Environmental Protection

Rohit T. Aggarwala
Commissioner

Anastasios Georgelis, P.E.
Deputy Commissioner
Bureau of Water & Sewer Operations

59-17 Junction Boulevard
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September 6, 2024

Steven Lenard
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: ULURP# 250047 MMQ
Queens Future
Borough of Queens

Dear Mr. Lenard:

On August 9, 2024, we received the following materials prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.:

1. ULURP# 250047 MMQ Polling Letter
2. ULURP# 250047 MMQ Land Use Review Application
3. Project Description
4. Tax Map
5. Photos
6. Area Map
7. Application Map
8. Survey
9. Zoning Maps
10. Zoning Change Map

Based on the ULURP application received by Department of Environmental Protection (DEP), the proposed actions are as follows.

a. Demap parkland corresponding to the area of a proposed entertainment and commercial development, which would be leased to the QF Applicant, and a relocated highway ramp;
b. Demap portions of streets corresponding to site access improvements and park improvements within the existing boundary of Grand Central Parkway;
c. Map new streets corresponding to a relocated ramp to the westbound Grand Central Parkway; and
d. Map new parkland corresponding to park improvements within the existing boundary of Grand Central Parkway.

This agency reviewed the above documents and have the following comments regarding the referenced ULURP application:

Sewer System:
Drainage Proposal plans and Private Sewer plans to relocate the existing 36" sanitary sewers within the existing parkland to be demapped should be submitted to DEP for review and approval.

Water Mains:

Existing water mains within the demapping areas currently provide water from the west side of the Grand Central Parkway to the east side for the area bounded by Grand Central Parkway to Flushing Creek and Flushing Bay to Roosevelt Avenue. Both existing water mains crossing Grand Central Parkway are needed. Provisions show be made for any impacted section of existing water mains and appurtenances be relocated or granted access. For the existing 8" water main south of Roosevelt Avenue, this is a feed for the railyard. In addition, Queens Future studies will determine if the existing water mains surrounding Roosevelt Avenue will be replaced in their project.

If you have any questions, please contact Andy Lu at ALu@dep.nyc.gov or Lillian Cheng at lcheng@dep.nyc.gov. For future submissions of this project, please submit all items electronically to engineering.info@dep.nyc.gov.

Sincerely,

Lixin (Lillian) Cheng, P.E.,
E.I.C., Drainage Review

Cc: Wendy Sperduto, P.E., Assistant Commissioner, Engineering and Planning
Jannine McColgan, P.E., Director, Engineering, Connections and Permitting
Sham Hemraj, P.E., Chief, Distribution Engineering
Steve Carrea, P.E., Chief, Distribution and Drainage
Guo Zhan Wu, P.E., Chief, Regulatory Review
Andy Lu, P.E., Acting Deputy E.I.C.