Appendix E:
Water and Sewer Infrastructure

Lisa F. Garcia
Commissioner

Angela Licata
Deputy Commissioner
Bureau of Sustainability

MEMORANDUM

To: Emily Spokowski
MOEC

From: Mitchell Wimbish MW
DEP BEPA

Subject: 240 Nassau Street
CEQR # 26ECF001K

Date: May 27, 2026

New York City Department of Environmental Protection (DEP) has reviewed the *Water and Sewer Infrastructure* chapter of the Draft Environmental Impact Statement for the above referenced project. The proposed project consists of a mixed-use development with total of approximately 1.7 million gross square feet (gsf), including approximately 1.5 million gsf of residential space (approximately 1,502 mixed-income units, of which approximately 301 units are expected to be affordable), 34,000 gsf of retail space, 166,000 gsf of community facility space, inclusive of 121,000 gsf of public school space (approximately 931 seats), approximately 15,000 gsf of cultural center space, and 30,000 gsf of community facility space.

For the Proposed Project, the applicant is seeking the following:

A zoning map amendment to change an existing R6 district to a C6-12 district. A zoning text amendment to designate the Project Site as an MIH Area in Appendix F of the ZR. A zoning text amendment to modify ZR Section 74-752 to make the provisions applicable to the Project Site. ZR Section 74-752 allows the modification of ground floor use, MIH, accessory off-street parking and loading berth, and other bulk regulations (excluding FAR) for developments on land owned by ECF in an underlying C6-9 district within the Special Downtown Brooklyn District. A special permit pursuant to ZR Section 74-752 to modify ZR Sections 23-342, 23-371(c)(1), 23-371(c)(2), 23-432, 23-433, 36-62, and 35-631 to allow the modification of ground floor use, MIH, accessory loading berth, and other bulk regulations (excluding FAR).

Please be advised of the following comments:

Water System

- Existing water mains should be capable to handle the estimated increase in water demand for the above subject project.

Sanitary Sewer

- The proposed actions would likely result in an increase of sanitary flow to the adjacent sewers. A hydraulic analysis of the existing sewer system will likely be required prior to the submittal of the Site Connection Proposal Application (SCP) to determine whether the existing sewer system is capable of supporting higher density development and related increase in wastewater flow, or whether there will be a need to upgrade the existing sewer system. In addition, there may be a need to amend the exiting drainage plan based on the hydraulic analysis calculations.
- DEP's Bureau of Wastewater Treatment (BWT) is requesting flow monitoring to be done by the applicant for further comments. BWT requests the capacities and mean dry weather flow from regulators NC-B3 & NC-B4. Mean dry weather flow is also requested from the interceptor directly downstream of the above-mentioned regulators. Once BWT receives this information, they will proceed with comments. Please submit this information prior to the site connection proposal application.

Storm Sewer

- The site development would need to meet the requirements of Chapter 31 of the *Rules of the City of New York* (RCNY) for site connections.

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