PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:
Public Notice Number: NAN-2013-01472-EYA
Issue Date: February 12, 2014
Expiration Date: March 14, 2014

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Parsonage Point Investment Company c/o FHKP
20 Parsonage Point
Rye, NY 10580

ACTIVITY: Pier Construction

WATERWAY: Long Island Sound

LOCATION: City of Rye, Westchester County, New York

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity. Comments provided will become a part of the public record for this action.

PLEASE USE THE 18-CHARACTER FILE NUMBER ON ALL CORRESPONDENCE

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act (Public Law 104-267), requires all Federal agencies to consult with the National Oceanic and Atmospheric Administration Fisheries Service (NOAA/FS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed work, fully described in the attached work description, could cause the disruption of habitat for various lifestages of some EFH-designated species as a result of a temporary increase in turbidity during construction. However, the New York District has made the preliminary determination that the site-specific adverse effects are not likely to be substantial because it is expected that fish populations would avoid the small area of disturbance. Further consultation with NOAA/FS regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to the final decision.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occurs. For activities within the coastal zone of New York State, the applicant's certification and accompanying information is available from the Consistency Coordinator, New York State Department of State, Division of Coastal Resources and Waterfront Revitalization, Coastal Zone Management Program, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231, Telephone (518) 474-6000. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- New York State Department of Environmental Conservation

In order for us to better serve you, please complete our Customer Service Survey located at: http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you

may contact this office at (917) 790 - 8092 and ask for Jun Yan.

For more information on New York District Corps of Engineers programs, visit our website at http://www.nan.usace.army.mil

for
Jodi M. McDonald
Chief, Regulatory Branch

Enclosures

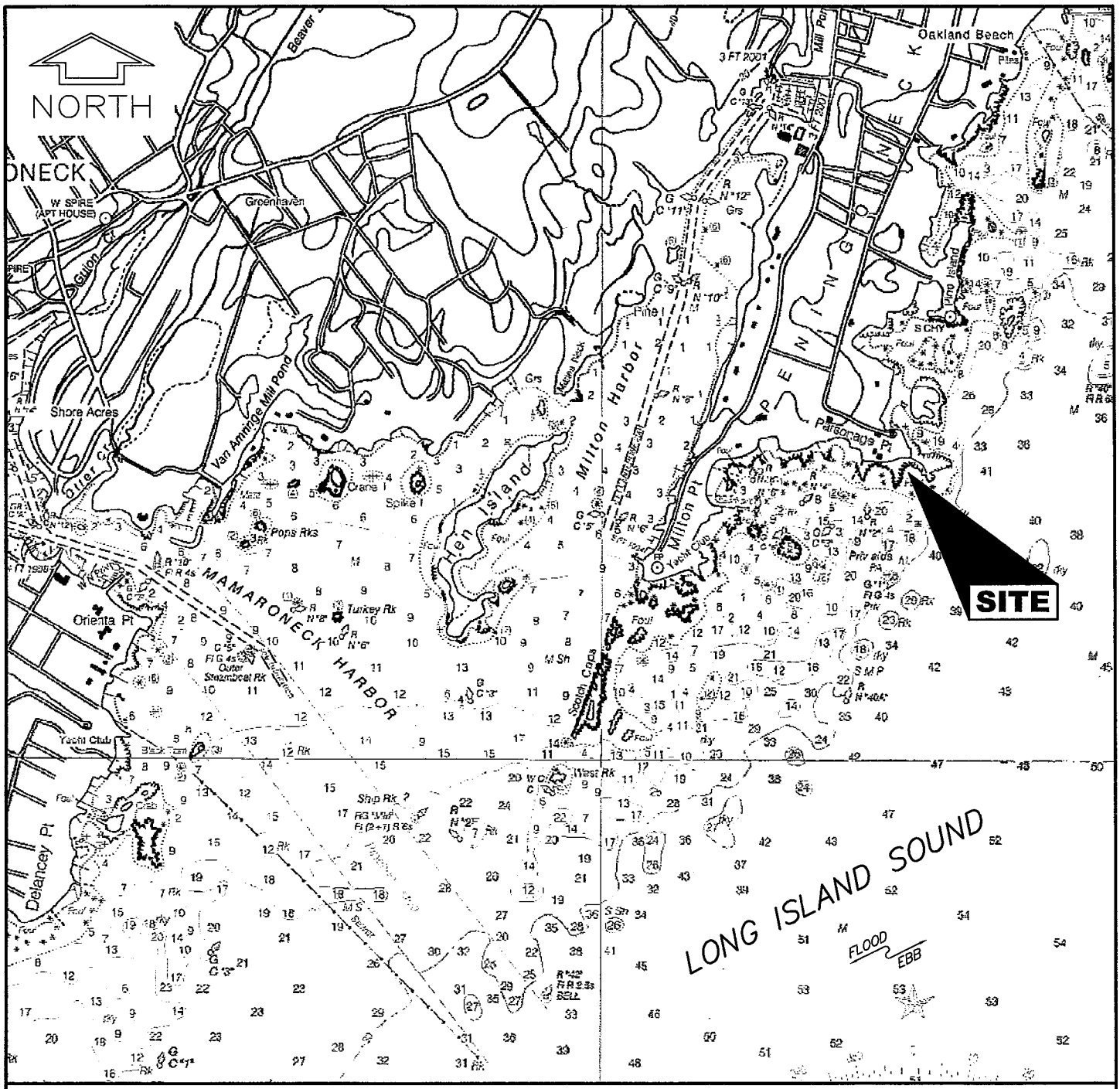
WORK DESCRIPTION

The applicant, Parsonage Point Investment Company c/o FHKP, has requested Department of the Army authorization for pier construction in Long Island Sound, in the City of Rye, Westchester County, New York.

The work would involve installation of 4-foot wide by 42-foot long steel framed pier with timber deck supported by two (2) 16-inch diameter steel pipe piles, connected to a 3-foot wide by 50-foot long aluminum ramp onto an 8-foot wide by 20-foot long floating dock secured by four (4) 12-inch diameter anchor piles. In addition, two (2) 12-inch diameter steel mooring piles will be installed east of the proposed pier. Piles will be installed with rock socket filled with concrete. At total of 3.5 cubic yard of fill will be placed below the spring high water line.

The applicant has stated that they have avoided, minimized, and mitigated for impacts proposed to the maximum extent practicable by limiting construction to the smallest area practicable.

The stated purpose of this project is to provide safe mooring for recreational use.



TAKEN FROM MAPTECH
OFFSHORE NAVIGATOR
VERSION 5.07d

VICINITY MAP

0 1000 2000 3000 4000 FEET

APPROX. SCALE

NAN-2013-01472-EYA
1

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

PURPOSE: TO GAIN BOATING ACCESS TO LONG ISLAND SOUND

DATUM: MEAN LOW WATER (M.L.W.)

ADJACENT PROPERTY OWNERS: SEE ATTACHMENT

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

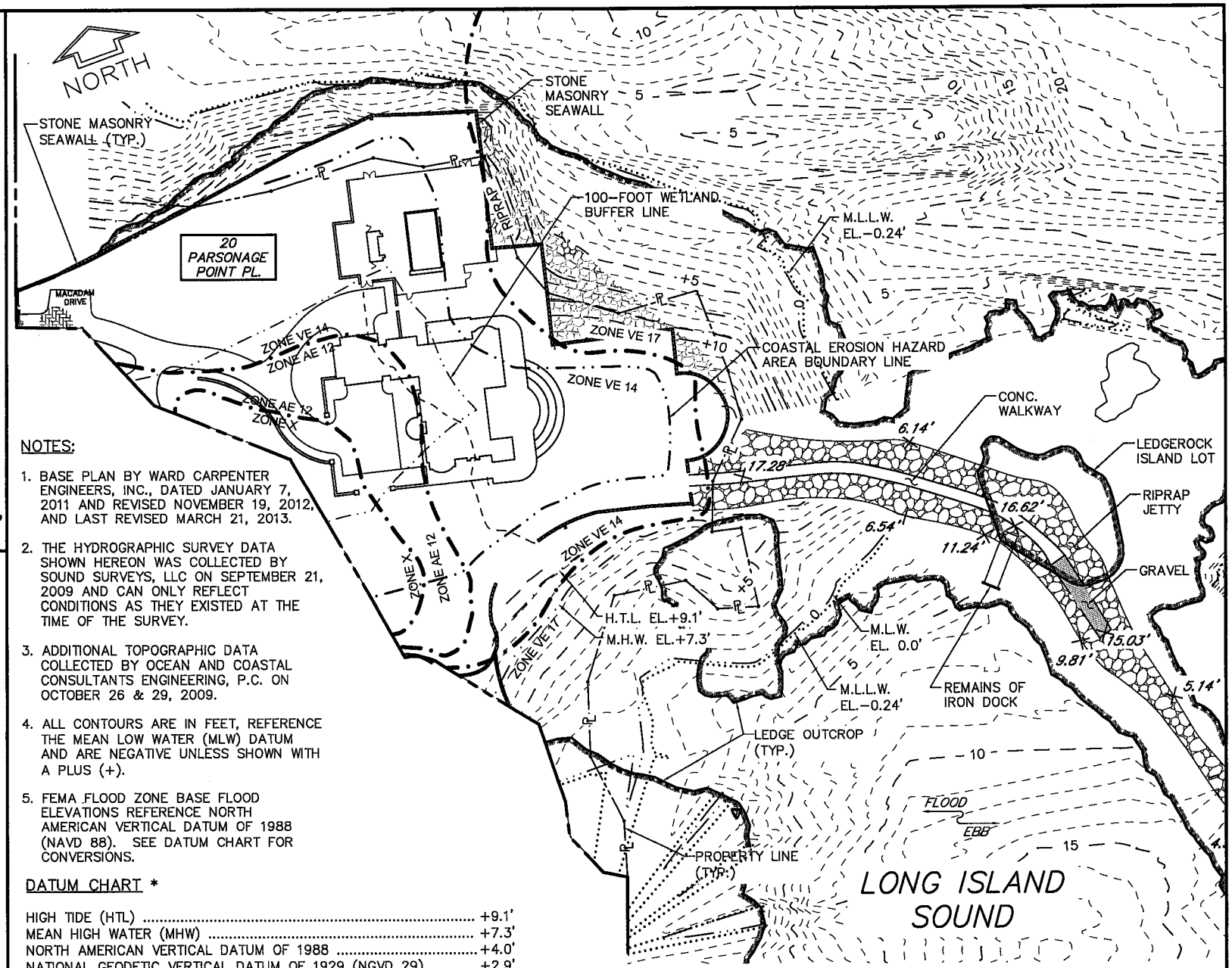
PROPOSED PIER

LONG ISLAND SOUND
CITY OF RYE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICATION BY: PARSONAGE INVESTMENT COMPANY, LLC

DATE: 7/31/13

P:\2009\OCC_209062.1\3_Project_Files\CAD\Task1\1.dwg Permit 01 Carrie L. Walter Fri, 16 Aug 2013 – 11:37am



NOTES:

1. BASE PLAN BY WARD CARPENTER ENGINEERS, INC., DATED JANUARY 7, 2011 AND REVISED NOVEMBER 19, 2012, AND LAST REVISED MARCH 21, 2013.
2. THE HYDROGRAPHIC SURVEY DATA SHOWN HEREON WAS COLLECTED BY SOUND SURVEYS, LLC ON SEPTEMBER 21, 2009 AND CAN ONLY REFLECT CONDITIONS AS THEY EXISTED AT THE TIME OF THE SURVEY.
3. ADDITIONAL TOPOGRAPHIC DATA COLLECTED BY OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C. ON OCTOBER 26 & 29, 2009.
4. ALL CONTOURS ARE IN FEET, REFERENCE THE MEAN LOW WATER (MLW) DATUM AND ARE NEGATIVE UNLESS SHOWN WITH A PLUS (+).
5. FEMA FLOOD ZONE BASE FLOOD ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SEE DATUM CHART FOR CONVERSIONS.

DATUM CHART *

HIGH TIDE (HTL)	+9.1'
MEAN HIGH WATER (MHW)	+7.3'
NORTH AMERICAN VERTICAL DATUM OF 1988	+4.0'
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)	+2.9'
MEAN LOW WATER (MLW)	0.0'
MEAN LOWER LOW WATER (MLLW)	-0.24'

* FROM U.S. ARMY CORPS OF ENGINEERS TIDAL FLOOD PROFILES 1988 MLLW FROM NOAA STATION 8518091, RYE, NY

FOR PERMIT USE ONLY
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EXISTING SITE PLAN

0 100 200 FT.

SCALE 1"=100'-0"

PURPOSE: TO GAIN BOATING ACCESS TO LONG ISLAND SOUND

DATUM: MEAN LOW WATER (M.L.W.)

ADJACENT PROPERTY OWNERS: SEE ATTACHMENT

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

NAW-2013-01472-EYA

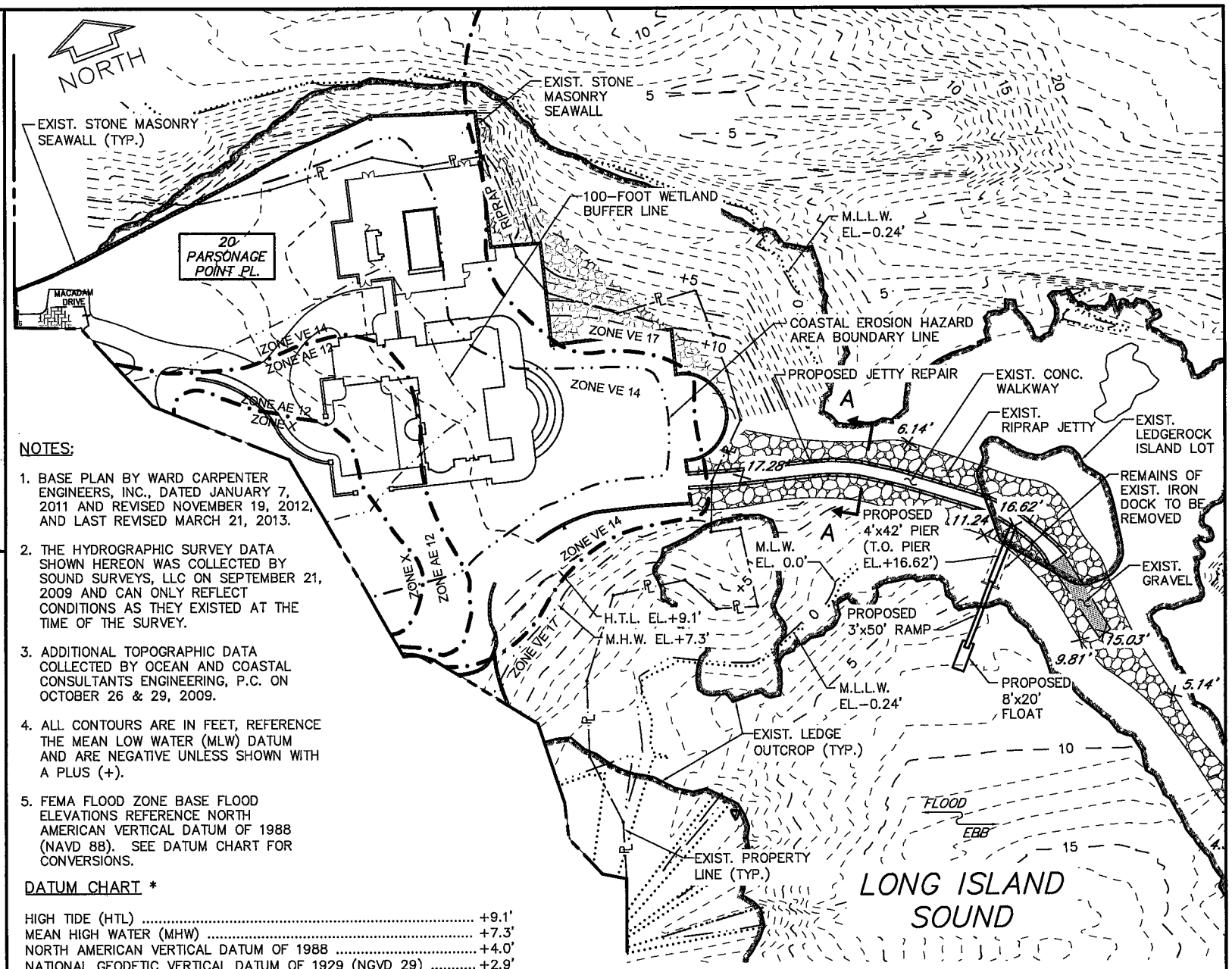
2

PROPOSED PIER
LONG ISLAND SOUND
CITY OF RYE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICATION BY: PARSONAGE INVESTMENT COMPANY, LLC

DATE: 7/31/13

P:\2009\OCC_209062.1\3_Project_Files\CAD\Task1\2.dwg Permit 02 Carrie L Walter Wed, 28 Aug 2013 - 11:40am



PROPOSED SITE PLAN

0 100 200 FT.

SCALE 1"=100'-0"

NOTES:

1. BASE PLAN BY WARD CARPENTER ENGINEERS, INC., DATED JANUARY 7, 2011 AND REVISED NOVEMBER 19, 2012, AND LAST REVISED MARCH 21, 2013.
2. THE HYDROGRAPHIC SURVEY DATA SHOWN HEREON WAS COLLECTED BY SOUND SURVEYS, LLC ON SEPTEMBER 21, 2009 AND CAN ONLY REFLECT CONDITIONS AS THEY EXISTED AT THE TIME OF THE SURVEY.
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DATUM CHART *

HIGH TIDE (HTL)	+9.1'
MEAN HIGH WATER (MHW)	+7.3'
NORTH AMERICAN VERTICAL DATUM OF 1988	+4.0'
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)	+2.9'
MEAN LOW WATER (MLW)	0.0'
MEAN LOWER LOW WATER (MLLW)	-0.24'

* FROM U.S. ARMY CORPS OF ENGINEERS TIDAL FLOOD PROFILES 1988 MLLW FROM NOAA STATION 8518091, RYE, NY

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

PURPOSE: TO GAIN BOATING ACCESS TO LONG ISLAND SOUND

DATUM: MEAN LOW WATER (M.L.W.)

ADJACENT PROPERTY OWNERS: SEE ATTACHMENT

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

NAN-2013-01872-EA

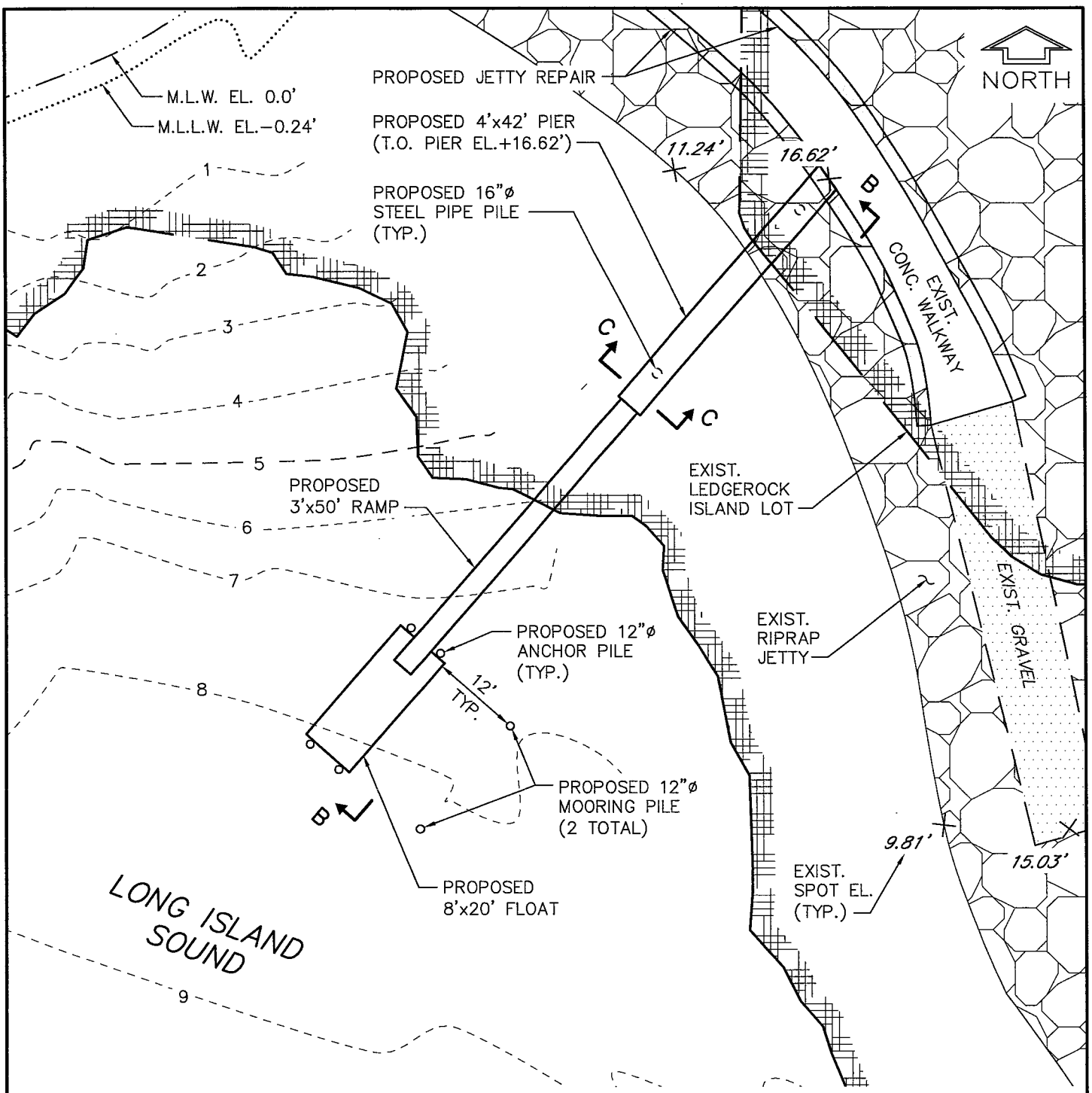
3

PROPOSED PIER
LONG ISLAND SOUND
CITY OF RYE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICATION BY: PARSONAGE INVESTMENT COMPANY, LLC

DATE: 7/31/13

P:\2009\OCC_2090621\3_Project_Files\CAD\Task1\3.dwg Permit 03 Carrie L. Walter Wed, 28 Aug 2013 - 11:40am



PROPOSED PIER PLAN

0 20 40 FT.

SCALE 1"=20'-0"

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

PURPOSE: TO GAIN BOATING ACCESS TO LONG ISLAND SOUND

NAN-2013-01472-EYA

4

DATUM: MEAN LOW WATER (M.L.W.)

ADJACENT PROPERTY OWNERS: SEE ATTACHMENT

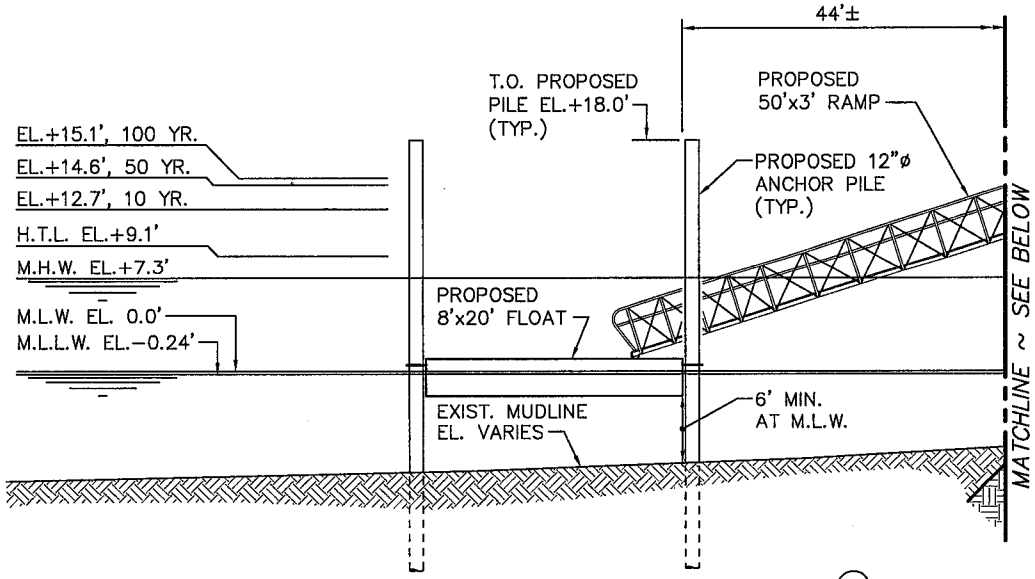
AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

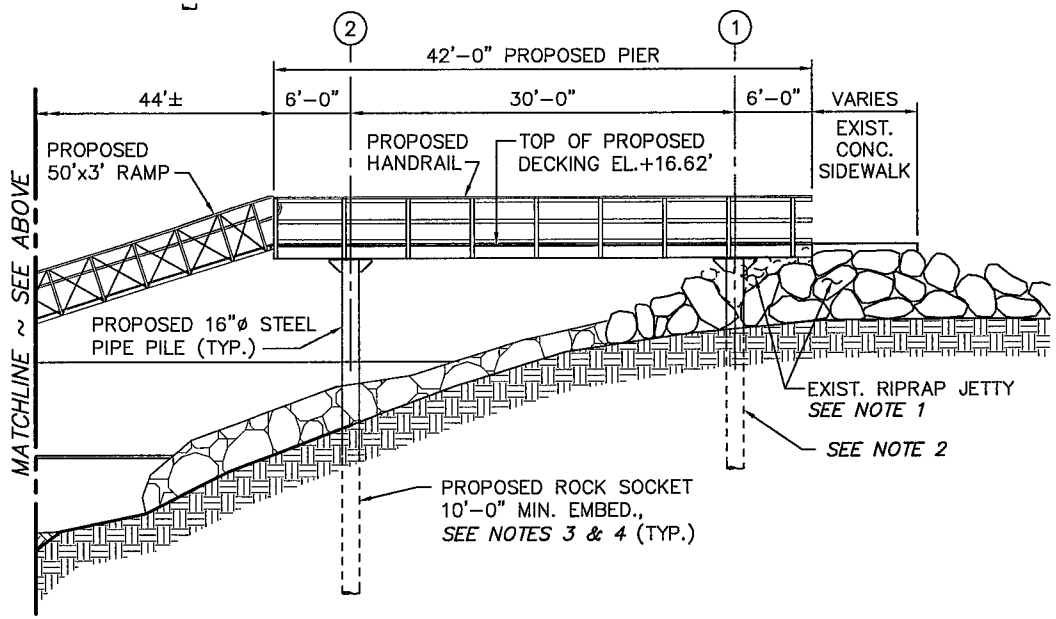
PROPOSED PIER
LONG ISLAND SOUND
CITY OF RYE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICATION BY: PARSONAGE INVESTMENT COMPANY, LLC

DATE: 7/31/13

P:\2009\OCC_209062.1\3_Project_Files\CAD\Task1\4.dwg Permit 04 Carrie L. Walter Fri, 16 Aug 2013 – 11:38am





PROPOSED ELEVATION B-B

0 15 30 FT.

SCALE 1"=15'-0"

NOTES

1. EXISTING RIPRAP TO BE MODIFIED AS REQUIRED FOR PIER FRAMING.
2. CONCRETE FOUNDATION MAY BE USED IN LIEU OF INSHORE PILE DEPENDING ON SUBSURFACE CONDITIONS.
3. LEDGE ROCK ANTICIPATED BELOW MUDLINE TO BE CONFIRMED.
4. GROUTED STEEL ANCHOR RODS MAY BE USED IN LIEU OF ROCK SOCKET (SEE SHEET 8)

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

PURPOSE: TO GAIN BOATING ACCESS TO LONG ISLAND SOUND

DATUM: MEAN LOW WATER (M.L.W.)

ADJACENT PROPERTY OWNERS: SEE ATTACHMENT

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

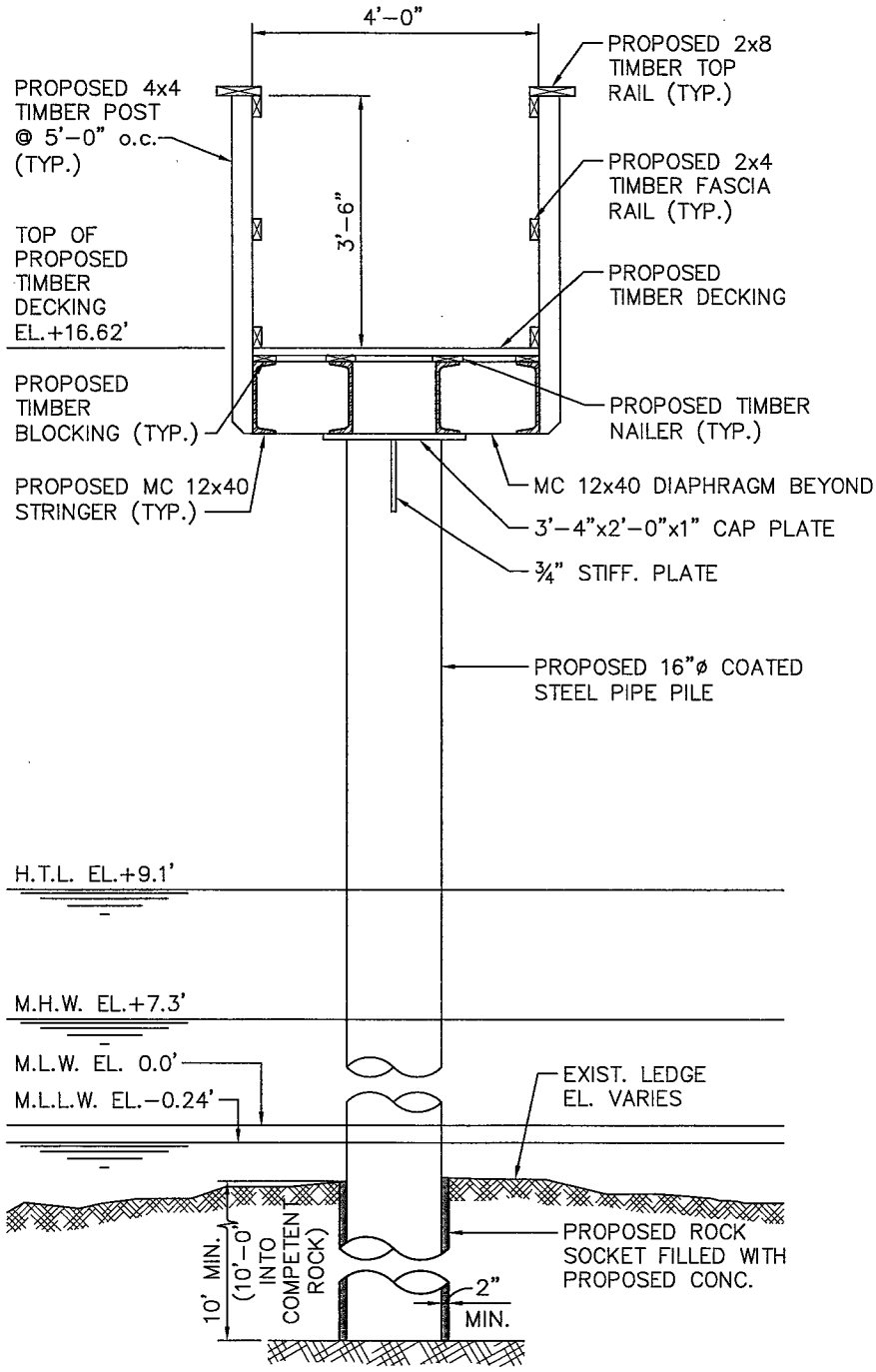
NAN-2013-01677-EYA

5

PROPOSED PIER
LONG ISLAND SOUND
CITY OF RYE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICATION BY: PARSONAGE INVESTMENT COMPANY, LLC

DATE: 7/31/13



PROPOSED SECTION C-C

0 1 2 3 4 5 FT.

SCALE ⅜"=1'-0"

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NOT FOR CONSTRUCTION

PURPOSE: TO GAIN BOATING ACCESS TO LONG ISLAND SOUND

NAN-2013-01472-EYA

6

DATUM: MEAN LOW WATER (M.L.W.)

ADJACENT PROPERTY OWNERS: SEE ATTACHMENT

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED PIER
LONG ISLAND SOUND
CITY OF RYE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICATION BY: PARSONAGE INVESTMENT COMPANY, LLC

DATE: 7/31/13