

New York City Housing Authority
Early Notice and Public Review of a Proposed Activity in a Floodplain

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To: All interested Agencies, Stakeholders, Groups, and Individuals

This is to give notice that the New York City Housing Authority (NYCHA) and the New York City Department of Housing Preservation Development (HPD), as the Responsible Entity (RE) under 24 CFR Part 58, have determined that the action described below is proposed in the 100-year floodplain (Zone AE) as delineated on the latest Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM), whether advisory, preliminary, or effective. Additionally for the projected 2080s Federal Flood Risk Management Standard (FFRMS) floodplain NYCHA used the FFRMS projected floodplain, and flood elevation projections established by the New York City Panel on Climate Change (NPCC) and the Department of City Planning (DCP) as allowed by the Climate Informed Science Approach (CISA) described at 24 CFR 55.7(f).

NYCHA is seeking approval for disposition of public housing property from the U.S. Department of Housing and Urban Development (HUD) as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and per implementing regulations of 24 C.F.R. Part 970 (Section 18) in addition to funding through HPD's Neighborhood Construction Program (NCP), Project Based Vouchers (PBVs), and Low-Income Housing Tax Credit (LIHTC) (the "Proposed Actions"). The Proposed Actions will facilitate a 99-year ground lease between NYCHA and Arverne Edgemere LLC ("the Developer").

The Proposed Actions would facilitate the new construction of a 5-story, 55-foot-tall mixed-use building at 53-05 Beach Channel Drive (the "Development Site"; Block 15890 / Lots 54, 55, 58, 62, 64, 66, and 69) on underutilized and/or vacant lots in the Edgemere neighborhood of Queens, New York. The Development Site is a NYCHA-owned property adjacent to the NYCHA Ocean Bay Apartments. Approval of the Proposed Actions would allow the Developer to provide the new construction of 105 dwelling units and 3 voluntary parking spaces for facility employees only or for commercial tenants on an open parking lot on underutilized and/or vacant lots in the Edgemere neighborhood of Queens, New York ("the Proposed Project").

The Proposed Project would include 8 PBV units through NYCHA's RAD Transfer, 28 units for households earning up to 47% Areas Median Income (AMI), 52 units for households earning up to 57% AMI, 16 homeless referral units, and one superintendent unit. Of the 105 total dwelling units, 9 units would be designated for mobility- and/or sensory-impaired households; these accessible units may fall within any of the AMI bands or referral categories described above. The building would be approximately 94,376 gross square feet ("GSF") and contain approximately 4,544 GSF of commercial uses (local retail), 3,383 GSF of community facility uses on the ground floor, and 86,449 GSF residential uses on the upper floors to the 2015 FEMA FIRM (Panel No. 3604970381F).

According to the 2015 FEMA Preliminary FIRM (Panel No. 3604970381F), the Development Site is currently located within a 1% floodplain (Zone AE) with a Base Flood Elevation of 10 feet. The Proposed Action would place a new mixed residential, commercial, and community facility building in a designated "Zone AE" within the 1% annual chance floodplain (100-year flood zone) as per the 2015 FEMA Preliminary Flood Insurance Rate Maps (PFIRMs) and the 2007 effective Flood Insurance Rate Maps (FIRMs). The Proposed Action involves the development of underutilized and/or vacant land into a multifamily residential and

commercial mixed used building. Since the Proposed Action is new construction, it is therefore subject to 24 CFR §55.20 and the 8-Step Decision Making Process for Floodplain Management are applicable.

HPD as the RE will be identifying the potential impacts on the floodplain from the Proposed Actions, as required by Executive Orders 11988, 13690, 11990, 14030, and 14148, and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public education tool. The dissemination of information and request for public comments about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain it must inform those who may be put at greater or continued risk.

The written comments must be received by HPD, the RE, at the following address:

Department of Housing Preservation and Development
ATTN: Anthony Howard, Certifying Officer
100 Gold Street, room 7-A3
New York, NY 10038
(212)-863-7248

Hours of Operation: 9 AM – 5 PM, Monday through Friday, except Federal and State Holidays

Comments may also be submitted via email at environmental_review@hpd.nyc.gov on or before the end of 15 calendar days from this notice. The comment period will begin the day after the publication and end on the 16th day after this publication