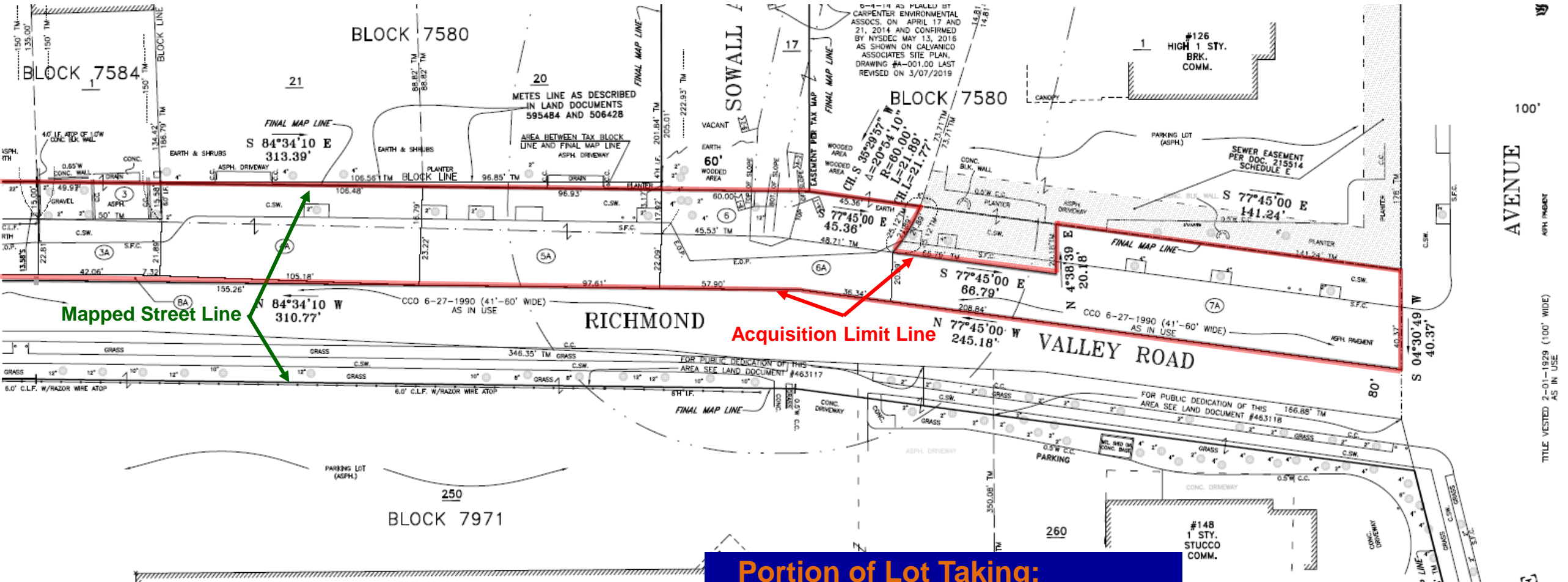
### Street Acquisition Details:

- A total of 11,106 sq. ft of private land on 4 lots north of Richmond Valley Road are being acquired.
- Private improvements within street acquisition limits can include fences, walls and landscapes.



# PROJECT STREET ACQUISITION LIMITS

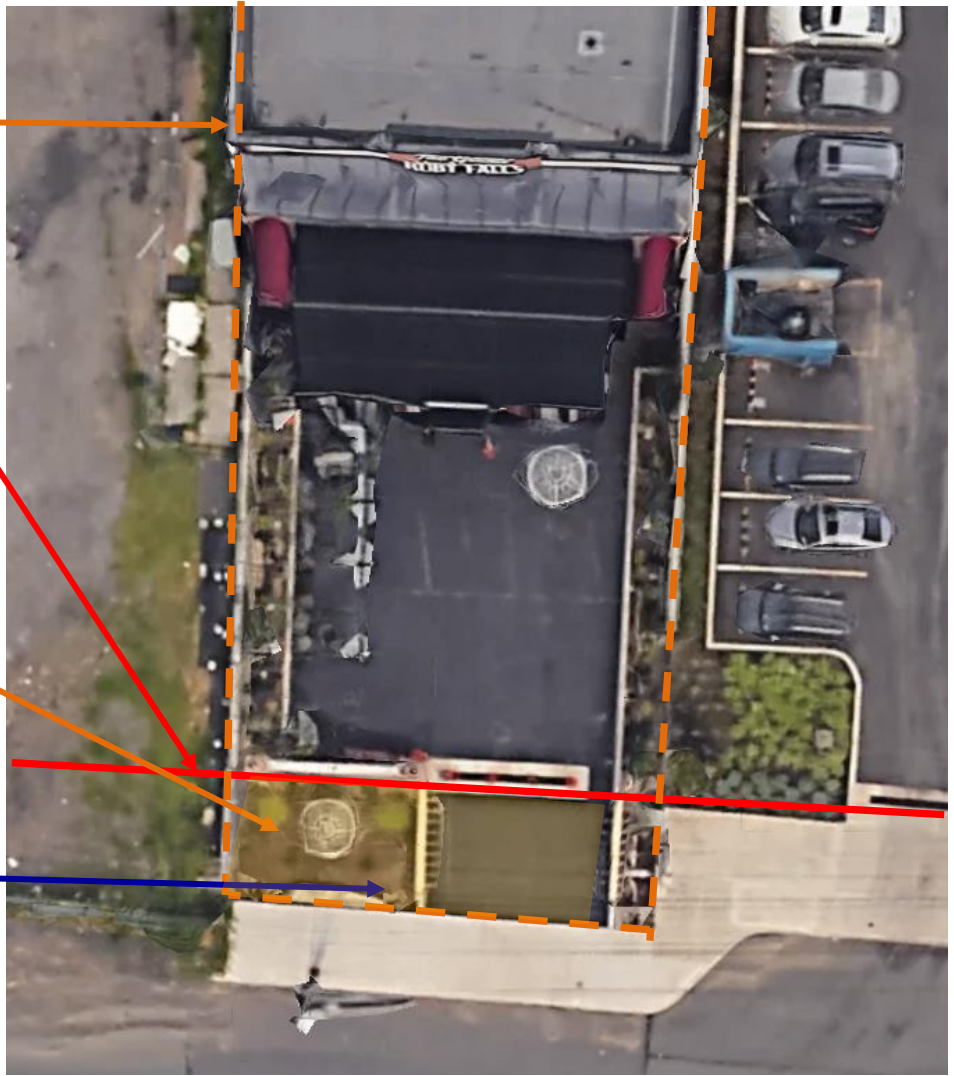
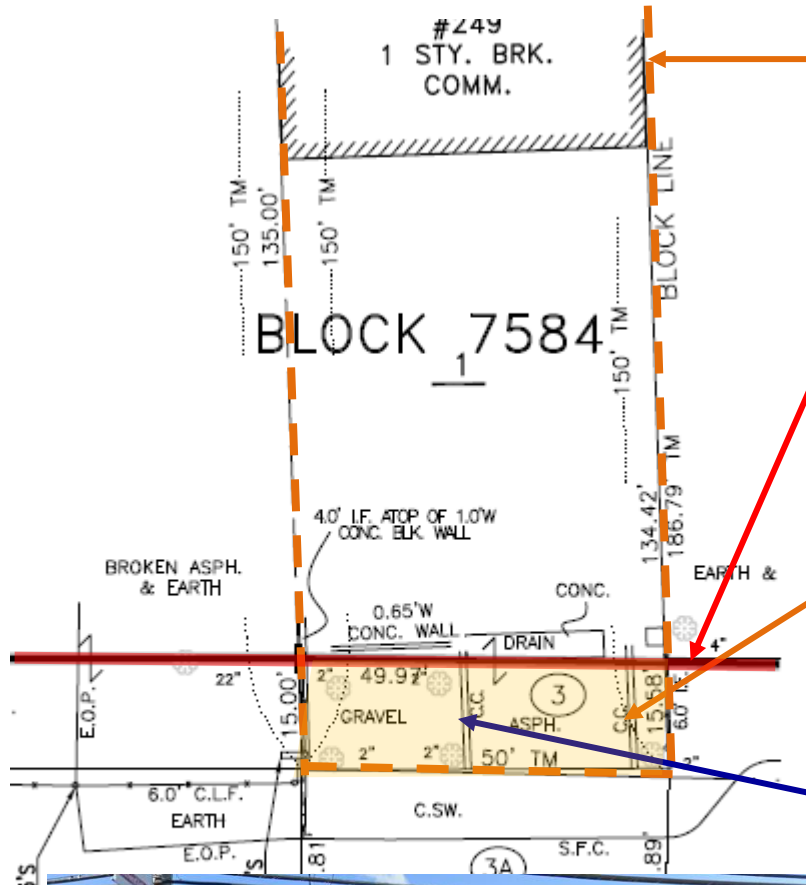
## Richmond Valley Road from Page Avenue



### Portion of Lot Taking:

- Block 7584, Lot 20 = 6,171 sq. ft.
- Block 7584, Lot 4 = 2,256 sq. ft.
- Block 7584, Lot 1 = 763 sq. ft.
- Block 7580, Lot 17 = 1,916 sq. ft.

# STREET ACQUISITION IMPACT



Lot Line

Acquisition Limit Line & Mapped Street Line

Part of Lot Taking (Parcel 3)

Encroached Improvements to be Removed

- **Private land (part of lot)** that extends into the street widening line being acquired.
- **Private improvements**, such as fences, walls, small trees and landscaping within the acquisition limit line will need to be removed.



# ACQUISITION PROCESS SCHEDULE

## Acquisition Milestones:

**A. Community Outreach**  
September 2022

**B. Public Hearings**  
November 2022  
EAS Completion 2022

**C. Street Title Vesting**  
Early 2024

**D. Compensation Award**  
Mid 2024



**1. Community Presentation**  
Slide 12 Example

**3. D&F Notice**  
Slide 13 Example

**5. Street Title Vesting Notice**  
Slide 14 Example

**7. Encroachment Removal Notice**  
Slide 16 Example

**2. Public Hearing Notice**  
Slide 13 Example

**4. Court Hearing Notice**  
Slide 14 Example

**6. Compensation Award Notice**  
Slide 15 Example

## Notices Timeline:

*Note: Projected milestone schedule is subject to change.*

## Public Hearing Notice Proposed September 2022

THE CITY OF NEW YORK  
DEPARTMENT OF DESIGN + CONSTRUCTION

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the City of New York, acting by and through its Department of Design and Construction, in connection with the acquisition of certain portions of properties for roadway improvements in the southeastern section of the Rosedale Area (Capital Project HWQ274F2) in the Borough of Queens.

The time and place of the hearing are as follows:

DATE: February 24, 2022  
TIME: 6:00 PM  
LOCATION: 145-45 156<sup>th</sup> Street, Second Floor  
Jamaica, NY 11434

Please note that you may also join this hearing virtually through Microsoft Teams by visiting our website at <https://www1.nyc.gov/site/ddc/projects/acquisition-events.page> for the link to the Capital Project HWQ274F2 – Rosedale Area, Phase 2 public hearing at the above scheduled date and time.

The purpose of this hearing is to inform the public of the proposed acquisition and its impact on the properties listed below to review the public use to be served by the project, and the impact on the environment and residents. The scope of this Capital Project within the acquisition area will include the reconstruction of roadways, sidewalks and curbs, pedestrian ramps, storm sewers, sanitary sewers, and water mains.

The properties proposed to be acquired are within the acquisition limits shown on Damage and Acquisition Map No. 5867, dated 4/10/2020, as follows:

- Hook Creek Boulevard from a point approximately 98 feet south of 257<sup>th</sup> Street to 149<sup>th</sup> Avenue,
- Frankton Street from 145<sup>th</sup> Avenue to dead end (Nassau County line),
- 145<sup>th</sup> Avenue from Francis Lewis Boulevard to dead end (Nassau County line),
- Hungry Harbor Road from Hook Creek Boulevard to dead end (Nassau County line),
- Francis Lewis Boulevard from a point approximately 100 feet West of 257<sup>th</sup> Street to 148<sup>th</sup> Avenue,
- 148<sup>th</sup> Avenue from Hook Creek Boulevard to 259<sup>th</sup> Street,
- 148<sup>th</sup> Drive from Hook Creek Boulevard to 259<sup>th</sup> Street,
- 259<sup>th</sup> Street from 147<sup>th</sup> Street to 148<sup>th</sup> Avenue,
- 147<sup>th</sup> Road from Francis Lewis Boulevard to 258<sup>th</sup> Street,
- 147<sup>th</sup> Drive from Francis Lewis Boulevard to 257<sup>th</sup> Street, and
- 149<sup>th</sup> Road from 262<sup>nd</sup> Street to a point approximately 133 feet west of 262<sup>nd</sup> Street.

The properties proposed to be acquired include the following locations, as shown on the Tax Map of the City of New York for the Borough of Queens:

BLOCK #:	PART OF LOT #:
13588	65
13589	48, 50
13601	1, 4, 7, 10, 13, 15, 23, 25, 27, 29, 35, 67
13602	1, 18, 20
13603	59, 61
13631	1
13632	1, 5
13633	1, 15
13663	35, 38, 40, 41, 43, 46
13670	2, 5, 6, 8, 9, 12, 14, 15, 17, 19, 22, 24, 26, 28, 45, 48, 50, 53, 57, 59
13671	36, 40, 42, 44, 46, 49, 52, 54, 55, 56, 58, 62, 63, 64
13681	33, 38, 39, 42, 43, 45, 47, 49, 50, 55, 154
13682	4, 16, 46, 154, 156, 159, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018

## Determination & Findings Notice 90 Days from Hearing

THE CITY OF NEW YORK - PUBLIC NOTICE

### DETERMINATION AND FINDINGS BY THE CITY OF NEW YORK PURSUANT TO SECTION 204 OF THE NEW YORK STATE EMINENT DOMAIN PROCEDURE LAW

Whereas, the New York City Department of Design and Construction, on behalf of the New York City Department of Transportation, and the City of New York ("the City"), has proposed the acquisition of certain properties for roadway improvements at the southeastern section of the Rosedale area (Capital Project HWQ274F1- Phase I); and

Whereas, the New York State Eminent Domain Procedure Law ("EDPL") sets forth uniform procedures for condemnations by municipalities throughout the State of New York, which also governs over this acquisition; and

Whereas, pursuant to the EDPL, the City is required to hold a public hearing to determine whether the public would be better served by the proposed acquisition of the above-mentioned properties and the impact of such an acquisition on the neighborhood where the project is to be constructed; and

Whereas, the City held a public hearing pursuant to EDPL Section 204 in relation to this acquisition on March 27, 2018 in the Borough of Queens. Having given due consideration to the complete hearing record, which includes, among other things, all documents submitted and all public comments, the City makes the following determination and findings concerning the above and below described acquisition and project:

1. The public use and benefit of this project is for the reconstruction of streets in Rosedale area, including sewer, water main, street lighting and traffic work in the Borough of Queens (the "Project").
2. The properties proposed to be acquired are within the acquisition limits shown on Damage and Acquisition Map No. 5855 as follows:

- The bed of Hook Creek Boulevard from 253<sup>rd</sup> Street to a point approximately 105 feet south of 257<sup>th</sup> Street,
- The bed of 139<sup>th</sup> Avenue from 254<sup>th</sup> Street to Hook Creek Boulevard,
- The bed of 255<sup>th</sup> Street from Francis Lewis Boulevard to dead end (Nassau County line),
- The bed of 256<sup>th</sup> Street from Francis Lewis Boulevard to dead end (Nassau County line),
- The bed of 257<sup>th</sup> Street from Francis Lewis Boulevard to dead end (Nassau County line), and
- The bed of Francis Lewis Boulevard from 254<sup>th</sup> Street to a point approximately 100 feet south of 257<sup>th</sup> Street.

The properties (Blocks and Lots) affected include the following locations, as shown on the Tax Map of the City of New York for the Borough of Queens:

BLOCK #:	PART OF LOT #:
13627	1, 2, 3, 4, 6, 8, 45, 47, 49, 56, 58, 60, 62, 67, 68, 69
13629	14
13631	5
13603	6
13604	17, 21, 22, 24
13605	1, 34
13606	28, 34
13589	42
13590	27, 33, 34, 36
13591	23, 25, 27, 29
The beds of Hook Creek Boulevard, 139 <sup>th</sup> Avenue, 255 <sup>th</sup> Street, 256 <sup>th</sup> Street, 257 <sup>th</sup> Street, and Francis Lewis Boulevard are proposed to be acquired.	

- The adjacent Blocks and Lots affected include the following locations, as shown on the Tax Map of the City of New York for the Borough of Queens:

ADJACENT BLOCK #:	ADJACENT LOT #:
13627	1, 2, 3, 4, 6, 8, 47, 49, 56, 58, 60, 62, 67, 68, 69
13629	1, 4, 6, 9, 11, 19, 21, 23, 25
13630	3, 5, 7, 9, 12, 15, 17, 19, 21, 23
13631	5, 9, 11, 13, 15
13603	6, 8, 12, 14, 15, 17, 19, 21, 23, 25, 28, 29, 31
13604	1, 6, 8, 10, 14, 15, 17, 21, 22, 24, 26, 28, 30, 34, 36, 39, 42, 43, 45, 46, 56, 58, 62
13605	1, 4, 6, 10, 11, 13, 16, 18, 19, 21, 23, 24, 27, 28, 31, 32, 34, 35, 36, 39, 40, 42, 46, 47, 50, 52, 56
13606	1, 3, 5, 6, 7, 28, 34, 36, 39, 40, 42, 44, 45, 47, 50, 52, 53
13607	27
13616	1, 2, 4, 5, 8, 9, 14
13589	38, 41, 42
13590	27, 33, 34, 36, 41, 43
13591	23, 25, 27, 29

The City selected these locations based on the need for the reconstruction of streets in Rosedale area including installation of new storm sewer to alleviate flooding and chronic ponding in the area, sanitary sewers extension and replacement, replacement distribution water main, street lighting and traffic work together with all work incidental thereto.

The general effect on the neighborhood will be to improve current living conditions. The New York City Department of Design and Construction conducted an environmental review of the proposed property acquisition locations in accordance with New York City Environmental Quality Review process (CEQR No. 12DOT001Q). The New York City Department of Transportation as lead agency determined that the proposed project would not have a significant effect on the environment and published a Negative Declaration on February 7, 2012.

Comments and concerns raised by the property owners at the public hearing and through subsequent written submissions have been reviewed by the City. Property owners inquired generally as to the Project's duration and construction schedule, preventative measures regarding vermin arising from construction, and the effect

## Court Hearing Notice

FILED: RICHMOND COUNTY CLERK 01/05/2021 10:57 AM

NYSCEF DOC. NO. 6

INDEX NO. CY4501/2021

RECEIVED NYSCEF: 01/05/2021

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND – IA PART 89

X

In the Matter of the Application of the CITY OF NEW YORK  
Relative to Acquiring Title in Fee Simple to Property located  
in Staten Island, including Parts of the bed of

### NOTICE OF PETITION

Index No. CY

#### WEST CASTOR PLACE

from Alverson Avenue to Powell Street; McBaine Avenue  
from Alverson Avenue to a Point Approximately 200' West  
therefrom; Alverson Avenue from Woodrow Road to Correl  
Avenue; Gilroy Street from Woodrow Road to West Castor  
Place.

X

**PLEASE TAKE NOTICE** that the City of New York (the "City") intends to  
make an application to the Supreme Court of the State of New York, Richmond County, IA Part  
89, for certain relief.

Due to the ongoing COVID-19 public health emergency, the hearing for this  
matter will not be held in person at the Kings County Courthouse, located at 360 Adams Street,  
in the Borough of Brooklyn, City and State of New York, but rather will be held virtually and on  
telephone via Microsoft Teams on February 24, 2021 at 10:00 A.M., or as soon thereafter as  
counsel can be heard. To receive a link and/or phone number to attend the virtual hearing please  
contact Court Secretary Elizabeth Correa directly at [ecorrea@nycourts.gov](mailto:ecorrea@nycourts.gov), prior to the hearing.

The application is for an order:

- a) authorizing the City to file an acquisition map in the Richmond County Clerk's

Office;

**NOTE: Examples include the first page of document for visual only.**

## Street Title Vesting Notice

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND I.A.S. PART 89

X

In the Matter of the Application of the CITY OF NEW  
YORK Relative to Acquiring in Fee Simple Absolute to all  
or parts of

### NOTICE OF ACQUISITION

Index No. CY 4512/2018

#### GRANTWOOD AVENUE and the intersection of SHELDON AND BELFIELD AVENUES

located in the area generally located at Grantwood Avenue  
between Sheldon Avenue and Rensselaer Avenue and  
between Rensselaer Avenue and Rathbun Avenue as well  
as the intersection of Sheldon Avenue and Belfield Avenue  
in the Borough of Staten Island, City and State of New  
York.


X

**PLEASE TAKE NOTICE**, that by order of the Supreme Court of the State of  
New York, County of Richmond, IA Part 89 (Hon. Wayne Saitta, J.S.C.), duly entered in the  
office of the Clerk of the County of Richmond on October 31, 2018 ("Order"), the application of  
the City of New York to acquire certain real property, for the reconstruction of storm and  
sanitary sewers, water mains and appurtenances, and to have the compensation was granted and  
the City was thereby authorized to file an acquisition map with the Clerk of Richmond County.  
Said map, showing the property acquired by the City, was filed with the Clerk of Richmond  
County. Title to the real property vested in the City of New York on November 1, 2018.

**PLEASE TAKE FURTHER NOTICE**, that the City has acquired the following  
parcels of real property as more particularly described in the Order and shown on the Damage  
and Acquisition map for this proceeding:

# NYC LAW DEPARTMENT NOTICES

## Compensation Award Notice



THE CITY OF NEW YORK  
LAW DEPARTMENT  
100 CHURCH STREET  
NEW YORK, N.Y. 10007-2601

ZACHARY W. CARTER  
Corporation Counsel

February 27, 2017

Ozone Park, NY 11417

Re: Ditkin Avenue from Cross Bay Blvd to 97<sup>th</sup> Street (Street Widening);  
In  
NYC Law Dep't Matter No. 2013-015729

Dear Frank & Elizabeth Perretta:

This letter is being written to you because you are the former owner of property, or a portion of property, that was acquired by the City of New York in the above referenced condemnation proceeding, or because you are an attorney representing the former owner of such property.

The New York City Law Department has authorized the Office of the Comptroller of the City of New York ("the Comptroller") to issue a payment for the Street Widening property that was taken, subject to a possible effective dollar clause. This payment is the market value as of May 5, 2014 of the property that was taken by eminent domain, based upon an appraisal that was prepared for the City. **However, before a check can be issued, two separate requirements must be met.**

**The First Requirement**

A "SUBSTITUTE FORM W-9" must be completed and submitted to the Comptroller. A copy of this form is included with this mailing. Please note that if the property is owned by more than one person or entity, each owner must complete and submit a "SUBSTITUTE FORM W-9."

The form must be completed and submitted to the following address:

Condemnation Unit  
Bureau of Accountancy  
Office of the Comptroller

1 Centre Street, Room 200S  
New York, NY 10007

[www.nyc.gov](http://www.nyc.gov)

THE CITY OF NEW YORK  
OFFICE OF THE COMPTROLLER  
BUREAU OF ACCOUNTANCY  
CONDEMNATION UNIT, ATTN: LEONEL FERREIRA  
1 CENTRE STREET, ROOM 200-S  
NEW YORK, N.Y. 10007-2341

SCOTT STRINGER  
COMPTROLLER

**NOTICE** **IT OR AWARD** **MARCH 28, 2017**

**TO:** 137-27 95TH STREET, OZONE PARK, NY 11417

**FROM:** DUKE PHILLIPS Division of Fiscal Services

<b>SUBJECT:</b> VENUE FROM CROSS BAY BLVD TO 97TH ST	<b>Principal:</b>
<b>Parcel:</b>	<b>Dept. of Finance Assignment:</b>
<b>Block:</b>	<b>Water Board Assignment:</b>
<b>Lot:</b> 44	<b>Other Voucher Assign Amt:</b> \$0.00
<b>Interest:</b> \$3,000.00	<b>Total Proceeding:</b> \$3,000.00

PLEASE TAKE NOTICE THAT a condemnation award is now available for payment at the Office of the Comptroller for the above referenced property.

- NO PAYMENT WILL BE MADE UNLESS TITLE HAS BEEN PROVEN, AND ALL OBJECTIONS TO TITLE HAVE BEEN CLEARED. In order to prove title and clear title objections, please contact Natisha Rodney at 212-356-2125, or [nrodney@law.nyc.gov](mailto:nrodney@law.nyc.gov), Tax & Bankruptcy Litigation Division, New York City Law Department, 100 Church Street, New York, NY 10007.
- NO PAYMENT WILL BE MADE UNLESS A "CONDEMNATION PROCEEDING SUBSTITUTE FORM W-9" HAS BEEN FILED with the Office of the Comptroller, Bureau of Accountancy, Condemnation Unit, Attn: LEONEL FERREIRA, 1 Centre Street, Room 200-S, New York, NY 10007. Kindly complete the attached Substitute W-9 form if you have not done so already. IRS mandates if no taxpayer identification number has been furnished to the City, Backup Withholding of 28% will be applied to the Interest portion of award.
- All payees must be present to pick up the payment. Payment will be delivered to a payee's attorney or representative if a valid Power of Attorney is presented; provided, however, that this provision shall not apply to corporations, trustees or executors. If the payee is a corporation, the corporation must be represented by an officer of the corporation who must present a Corporate Resolution (under the seal of the corporation) authorizing the officer to execute any and all papers required by the Comptroller for the payment of the award.
- If an urban renewal site is involved, payment will not be made unless you first obtain a rent release from the Department of Housing Preservation and Development ("HPD"). In order to obtain a rent release from HPD, please contact Evelyn Cabrera, Director of Urban Renewal and Property Management, 100 Gold Street New York, NY 10038, Room 7-V5, (212) 863-7444 or [cabrerae@hpd.nyc.gov](mailto:cabrerae@hpd.nyc.gov).
- Payment must be picked up IN PERSON and BY APPOINTMENT ONLY in Room 1200, 1 Centre Street, New York, NY 10007, BEFORE 3:30 PM. You must call (212) 669-2024/2105 IN ADVANCE for an appointment.

**FOR COMPTROLLER'S USE ONLY:**

Vendor Code:	Principal Voucher No.:
Interest Voucher No.:	Dept. of Finance Voucher No.:
Water Board Voucher No.:	Other Voucher Assignment No.:

Substitute Form W-9 needs to be submitted.

NOTE: Examples include the first page of document for visual only.

## ACQUISITION JUST COMPENSATION

City must provide just compensation to property owners when the City takes properties and/or private improvements within the City's mapped street limits.

- **The City may compensate only after title vests to the City.**
  - Private improvement impact and removal can affect hundreds of homeowners on a typical street project.
  - DDC manages the extensive and individualized property-owner **title report searches, land appraisals and fixture appraisals**, which are needed for the City's assessment of compensation value for each property.
- **The City compensates private property owners as follows:**
  - Land is compensated at fair market value.
  - Encroachments / Private improvements are compensated at their depreciated value.

## Encroachment Removal Letter

**NYC DDC** Department of Design and Construction

Dr. Feniosky Peña-Mora  
Commissioner

Eric C. Macfarlane, P.E.  
Deputy Commissioner  
Infrastructure

N. Venugopalan, P.E.  
Associate Commissioner  
Program Administration

December 18, 2017

CERTIFIED AND REGULAR MAIL  
RETURN RECEIPT REQUESTED

Jamaica, NY 11417

RE: HWQ411B – Reconstru reas, Borough of Queens  
Removal of Encroachment: Block # 11554, Lot # 23

Dear Sir /Madam:

**NOTICE**

The New York City Department of Design and Construction (DDC) has begun construction under the above referenced project:

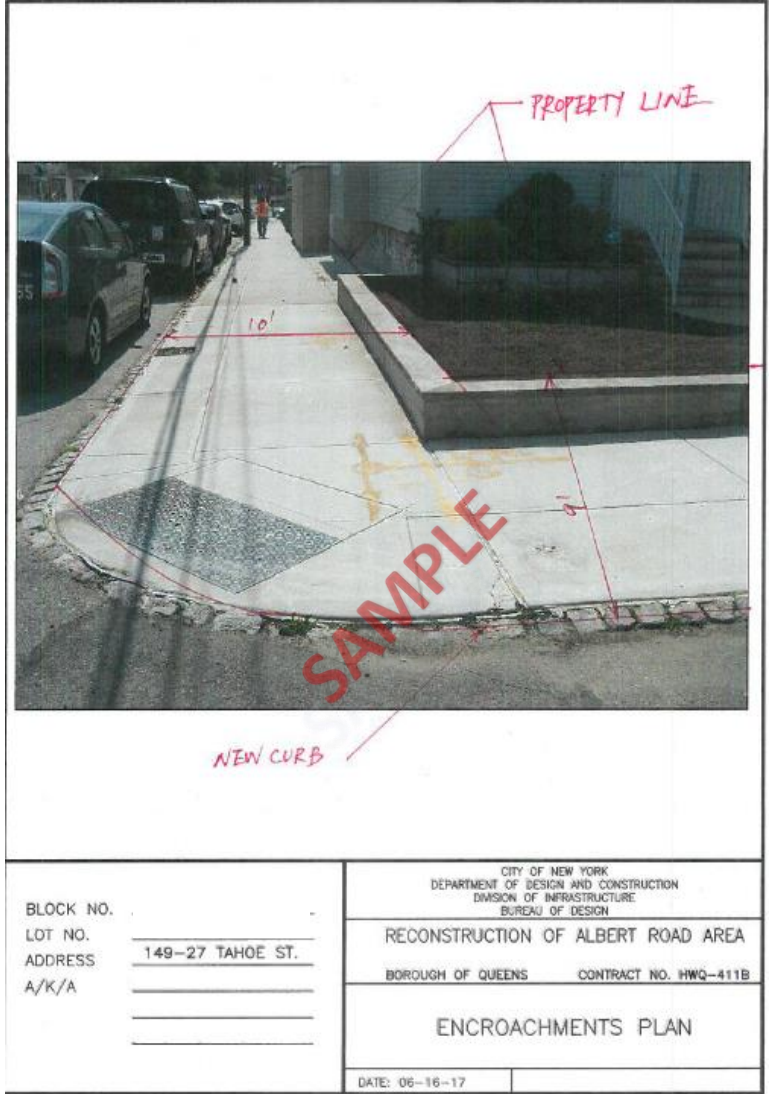
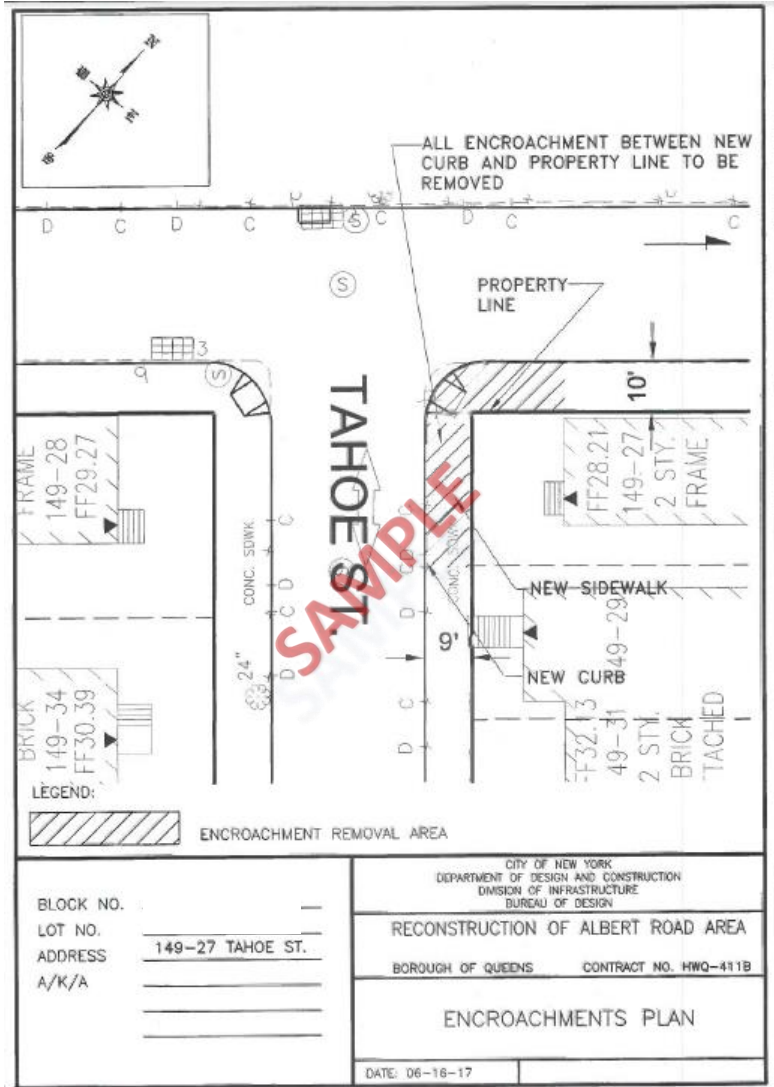
HWQ411B – Reconstruction of Albert Road Area, Queens.

We are writing to you as the owner of record of Block # 11554, Lot # 23, also known as 149-27 Tahoe street, and because this property lies within the limits of the project area. As such, we would like to take this opportunity to explain what impact the project may have on you.

The proposed City work on all blocks will involve (as a minimum) the reconstruction of the roadway pavement, and the construction of new curbs and new sidewalks to conform to current City standards.

Related to any or all of the above work, per our records, and field inspection of the site, private improvements have been made in front of your property within the City owned street area, where the project is to take place. The City calls these private improvements “encroachments”. We recognize that you may not realize that your encroachment(s) (which may have been installed by a previous owner of the property) does not lie within your property, and so for illustrative purposes, we’ve enclosed with this letter a sketch of your property depicting the boundary of your property and the City street area, and indicating the “encroachment(s)” that currently exist.

Our findings indicate that due to the encroachment of your landscape berm, the construction of the new street and sidewalks cannot be accommodated. It will therefore be necessary that you remove your encroachment as shown in the attached sketch prior to the time of construction.





# OFFICE OF COMMUNITY OUTREACH NOTICES

## Community Construction Liaison (CCL) responsibilities area as follows:

- First point of contact; maintain on-site presence and communication.
- Identify, resolve, and/or proactively address issues and inquiries.
- Distribute advisory updates/weekly construction activities newsletter.
- Provide 72-hour and 24-hour (confirmation or cancellation advisories for work impacts by email and door to door.
- Attend community board monthly DSC meetings.
- <https://www1.nyc.gov/site/ddc/projects/videos.page>



SAMPLE

## Typical construction impacts and mitigation:

- ✓ Pre-construction survey photos (which will be done by a separate entity).
- ✓ Work within Noise Code Regulations.
- ✓ During temporary water shutdowns, ensure area has enough access to water. (Will coordinate with community to provide accommodations.)
- ✓ Post advance Contractor's 24-hour notice to impacted area.
- ✓ Keep storage site and MPT area clean & safe.
- ✓ Maintain emergency / through-traffic access.
- ✓ Driveway access may be temporarily restricted during work hours, but coordination is done case-by-case.
- ✓ Parking may be temporarily restricted when necessary; signs to be posted in advance.
- ✓ Garbage pick-up may be affected and will be coordinated with appropriate stakeholders.
- ✓ Individuals with special needs should contact the CCL. DDC field staff will work to minimize inconvenience.

# FREQUENTLY ASKED QUESTIONS (ACQUISITION PROCESS)

## 1. Will the City condemn the property or lot?

The City will need to acquire portions of lots consisting of roadway, curb, sidewalk and grass areas that extend into the mapped street in some areas of the project.

## 2. How does the acquisition process affect the certain properties?

Certain lots where portion of lot taking occurred will have their tax lot dimensions adjusted. Other remaining lots adjacent to the streets will not be affected by the acquisition of the streets.

## 3. How does street reconstruction and street acquisition affect the property improvements or fixtures?

Property improvements or fixtures like fences, walls or moveable structures that are outside of the property lot line or within the acquiring area will become “encroachments” when the City takes ownership of the streets. If needed, affected property owners will be notified to remove encroachments prior to street work. Property owners are responsible for encroachments removal and replacement at the property line or new property line after completion of street work.

## 4. How will property owners be compensated for portion of lot taking or removed encroachments?

Portion of lot taking will be justly compensated at fair market land value. Depending on the location and type of the fixtures, on a case-by-case basis a license fixture appraiser will appraise the encroached fixtures at their depreciated value. NYC Law will issue a notice of award amount for the encroachments. Property owners will need to clear title with NYC Law to ensure rightful ownership prior to obtaining payment.

## 5. Contact to DDC Property Acquisition Unit for acquisition process status?

Gaurang Dave at phone number: (718) 391-3178 or email: [Acquisition\\_Unit@ddc.nyc.gov](mailto:Acquisition_Unit@ddc.nyc.gov).