

SE-862 / HWQ662G – SPRINGFIELD GARDENS AREA, QUEENS RECONSTRUCTION

PROJECT INTRODUCTION & STREET ACQUISITION

Prepared By:

Program Management – Property Acquisition Unit

DECEMBER 2024

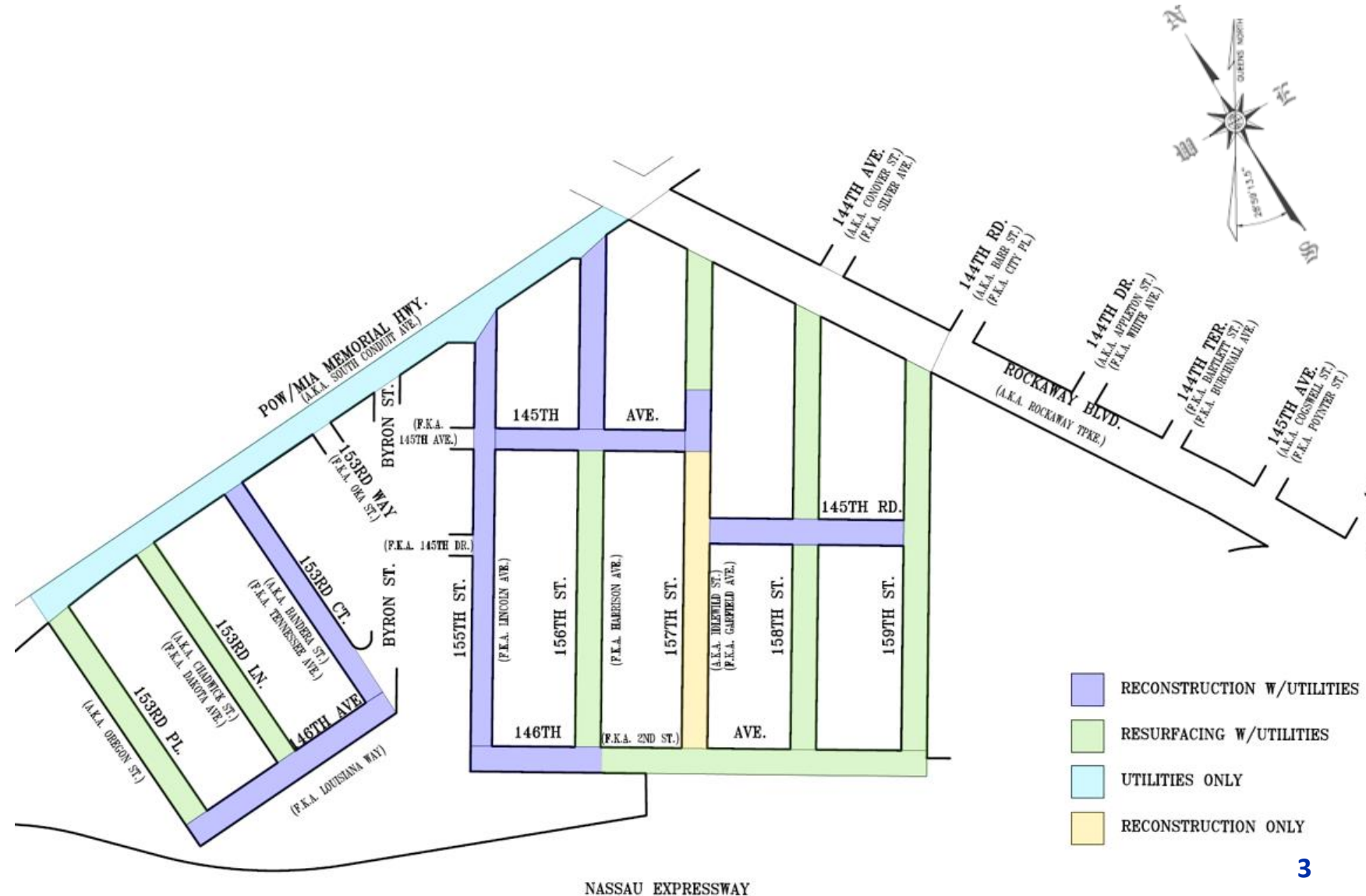
OVERVIEW

1. Project Descriptions
2. Project Schedules
3. Street Acquisition and Map Details
4. Adjacent Property Example
5. Portion of Lot Acquisition Example
6. Encroachment Impact Example
7. Acquisition Notice Examples
8. Office of Community Outreach Information

PROJECT LIMITS

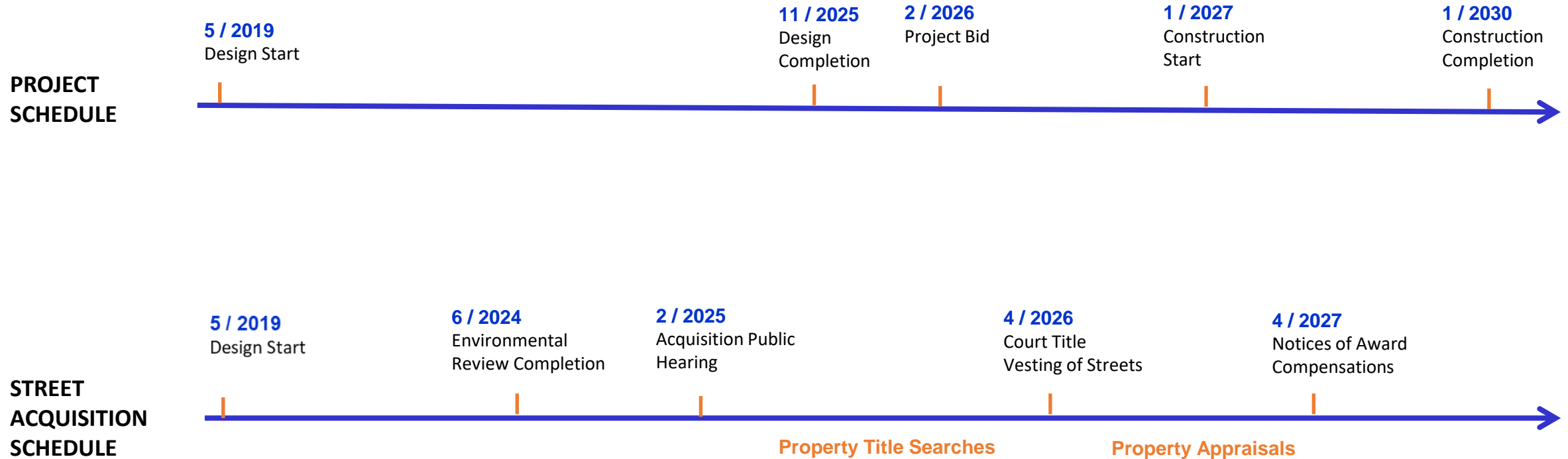
On behalf of Department of Environmental Protection (DEP) and Transportation (DOT), the NYC Department of Design & Construction (DDC) is proposing Capital Projects SE-862 (DEP) / HWQ662G (DOT), “the Project”.

- Project is generally bound by 159th Street to the east, 146th Avenue and Nassau Expressway on the south, 153rd Place on the west, and South Conduit Avenue on the north.
- Objectives of the Project are to replace or install new storm sewers, where street and sidewalk flooding is associated with the incomplete storm sewer network, sanitary sewer, and water main. DOT portion of the Project includes full street reconstruction where streets are in poor condition, and roadway resurfacing and replacing curbs and sidewalks where needed for American with Disabilities Act (ADA) compliance.



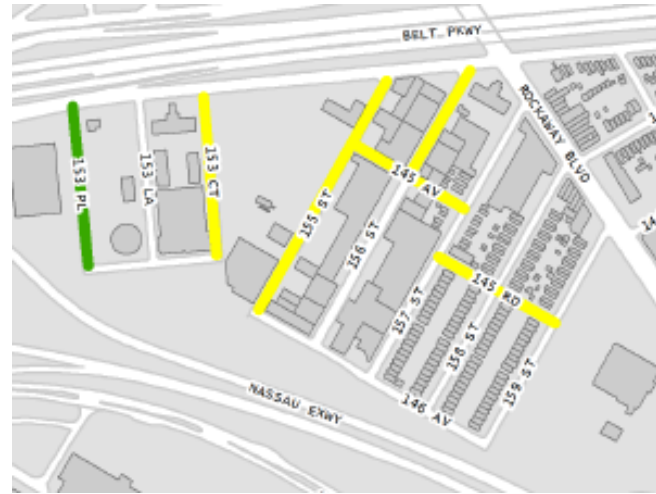
SCHEDULES

The proposed Project is expected to commence construction in 2027 and reach completion by 2030, with a total construction duration of 36 months. The current Project status and milestones are outline with tentative schedules.



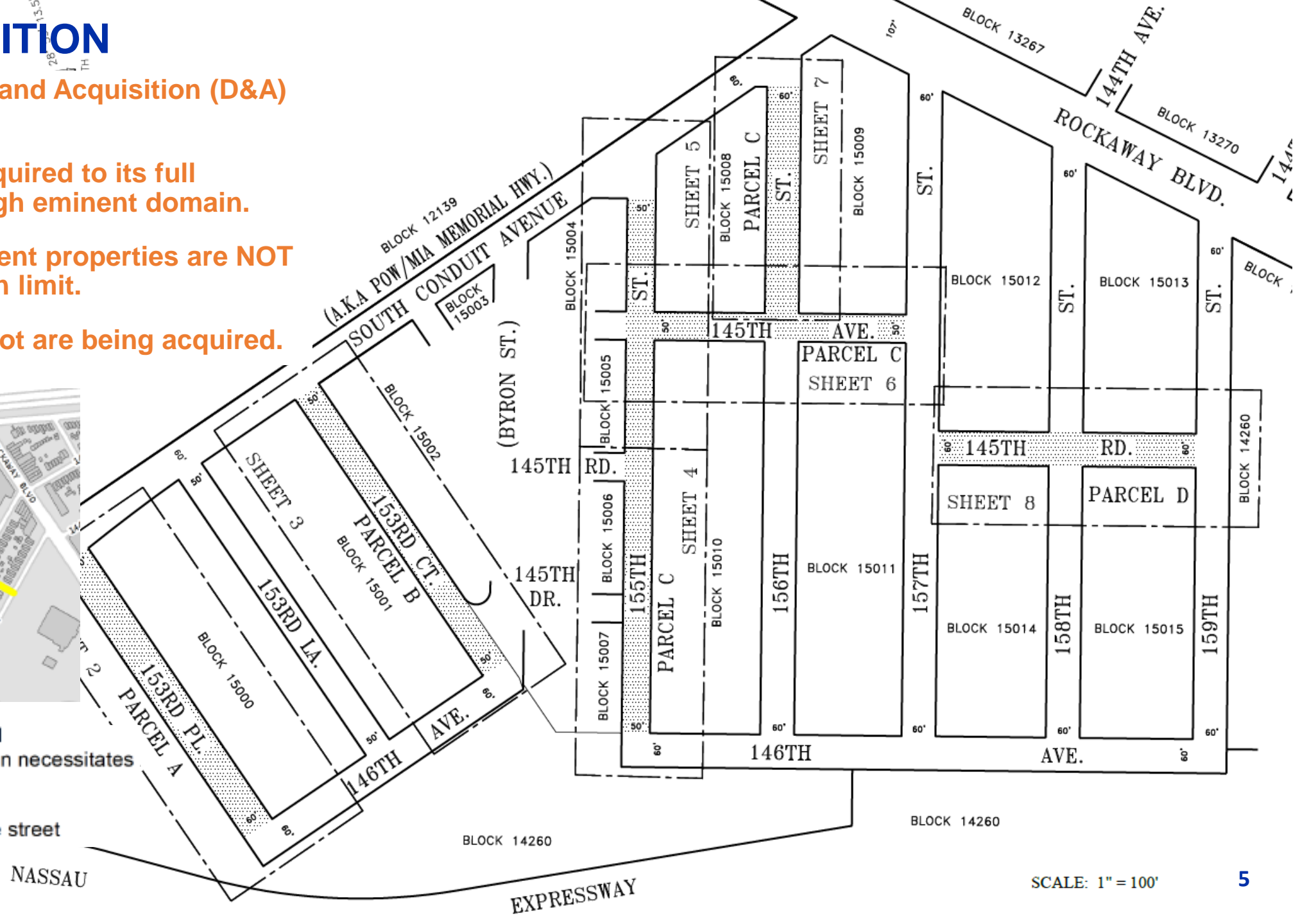
STREET ACQUISITION

- Final street Damage and Acquisition (D&A) Map No. 5876.
- Streets are being acquired to its full mapped width through eminent domain.
- Fifty-eight (58) adjacent properties are NOT within the acquisition limit.
- Ten (10) portions of lot are being acquired.



Acquisition of street required because street reconstruction necessitates removal of encroachments

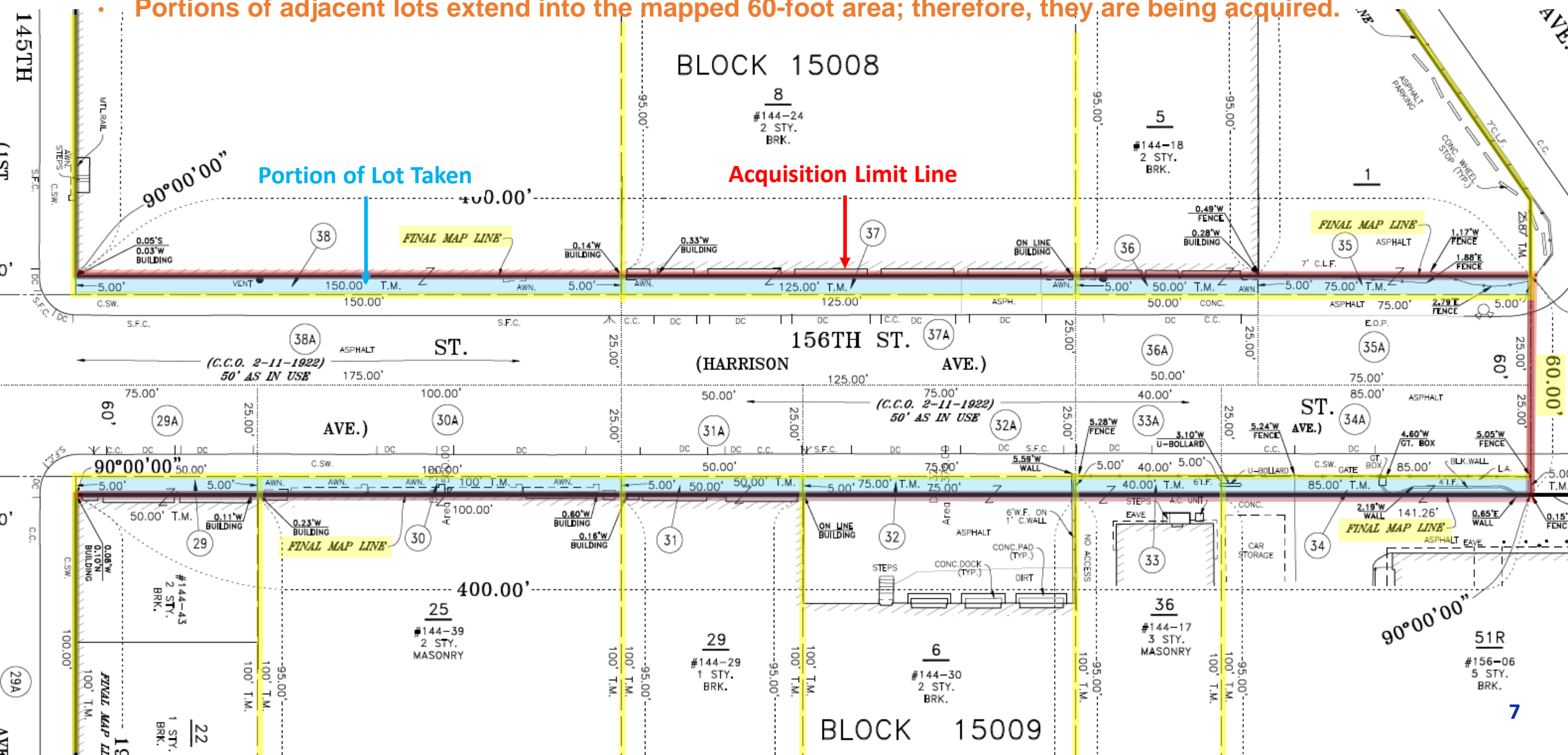
Acquisition because No-Title street



SCALE: 1" = 100'

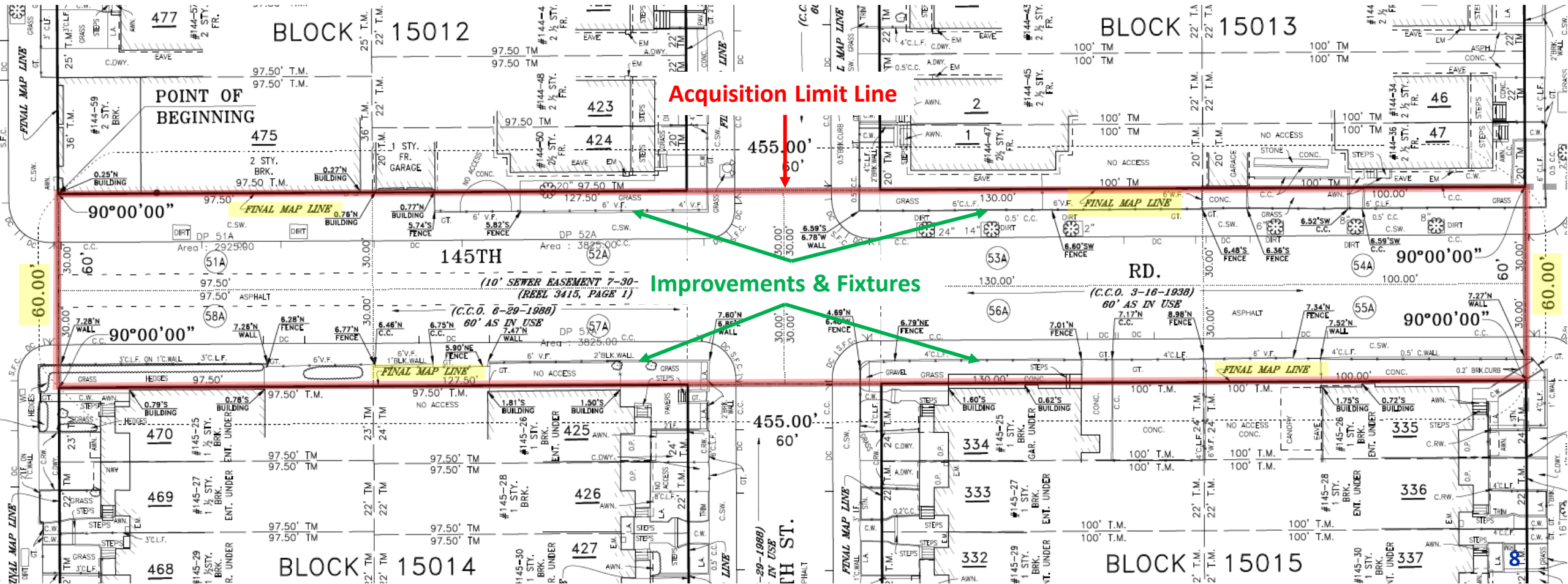
PORTIONS OF ADJACENT LOT TAKEN EXAMPLE

- 156th Street is being acquired for its full mapped width of 60 feet.
- Portions of adjacent lots extend into the mapped 60-foot area; therefore, they are being acquired.



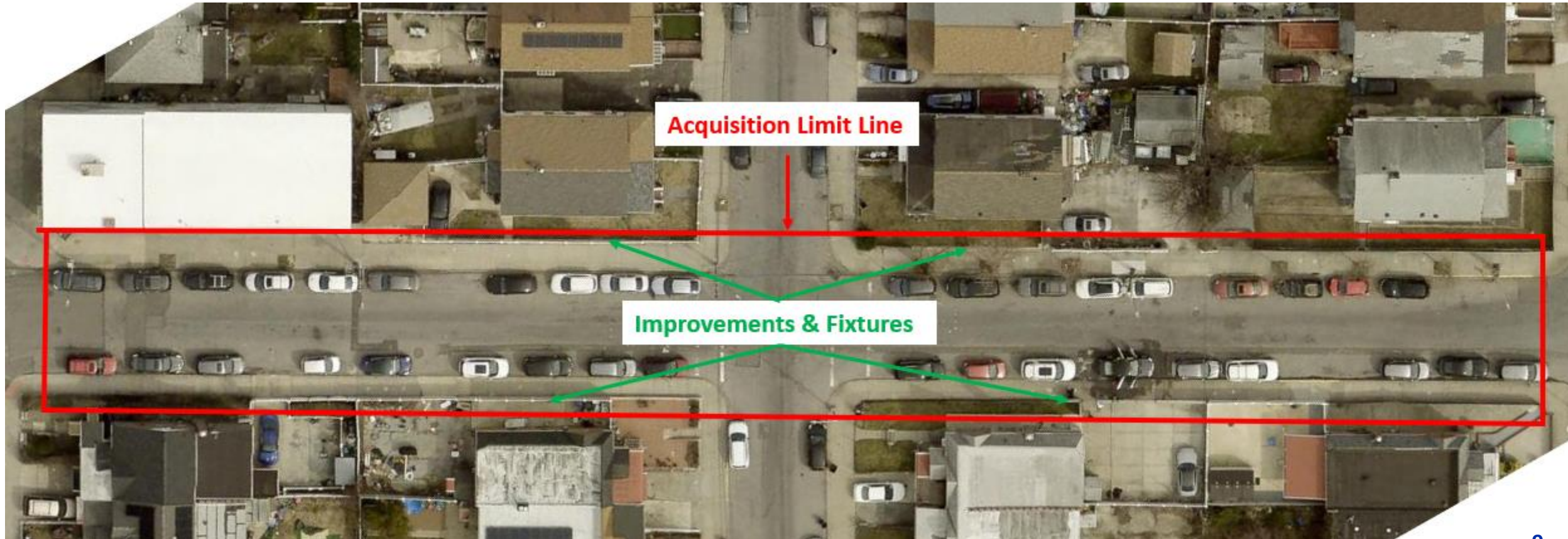
ENCROACHMENT IMPACT EXAMPLE

- 145th Street is being acquired for its full mapped width of 60 feet.
- No portions of the lots are being acquired, and the lot dimensions will remain unchanged.
- Property improvements or fixtures, such as fences and brick walls, extend into the mapped 60-foot area and fall within the acquisition limits.



ENCROACHMENT IMPACT EXAMPLE 2

- Aerial photo shows encroachments within the acquisition limit line. Note that the photo is not to scale and is intended for visual reference only.
- Improvements or fixtures within the acquisition limits will be appraised at their depreciated value and compensated once the City takes title to the street.
- Encroachments not affected by the street reconstruction will be compensated, regardless of whether they need to be removed.



ACQUISITION MILESTONES AND NOTICES EXAMPLE

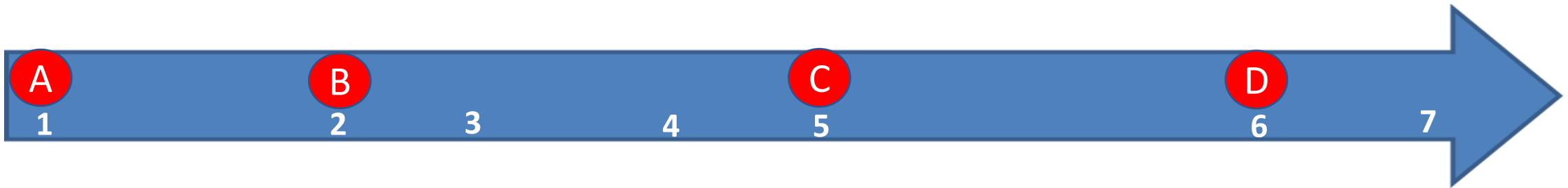
Acquisition Milestones:

A. Community Outreach
December 2024

B. Public Hearing
February 2025

C. Street Title Vesting
April 2026

D. Compensation Award
April 2027



Notices Timeline:

1. Community Presentation
December 2024

3. D&F Notice
Slide 11 Example

5. Street Title Vesting Notice
Slide 12 Example

7. Encroachment Removal Notice
Slide 15 Example

2. Public Hearing Notice
Slide 11 Example

4. Court Hearing Notice
Slide 12 Example

6. Compensation Award Notice
Slide 13 Example

Note: Projected milestone schedule is subject to change.

ACQUISITION PUBLIC HEARING NOTICE AND DETERMINATION & FINDINGS

**THE CITY OF NEW YORK
DEPARTMENT OF DESIGN + CONSTRUCTION**

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

The time and place of the hearing are as follows:

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

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

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

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

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

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

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

THE CITY OF NEW YORK - PUBLIC NOTICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NYC LAW DEPARTMENT COURT AND VESTING NOTICES

FILED: RICHMOND COUNTY CLERK 01/05/2021 10:57 AM
NYSCEF DOC. NO. 6

INDEX NO. CY4501/2021
RECEIVED NYSCEF: 01/05/2021

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

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

NOTICE OF ACQUISITION

Index No. CY 4512/2018

GRANTWOOD AVENUE and the intersection of SHELDON AND BELFIELD AVENUES

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

-----X

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

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

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

-----X

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

NOTICE OF PETITION

Index No. CY

WEST CASTOR PLACE

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

-----X

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

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

The application is for an order:

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

Office;

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

NYC LAW DEPARTMENT COMPENSATION NOTICE EXAMPLE



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

ZACHARY W. CARTER
 Corporation Counsel

February 27, 2017

Ozone Park, NY 11417

Re: Pitkin Avenue from Cross Bay Blvd to 97th Street (Street Widening);
 Index#: 2334/2014
 NYC Law Dep't Matter No. 2013-015729

Dear _____ :

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

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

The First Requirement

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

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

Condemnation Unit
 Bureau of Accountancy
 Office of the Comptroller

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

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

SCOTT STRINGER
 COMPTROLLER

NOTICE OF CONDEMNATION ADVANCE PAYMENT OR AWARD

MARCH 28, 2017

TO:	
FROM:	
SUBJECT: PITKIN AVENUE FROM CROSS BAY BLVD TO 97TH STREET, ET AL.	Principal:
Parcel:	Dept. of Finance Assignment:
Block:	Water Board Assignment:
Lot:	Other Voucher Assign Amt:
Interest	Total Proceeding:

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

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

FOR COMPTROLLER'S USE ONLY:

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

Substitute Form W-9 needs to be submitted.

ACQUISITION COMPENSATION

The City is required to provide just compensation to property owners when it acquires properties and/or private improvements within the City's mapped street limits.

- **Compensation can only be provided after title vests to the City.**
 - The impact and removal of private improvements may affect numerous homeowners on a typical street project.
 - DDC oversees the details and individualized processes, including property-owner title report searches, land appraisals, and fixture appraisals, which are necessary for assessing the compensation value for each property.
- **The City compensates private property owners as follows:**
 - Land is compensated at fair market value.
 - Encroachments of private improvements or fixtures are compensated at their depreciated value.

DDC ENCROACHMENT NOTICE EXAMPLE



Dr. Feniosky Peña-Mora
Commissioner

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

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

December 18, 2017

CERTIFIED AND REGULAR MAIL
RETURN RECEIPT REQUESTED

Removal of Encroachment: [redacted] construction of Albert Road Area, Borough of Queens

Dear Sir /Madam:

NOTICE

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

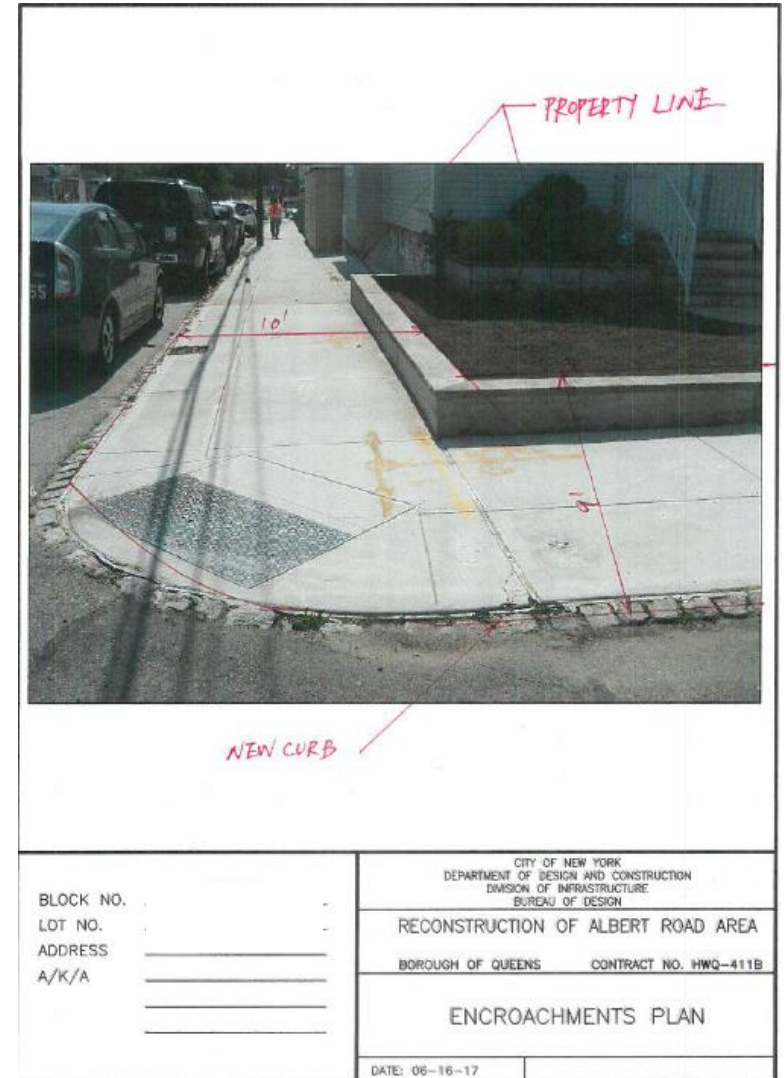
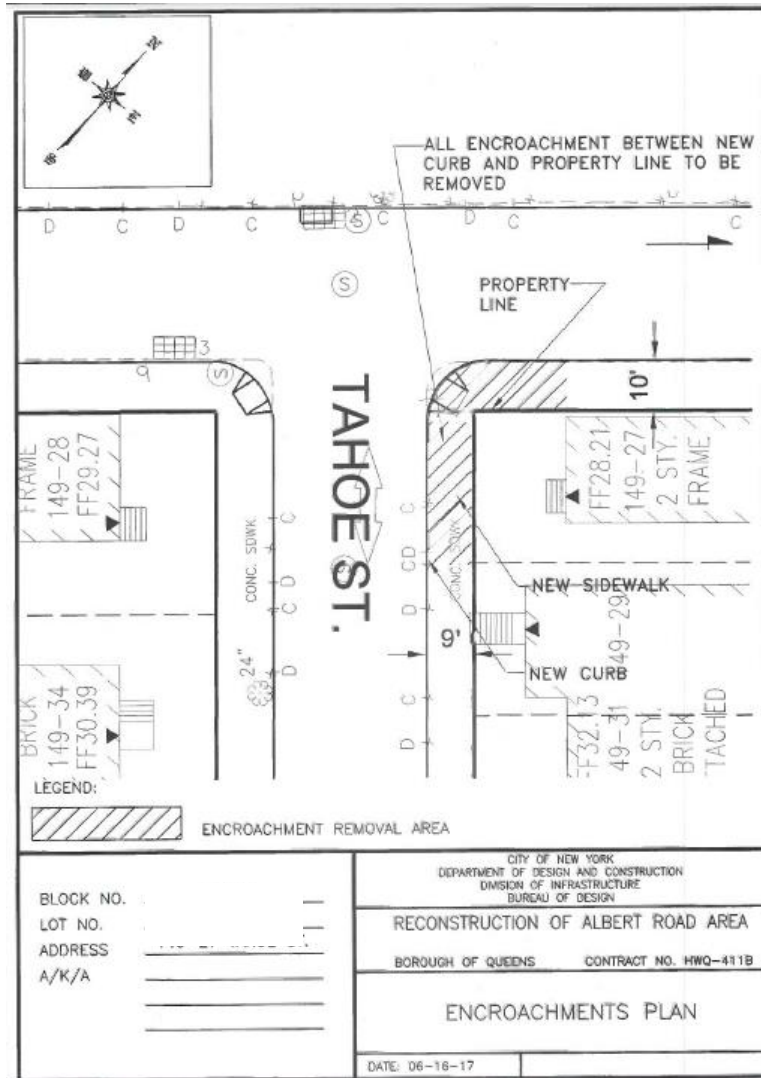
HWQ411B – Reconstruction of Albert Road Area, Borough of Queens.

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

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

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

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



OFFICE OF COMMUNITY OUTREACH NOTICE EXAMPLES

Community Construction Liaison (CCL) responsibilities are as follows:

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



THANK YOU

QUESTIONS