NEW YORK STATE | Homes and Community Renewal

KATHY HOCHUL
Governor
RUTHANNE VISNAUSKAS
Commissioner

July 29, 2026

VIA ELECTRONIC MAIL
Consistency Review Unit
Office of Planning and Development
New York Department of State
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
cr@dos.ny.gov

RE: Consistency Determination for Federal Agency Activity per 15 CFR 930 Subpart C
Catherine Slip (Chinatown HMH), 10 Catherine Slip, New York City, New York County

To whom it may concern:

I am an Environmental Analyst who is conducting a Coastal Zone Consistency review for a project providing Community Project Funding (CPF) monies to a private entity in accordance with HUD regulations 24 CFR Parts 91 and 93. HUD has delegated review responsibilities to NYSHCR.

Because HUD funding to private individuals is not a listed activity on Part I of Table 3 of the NY Coastal Management Program (CMP) (Section II-9, pages 17-18), NYSHCR is submitting this review for as a Federal Agency Activity per 15 CFR 930 Subpart C.

The project description is as follows:

> Hamilton-Madison House, Inc. proposes rehabilitation of the first floor, 4,000 square foot daycare at 10 Catherine Slip in the City of New York, New York County. The rehabilitation work includes; repair of floors, walls, and ceilings; reconstruction of bathrooms; new interior doors; new electrical, ventilation, and cabling; a new fire alarm system; a new catering kitchen; canopies, and covering exposed plumbing lines serving the rest of the building. Existing water service piping and faucets will be replaced. Public water and sewer are available and additional lines/modifications are not expected. No site work will be conducted. The rehabilitation will not result in a twenty percent or more increase in the number of potential occupants of the facility. The structure is eligible for Historic listing, but the project will not be pursuing historic tax credits.

The proposed action does not involve a large physical change to a site within the coastal area such that the preparation of an environmental impact statement is required. The project does not include physical alteration of land along the shoreline or land under water or coastal waters. The site is not located along a waterfront; revitalization or redevelopment of a deteriorated or underutilized waterfront site is not involved. The project will not reduce existing or potential public access to or along coastal waters, nor have any effect upon the commercial or recreational use of coastal fish resources. The facility is not essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf, nor is it essential to the

generation or transmission of energy. The project does not involve mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters. It will not cause discharge of toxics, hazardous substances or other pollutants into coastal waters. The project does not include transport, storage, treatment, or disposal of solid wastes or hazardous materials. It will have no effect upon land or water resources within the State's small harbors.

The project is not located within or adjacent to a state-designated tidal or freshwater wetland, state-designated erosion hazard area, state-designated significant fish and/or wildlife habitat area, or state-designated important agricultural lands. The site does not include a beach, dune or barrier island, nor is it located within the ports of Albany, Buffalo, Ogdensburg, Oswego or New York.

The project is located within federally-designated flood zone, Zone AE (EL10) per FEMA FIRM Panel 3604970203F (dated September 5, 2007). The project contains an Eligible to be listed historic structure, but is not within a historic district, and will not impact historic resources within the coastal zone (see SHPO letter attached).

The proposed activity does not involve provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area.

Further discussion of specific New York State Coastal Management Program policies follows:

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.

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.

> Policies 11 and 12 of the Coastal Management Plan seek to ensure minimization of the effects of flooding on properties and structures. The project is located within the 100 year floodplain, Zone AE (EL10). The project scope does not mee the definition of Substantial Improvement as defined in 6 NYCRR Part 502. The project has undergone floodproofing efforts to minimize the effects of flooding.

POLICY 23 Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the State, its communities, or the Nation.

> Policy 23 of the Coastal Management Plan seeks to ensure the protection of historically significant structures. The project building is Eligible for listing on the historic register. The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) has issued a determination letter stating that the proposed work will have No Adverse Impact on historic resources, with the condition that consultation with OPRHP continue and once architectural plans are available for review by OPRHP.

POLICY 31 State coastal area policies and management objectives of approved local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already over-burdened with contaminants will be recognized as being a development constraint.

> Policy 31 of the Coastal Management Plan seeks to ensure projects align with local Waterfront Revitalization Programs (WRP) and the policies set forth in the relevant WRP plans. The project is located within the NYC WRP. A review of the project and its consistency with the NYC WRP was performed by

the NYC Department of City Planning (DCP). DCP found that the project actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policies.

POLICY 33 Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

POLICY 37 Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Policies 33 and 37 of the Coastal Management Plan seek to ensure best management practices are utilized in regards to the handling of stormwater runoff and discharges affecting coastal waters. The project is located in a Municipal Separate Storm Sewer System (MS4) area. While the project generally does not include any ground disturbance the project is subject to local and state regulations in the MS4 district.

POLICY 41 Land use or development in the coastal area will not cause national or State air quality standards to be violated.

Policy 41 of the Coastal Management Plan seeks to ensure the protection of air quality standards. The project site is part of larger housing development Known as the Al Smith Houses. The site holds a valid Air Facility Registration and is subject to the standards set forth in the permit. Oversite of permit compliance is conducted by NYSDEC

Accordingly, this action is consistent to the maximum extent practicable per 15 CFR 930.32. Please contact Carlos Barbosa at (518) 473-6843 or at carlos.barbosa@hcr.ny.gov within 60 days of this submittal if you should require additional information.

Sincerely,

Carlos Barbosa

Certifying Officer

Attachments

From:	Stephanie McMorran (DCP)
To:	Etan Hindin; barrypost@hmhonline.org
Cc:	Bayzon, Peter (DOS); Chris Hirschmann; Kristin Senese; Kristen Brink; John Lauretta; Kylie Nemeth
Subject:	[WRP #26-054 / DOS # TBD] Hamilton-Madison House Rehabilitation - WRP Sign Off!
Date:	Thursday, July 2, 2026 6:16:38 PM

Good evening,

Please see the formal WRP sign-off attached below. Once we have the DOS number, we will update and share the written sign-off below for your records (as well as ours). However, consider the WRP for this project complete!!

Happy 4th,
Stephanie

----------BEGIN SIGN-OFF BELOW----------

Good evening,

Our team has completed a review of the project as described below for consistency with the policies and intent of the New York City Waterfront Revitalization Program (WRP).

The Proposed Activity ("**Hamilton Madison House Rehabilitation**") consists of a series of necessary repairs/upgrades to meet NYC Department of Health requirements to reopen as a daycare after being flooded during Hurricane Sandy and vacant for an additional 10 years (due to the storm). The Applicant Team ("**Hamilton-Madison House, Inc.**") has thoroughly acknowledged through their policy responses and supplemental materials that the Proposed Activity is located within the following special areas: FEMA 1% Annual Chance Floodplain [Policy 6.1, 6.2].

Based on the information submitted, the Climate and Sustainability Planning Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and provides its finding to the New York State Department of State (DOS). Please note that the proposed action(s) are subject to consistency review and approval by the New York State Department of State (DOS) in accordance with the New York State Coastal Management Program. This determination is only applicable to the information received and the current proposal. Any additional information or project modifications would require an independent consistency review.

For your records, this project has been assigned **WRP # 26-054 / DOS #TBD**. If there are any questions regarding this review, please contact me.

Best,
Stephanie

Stephanie McMorran
Climate and Sustainability Planner • CSP Division
(she / her)

NYC Department of City Planning
212-720-3253 (O) • 212-720-3300 x 3253 (M)
120 Broadway or borough office address
smcmorran@planning.nyc.gov
Website | Twitter | Instagram | LinkedIn

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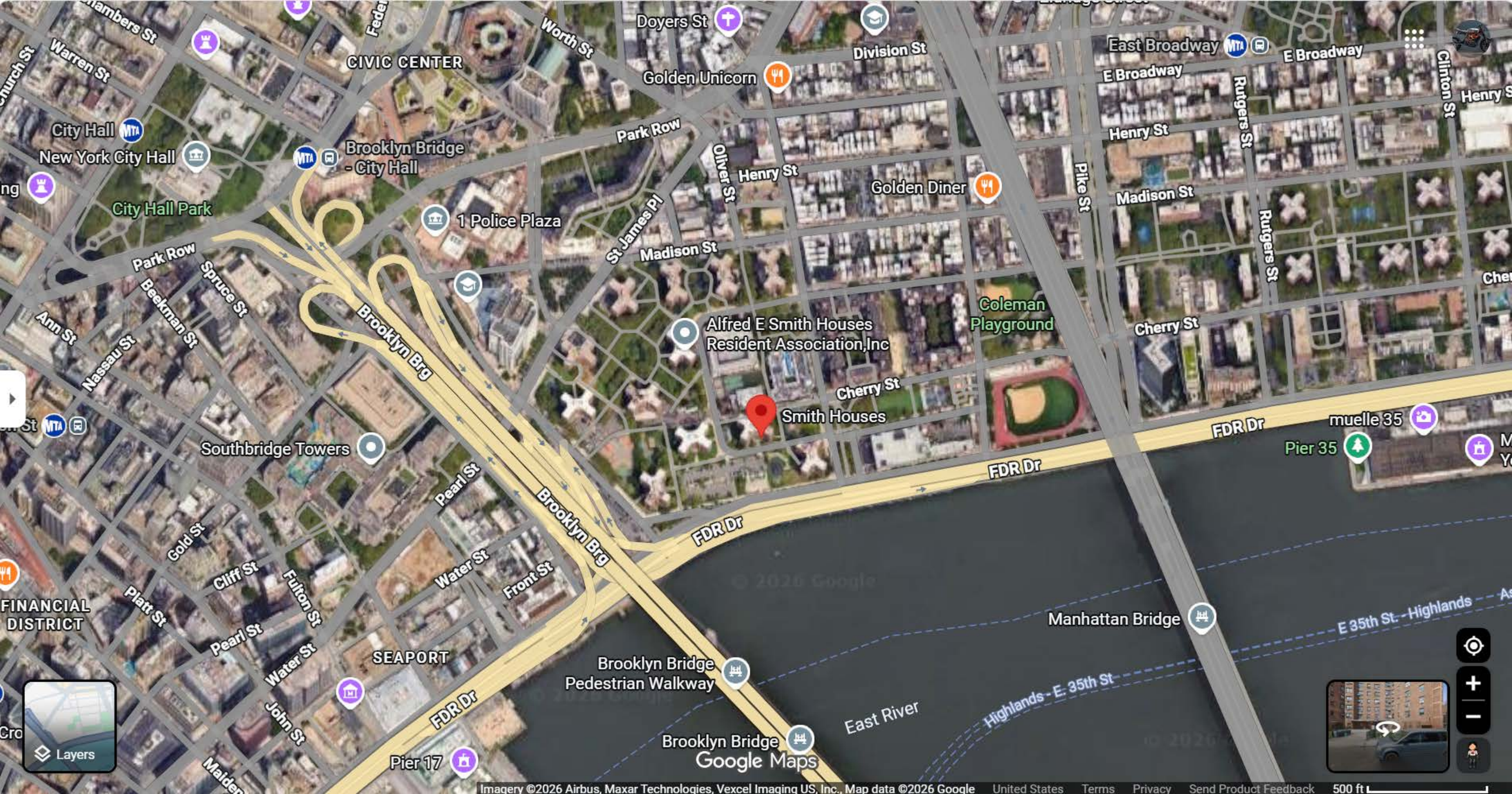
Doyers St
Division St
East Broadway
E Broadway
Worth St
CIVIC CENTER
Golden Unicorn
Warren St
City Hall
New York City Hall
Brooklyn Bridge
- City Hall
Park Row
Oliver St
Henry St
Golden Diner
Pike St
Madison St
Rutgers St
Clinton St
City Hall Park
1 Police Plaza
St James Pl
Madison St
Park Row
Spruce St
Beekman St
Ann St
Nassau St
Brooklyn Brg
Alfred E Smith Houses
Resident Association,Inc
Coleman
Playground
Cherry St
Smith Houses
FDR Dr
muelle 35
Pier 35
Southbridge Towers
Pearl St
Gold St
Cliff St
Fulton St
Water St
Front St
Platt St
FINANCIAL
DISTRICT
SEAPORT
Manhattan Bridge
E 35th St - Highlands
Brooklyn Bridge
Pedestrian Walkway
East River
Highlands - E 35th St
John St
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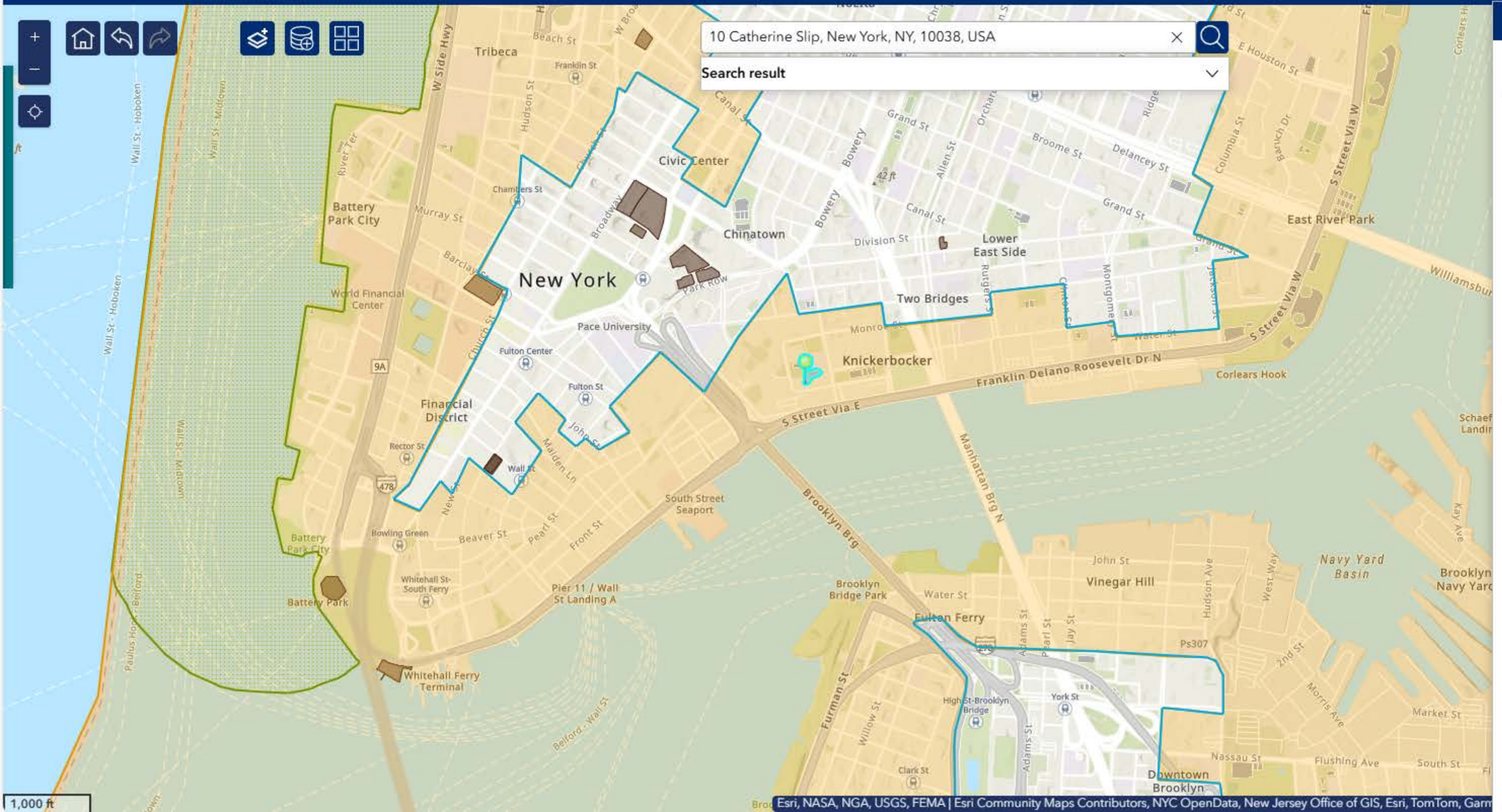

Legend

Reverse Order | Hide Everything | Remove All Layers

Landward Coastal Area Boundary

Transparency

Communities with Local Waterfront Revitalization Programs

Federally Approved Coastal LWRP

Approved Inland LWRP (Boundary not displayed)

Federally Approved Coastal LWRP

Approved Inland LWRP (Boundary not displayed)

Transparency

National Flood Hazard Layer FIRMette

FEMA

74°0'10"W 40°42'49"N

73°59'32"W 40°42'22"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/11/2025 at 1:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HAMILTON MADISON HOUSE

EXHIBIT A

DRAFT NARRATIVE SCOPE OF WORK
HMH Early Childcare and Family Support Center – Rehabilitation of Space
Alfred E. Smith Houses, 10 Catherine Slip, New York, NY

Description of Premises

NYCHA has utilized FEMA funding to bolster the flood protections of the Smith Houses buildings as part of the recovery/resiliency efforts downtown after Hurricane Sandy. There was an installation of Fiber Reinforced Plastic/Polymer (FRP) to interior walls and floors. There was an installation of standby generators to provide funded buildings with full power to assist if there is a power outage. Replacement and upgrades to electrical rooms for electrical equipment above the predicted flood elevations to assist with futureproofing. Additionally, there was a full roof replacement, restorations of doors/frames/hardware in common areas damaged by flooding. There was a replacement of underground electrical conduits, upgrade of site lighting, site restoration of Sandy-damaged areas as well as any areas affected by construction, and installation of closed-circuit television (CCTV) cameras and Layered Access Systems (LAC) at building entryways.

The additional work that will be taking place on the premises encompass approximately 5,140 net sq. ft. on the ground floor of Building #2 of Alfred E. Smith Houses, with Child Care entrances from the rear, opposite the residential lobby entrance. Because the premises wraps around the residential lobby, elevator and service core it has two noncontiguous pieces:

- The west side has two classrooms, two small office areas, a former kitchen and support spaces (approximately 3,520 net sq. ft.)
- The east side has one classroom, a staff workroom and support spaces (approximately 1,620 sq. ft.)

The space was built as a Child Care Center in the late 1950s and occupied by Hamilton-Madison House until it was severely flooded and displaced by Hurricane Sandy in 2012. NYCHA has recently completed recovery and resilience (floodproofing) work to the building and utility infrastructure elements, with mostly FEMA money. Although the interior layout of the premises will remain largely the same, complete interior renovation is needed in order to meet NYC Dept. of Health and other codes to again operate as a child care center.

Summary of Construction Work

Because the space has never been upgraded since 1959 and has not been used since 2012, the scope of work includes a comprehensive interior renovation.

Interior work will consist of repairing and refinishing floors, walls, ceilings, and partitions throughout the space. Existing bathrooms will be fully reconstructed with new fixtures, branch piping, and code-compliant tile finishes. Each classroom will be provided with separate, age-appropriate children's toilet rooms, along with staff lavatories. The project will also include the installation of new interior doors and hardware, as well as a new catering kitchen/pantry.

Mechanical, electrical, and plumbing systems will be upgraded to meet current codes and standards. Electrical work will include new circuitry, receptacles, and lighting throughout. HVAC improvements will provide code-compliant ventilation as required and replace outdated, non-serviceable heat distribution equipment with a new partial electric heat pump system. Air conditioning will be provided via window units in all occupiable rooms. The project will also include new low-voltage cabling for telephone, Wi-Fi, and security cameras, along with a new code-compliant fire alarm system.

The design will incorporate creative solutions to mitigate the impact of low ceiling heights and extensive ceiling-hung plumbing, electrical, and gas lines serving the remainder of the building.

Exterior work will include the installation of entry canopies, new finishes, and updated signage at two entrances. Where there is evidence of chronic leaking or condensation, pipe wrap, enclosures, and/or drip pans will be installed as necessary.

The rehabilitation will not result in a twenty percent or more increase in the number of potential occupants of the facility. The structure is eligible for Historic listing, but the project will not be pursuing historic tax credits.

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

Geoffrey Wiener
Project Manager
GWW Planning & Development LLC
69 West 9th St.
Suite 4F
New York, NY 10011

Re: HCR/HTFC (S)
HMH Early Childcare and Family Support Center
10 Catherine Slip, New York, NY 10038
23PR10293

Dear Geoffrey Wiener:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the current photos and scope of work that was provided to our office on March 8th, 2024. Based upon our review, it is OPRHP's opinion that the proposed work will have No Adverse Impact on historic resources, with the following condition:

1. Consultation with our office shall continue once architectural plans are available for review.

If you have any questions, I am best reached via e-mail.

Sincerely,

Olivia Brazee
Senior Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov

cc: D. Abreu, NYCHA
B. Post, Hamilton Madison House, Inc. via e-mail only

Division of Air Resources

Registration ID: 2-6206-00065/00003 **Ren:** 3

AIR FACILITY REGISTRATION CERTIFICATE
in accordance with 6 NYCRR Subpart 201-4

Registration Issued to:
NYC HOUSING AUTHORITY
250 BROADWAY
NEW YORK,NY 10007

Contact:
Keith Grossman
24-02 49th Ave Fl 4
Long Island City,NY 11101
(718) 707-7733

Facility:
NYC-HA AL SMITH HOUSES
21 St James Pl
New York,NY 10038

Description:
The New York City Housing Authority (NYC-HA) owns the Smith Houses and is replacing its existing dual-fuel steam boilers with a Steam Pressure Reducing Valve (PRV) Station. The PRV Station will provide steam for heat and hot water production. The steam will be generated off-site and will be provided by Consolidated Edison.

The site will operate three (3) natural gas-fired mobile boilers rated at 25.20 mmBtu/hr each during the construction of the PRV Station. The mobile boilers will be removed after commissioning of the PRV Steam Station.

The site will still operate four (4) engine generators: one (1) gas-fired engine generator (Generac SG350, rated at 606 HP), and three (3) identical gas-fired engie generators (Generac SG450, each rated at 674 HP). Each generator has its own stack. The engine generators can be used for both emergency back-up as well as demand response participation.

Total Number of Emission Points: 4 **Cap By Rule:** Yes

Authorized Activity By Standard Industrial Classification Code:

6513 - APARTMENT BUILDING OPERATORS

Registration Effective Date: 04/15/2025 **Registration Expiration Date:** 04/14/2035

List of Regulations in Application:

6 NYCRR Part 200	General Provisions
6 NYCRR Part 201	Permits and Registrations
6 NYCRR Part 202	Emissions Verification
6 NYCRR Part 211	General Prohibitions
6 NYCRR Part 227	Stationary Combustion Installations
40 CFR Part 60, Subpart JJJJ	Standards of Performance for Stationary Spark Ignition Internal Combustion Engines
40 CFR Part 63, Subpart ZZZZ	Reciprocating Internal Combustion Engine (RICE) NESHAP

AIR FACILITY REGISTRATION CERTIFICATE
in accordance with 6 NYCRR Subpart 201-4

List of Regulations in Application:

6 NYCRR Part 222	Distributed Generation Sources

SAM LIEBLICH
REGION 2 AIR POLLUTION CONTROL ENGINEER
NYSDEC - REGION 2
47-40 21ST ST
LONG ISLAND CITY,NY 11101

This registrant is required to operate this facility in accordance with all air pollution control applicable Federal and State laws and regulations. Failure to comply with these laws and regulations is a violation of the ECL and the registrant is subject to fines and/or penalties as provided by the ECL. If ownership of this facility changes, the registrant is required to notify the Department at the address shown above using the appropriate forms and procedures within 30 days after the transfer takes place. The present registrant will continue to be responsible for all fees and penalties until the Department has been notified of any change in ownership.