



IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at 14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Blvd (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space; 99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use, Borough of Queens, Community Districts 10 and 14.

This application for the acquisition of 74 privately-owned lots was filed by the New York City Department of Housing Preservation and Development (HPD), the New York City Department of Parks and Recreation (DPR), and New York City Department of Citywide Administrative Services (DCAS) on May 13, 2019. The proposed action would facilitate the redevelopment of 11 properties as flood resilient housing and the redevelopment of 63 properties as open space across 10 neighborhoods in Queens Community Districts 10 and 14.

RELATED ACTIONS

In addition to the proposed acquisition that is the subject of this report (C 190397 PQQ), the proposed project also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

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|--------------|---|
| C 190396 PCQ | Site selection and acquisition of 21 properties to facilitate expansion of existing parks in Queens Community Districts 10 and 14 |
| C 190398 PPQ | Disposition of 74 City-owned properties to facilitate resilient housing and open space in Queens Community Districts 10 and 14 |

These applications (C 190396 PCQ, C 190397 PQQ, C 190398 PPQ) are also being considered concurrently with other applications for site selection, acquisition, and disposition in Brooklyn (C 190394 PQQ, C 190395 PPK) and Staten Island (C 190399 PCR, C 190400 PQR, C 190401 PPR), and are part of a larger initiative to facilitate resilient housing and open space on sites that were damaged by Hurricane Sandy.

BACKGROUND

HPD, DPR, and DCAS seek approval for the acquisition, disposition, and site selection and acquisition for 74 privately-owned properties to facilitate the responsible future use of these properties as either resilient housing or open space. The distribution of lots by associated action are:

- 53 lots for acquisition
- 21 lots for site selection and acquisition
- 74 lots for disposition

The U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant-Disaster Relief (CDBG-DR) program provides communities impacted by disasters with resources to address a wide range of disaster-related needs. New York City is using its CDBG-DR funding to support recovery from Hurricane Sandy and to build resilient housing that can withstand the challenges of climate change. The Build It Back (BIB) program is funded by \$2.2 billion in CDBG-DR dollars and overseen by the Mayor's Office of Housing Recovery Operations (HRO), in coordination with HPD and the Department of Design and Construction (DDC).

The proposed sites, which were originally occupied by one-to four-family homes, were damaged by Hurricane Sandy in 2012 and are part of the City's BIB Acquisition, Relocation and Buyout Program. Following the storm, BIB was created with CDBG-DR funding to purchase substantially-damaged homes or lots to facilitate planned resiliency projects. HPD manages the program, which uses a sub-recipient, Project Rebuild, Incorporated (PRI) (a private non-profit organization) to allocate CDBG-DR funds in order to purchase the properties, remove the damaged structures, and retain the properties until plans for future resilient use are finalized.

To comply with CDBG-DR grant requirements, there are limitations on the future land use for all lots purchased through BIB, including:

- Open Space Lots, known as Buyouts in the CDBG-DR grant, are required to be used as open space in perpetuity. No impervious surfaces or new structures are permitted on Open Space Lots, except for a flood control structure, restroom, or public facility that is open on all sides and functionally-related to a designated open space. If these requirements are not met, the City may seek to acquire the lots.
- Resilient Housing Lots, known as Acquisition for Redevelopment in the CDBG-DR grant, must be elevated, flood-compliant housing structures with mandatory flood insurance requirements and a specified timeframe for redevelopment. If these requirements are not met, the City may seek to acquire the lots.

The project area includes portions of the neighborhoods of Ramblersville, Hamilton Beach, and Old Howard Beach in Community District 10 and Broad Channel, Far Rockaway, Edgemere, Arverne, Rockaway Beach, Rockaway Park, and Neponsit in Community District 14. The project area has a history of flood risk and has been heavily impacted by previous storms due to low topography.

Of the 74 total properties, 11 lots would be redeveloped as resilient housing lots and 63 lots would be designated as open space lots. The list of sites, by neighborhood, is as follows:

- Ramblersville: 16 open space lots
- Hamilton Beach: two resilient housing lots and five open space lots

- Old Howard Beach: one resilient housing lot
- Broad Channel: 23 open space lots
- Edgemere: four resilient housing lots and eight open space lots
- Arverne: two open space lot
- Rockaway Beach: one resilient housing lot
- Neponsit: one resilient housing lot
- Rockaway Park: two resilient housing lots
- Far Rockaway: one open space lot

The proposed project sites are located within R1-2, R2, R3A, R3X, R4, R4-1, R4A, R5A, R5B, C1-3, C3A, CR-1, and CR-2 zoning districts.

Of the 11 resilient housing lots, eight are intended for Housing Managed Redevelopment. These lots would be acquired by the City and subsequently disposed of to private owners to develop as affordable housing through HPD's Open Door Program, which funds the new construction of homes at 80 to 130 percent Area Median Income (AMI). Future owners would be required to redevelop individual lots or groups of lots into single or two-family housing to flood-compliant standards within a period defined in the associated deed restriction. The remaining three Resilient Housing Lots are intended for private auction and would be sold by PRI to private owners who would, in turn, be required to redevelop individual lots or groups of lots for residential use to a flood-compliant standard and within a period defined in the associated deed restrictions.

There are 63 open space lots in the program; 41 are open space lots intended for City ownership and 22 are open space lots intended for private ownership through the Yard Expansion Program. Of the 41 open space lots intended for City ownership, 21 would be acquired by the City then assigned to DPR to incorporate into City parks. Two of those lots are adjacent to DPR property and would be incorporated into existing City parks: Brant Point Wildlife Sanctuary and Bayswater Park. The other 19 lots would be incorporated into new park areas, 16 for the Ramblersville Marsh Restoration Project and three for the proposed Recreational Use Area in Edgemere. These open space lots are subject to fair share analysis since they would result in new DPR facilities.

The open space lots intended for City ownership that are not adjacent to DPR property would be acquired by the City and retained as open space under the jurisdiction of DCAS. These 20 lots would be under the control of DCAS until a suitable use and ownership structure is found. The Mayor's Office of Resiliency (MOR) is in the process of developing long-term plans for the affected neighborhoods and may help identify the future use and ownership for these open space lots.

The remaining 22 open space lots are intended for private ownership and would be auctioned by PRI to adjacent homeowners to acquire as a side yard through the Yard Expansion Program. Future owners would be required to maintain the lots as open space. If the new owner defaults on such requirements, and if the default cannot be remedied by the owner in a timely manner, the City would have the approval and ability to acquire the lot to enforce the open space requirement imposed by the CDBG-DR grant, as defined in the deed restriction. The City would also have the approval and ability to acquire the lots if PRI is unable to sell the lots. If the City acquires open space lots intended for private ownership, they would be under the jurisdiction of DCAS until a future use is determined.

The properties subject to the disposition in the related application (C 190398 PPQ) include the 74 properties subject to this acquisition application (C 190397 PQQ). The CDBG-DR grants require enforcement and recapture provisions if future private owners of lots do not comply with the program. For properties that are planned for public use, the City must have the authority to acquire purchased properties to recapture the grant's value and enforce the intended use.

The project area overlaps with the Department of City Planning's (DCP) study released in 2017, *Resilient Neighborhoods: Old Howard Beach, Hamilton Beach, and Broad Channel*, which recommended neighborhood-wide zoning changes and targeted investments in coastal infrastructure to support the vitality of these neighborhood in light of their high flood risk. Subsequently, in 2017, the City Council adopted area-wide resiliency rezonings for Broad Channel and Hamilton Beach, Queens to reflect their unique built character and extreme vulnerability to coastal flooding. These neighborhoods are not only vulnerable to large coastal storms like Sandy, but also more frequent tidal flood events, a condition expected to worsen in the future with sea

level rise. Given this risk, the rezonings sought to limit increases in density in these areas while supporting homeowners opting to make resiliency investments in their homes. The acquisition action subject to this report is consistent with the goal of these rezonings.

Queens Proposed Project Sites’ Planned End Use Program

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
13	Ramblersville/10	14225	178	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
14	Ramblersville/10	14225	180	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
15	Ramblersville/10	14225	209	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
16	Ramblersville/10	14228	167	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
17	Ramblersville/10	14228	210	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
18	Old Howard Beach/10	14228	731	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
19	Ramblersville/10	14228	771	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
20	Ramblersville/10	14231	819	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
21	Hamilton Beach/10	14231	1120	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
22	Hamilton Beach/10	14231	1123	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
23	Hamilton Beach/10	14231	1124	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
24	Ramblersville/10	14234	280	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
25	Ramblersville/10	14234	281	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
26	Ramblersville/10	14234	282	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
27	Ramblersville/10	14234	283	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
28	Ramblersville/10	14234	500	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
29	Ramblersville/10	14234	505	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
30	Ramblersville/10	14234	537	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
31	Ramblersville/10	14234	538	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
32	Ramblersville/10	14234	539	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
33	Ramblersville/10	14234	574	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
34	Ramblersville/10	14234	580	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
35	Ramblersville/10	14234	584	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
36	Ramblersville/10	14234	586	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
37	Ramblersville/10	14234	587	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
38	Ramblersville/10	14234	588	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Ramblersville Marsh Restoration Project)
39	Ramblersville/10	14238	1044	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
40	Hamilton Beach/10	14243	1219	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
41	Hamilton Beach/10	14243	1222	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
42	Hamilton Beach/10	14254	1653	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
43	Hamilton Beach/10	14255	1791	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
44	Broad Channel/14	15304	3	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
45	Broad Channel/14	15315	43	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
46	Broad Channel/14	15317	32	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
47	Broad Channel/14	15317	33	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
48	Broad Channel/14	15317	67	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
49	Broad Channel/14	15323	17	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
50	Broad Channel/14	15376	710	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
51	Broad Channel/14	15400	10	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
52	Broad Channel/14	15400	40	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
53	Broad Channel/14	15400	63	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
54	Broad Channel/14	15451	21	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
55	Broad Channel/14	15451	22	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
56	Broad Channel/14	15452	26	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
57	Broad Channel/14	15454	31	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
58	Broad Channel/14	15456	15	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
59	Broad Channel/14	15457	3	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
60	Broad Channel/14	15457	30	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
61	Broad Channel/14	15460	28	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
62	Broad Channel/14	15461	30	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
63	Broad Channel/14	15477	18	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
64	Broad Channel/14	15479	15	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
65	Broad Channel/14	15500	20	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
66	Broad Channel/14	15500	100	DCAS**	Acquisition (PQ); Disposition (PP)+	Private Open Space
67	Far Rockaway/14	15655	33	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
68	Edgemere/14	15830	20	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
69	Edgemere/14	15954	54	DPR	Site Selection/ Acquisition (PC)	Open Space (Expansion to Bayswater Park)

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
70	Edgemere/14	15960	34	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
71	Edgemere/14	15960	37	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
72	Edgemere/14	15960	42	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
73	Edgemere/14	15961	102	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Recreational Use Area)
74	Edgemere/14	15961	103	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Recreational Use Area)
75	Edgemere/14	15961	104	DPR	Site Selection/ Acquisition (PC)	Open Space (New resource: Proposed Recreational Use Area)
76	Edgemere/14	15962	59	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
77	Edgemere/14	15967	14	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
78	Edgemere/14	15968	92	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
79	Edgemere/14	15968	94	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
80	Arverne/14	16061	33	DPR	Site Selection/ Acquisition (PC)	Open Space (Expansion to Brant Point Wildlife Sanctuary)
81	Arverne/14	16062	33	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
82	Arverne/14	16065	48	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
83	Rockaway Beach/14	16120	65	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
84	Rockaway Park/14	16164	20	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
85	Rockaway Park/14	16186	65	HPD*/DCAS *	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
86	Neponsit/14	16293	60	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction

¹ For planned agency jurisdiction:

* Interim agency jurisdiction until final conveyance to a private owner.

** City acquisition and DCAS jurisdiction only in the case of a private owner default.

+: Disposition is restricted to permanent use as open space, as defined in the deed restriction.

++: Disposition is restricted to a one- or two-family residential use with street frontage or an open space use, unless developed as an assemblage in conjunction with an adjacent lot or lots pursuant to zoning and with street frontage.

ENVIRONMENTAL REVIEW

This application (C 190397 PQQ), in conjunction with the applications for the related actions (C 190396 PCQ and C 190398 PPQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is HPD. The designated CEQR number is 19HPD055Y.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 15, 2019.

UNIFORM LAND USE REVIEW

This application (C 190397 PQQ), in conjunction with the related applications (C 190396 PCQ and C 190398 PPQ), was certified as complete by the Department of City Planning on May 20, 2019, and was duly referred to Queens Community Board 10, Queens Community Board 14, the

Queens Borough Board, and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 10 held a public hearing on this application (C 190397 PQQ) on June 6, 2019 and, on that date, by a vote of 37 in favor, none opposed, and none abstaining, recommended approval of the application with the condition that all acquired sites be maintained including the property, abutting sidewalk, curbs, and paving through an issued agreement.

Community Board 14 held a public hearing on this application (C 190397 PQQ) on June 11, 2019 and on that date, by a vote of 33 in favor, none opposed, and two abstaining, recommended approval of the application with the condition that the disposition of the seven identified Housing Managed Redevelopment lots be disapproved and allow for further discussion with HPD regarding the AMI range and public ability to acquire the lots through auction.

Borough Board Recommendation

The Queens Borough Board held a public hearing on this application (C 190397 PQQ) on July 15, 2019 and on that date by a vote of eight in favor, none opposed and none abstaining approved the application with the following conditions:

“All of the properties designated for open space uses must always be kept to the restricted uses and maintained to assure that the properties do not become derelict and detriments to the surrounding neighborhood;

CB 14 should be consulted on the terms and conditions of the disposition of the seven properties within their district”

Borough President Recommendation

The Queens Borough President held a public hearing on the application (C 190397 PQQ) on July 11, 2019, and on August 27, 2019 issued a recommendation to approve the application with the following conditions:

“All of the properties designated for open space uses must always be kept to the restricted uses and maintained to assure that the properties do not become derelict and detriments to the surrounding neighborhood;

CB 14 should be consulted on the terms and conditions of the disposition of the seven properties within their district”

City Planning Commission Public Hearing

On August 28, 2019 (Calendar No. 10), the City Planning Commission scheduled September 11, 2019, for a public hearing on this application (C 190397 PQQ) and the related applications (C 190396 PCQ and C 190398 PPQ). The hearing was duly held on September 11, 2019 (Calendar No. 21). There were four speakers in favor of the application and one testified in opposition.

The applicant team included HRO’s Director of Housing Recovery and Build It Back, HPD’s Executive Director of Resiliency Policy, Planning, and Acquisitions, a DPR representative and a representative of Department of Environmental Protection. The team also spoke on behalf of concurrent public hearings for resilient housing and open space site selection, acquisition, and disposition actions in Brooklyn (C 190394 PQQ, C 190395 PPK) and Staten Island (C 190399 PCR, C 190400 PQR, C 190401 PPR).

The applicant team provided background on the BIB program and discussed how properties were designated for future development as resilient housing or as open space. The representative from HPD described the differences between the Housing Managed Redevelopment (affordable homeownership) and Private Auction (market rate development) pathways for housing sites. HPD noted that all properties planned for housing redevelopment would be limited to one to two- family homes, and would have deed restrictions that require a timely redevelopment schedule, mandatory flood insurance, and enforcement of any homeowner association regulations, where applicable.

The representative from HPD also stated that open space lots intended for the Yard Expansion Program would not be able to merge with the adjoining lots. Additionally, the program would not

subdivide the lots so property owners would have to come to a private agreement on how to split the lot. Structures would not be permitted on the property, however fences would be allowed.

HPD stated that if any properties subject to private auction or the yard expansion program were not purchased by private owners, the City would maintain the properties until a suitable end use is determined.

A Queens resident testified in opposition of the application stating that neighborhoods other than Broad Channel should have the opportunity to participate in the Yard Expansion Program. The speaker additionally voiced concerns related to the future development on resilient housing sites.

There were no other speakers, and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 190397 PQQ) and related applications (C 190396 PCQ and C 190398 PPQ) were reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*) The designated WRP number is 18-212.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application (C 190397 PQQ) for the acquisition of properties, in conjunction with the related applications (C 190396 PCQ and C 190398 PPQ), is appropriate.

These actions will facilitate the responsible future use of these properties damaged by Hurricane Sandy within HPD's BIB program as either resilient housing or open space. The intent of HPD's

BIB program is to provide resilient housing for homeowners so that they are protected in the event of a future storm or ensure that the open space lots provide flood mitigation measures. The Commission recognizes the importance of taking multiple progressive measures to protect against future storms, as well as the need for affordable resilient housing to support these communities that have been affected by Hurricane Sandy in Queens and across the city.

The Commission is pleased that DCP has worked closely with HPD, DPR and DCAS to determine suitable end uses for the properties that are subject to this application based on recommendations within the Resilient Neighborhoods studies.

The Commission believes that HPD has determined the future use of the 74 lots based on appropriate and sound criteria, which includes existing zoning and land use, sewer/water and street infrastructure, proximity to wetlands and coastal erosion hazard areas, flood zones and design flood elevation and other site-specific regulatory constraints. HPD has carefully considered which lots are to be designated as open space, and has done so strategically to ensure that the long-term viability of residences by locating these designated lots further inland. The open space pathway was identified for the majority of lots within Broad Channel and Hamilton Beach, with the exception of half of a semi-attached residence, considering zoning and land use changes in these areas given their high risk of regular tidal flooding.

The Commission understands that, of the 11 resilient housing lots subject to acquisition, three of these lots will be acquired by the City only by default subsequent to a PRI auction, and that eight lots are intended to be acquired by the City with the future end use determined as affordable housing through HPD's Open Door Program.

Of the 63 open space lots, 20 will be held by DCAS until a suitable owner is determined, 22 will be privately auctioned for yard expansion to adjacent owners, and 21 will be under DPR jurisdiction to incorporate into an existing park or new resources. The Commission notes that no impervious surfaces or new structures are permitted on open space lots except for a flood control structure, restroom, or public facility that is open on all sides and functionally related to a designated open space.

The Commission understands that the 11 resilient housing lots and 63 open space lots are also subject to the disposition action under the related application (C 190398 PPQ). The disposition of the resilient housing lots will be restricted to a one or two-family residential use with street frontage, or will require an assemblage in conjunction with an adjacent lot or lots pursuant to zoning or to meet street frontage requirements. The disposition of the open space lots will be restricted to permanent open use as defined in the deed restriction. MOR is developing long-term plans for the affected neighborhoods and may help identify the ownership of these lots.

The Commission believes that the related application for site selection and acquisition of 19 open space lots (C 190396 PCQ) to facilitate the creation of new parks or additional open space or flood mitigation is consistent with the City's resiliency approach.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 20, 2019 with respect to this application (CEQR No. 19HPD055Y), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at 14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33),

37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Blvd (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space; 99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use, Borough of Queens, Community Districts 10 and 14.

The above resolution (C 190397 PQQ), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 8), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,
MICHELLE DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ,
RAJ RAMPERSHAD, Commissioners

Application #: **C190396 PCQ**Project Name: **Resilient Hsg & Open Space SS/ACQs**

CEQR Number: 19HPD055Y

Borough(s): Queens

Community District Number(s): 10, 14

*Please use the above application number on all correspondence concerning this application***SUBMISSION INSTRUCTIONS**

- Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
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 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development, the Department of Parks and Recreation, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of properties located at

Bayview Avenue & Broadway (Block 14225, Lots 178, 180), 25 Bayview Avenue (Block 14225, Lot 209), Bayview Avenue & Broadway (Block 14228, Lot 210), 145 Broadway (Block 14228, Lot 771), 160-69 Broadway (Block 14234, Lot 500), 66 Broadway (Block 14234, Lot 505), 4 Bridge Street (Block 14234, Lot 537), 25 102 Street (Block 14234, Lot 538), 2 Bridge Street (Block 14234, Lot 539), 7 Bridge Street (Block 14234, Lot 574), Broadway & 102 Street (Block 14234, Lots 580, 584 and 588), 75 Broadway (Block 14234, Lot 586), 73 Broadway (Block 14234, Lot 587) for a marsh restoration project;

592 Beach 43 Street (Block 15961, Lot 102), 596 Beach 43 Street (Block 15961, Lot 103), 598 Beach 43 Street (Block 15961, Lot 104) for a recreational use area;

455 Beach 37 Street (Block 15954, Lot 54) for an expansion to Bayswater Park; and

74-16 Hillmeyer Avenue (Block 16061, Lot 33) for an expansion to Brant Point Wildlife Sanctuary.

Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
Contact: Address questions about this application to the following DCP office: DEPARTMENT OF CITY PLANNING Queens Office Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424 Phone: 718-286-3170 Fax: 718-286-3183	
Notification submitted by: <i>Community Board 10 Queens - 115-01 Lefferts Blvd Suzanne Park, NY 11420</i>	
Date of Public Hearing: <i>6/6/19</i>	Time: <i>7:45pm</i>
Hearing Location: <i>163-15 Cross Bay Blvd, Howard Beach, NY 11414</i>	
Name of CB/BB officer completing this form	Title
	Date



ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

CITY OF NEW YORK ♦ BOROUGH OF QUEENS
115-01 LEFFERTS BOULEVARD
SOUTH OZONE PARK, N.Y. 11420
TEL: (718) 843-4488
FAX: (718) 738-1184
E-MAIL: cb10qns@nyc.rr.com



KARYN PETERSEN
District Manager

NOTICE OF CERTIFICATION PURSUANT TO THE UNIFORM LAND USE REVIEW PROCEDURE

MODIFICATIONS/CONDITIONS TO:

APPLICATION #C190397 PQQ RESILIENT HSG & OPEN SPACE ACQs

COMMUNITY BOARD 10 RECOMMENDED APPROVAL AT THE PUBIC HEARING ON JUNE 6, 2019 WITH
CONDITIONS AS FOLLOWS:

**ALL ACQUIRED SITES THAT WILL BE LEASED OR SOLD TO ADJOINING LOT OWNERS AND/OR OTHER
CITY AGENCIES WILL NEED TO HAVE AN AGREEMENT ISSUED/ENFORCED FOR THE MAINTENANCE OF
THE PROPERTY AND ABUTTING SIDEWALKS, CURBS AND PAVING.**

Application #: C190397 PQQ	Project Name: Resilient Hsg & Open Space ACQs.
CEQR Number: 19HPD055Y	Borough(s): Queens
	Community District Number(s): 10, 14

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Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Queens Office
Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424
Phone: 718-286-3170
Fax: 718-286-3183

Notification submitted by:
Community Board 10, 115-01 Lefferts Blvd, So. Ozone Park, NY 11420

Date of Public Hearing: <i>6/6/19</i>	Time: <i>7:45 pm</i>
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Hearing Location: *163-15 CROSSBAY BLVD, FLOWERS BEACH, N.Y. 11414*

Name of CB/BB officer completing this form	Title	Date
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Application #: **C190397 PQQ**
CEQR Number: 19HPD055Y

Project Name: **Resilient Hsg & Open Space ACQs.**
Borough(s): **Queens**
Community District Number(s): **10,14**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

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Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at

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Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Recommendation submitted by: **Community Board 10, 115-01 Lefferts Blvd, So. Ozone Park, NY 11420**

Date of public hearing: **6/6/19** Location: **163-15 Crossbay Blvd, Howard Beach, NY 11414**

Was a quorum present? YES NO *A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

Date of Vote: **6/6/19** Location: **163-15 Crossbay Blvd Howard Beach, NY 11414**

RECOMMENDATION

- Approve
 Approve With Modifications/Conditions
 Disapprove
 Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: **37** # Against: **0** # Abstaining: **2** Total members appointed to the board: **37**



ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

CITY OF NEW YORK ♦ BOROUGH OF QUEENS
115-01 LEFFERTS BOULEVARD
SOUTH OZONE PARK, N.Y. 11420
TEL: (718) 843-4488
FAX: (718) 738-1184
E-MAIL: cb10qns@nyc.rr.com



KARYN PETERSEN
District Manager

NOTICE OF CERTIFICATION PURSUANT TO THE UNIFORM LAND USE REVIEW PROCEDURE

MODIFICATIONS/CONDITIONS TO:

APPLICATION #C190396 PCQ RESILIENT HSG & OPEN SPACE SS/ACQs

COMMUNITY BOARD 10 RECOMMENDED APPROVAL AT THE PUBIC HEARING ON JUNE 6, 2019 WITH
CONDITIONS AS FOLLOWS:

**ALL ACQUIRED SITES THAT WILL BE LEASED OR SOLD TO ADJOINING LOT OWNERS AND/OR OTHER
CITY AGENCIES WILL NEED TO HAVE AN AGREEMENT ISSUED/ENFORCED FOR THE MAINTENANCE OF
THE PROPERTY AND ABUTTING SIDEWALKS, CURBS AND PAVING.**

Application #: C190398 PPQ	Project Name: Resilient Hsg & Open Space Dispos
CEQR Number: 19HPD055Y	Borough(s): Queens
	Community District Number(s): 10, 14

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

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 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of properties located at

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Blvd (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space;

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Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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 Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
 Queens Office
 Address: 120-55 Queens Blvd., Room 201, Kew Gardens NY 11424
 Phone: 718-286-3170
 Fax: 718-286-3183

Notification submitted by:

Community Board 10, 115-01 Lefferts Blvd, So. Ozone Park, N.Y. 11420

Date of Public Hearing: 6/6/19 Time: 7:45 pm

Hearing Location: 163-15 CROSSBAY Blvd, Howard Beach, N.Y. 11414

Name of CB/BB officer completing this form	Title	Date
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Application #: **C190398 PPQ**

Project Name: **Resilient Hsg & Open Space Dispos**

CEQR Number: 19HPD055Y

Borough(s): **Queens**

Community District Number(s): **10, 14**

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Applicant(s):

Department of Housing, Preservation & Development
100 Gold Street, 9th Floor
New York, NY 10038

Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007

Applicant's Representative:

Deborah Morris (HPD)
212-863-5770

Matthew Berk (DCAS)
212-386-0245

Recommendation submitted by:

Community Board 10, 115-01 Lefferts Blvd, So. Ozone Park, NY 11420

Date of public hearing:

6/6/19

Location:

163-15 Cross Bay Blvd, Howard Beach, NY 11414

Was a quorum present? YES NO

A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Date of Vote:

6/6/19

Location:

163-15 Cross Bay Blvd, Howard Beach, NY 11414

RECOMMENDATION

Approve

Disapprove

Approve With Modifications/Conditions

Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: 37

Against: 0

Abstaining: 0

Total members appointed to the board: 37

Name of CB/BB officer completing this form

Title

Date



ELIZABETH BRATON
Chairperson

COMMUNITY BOARD 10

CITY OF NEW YORK ♦ BOROUGH OF QUEENS
115-01 LEFFERTS BOULEVARD
SOUTH OZONE PARK, N.Y. 11420
TEL: (718) 843-4488
FAX: (718) 738-1184
E-MAIL: cb10qns@nyc.rr.com



KARYN PETERSEN
District Manager

NOTICE OF CERTIFICATION PURSUANT TO THE UNIFORM LAND USE REVIEW PROCEDURE

MODIFICATIONS/CONDITIONS TO:

APPLICATION #C190396 PCQ RESILIENT HSG & OPEN SPACE SS/ACQs

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Application #: **C190398 PPQ**

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- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of properties located at

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space;

99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use.

Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Recommendation submitted by: **Jonathan Gaska**

Date of public hearing: **6/11/2019** Location: **333 Beach 90 St**

Was a quorum present? YES NO A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Date of Vote: **6/11/19** Location: **333 Beach 90 St**

RECOMMENDATION
 Approve
 Approve With Modifications/Conditions *see atty del motion*
 Disapprove
 Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting
 # In Favor: **33** # Against: **0** # Abstaining: **2** Total members appointed to the board: **44**

Name of CB/BB officer completing this form Jonathan Gaska	Title DM	Date 7/16/19
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COMMUNITY
BOARD #14

July 16, 2019

COMMUNITY BOARD #14
City of New York
Borough of Queens

Resilient Housing & Open Space Disposition

#C190396 PCQ, C190397 PQQ, C190398 PPQ

DOLORES ORR
Chairperson

Community Board #14 at its June 11, 2019 Board meeting, after holding a Public Hearing and with a quorum present voted 33 – YES, 0 – NO & 2 – ABS, in favor of the following motion:

JONATHAN GASKA
District Manager

That the Board approved with modifications/conditions that across all three actions: C – 19036PCQ, C - 190397 PQQ, C – 190398 PPQ, that the Board approved the disposition of the 30 properties earmarked for Public Open Space or Yard Expansion. The Board also approved the Housing Private action of the property located at 438 Beach 143 Street. The Board disapproved the disposition of the seven (7) lots identified for the Housing Managed Redevelopment program/RFP. The Board would like to have further discussion and input regarding these properties and would like HPD to come back to us so we can discuss our concerns regarding process, AMI range and general public ability to acquire via public auction.

1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
Tel.: (718) 471-7300
Fax: (718) 868-2657
cbrock14@nyc.rr.com
Www.nyc.gov/queenscb14
FACEBOOK: cb14rockaway

Application #: **C190396 PCQ**

Project Name: **Resilient Hsg & Open Space SS/ACQs**

CEQR Number: 19HPD055Y

Borough(s): Queens
Community District Number(s): 10, 14

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development, the Department of Parks and Recreation, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of properties located at

Bayview Avenue & Broadway (Block 14225, Lots 178, 180), 25 Bayview Avenue (Block 14225, Lot 209), Bayview Avenue & Broadway (Block 14228, Lot 210), 145 Broadway (Block 14228, Lot 771), 160-69 Broadway (Block 14234, Lot 500), 66 Broadway (Block 14234, Lot 505), 4 Bridge Street (Block 14234, Lot 537), 25 102 Street (Block 14234, Lot 538), 2 Bridge Street (Block 14234, Lot 539), 7 Bridge Street (Block 14234, Lot 574), Broadway & 102 Street (Block 14234, Lots 580, 584 and 588), 75 Broadway (Block 14234, Lot 586), 73 Broadway (Block 14234, Lot 587) for a marsh restoration project;

592 Beach 43 Street (Block 15961, Lot 102), 596 Beach 43 Street (Block 15961, Lot 103), 598 Beach 43 Street (Block 15961, Lot 104) for a recreational use area;

455 Beach 37 Street (Block 15954, Lot 54) for an expansion to Bayswater Park; and

74-16 Hillmeyer Avenue (Block 16061, Lot 33) for an expansion to Brant Point Wildlife Sanctuary.

Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Recommendation submitted by:

Date of public hearing: Location:

Was a quorum present? YES NO A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Date of Vote: Location:

RECOMMENDATION

- Approve
 Approve With Modifications/Conditions *x see motion*
 Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting
In Favor: **33** # Against: **0** # Abstaining: **2** Total members appointed to the board:

Name of CB/BB officer completing this form <i>Jeanette Gaspar</i>	Title <i>DM</i>	Date <i>7/14/19</i>
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COMMUNITY
BOARD #14

July 16, 2019

COMMUNITY BOARD #14
City of New York
Borough of Queens

Resilient Housing & Open Space Disposition

#C190396 PCQ, C190397 PQQ, C190398 PPQ

DOLORES ORR
Chairperson

Community Board #14 at its June 11, 2019 Board meeting, after holding a Public Hearing and with a quorum present voted 33 – YES, 0 – NO & 2 – ABS, in favor of the following motion:

JONATHAN GASKA
District Manager

That the Board approved with modifications/conditions that across all three actions: C – 19036PCQ, C - 190397 PQQ, C – 190398 PPQ, that the Board approved the disposition of the 30 properties earmarked for Public Open Space or Yard Expansion. The Board also approved the Housing Private action of the property located at 438 Beach 143 Street. The Board disapproved the disposition of the seven (7) lots identified for the Housing Managed Redevelopment program/RFP. The Board would like to have further discussion and input regarding these properties and would like HPD to come back to us so we can discuss our concerns regarding process, AMI range and general public ability to acquire via public auction.

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Www.nyc.gov/queenscb14
FACEBOOK: cb14rockaway

Application #: **C190397 PQQ**

Project Name: **Resilient Hsg & Open Space ACQs.**

CEQR Number: 19HPD055Y

Borough(s): Queens
Community District Number(s): 10,14

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
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Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 and 281), 102-12a 160 Avenue (Block 14234, Lots 282 and 283), 102-14 Russell St (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Crossbay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Blvd (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Alameda Avenue (Block 16062, Lot 33) for use as open space.

99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use

Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007		Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245	
Recommendation submitted by: <i>Jonathan Gaska</i>			
Date of public hearing: <i>6/12/19</i>		Location: <i>Knights of Columbus 333 Beach 90 St</i>	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: <i>6/12/19</i>		Location: <i>Knights of Columbus 333 Beach 90 St</i>	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input checked="" type="checkbox"/> Approve With Modifications/Conditions <i>* see attached</i>	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: <i>33</i>		# Against: <i>0</i>	
# Abstaining: <i>2</i>		Total members appointed to the board: <i>44</i>	
Name of CB/BB officer completing this form <i>Jonathan Gaska</i>		Title <i>Dist mgr</i>	Date <i>7/1/19</i>



COMMUNITY
BOARD #14

July 16, 2019

COMMUNITY BOARD #14
City of New York
Borough of Queens

Resilient Housing & Open Space Disposition

#C190396 PCQ, C190397 PQQ, C190398 PPQ

DOLORES ORR
Chairperson

Community Board #14 at its June 11, 2019 Board meeting, after holding a Public Hearing and with a quorum present voted 33 – YES, 0 – NO & 2 – ABS, in favor of the following motion:

JONATHAN GASKA
District Manager

That the Board approved with modifications/conditions that across all three actions: C – 19036PCQ, C - 190397 PQQ, C – 190398 PPQ, that the Board approved the disposition of the 30 properties earmarked for Public Open Space or Yard Expansion. The Board also approved the Housing Private action of the property located at 438 Beach 143 Street. The Board disapproved the disposition of the seven (7) lots identified for the Housing Managed Redevelopment program/RFP. The Board would like to have further discussion and input regarding these properties and would like HPD to come back to us so we can discuss our concerns regarding process, AMI range and general public ability to acquire via public auction.

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Www.nyc.gov/queenscb14
FACEBOOK: cb14rockaway

Queens Borough Board Recommendation

APPLICATION: ULURP #190396 PCQ

COMMUNITY BOARD: Q10 & Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (DPR), and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the NYC Charter, for the site selection of properties located at:

Bayview Avenue & Broadway (Block 14225, Lots 178 & 180), 25 Bayview Avenue (Block 14225, Lot 209), Bayview Avenue & Broadway (Block 14228, Lot 210), 145 Broadway (Block 14228, Lot 771) 160-69 Broadway (Block 14234, Lot 500), 66 Broadway (Block 14234, Lot 505), 4 Bridge Street (Block 14234, Lot 537) 25 102 Street (Block 14234, Lot 538) 2 Bridge Street (Block 14234, Lot 539), 7 Bridge Street (Block 14234, Lot 574), Broadway & 102 Street (Block 14234, Lots 580, 584 & 588), 75 Broadway (Block 14234, Lot 586), 73 Broadway (Block 14234, Lot 587) for a marsh restoration project;

592 Beach 43 Street (Block 15961, Lot 102), 596 Beach 43 Street (Block 15961, Lot 103), 598 Beach 43 Street (Block 15961, Lot 104) for a recreational use area;

455 Beach 37 Street (Block 15954, Lot 54) for an expansion to Bayswater Park: and

74-16 Hillmeyer Avenue (Block 16061, Lot 33) for an expansion of the Brant Point Wildlife Sanctuary. (Related ULURP Nos. 190397 PQQ, 190398 PPQ)

PUBLIC HEARING

A Public Meeting was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Monday, July 15, 2019, at 5:30 P.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes site selection of the listed properties that will be assigned to the Department of Parks and Recreation (DPR). DPR will use the properties for the creation of new park areas and for addition to existing parks;
- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used for flood mitigation;
- Community Board 10 (CB 10) conditionally approved this application by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019. CB 10's condition of approval is that all properties to be leased or sold to adjoining lot owners or assigned to city agencies must have an agreement mandating maintenance of the property and the abutting sidewalks, curbs and paving;
- Community Board 14 (CB 14) conditionally approved this application and the related applications for acquisition and disposition of storm damaged properties. CB 14's condition of approval was further discussion with HPD regarding seven properties designated for the Housing Managed Redevelopment. CB 14's concerns are about process, the AMI range and availability to the general public of the public auction.

RECOMMENDATION

Based on the above consideration, the Borough Board by vote of eight (8) in favor with none (0) against or abstaining approved this application with the condition that these properties are always well kept and properly maintained.



PRESIDENT, BOROUGH OF QUEENS

8/27/19

DATE

Queens Borough Board Recommendation

APPLICATION: ULURP #190397 PQQ

COMMUNITY BOARD: Q10 & Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter for the acquisition of properties located at:

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 & 281) 102-12a 160 Avenue (Block 14234, Lots 282, & 283), 102-14 Russell Street (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14225, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43) 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Cross Bay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Boulevard (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space;

99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use.

(Related Queens ULURP Nos. 190396 PCQ, 190398 PPQ)

PUBLIC HEARING

A Public Meeting was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Monday, July 15, 2019, at 5:30 P.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes acquisition of properties that would be offered to adjacent property owners for restricted use as open space, and a limited number of properties for residential use. The properties would be purchased from a non-profit organization that was contracted by HPD to purchase affected properties, remove damaged structures and hold the properties while decisions are made about the best resilient uses going forward;
- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use by the program. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used to improve resiliency in the area. HPD is proposing that eight properties would be appropriately redeveloped for housing. Seven of those would be designated for affordable housing and the eighth would be for market rate housing;
- Community Board 10 (CB 10) conditionally approved this application by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019. CB 10's condition of approval is that all properties to be leased or sold to adjoining lot owners or assigned to city agencies must have an agreement mandating maintenance of the property and the abutting sidewalks, curbs and paving;
- Community Board 14 (CB 14) conditionally approved this application and the related applications for acquisition and disposition of storm damaged properties by a vote of thirty-three (33) in favor with none (0) against and two (2) abstaining. CB 14's condition of approval was further discussions with HPD regarding the seven properties designated for the Housing Managed Redevelopment. CB 14's concerns are about process, the AMI range and availability to the general public of the public auction.

QUEENS BOROUGH BOARD RECOMMENDATION

ULURP #190397 PQQ

Page two

RECOMMENDATION

Based on the above consideration, the Borough Board by a vote of eight (8) in favor with none (0) against or abstaining approved this application with the following conditions:

- All of the properties designated for open space uses must always be kept to the restricted uses and maintained to assure that the properties do not become derelict and detriments to the surrounding neighborhood
- CB 14 should be consulted on the terms and conditions of the disposition of the seven properties within their district



PRESIDENT, BOROUGH OF QUEENS

8/27/19

DATE

Queens Borough Board Recommendation

APPLICATION: ULURP #190398 PPQ

COMMUNITY BOARD: Q10 & Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Department of Citywide Administrative Services pursuant to Section 197-c of the NYC Charter for the disposition of property located at:

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 & 281), 102-12a 160 Avenue (Block 14234, 282 & 283), 102-14 Russell Street (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14255, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43), 12 West 12 Road (Block 15317, Lot 32) 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Cross Bay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Boulevard (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Alameda Avenue (Block 16062, Lot 33) for use as open space;

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(Related: Queens ULURPs #190396 PCQ, #190397 PQQ)

PUBLIC MEETING

A Public Meeting was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Monday, July 15, 2019, at 5:30 P.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter.

CONSIDERATION

Subsequent to a review of the application and consideration of the presentation at the public meeting, the following issues and impacts have been identified:

- This application proposes disposition of properties that would be offered to adjacent property owners for restricted use as open space, and a limited number of properties for residential use. The properties would be purchased from a non-profit organization that was contracted by HPD to purchase affected properties, remove damaged structures and hold the properties while decisions are made about the best resilient uses going forward;
- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use by the program. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used to improve resiliency in the area. HPD is proposing that eight properties would be appropriately redeveloped for housing. Seven of those would be designated for affordable housing and the eighth would be for market rate housing;
- Community Board 10 (CB 10) conditionally approved this application by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019. CB 10's condition of approval is that all properties to be leased or sold to adjoining lot owners or assigned to city agencies must have an agreement mandating maintenance of the property and the abutting sidewalks, curbs and paving;
- Community Board 14 (CB 14) conditionally approved this application and the related applications for acquisition and disposition of storm damaged properties by a vote of thirty-three (33) in favor with none (0) against and two (2) abstaining. CB 14's condition of approval was further discussions with HPD regarding the seven properties designated for the Housing Managed Redevelopment. CB 14's concerns are about process, the AMI range and availability to the general public of the public auction.

QUEENS BOROUGH BOARD RECOMMENDATION

ULURP #190398 PPQ

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RECOMMENDATION

Based on the above consideration, the Borough Board by a vote of eight (8) in favor with none (0) against or abstaining approved this application with the following conditions:

- All of the properties designated for open space uses must always be kept to the restricted uses and maintained to assure that the properties do not become derelict and detriments to the surrounding neighborhood
- CB 14 should be consulted on the terms and conditions of the disposition of the seven properties within their district



PRESIDENT, BOROUGH OF QUEENS

8/27/19
DATE

Queens Borough President Recommendation

APPLICATION: ULURP #190396 PCQ

COMMUNITY BOARD: Q10 & Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (DPR), and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the NYC Charter, for the site selection of properties located at:

Bayview Avenue & Broadway (Block 14225, Lots 178 & 180), 25 Bayview Avenue (Block 14225, Lot 209), Bayview Avenue & Broadway (Block 14228, Lot 210), 145 Broadway (Block 14228, Lot 771) 160-69 Broadway (Block 14234, Lot 500), 66 Broadway (Block 14234, Lot 505), 4 Bridge Street (Block 14234, Lot 537) 25 102 Street (Block 14234, Lot 538) 2 Bridge Street (Block 14234, Lot 539), 7 Bridge Street (Block 14234, Lot 574), Broadway & 102 Street (Block 14234, Lots 580, 584 & 588), 75 Broadway (Block 14234, Lot 586), 73 Broadway (Block 14234, Lot 587) for a marsh restoration project;

592 Beach 43 Street (Block 15961, Lot 102), 596 Beach 43 Street (Block 15961, Lot 103), 598 Beach 43 Street (Block 15961, Lot 104) for a recreational use area;

455 Beach 37 Street (Block 15954, Lot 54) for an expansion to Bayswater Park: and

74-16 Hillmeyer Avenue (Block 16061, Lot 33) for an expansion of the Brant Point Wildlife Sanctuary. (Related ULURP Nos. 190397 PQQ, 190398 PPQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 2019, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There was one other speaker. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes site selection of the listed properties that will be assigned to the Department of Parks and Recreation (DPR). DPR will use the properties for the creation of new park areas and for addition to existing parks;
- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used for flood mitigation;
- Community Board 10 (CB 10) conditionally approved this application by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019. CB 10's condition of approval is that all properties to be leased or sold to adjoining lot owners or assigned to city agencies must have an agreement mandating maintenance of the property and the abutting sidewalks, curbs and paving;
- Community Board 14 (CB 14) conditionally approved this application and the related applications for acquisition and disposition of storm damaged properties. CB 14's condition of approval was further discussion with HPD regarding seven properties designated for the Housing Managed Redevelopment. CB 14's concerns are about process, the AMI range and availability to the general public of the public auction.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the condition that these properties are always well kept and properly maintained.



PRESIDENT, BOROUGH OF QUEENS

8/27/19

DATE

Queens Borough President Recommendation

APPLICATION: ULURP #190397 PQQ

COMMUNITY BOARD: Q10 & Q14

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter for the acquisition of properties located at:

14a Bayview Avenue (Block 14228, Lot 167), 99-01 162 Avenue (Block 14228, Lot 731), 99-41 Russell Street (Block 14231, Lot 819), 99-75 First Street (Block 14231, Lot 1120), 102-16 160 Avenue (Block 14234, Lots 280 & 281) 102-12a 160 Avenue (Block 14234, Lots 282, & 283), 102-14 Russell Street (Block 14238, Lot 1044), 99-73 163 Road (Block 14243, Lot 1219), 99-69 163 Road (Block 14243, Lot 1222), 102-08 164 Road (Block 14254, Lot 1653), 99-76 165 Avenue (Block 14225, Lot 1791), 325 Bert Road (Block 15304, Lot 3), 10-11 Cross Bay Boulevard (Block 15315, Lot 43) 12 West 12 Road (Block 15317, Lot 32), 10 West 12 Road (Block 15317, Lot 33), 37 West 13 Road (Block 15317, Lot 67), 56 West 18 Road (Block 15323, Lot 17), 17 East 1 Road (Block 15376, Lot 710), 115 East 6 Road (Block 15400, Lot 10), 540 Cross Bay Boulevard (Block 15400, Lot 40), 506 Cross Bay Boulevard (Block 15400, Lot 63), 18 East 6 Road (Block 15451, Lot 21), 18 East 6 Road (Block 15451, Lot 22), 9 Noel Road (Block 15452, Lot 26), 101 East 7 Road (Block 15454, Lot 31), 112 Noel Road (Block 15456, Lot 15), 206 East 6 Road (Block 15457, Lot 3), 610 Walton Road (Block 15457, Lot 30), 11 East 9 Road (Block 15460, Lot 28), 13 East 10 Road (Block 15461, Lot 30), 12-10 Cross Bay Boulevard (Block 15477, Lot 18), 14-16 Cross Bay Boulevard (Block 15479, Lot 15), 12-04 Church Road (Block 15500, Lot 20), 20-14 Demerest Road (Block 15500, Lot 100), 14-50 Gipson Street (Block 15655, Lot 33), 462 Beach 43 Street (Block 15960, Lot 34), 466a Beach 43 Street (Block 15960, Lot 37), 478 Beach 43 Street (Block 15960, Lot 42), 569 Beach 43 Street (Block 15962, Lot 59), and 74-22 Almeda Avenue (Block 16062, Lot 33) for use as open space;

99-77 First Street (Block 14231, Lot 1123), 99-77 First Street (Block 14231, Lot 1124), 320 Beach 41 Street (Block 15830, Lot 20), 428 Beach 45 Street (Block 15967, Lot 14), 439 Beach 45 Street (Block 15968, Lot 92), 439 Beach 45 Street (Block 15968, Lot 94), 527 Beach 72 Street (Block 16065, Lot 48), 239 Beach 86 Street (Block 16120, Lot 65), 230 Beach 109 Street (Block 16164, Lot 20), 170 Beach 114 Street (Block 16186, Lot 65), 438 Beach 143 Street (Block 16293, Lot 60) to facilitate residential use.

(Related Queens ULURP Nos. 190396 PCQ, 190398 PPQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 11, 2019, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There was one other speaker. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application proposes acquisition of properties that would be offered to adjacent property owners for restricted use as open space, and a limited number of properties for residential use. The properties would be purchased from a non-profit organization that was contracted by HPD to purchase affected properties, remove damaged structures and hold the properties while decisions are made about the best resilient uses going forward;
- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use by the program. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used to improve resiliency in the area. HPD is proposing that eight properties would be appropriately redeveloped for housing. Seven of those would be designated for affordable housing and the eighth would be for market rate housing;
- Community Board 10 (CB 10) conditionally approved this application by a vote of thirty-seven (37) in favor with none (0) against or abstaining at a public hearing held on June 6, 2019. CB 10's condition of approval is that all properties to be leased or sold to adjoining lot owners or assigned to city agencies must have an agreement mandating maintenance of the property and the abutting sidewalks, curbs and paving;
- Community Board 14 (CB 14) conditionally approved this application and the related applications for acquisition and disposition of storm damaged properties by a vote of thirty-three (33) in favor with none (0) against and two (2) abstaining. CB 14's condition of approval was further discussions with HPD regarding the seven properties designated for the Housing Managed Redevelopment. CB 14's concerns are about process, the AMI range and availability to the general public of the public auction.

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #190397 PQQ

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RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- All of the properties designated for open space uses must always be kept to the restricted uses and maintained to assure that the properties do not become derelict and detriments to the surrounding neighborhood
- CB 14 should be consulted on the terms and conditions of the disposition of the seven properties within their district



PRESIDENT, BOROUGH OF QUEENS

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(Related: Queens ULURPs #190396 PCQ, #190397 PQQ)

PUBLIC HEARING

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CONSIDERATION

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- Following Hurricane Sandy in 2012, federal Community Development Block Grant – Disaster Relief (CDBG-DR) funding was secured by the city to facilitate the City's Build It Back Acquisition, Relocation and Buyout Program. Many properties were restored for residential use by the program. The remaining properties subject to this application have been identified for open space uses because redevelopment would not be feasible or would be better used to improve resiliency in the area. HPD is proposing that eight properties would be appropriately redeveloped for housing. Seven of those would be designated for affordable housing and the eighth would be for market rate housing;
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