

GINA-MARIE SCHOREGGE, PE, WEDG

SENIOR PROJECT MANAGER

GEOTECHNICAL ENGINEERING

Ms. Schoregge brings over 17 years of experience within New York and surrounding states. She has led a diverse range of projects that include buildings and developments; transportation such as tunnels, subways, bridges; and also waterfront, marine, and wastewater treatment projects. As the project manager/director, Ms. Schoregge is experienced at coordinating with stakeholders, ensuring reports are compliant to clients' standards, and preparing detailed reports during investigations. Her technical expertise includes performing structural evaluations, geological analyses, and providing foundation and construction recommendations.

Ms. Schoregge was selected as one of WBC's Outstanding Women in 2022.



SELECTED PROJECTS

- NYCEDC Manhattan Greenway – Harlem River, New York, NY
- TBTA CB-18 Fender Protection, Cross Bay and Marine Parkway Bridges, Brooklyn & Queens, NY
- 300 Nevins Shore Public Walkway and Waterfront Structure Design, Brooklyn, NY
- 362 Maspeth Avenue, Bulkhead Design, Brooklyn, NY
- 131 39th Street Shore Public Walkway and Waterfront Structure Design, Queens, NY
- Bronx River Trail Boat Launch Design, Bronx, NY
- 1460-1480 Sheridan Boulevard, Bronx, NY
- Con Edison Harlem River Gas Main Integrity Study and Concept Design, New York, NY
- Newtown Creek Bulkhead Design, Brooklyn, NY
- Roosevelt Island Steam Tunnel Rehabilitation and Shoreline Protection, New York, NY
- Con Edison Harlem River Utilidor for New M-29 Feeder, Bronx-Manhattan, NY*
- Harrison Manufactured Gas Plant Remediation, Harrison/Newark, NJ*
- PJ-4 Onshore Range Tower, Bayonne, NJ*
- General Dynamics Electric Boat Graving Docks 1 & 2, Groton, CT*
- World Trade Center Tower One & Two, New York, NY*
- Marine Company 1 Firehouse (Pier 53), New York, NY*
- Port of Albany Wharf Replacement & Rehabilitation, Albany, NY*
- NJ Transit Hoboken Terminal Structural Inspection, Hoboken, NJ*
- Palace Theater, New York, NY*
- 59th Street Station, Brooklyn, NY*
- Port Authority Bus Terminal Bus Gate 35-36, New York, NY*
- SUNY Downstate Medical Center, Brooklyn, NY*
- NYCEDC Hurricane Sandy Residential Community Renewal, Brooklyn and Queens, NY*
- NYCHHC Color Memorial Hospital New Boiler Plant, New York, NY*

EDUCATION

B.E., Civil Engineering
Hofstra University

PROFESSIONAL REGISTRATION

Professional Engineer (PE)
in NY, NJ

WEDG Professional

10-Hour Health and Safety
in Construction

40-Hour HAZWOPER

30-Hour HAZWOPER

SWAC (valid through Oct.
12, 2023)

**Projects represent experience with a previous firm*

ATTACHMENT G

FEDERAL COASTAL CONSISTENCY ASSESSMENT

LANGAN

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U.S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency.

A. **APPLICANT** (please print)

1. Name: _____
2. Address: _____
3. Telephone: Area Code () _____

B. **PROPOSED ACTIVITY:**

1. Brief description of activity:

2. Purpose of activity:

3. Location of activity:

County	City, Town, or Village	Street or Site Description
--------	------------------------	----------------------------

4. Type of federal permit/license required: _____

5. Federal application number, if known: _____

6. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application or permit number, if known:

C. **COASTAL ASSESSMENT** Check either "YES" or "NO" for each of these questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity.

- | | |
|---|--------|
| 1. Will the proposed activity result in any of the following: | YES/NO |
| a. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43) | — — |
| b. Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44) | — — |
| c. Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1) | — — |
| d. Reduction of existing or potential public access to or along coastal waters? (19, 20) | — — |
| e. Adverse effect upon the commercial or recreational use of coastal fish resources? (9,10) | — — |
| f. Siting of a facility essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf? (29) | — — |
| g. Siting of a facility essential to the generation or transmission of energy? (27) | — — |
| h. Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35) | — — |
| i. Discharge of toxics, hazardous substances or other pollutants into coastal waters? (8, 15, 35) | — — |
| j. Draining of stormwater runoff or sewer overflows into coastal waters? (33) | — — |
| k. Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36, 39) | — — |
| l. Adverse effect upon land or water uses within the State's small harbors? (4) | — — |
| 2. Will the proposed activity affect or be located in, on, or adjacent to any of the following: | YES/NO |
| a. State designated freshwater or tidal wetland? (44) | — — |
| b. Federally designated flood and/or state designated erosion hazard area? (11, 12, 17) | — — |
| c. State designated significant fish and/or wildlife habitat? (7) | — — |
| d. State designated significant scenic resource or area? (24) | — — |
| e. State designated important agricultural lands? (26) | — — |
| f. Beach, dune or Barrier Island? (12) | — — |
| g. Major ports of Albany, Buffalo, Ogdensburg, Oswego or New York? (3) | — — |
| h. State, county, or local park? (19, 20) | — — |
| i. Historic resource listed on the National or State Register of Historic Places? (23) | — — |
| 3. Will the proposed activity require any of the following: | YES/NO |
| a. Waterfront site? (2, 21, 22) | — — |
| b. Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5) | — — |
| c. Construction or reconstruction of a flood or erosion control structure? (13, 14, 16) | — — |
| d. State water quality permit or certification? (30, 38, 40) | — — |
| e. State air quality permit or certification? (41, 43) | — — |
| 4. Will the proposed activity occur within and/or affect an area covered by a State-approved local waterfront revitalization program, or State-approved regional coastal management program?
(see policies in program document*) | — — |

D. ADDITIONAL STEPS

1. If all of the questions in Section C are answered "NO", then the applicant or agency shall complete Section E and submit the documentation required by Section F.
2. If any of the questions in Section C are answered "YES", then the applicant or agent is advised to consult the CMP, or where appropriate, the local waterfront revitalization program document*. The proposed activity must be analyzed in more detail with respect to the applicable state or local coastal policies. On a separate page(s), the applicant or agent shall: (a) identify, by their policy numbers, which coastal policies are affected by the activity, (b) briefly assess the effects of the activity upon the policy; and, (c) state how the activity is consistent with each policy. Following the completion of this written assessment, the applicant or agency shall complete Section E and submit the documentation required by Section F.

E. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with the State's CMP or the approved local waterfront revitalization program, as appropriate. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program, or with the applicable approved local waterfront revitalization program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: _____

Address: _____

Telephone: Area Code () _____

Applicant/Agent's Signature: *Lina-Maria Schvorange* Date: _____

F. SUBMISSION REQUIREMENTS

1. The applicant or agent shall submit the following documents to the **New York State Department of State, Office of Planning and Development, Attn: Consistency Review Unit, One Commerce Plaza-Suite 1010, 99 Washington Avenue, Albany, New York 12231.**

- a. Copy of original signed form.
- b. Copy of the completed federal agency application.
- c. Other available information which would support the certification of consistency.

2. The applicant or agent shall also submit a copy of this completed form along with his/her application to the federal agency.

3. If there are any questions regarding the submission of this form, contact the Department of State at (518) 474-6000.

*These state and local documents are available for inspection at the offices of many federal agencies, Department of environmental Conservation and Department of State regional offices, and the appropriate regional and county planning agencies. Local program documents are also available for inspection at the offices of the appropriate local government.

**New York State Coastal Management Program
Consistency Assessment Form
Section C– Coastal Assessment
Monitor Point
Brooklyn, New York**

This document provides an assessment of the effects of the proposed project relevant to the New York State Coastal Management Program policies and standards identified in Section C of the attached Federal Consistency Assessment Form. The relevant policies and applicable standards are listed below in **bold** and are followed by compliance statements describing how the proposed activities would be consistent with the goals of the policies and standards.

Policy 1:

Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.

Compliance Statement: The proposed project would include a residential building and a shore waterfront promenade. Within the TWAA, the new waterfront promenade would provide pedestrian access to the East River waterfront and will create an outdoor public park space along the Inlet. The sorely needed residential building which is partially within the TWAA will be consistent with the residential and commercial zoning of the lots for residents of Brooklyn.

Based on this information, the proposed project is consistent with this policy.

Policy 2:

Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.

Compliance Statement: The current site does not serve any water dependent use. With the presence of the rail link trestle immediately west of the site, the site is not conducive for water-dependent uses. The proposed project would allow for public access to the waterfront and a revitalized tidal wetland.

Based on this information, the proposed project is consistent with this policy.

Policy 11:

Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Compliance Statement: The Base Flood Elevation (BFE) is 10 NAVD88 based on the Preliminary Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency

(FEMA). The estimated sea level rise per New York City Climate Resiliency Design Guidelines for the period 2040 through 2069 is 16 inches. A riprap revetment along the shoreline currently protects the and will be replaced by a seawall. Typical grades on the site are currently around el 6 to el 8. As you get further from the water the grade continues to increase to el. 10, and the placement of the building above BFE and anticipated sea level rise will minimize potential damage to property and endangerment of human lives due to flooding and erosion.

Based on this information, the proposed project is consistent with this policy.

Policy 12:

Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.

Compliance Statement: The proposed work would not impact any beaches, dunes, barrier islands or bluffs. All construction and operational activities associated with the proposed project will be undertaken to minimize any potential adverse impacts to natural resources and wetlands. All construction-related activities will be completed using best management practices to prevent erosion or flooding.

Based on this information, the proposed project is consistent with this policy.

Policy 17:

Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

Compliance Statement: All components of the proposed project will be designed and constructed to minimize damage to natural resources, natural features, and the property from flooding and erosion. Best management practices to minimize damage from flooding and erosion during construction will be outlined in the SWPPP such as silt fences, turbidity curtains, and hay bales. The riprap revetment, increase in elevation in the waterfront promenade above BFE and anticipated sea level rise will minimize potential damage to natural resources and property flooding and erosion.

Based on this information, the proposed project is consistent with this policy.

Policy 21:

Water dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related uses along the coast.

Compliance Statement: The current site does not support water dependent or water enhanced recreation due to the rail link trestle immediately to the west of the site. The proposed Shore Public Walkway will allow the public to access the waterfront to take advantage of coastal

scenery. The proposed use does not impede the ability to use the Harlem River for recreational activity in any way.

Based on this information, the proposed project is in compliance with this policy.

Policy 22:

Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

Compliance Statement:

The site is not conducive to in-water recreation due to the rail link trestle immediately to the west of the site. The proposed Shore Public Walkway will allow the public to access the waterfront to take advantage of coastal scenery and for passive upland recreation. The proposed use does not impede the ability to use the Harlem River for recreational activity in any way.

Based on this information, the proposed project is in compliance with this policy.

Policy 33:

Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Compliance Statement: Best management practices during construction will be outlined in the SWPPP such as silt fences, turbidity curtains, hay bales and other best management practices for erosion and silt control. The stormwater management improvements associated with the proposed project site will collect stormwater and direct it to a stormwater quality treatment unit for treatment prior to tying into the sewer system. The stormwater quality treatment unit would comply with NYSDEC standards. As a result, the project will improve the quality of stormwater being discharged to the East River.

All components of the proposed project will be designed and constructed in accordance with best management practices to ensure the control of stormwater runoff discharging into coastal waters.

Based on this information, the proposed project is consistent with this policy.

Policy 35:

Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State dredging permit requirements, and

protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Compliance Statement: The project does not include dredging in coastal waters.

Based on this information, the proposed project is consistent with this policy.

Policy 38:

The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Compliance Statement: The proposed project site will protect the adjacent East River, ensuring all stormwater will be collected and tied into the existing stormwater system system. The existing stabilized shoreline will protect the shoreline from erosion in the East River. The new stormwater management infrastructure will improve stormwater quality and reduce quantity of runoff. The stormwater from the public right-of-way area will be treated through R.O.W. bioswales, while the stormwater from the building area and waterfront area will be treated through a water quality treatment unit. Both will be discharged into the East River through the existing sewer system to comply with NYSDEC water quality treatment requirements. As a result, the project will enhance the benefits provided by the East River. No adverse ecological impacts to water quality are expected.

Based on this information, the proposed project is consistent with this policy.

Policy 40:

Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

Compliance Statement: The proposed project is not a steam electric generating or industrial facility.

Based on this information, the proposed project is consistent with this policy.

Policy 44:

Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

Compliance Statement: All of the proposed work will be conducted upland of the existing riprap revetment along the Inlet. There is currently no public access to the waterfront from the site. The proposed project will be consistent with encouraging water dependent and water enhanced

recreation in the future. As a result, the project will enhance the benefits provided by the East River. No adverse ecological impacts to water quality are expected.

Based on this information, the proposed project is consistent with this policy.

3 March 2026

Mr. Armando Spagnoli
Coastal Resources Specialist
Office of Planning, Development and Community Infrastructure
One Commerce Plaza
Albany, New York 12231-0001

**Re: Response to Department of State's Request for More Information
40 Quay Street Joint Permit Application
Block: 2590 Lots: 1 & 25
Brooklyn, NY
Langan Project No.: 100964201**

Dear Mr. Spagnoli:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.(Langan) is submitting this letter, on behalf of GO QUAY, in response to the request for additional information from the Department of State (DOS), received 26 January 2026. The original comments are copied below in italics for your convenience; our responses are provided below each comment.

Please provide a Natural Nature Based Feature (NNBF)/Living Shoreline alternative analysis as one was not considered in the proposed project.

A NNBF/Living Shoreline alternative would consist of planting native plants along the shoreline. The plants will need to be combined with armoring to protect against erosion and scouring. This type of shoreline stabilization would require either additional fill below MHW or reduced upland development area. As a result of this, this is not a preferred alternative.

Please provide an aerial schematic that shows the entire proposed project site, with existing conditions and dimensions of all features (bulkheads, concrete structures, etc.) and all proposed structures and their dimensions (proposed open space park, trails, benches, native plants being planted, etc.).

Attached is the Aerial Schematic showing the requested information.

Schematic-Figure 9: Proposed Condition Plan, potential pervious with TWAA layer, shows that the new proposed pervious surface extends past the MHW, indicating fill will be added to the project site to install the bulkhead. Please provide the cubic yards of fill if being proposed, where it is being outsourced from, and any further details on the potential fill.

Total cubic yard of fill is 232.31 (total cubic yard of cut is 256.10). The fill will be noncontaminated well graded granular material that will be sourced by the contractor at the time of construction (fill source TBD).

Please also provide details on the extent of dredging to occur at the proposed project site.

There will be localized excavation below MHW and above MLW to allow for scour protection installation. We do not consider this to be dredging.

Please provide reasoning for the existing concrete structures on Lot 25 to remain. Removing the concrete structures will help reduce the impervious surface square footage at the project site.

The existing concrete structure on Lot 25 is part of active DEP infrastructure and cannot be removed.

Should you have any questions or need additional information, I can be reached at 212-479-5428 or via email at gschoregge@langan.com.

Sincerely,

**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**



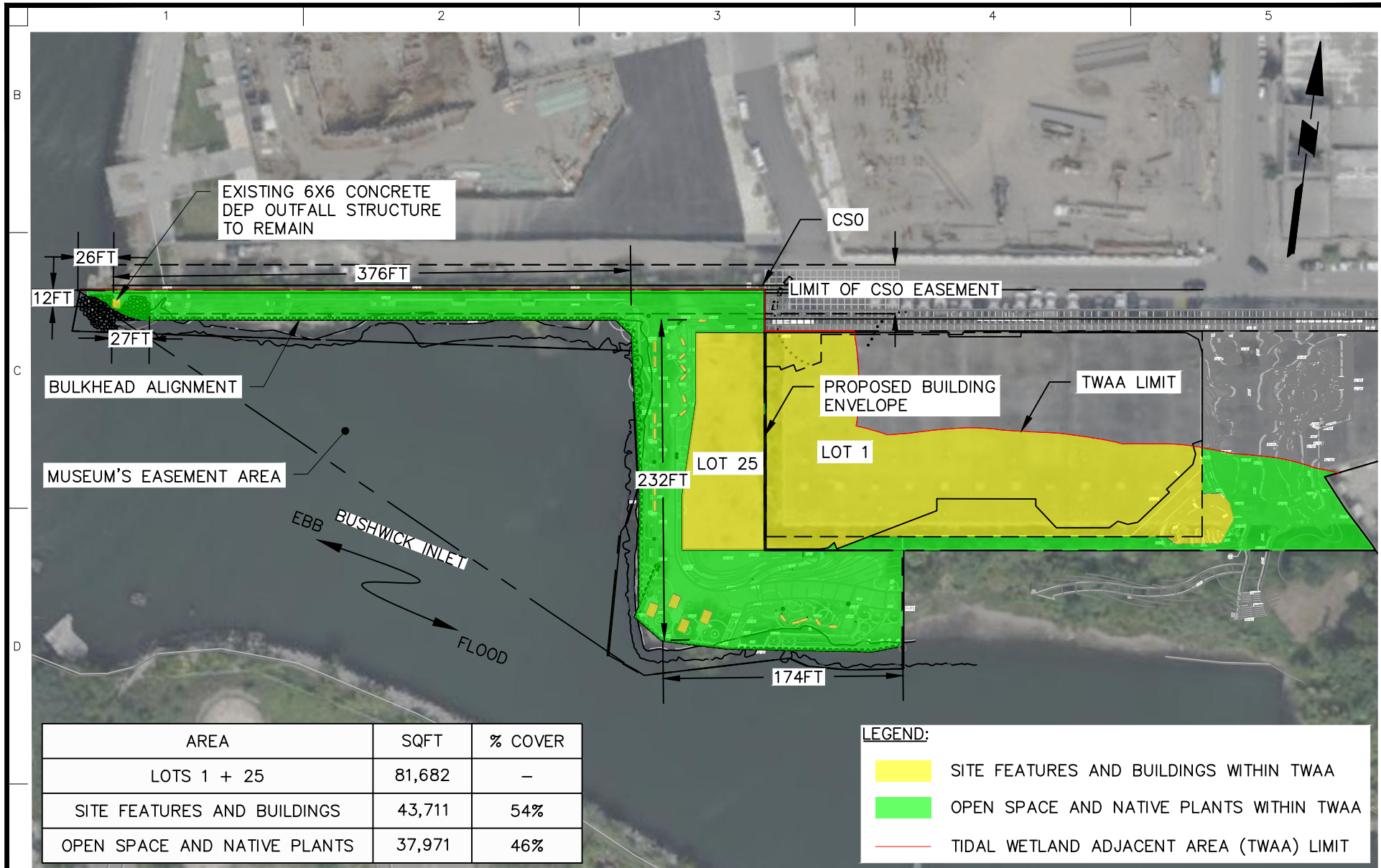
Gina Marie Schoregge, P.E.
Senior Project Manager

Enclosure(s):

cc:

Simeon Maleh - GO QUAY
Ron Boyer, Gregory Biesiadecki – Langan

ATTACHMENT A Aerial Schematic

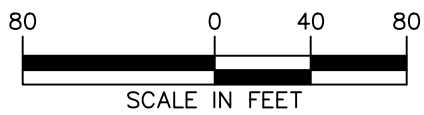


AREA	SQFT	% COVER
LOTS 1 + 25	81,682	-
SITE FEATURES AND BUILDINGS	43,711	54%
OPEN SPACE AND NATIVE PLANTS	37,971	46%

LEGEND:

- SITE FEATURES AND BUILDINGS WITHIN TWAA
- OPEN SPACE AND NATIVE PLANTS WITHIN TWAA
- TIDAL WETLAND ADJACENT AREA (TWAA) LIMIT

SOURCE: AERIAL IMAGE TAKEN FROM MICROSOFT BING ON 29 JANUARY 2026.



LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 300 Kimball Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com

Project
MONITOR POINT
 BROOKLYN
 KINGS COUNTY NEW YORK

Figure Title
AERIAL SCHEMATIC

Project No.
100964201
 Date
02/25/2026
 Drawn By
LR
 Checked By
GS

Figure
12
 Sheet 12 of 12