



IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 131-33 Avery Avenue (Block 5066, Lot 622) and a traffic median bounded by 32nd Avenue, College Point Boulevard, and Whitestone Expressway Access Road, Borough of Queens, Community District 7, and for site selection of such property for two combined sewer overflow (CSO) disinfection facilities.

This application for a site selection and acquisition of property (C 250324 PCQ) by the New York City Department of Environmental Protection (DEP), and the New York City Department of Citywide Administrative Services (DCAS) was filed on June 26, 2025. This application, in conjunction with the related City Map amendments (C 250323 MMQ), would facilitate the construction of two combined sewer overflow (CSO) disinfection facilities at two separate sites in Flushing, Community District 7, Queens.

RELATED ACTIONS

In addition to the site selection and acquisition (C 250324 PCQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 250323 MMQ City Map amendment for the elimination, discontinuance, and closing of a mapped portion of the Whitestone Expressway Access Road bounded by 32nd Avenue, College Point Boulevard, and the Whitestone Expressway Access Road.

BACKGROUND

The Department of Environmental Protection (DEP) is proposing to construct two combined sewage overflow (CSO) disinfection facilities, identified as the T1-010 Chlorination Facility (located at Block 5066, Lot 622) and the TI-011 Chlorination/Dechlorination Facility (located on a traffic triangle bounded by 32nd Avenue, College Point Boulevard, and the Whitestone Expressway Access Road) to improve the water quality of Flushing Creek. The proposed project also requires the existing Flushing Bay CSO Retention Facility (located at Block 2018, Lot 1), which is within the Flushing Meadows Corona Joint Interest Area 81, to be retrofitted for one of the proposed facilities.

This application relates to two non-contiguous project sites located along the eastern side of Flushing Creek. Flushing Creek is a waterway that flows south to north from Flushing Meadows-Corona Park to the Flushing Bay and East River and has three CSO outfalls along its eastern length. The proposed disinfection systems would connect to CSO outfalls TI-010 and TI-011. The proposed facilities would be constructed upstream of the outfalls to mix with and disinfect the CSO flows as they progress through the existing pipe network toward the outfalls. The facilities would then remove residual chlorine before the CSO flows are discharged into Flushing Creek.

The first project site, the TI-010 Dechlorination Facility, is located on a portion of Block 5066, Lot 622, which currently contains a large destination retail and building supply store (Home Depot). Block 5066, Lot 622 is irregularly shaped and is approximately 377,500 square feet. The project site itself is approximately 27,571 square feet (0.63 acre). It is located partially underneath the elevated Van Wyck Expressway overpass and is bounded by Long Island Railroad (LIRR) train tracks to the north and East Road to the south. The Home Depot store is separated from the proposed TI-010 Dechlorination Facility by the elevated Van Wyck Expressway and a large surface parking lot.

The second project site, the TI-011 Chlorination/Dechlorination Facility, is located on an 8,000 square foot planted triangular median owned by the New York State Department of

Transportation (NYS DOT) at the intersection of 32nd Avenue, College Point Boulevard, and the Whitestone Expressway service road.

A third project site, the TI-010 Chlorination Facility, is located within the existing Flushing Bay CSO Retention Facility, which was subject to prior ULURP Approval (C 930508 PSQ) and does not require further discretionary land use actions at this time. At the TI-010 chlorination site, an unused portion of the existing Flushing Bay CSO Retention Facility would be modified and repurposed to accommodate the storage of sodium hypochlorite and pumping equipment.

DEP is proposing two new facilities in order to reduce the volume and frequency of CSO discharge into Flushing Creek. In 1992, DEP and the New York State Department of Conservation (NYSDEC) entered into a consent order for CSO abatement. The consent order required DEP to develop and implement Long-Term Control Plans (LTCPs) to reduce the impacts of CSOs on receiving waters, with a particular focus on reducing pathogens and viruses associated with untreated discharges. DEP submitted eleven LTCPs, all of which have been approved by NYSDEC. The Flushing Creek project is one of the approved plans currently advancing toward implementation. The proposed facilities would implement the recommendations outlined in the Flushing Creek CSO (LTCP), which was approved in 2017 by DEC and would satisfy the consent order requirements.

The CSO disinfection treatment at these facilities would be carried out only during the recreational season (between May 1st and October 31^s). The proposed project would implement seasonal disinfection at these outfalls, particularly when intense rain events carry CSOs not captured by the Flushing Bay CSO Retention Facility. At the end of each CSO event and at the end of the recreational season, the chlorination and dechlorination chemical piping would be flushed with potable water to ensure no residual chemicals remain in any of the chemical piping. The flushed water that results from this event would be diverted into a

nearby sanitary sewer to be treated at the Tallman Island Wastewater Recovery Facility so that diluted chemicals do not get discharged through the outfall pipes into Flushing Creek.

The area surrounding the TI-010 Dichlorination Facility consists of commercial and transportation uses, parkland, and wild vegetation; specific areas include Flushing Meadows Corona Park to the south, Flushing Creek to the west and northwest, and the LIRR right-of-way to the north. The surrounding area is mapped with M1-2 and a C4-2 zoning districts. M1- 2 districts permit light-industrial uses and have a maximum floor area ratio (FAR) of 2.0 for industrial and commercial uses. The northeastern portion of the surrounding area is zoned as a C4-2 commercial district, which is typically mapped in regional commercial centers located outside central business districts. The northeastern portion is also within the Special Flushing Waterfront District (C 200033 ZMQ), which was enacted in 2020 to implement a comprehensive plan to develop and remediate approximately 29 acres of waterfront area.

The area surrounding the proposed TI-011 Chlorination/Dechlorination Facility consists of commercial, industrial, and auto-oriented uses. The proposed facility is located within an M1-1 zoning district and the surrounding area is mapped with M2-1 and M3-1 zoning districts. The portion of the surrounding area west of the Whitestone Expressway is also part of the Special College Point District (C 090319 ZMQ), which was enacted in 2009 to ensure specific business park design standards and minimize impacts on neighboring residential uses.

The new TI-010 Dechlorination Facility would be constructed downstream of the TI-010 Chlorination Facility, near Outfall TI-010. This new facility would consist of storage for sodium bisulfite, the dechlorination agent, and for associated flow metering and control equipment. Access to the facility would be from the western end of the Home Depot parking lot and East Road. The TI-010 Dechlorination Facility would consist of a basement level and a first-floor level. The building would be approximately 28 feet tall with a facade consisting of brick veneer and a metal wall panel system.

The new TI-011 Chlorination/Dechlorination Facility would be constructed as close as practicable to Outfall TI-011. The combined facility would be constructed on the traffic triangle adjacent to the northbound Whitestone Expressway on-ramp. Access to the TI-011 Chlorination/Dechlorination Facility would be provided from College Point Boulevard and the Whitestone Expressway Access Road. This facility would consist of a basement level and a first-floor level. The building would be approximately 33 feet tall with a facade consisting of brick veneer and a metal wall panel system.

Both facilities would not be accessible to the public, with landscaping and an eight-foot-tall wire mesh fencing restricting access to both sites. DEP staff would access each site four times per year, or approximately every three months.

The project sites are located near public transit. The TI-010 Dechlorination Facility is located nine blocks from the 7-line at the Flushing-Main Street subway stop and three blocks from the Q98 bus, which connects Flushing and Ridgewood. The TI-011 Facility is located 10 blocks from the 7-line at the Flushing-Main Street subway stop and one block from the Q26 bus, which connects College Point and Fresh Meadows.

To facilitate the construction of these facilities, DEP and DCAS are seeking the following two land use actions: 1) a combined site selection and acquisition; and 2) a City map amendment.

The proposed site selection action and acquisition action would allow DEP and DCAS to acquire approximately 27,500 square feet of privately owned property on Block 5066, Lot 622 and approximately 8,000 square feet of NYS DOT-owned property.

The proposed City Map amendment would eliminate, discontinue, and close an area of approximately 7,994 square feet of land at the northwest corner of the Whitestone Expressway and 32nd Avenue, just north of College Point Boulevard. The area to be demapped is roughly triangular in shape and is located on a traffic island between the Whitestone service road and a U-turn lane for the service road. This area is within a street mapped on the City Map and is owned by the NYS DOT.

ENVIRONMENTAL REVIEW

This application (C 250324 PCQ), in conjunction with the related application for a City Map amendment (C 250323 MMQ), 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 is DEP. The designated CEQR number is 23DEP015Q.

After a study of the potential impacts of the proposed actions, a Negative Declaration was issued on October 1, 2025. The Negative Declaration includes measures to avoid the potential significant adverse impacts related to hazardous materials and air quality. These measures and provisions are described in the Environmental Assessment Statement and Negative Declaration.

WATERFRONT REVITALIZATION PROGRAM

This application (C 250324 PCQ) was 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: 24-076. This action was determined to be consistent with the policies of the WRP.

UNIFORM LAND USE REVIEW

This application (C 250324 PCQ) and the related application for a city Cap Amendment (C 250323 MMQ) were certified as complete by the DCP on October 6, 2025 and were duly referred to Queens Community Board 7 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

A portion of the proposed project that is not subject to the proposed actions is located within Flushing Meadows Corona Park, also known as Joint Interest Area 81, so a courtesy referral was also made to Community Boards 3, 4, 6, 8 and 9 which are adjacent this Joint Interest Area 81.

Community Board Public Hearing

Queens Community Board 7 held a public hearing on this application (C 250324 PCQ) and the related applications on November 10, 2025, and on that day, by a vote of 21 in favor, 20 opposed, and 0 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 250324 PCQ) and the related applications on December 12, 2025, and, on December 15, 2025, issued a recommendation to disapprove the application with the following conditions:

- “ • The Applicant demonstrates investment in green infrastructure over disinfection facilities within the Flushing Creek area; and
- The Applicant follows through with an Environmental Impact Statement that gives further analysis in how these processes may negatively affect aquatic life and waterways.”

City Planning Commission Public Hearing

On December 3, 2025 (Calendar No. 2), the City Planning Commission (CPC) scheduled a public hearing on this application (C 250324 PCQ) and the related application for a City Map amendment (C 250323 MMQ). The hearing was duly held on December 17, 2025 (Calendar No. 29).

The applicant team, consisting of five representatives from DEP, testified in support of the application. The applicant team described the consent order with NYSDEC to develop a LTCP to improve NYC waterways and explained that disinfection of CSOs is an

Environmental Protection Agency (EPA) approved technology that is used across the country. The applicant team provided an overview of the existing conditions and surrounding context, stating that the facilities would not have any adverse impacts to surrounding land use and adjacent properties.

The applicant team explained that the project would improve the water quality of Flushing Creek by treating 91 percent of the approximately 1.4 billion gallons of untreated CSO discharge during a typical recreational season, thereby killing harmful bacteria and viruses to protect the ecosystem of the creek.

In response to CB7's concerns about any remaining chemicals discharging into the waterway, the applicant team explained that the system would ensure that chlorine would not enter waterways but in the event that they do, that the water would dilute and decay chlorine very quickly so as to create no adverse impact. In response to the Borough President's disapproval of the application, the application team acknowledged that this is a large watershed and that numerous strategies need to be deployed to improve the health of the creek. They stated that DEP has constructed 2,000 assets of green infrastructure in the area, built the Flushing Bay CSO Retention Facility, and are exploring additional strategies such as sewer separation and additional green infrastructure to take stormwater out of the combined sewer system.

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

The Commission received one written testimony in opposition from a representative of a local community group who raised concerns about the potential environmental impacts of the proposed facilities.

CONSIDERATION

The Commission believes that this site selection and acquisition (C 250324 PCQ), in conjunction with the related City Map amendment (C 250323 MMQ), is appropriate.

Together, these actions will facilitate the construction of two CSO disinfection facilities in Flushing, Queens.

The Commission believes that the proposed sites are suitable locations as they are proximate to the location of the existing sewer outfalls and land uses in the immediate surrounding areas that primarily consist of transportation rights-of-way mapped with M1-2 and M1-1 zoning districts.

The Commission notes that DEP predicts that during a typical season, wet weather events can release over one billion gallons of CSOs per day into Flushing Creek from the two target outfalls. Due to limited capacity of the existing Flushing Bay Retention Tank and the Tallman Island Wastewater Treatment Plant, untreated CSOs currently discharge into Flushing Creek. The proposed facilities will treat 91 percent of CSO discharges which will result in significant water quality improvement in Flushing Creek and allow for a healthier aquatic environment and an increase in recreational opportunities. The Commission recognizes that this project will implement the recommendations outlined in the Flushing Creek CSO LTCP and will complement other on-going and planned CSO abatement projects in the Flushing Creek Watershed. The need for these facilities were cited in the Citywide Statement of Needs for fiscal years 2025 and 2026. The project is consistent with the proposed locational and siting criteria identified in the Statement of Needs.

Additionally, the proposed City Map change action for the NYS DOT traffic island where the TI-011 facility will be located will eliminate the traffic island to be subjected to zoning requirements, as development is not allowed in mapped streets.

The Commission notes the applicant's responses to Community Board 7's narrow approval due to concerns about potential harmful effects of the disinfection process on public and aquatic health and potential traffic impacts related to the project's construction and implementation. The Commission also acknowledges the Borough President's

recommendation to disapprove the application with conditions that DEP prioritize and demonstrate investments in green infrastructure rather than constructing the disinfection facilities. The Commission appreciates DEP's approximately 2,000 green infrastructure assets in the Flushing Creek drainage area, and that together with the existing Flushing Bay Retention Facility, these efforts have resulted in a significant decrease in CSOs.

The Commission also appreciates that both facilities will be designed to withstand projected flood projections in 2100. Building entrances and critical systems will be elevated well above projected flood elevations and chemical tanks will be housed within reinforced concrete structures with watertight penetrations, pile-supported foundations, and flood-resilient design features.

The Commission notes that DEP has expressed a commitment to coordinate with the Department of Parks and Recreation to ensure that construction and operations will not disrupt operations and activities in the nearby parks, and to pursue targeted separation projects, green infrastructure, and hybrid solutions that would also provide inland flood mitigation benefits.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which the Negative Declaration was issued on October 1, 2025, with respect to this application (CEQR No. 23DEP015Q), the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment; and be it further;

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed 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, that based on the environmental determination and the consideration and findings described in this report, the application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 131-33 Avery Avenue (p/o Block 5066, Lot 622) and a traffic median bounded by 32nd Avenue, College Point Boulevard, and Whitestone Expressway Access Road, Borough of Queens, Community District 7, and for the site selection of such property for two combined sewer overflow (CSO) disinfection facilities, is approved.

The above resolution (C 250324 PCQ), duly adopted by the City Planning Commission on February 2, 2026 (Calendar No. 7), 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.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
DAVID GOLD, Esq., RASMIA KIRMANI FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, ABSTAINING*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Flushing Creek CSO Disinfection Facilities	
Applicant: DEP - New York City Department of Environmental Protection	Applicant's Primary Contact: Mitchell Wimbish
Application # 250324PCQ	Borough:
CEQR Number:	Validated Community Districts: Q07

Docket Description:

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

RECOMMENDATION: Favorable			
# In Favor: 21	# Against: 20	# Abstaining: 0	Total members appointed to the board: 41
Date of Vote: 11/10/2025 12:00 AM		Vote Location: 16-34 Clintonville Street Whitestone	

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

Date of Public Hearing: 11/10/2025 7:00 PM	
Was a quorum present? Yes	<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>
Public Hearing Location:	St. Luke's Church 16-34 Clintonville Street, Whitestone

CONSIDERATION: After LU committee voted for a motion to disapprove the proposed actions, the full board later voted to deny that disapproval and thereby rendered a favorable recommendation.

Recommendation submitted by	QN CB7	Date: 11/13/2025 12:40 PM
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TO: File

FROM: Chuck Apelian, Land Use Chair

RE: Flushing Creek CSO Disinfection Facilities - C250324 PCQ
Flushing Creek CSO De-mapping - C 250323 MMQ

DATE: October 29, 2025

The Land Use Committee met last night (attendance sheet attached) to review the following applications:

1. Site selection and acquisition by DEP and DCAS to construct chlorination and dichlorination facilities on three project sites to improve water quality within Flushing Creek and,
2. De-map the pedestrian island between College Point Blvd, 32nd Avenue and the Whitestone Expressway to construct same chlorination and dichlorination facilities.

Most of the discussion was about concerns the chlorination and dichlorination process will be more harmful to the environment.

A Motion to deny was made by Cody Hermann and seconded by James Cervino. The Committee voted 12-3 to deny the applications.

Respectfully submitted,

Chuck Apelian
Land Use Chairman, Community Board 7Q



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Flushing Creek CSO Demapping	
Applicant: DEP - New York City Department of Environmental Protection	Applicant's Administrator: Mitchell Wimbish
Application # 250323MMQ	Borough: Queens
CEQR Number: 23DEP015Q	Validated Community Districts: Q07

Docket Description:
 IN THE MATTER OF an application submitted by New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of a portion of Whitestone Expressway; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 7, Borough of Queens, in accordance with Map No. 5055 dated September 30, 2025, and signed by the Borough President.

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

RECOMMENDATION: Conditional Unfavorable

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

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 12/15/2025 1:26 PM
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Queens Borough President Recommendation

APPLICATION: Flushing Creek CSO Demapping and Disinfection Facilities
COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

ULURP #250323 MMQ – IN THE MATTER OF an application submitted by New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- A. the elimination, discontinuance and closing of a portion of Whitestone Expressway; and
- B. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 7, Borough of Queens, in accordance with Map No. 5055 dated September 30, 2025, and signed by the Borough President.

ULURP #250324 PCQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 131-33 Avery Avenue (Block 5066, Lot 622) and a traffic median bounded by 32nd Avenue, College Point Boulevard, and Whitestone Expressway Access Road, Borough of Queens, Community District 7, and for site selection of such property for two combined sewer overflow (CSO) disinfection facilities.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 11 at 9:30 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(s) made a presentation. There were no other speakers. 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:

- The NYC Department of Environmental Protection (DEP) and the NYC Department of Citywide Administrative Services (DCAS) are co-applicants on two concurrently ULURP applications that would facilitate the construction and/or retrofitting of three (3) disinfection facilities using dechlorination to improve the water quality in Flushing Creek, (the "Proposed Project");
- The City Map Change application (MMQ) would involve the demapping of a portion of the Whitestone Expressway Access Road bounded by 32nd Avenue and College Point Boulevard. The portion in question is a planted traffic median and does not have an assigned Block & Lot. The demapping would facilitate the siting of the TI-011 Facility, which requires proximity to Outfall TI-011;
- The Site Selection and Acquisition application (PCQ) involves two properties: (1) Block 5066, Lot 622, which is a privately-owned, approximately 27,000 SF parcel north of Flushing Meadows-Corona Park, and (2) the New York State-owned Queens property mentioned in the MMQ application above. Within this application, DEP also plans to retrofit the existing Flushing Bay Combined Sewer Overflow (CSO) Retention facility located on Block 2018, Lot 1 for the TI-010 Chlorination Facility, which would also include an underground pipe from Block 5066, Lot 622 to Block 2018, Lot 1;
- The Proposed Project would fulfill recommendations and requirements both stated in the Flushing Creek CSO Long Term Control Plan (LTCP) and the New York State Department of Environmental Conservation (DEC) CSO Consent Order #CO2-20110512-25. CSO disinfection would occur during the recreational season (May 1 through October 31), and at the end of each event and season, the chemical piping would be flushed with potable water to ensure no residual chemical remains;
- Within the Project Area, Block 5066, Lot 622 is zoned M3-1 and is partially improved with a retail and building supplies store (Home Depot). The store is separated from the current Dechlorination Facility by the Van Wyck Expressway and parking lot. The proposed demapping area is located in a M1-1 District and located within the mapped street. Surrounding zoning districts within 600 feet of the Project Area include M1-1, M3-1, the Willets Point Special District, Flushing Waterfront Special District, R6, C2-6A and C4-2;

- On November 10, 2025, Community Board 7 voted to narrowly approve the applications by twenty-one (21) votes in favor, twenty (20) votes against, and zero (0) abstentions, despite the official consideration stating the “vote was to deny the application.” At the CB7 Public Hearing, the following concerns about the applications were cited:
 - The impact of increased rainfall and tidal effects on Flushing Creek’s water quality due to climate change;
 - Potential over-chlorination and its effects on aquatic life, particularly the “good” bacteria in the water;
 - The impact of chlorine gas emissions on public health and the environment;
 - The challenges of sewer separation and Long-Term Control Plans; and
 - Traffic impact of construction and project implementation;

- At the Borough President’s Land Use Public Hearing, the Land Use Director held the hearing on the Borough President’s behalf. The Applicant made a presentation. The Land Use Director asked clarifying questions regarding physical trash and debris that will still enter Flushing Creek through the CSO; the time period between chlorination and dechlorination within the water; whether the back-up systems were modeled to withstand “super storm” or hurricane events; and what the projected million-gallons CSO metric would be with future green infrastructure (GI). The Applicant team responded that they are designing “floatables” controls facilities concurrently as a separate project to address the physical debris. The Applicant team also explained that time between chlorination and dechlorination varies, with an average of six (6) minutes between the two stages as the water moves through the outfall pipe toward the Creek; that the back-up system was modeled to withstand large and sudden rainfall events; and that roughly ten million-gallons of water would be redirected away from CSO with future GI. There were no public speakers on these items, and the hearing was closed.

- The Borough President’s Office received a joint letter from local environmental groups (Guardians of Flushing Bay, Billion Oyster Project, Riverkeeper, Save the Sound, and SWIM Coalition) voicing their disapproval of these ULURP applications. Their concerns were similar to CB7’s concerns, and they asked for a full Environmental Impact Statement (EIS) to be generated with these applications. Within the Applicant’s Environmental Assessment Statement (EAS), the Applicant concluded they do not “expect to result in any significant adverse impacts to natural resources,” given that there would be “total residual chlorine” (TRC) readers both up- and downstream and the chlorination/dechlorination would only take place during the recreational season.

RECOMMENDATION

While I understand that DEP is adhering to its Long-Term Control Plan recommendations, the use of chlorine in our natural waterways gives me pause. It does not address the long-standing issue of the combined sewer overflow in Flushing Creek, and the risk of the dechlorination technology failing in the event of an unprecedented weather event is too great.

Based on the above consideration, I recommend disapproval for both applications unless the following conditions are met:

- The Applicant demonstrates investment in green infrastructure over disinfection facilities within the Flushing Creek area; and
- The Applicant follows through with an Environmental Impact Statement that gives further analysis in how these processes may negatively affect aquatic life and waterways.



PRESIDENT, BOROUGH OF QUEENS

12/15/2025

DATE