

PUBLIC NOTICE

US Army Corps
of Engineers
New York District, CENAN-OP-R
Upstate Regulatory Field Office
1 Buffington Street, Bldg. 10, 3rd Floor
Watervliet, New York 12189-4000

In replying refer to:
Public Notice Number: NAN-2014-00196-UCO
Issue Date: February 9, 2015
Expiration Date: March 11, 2015

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).

APPLICANT: Plattsburgh Boat Basin, Inc.
591 Lake Shore Road
West Chazy, New York 12992

ACTIVITY: To maintain, as previously completed, an existing marina expansion

WATERWAY: Lake Champlain

LOCATION: City of Plattsburgh, Clinton 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 THE ATTENTION OF John Connel AT THE ABOVE ADDRESS, OR

SENT VIA ELECTRONIC MAIL TO john.r.connell@usace.army.mil, TO REACH THIS OFFICE BY 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.

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.

According to the list of Federally-listed species on the IPaC website for the New York Field Office of the U.S. Fish and Wildlife Service, one endangered species, the Indiana bat (*Myotis sodalis*), and one species currently proposed for listing as endangered, the Northern long-eared bat (*Myotis septentrionalis*) may occur in the vicinity of the project site. However, because the project site is located over 40 miles from the closest known active Indiana bat hibernaculum, and the proposal would not involve the removal of any trees on the site, our determination is that the activity for which authorization is sought herein will not affect Federally endangered or threatened species, species proposed for such listing, or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), if new information warrants, the District Engineer will consult with the appropriate Federal agency to determine the presence of and any potential impacts to listed species or their critical habitat in the project area.

By letter dated the April 9, 2014, the N.Y.S. Office of Parks, Recreation and Historic Preservation (SHPO) indicated that in their opinion the project would have no effect on sites listed or eligible for inclusion in the National Register of Historic Places. However, based upon a review of available information, the project site is located within an area known as Plattsburgh Bay, which has been determined by the National Park Service to be a National Historic Landmark. Further consultation with SHPO and interested parties as appropriate regarding potential effects to this site may be conducted and any necessary consultation will be concluded prior to any final decision.

The applicant has has obtained or requested the following governmental authorization for the activity under consideration:

- Docks, Moorings or Platforms permit from the New York State Department of Environmental Conservation; and
- Use of State Owned Lands Under Water from the New York State Office of General Services.

In addition, the project site is located adjacent to a federal breakwater structure and includes areas of the Lake within an existing federal project known as Plattsburgh Harbor, NY.

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 John Connell of this office at (518) 266-6357.

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



For and in behalf of

Jodi M. McDonald
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Plattsburgh Boat Basin, Inc., has requested Department of the Army authorization for the maintenance of structures previously placed in Lake Champlain. The site is located at 5 Dock Street, in the City of Plattsburgh, Clinton County, New York.

A marina facility, formerly known as the Dock and Coal Marina, has been operating at the project site for several years. In the 1980's and early 1990's, a previous land owner was authorized to perform work in Lake Champlain, including dredging, the discharge of fill material, and the installation of floating piers and a floating breakwater structure. The purpose of this work was to expand the existing marina, known as the Plattsburgh Harbor Marina, to a total permanent mooring capacity of approximately 201 vessels. The applicant has indicated that when they purchased the facility in 1995 the marina was being operated with 252 boat slips and 30 moorings for a total non-transient mooring capacity of 282 vessels. In 2007, the applicant further expanded the facility, which operates as the Plattsburgh Boat Basin, to its current alignment and capacity.

The project would maintain the previously completed expansions, including work performed at the facility by a previous land owner. Further, the applicant proposes to establish and maintain an authorized reconfiguration perimeter to authorize the future maintenance and potential reconfiguration of the floating docking facilities, gangways and mooring buoys within the limits previously maintained, located at least 25 feet from the adjacent Federal breakwater structure in the Lake. The applicant proposes to maintain a maximum docking potential of 297 boat slips and 52 moorings, for a total non-transient mooring capacity of 349 vessels.

The applicant has stated that they are not proposing to expand the marina facility in any way from the limits of the facility as it has been operated for over 7 years.

The stated purpose of this project is to maintain an existing marina.

RMS

ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING

JOB Plattsburgh Boat Basin

SHEET NO. 1 OF 8

CALCULATED BY AAF DATE 03/26/14

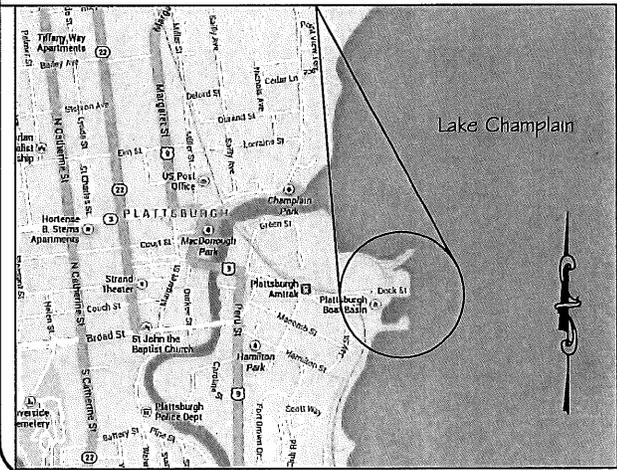
CHECKED BY AJO DATE 03/26/14

SCALE NTS

DRAWING INDEX:

- 1 - GENERAL LOCATION MAP & DRAWING INDEX
- 2 - 1990 DOCK PLAN (PERMIT # 15287)
- 3 - COMBINED 1990 DOCK PLAN & EXISTING DOCK PLAN
- 4 - EXISTING DOCK PLAN
- 5 - EXISTING & PROPOSED MOORING PLAN
- 6 - EXISTING DOCK BLOW-UP PLAN (1)
- 7 - EXISTING DOCK BLOW-UP PLAN (2)
- 8 - PROPOSED BOAT MOORING DETAIL

General Location Map
(Not to Scale)



City of Plattsburgh

GENERAL NOTES:

LOCATION OF AND SIZING OF FLOATS AND GANGWAYS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS, LOGISTICS, AND FUNCTIONAL CONSIDERATIONS.

DRAWING KEY (ABBREVIATIONS):

MLW - MEAN LOW WATER

MHW - MEAN HIGH WATER

NGS - NATIONAL GEODETIC SURVEY

EL - ELEVATION

PL - PROPERTY LINE

NTS - NOT TO SCALE

RECEIVED BY REGULATORY

MAR 31 2014

USACE NY DISTRICT URFO

APPL No. NAN-2014-00196-UCO
Plattsburgh Boat Basin

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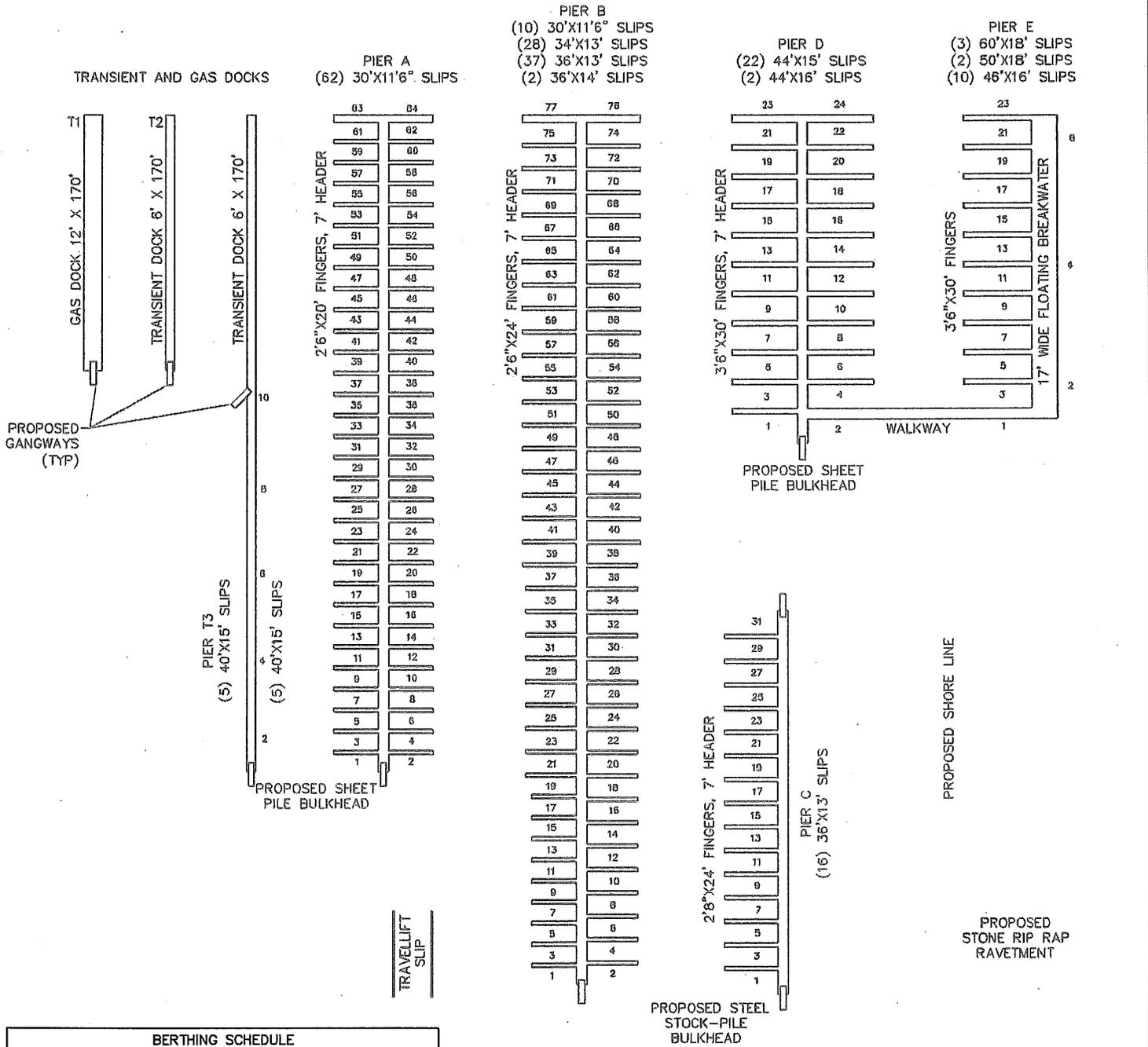
JOB Plattsburgh Boat Basin

SHEET NO. 2 OF 8

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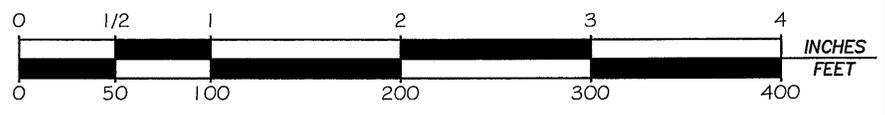
SCALE 1" = 100'



BERTHING SCHEDULE					
CLASS	LENGTH	BEAM	NO. of SLIPS	LINEAR FEET	SQUARE FEET
A	60'	18'	3	180	3240
B	50'	18'	2	100	1800
C	46'	16'	10	460	7360
D	44'	16'	2	88	1408
E	44'	15'	22	968	14,520
F	40'	15'	5	200	3000
G	36'	14'	2	72	1008
H	36'	13'	53	1908	24,804
I	34'	13'	28	952	12,376
J	30'	13'	2	60	780
K	30'	11'6"	2	2160	24,840
TOTAL			201	7146	95,138

APPL. NO. NAN-2014-00196-UCO
 Plattsburgh Boat Basin

1990 Dock Plan (Permit # 15287)



Scale: 1 Inch = 100 Feet

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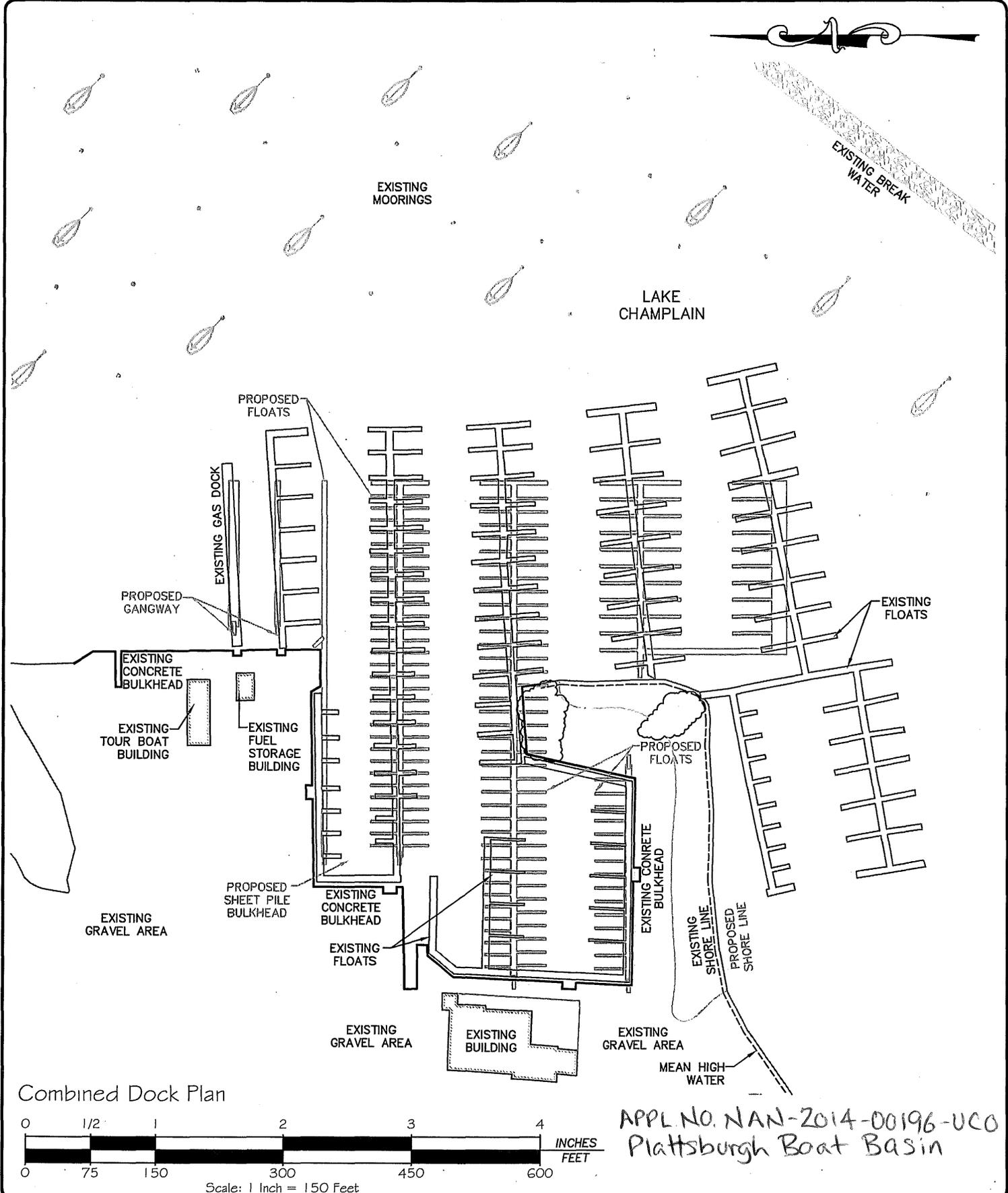
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SHEET NO. 3 OF 8

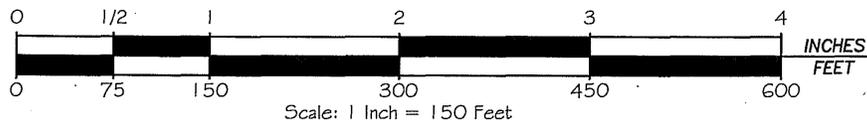
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SCALE 1" = 150'



Combined Dock Plan



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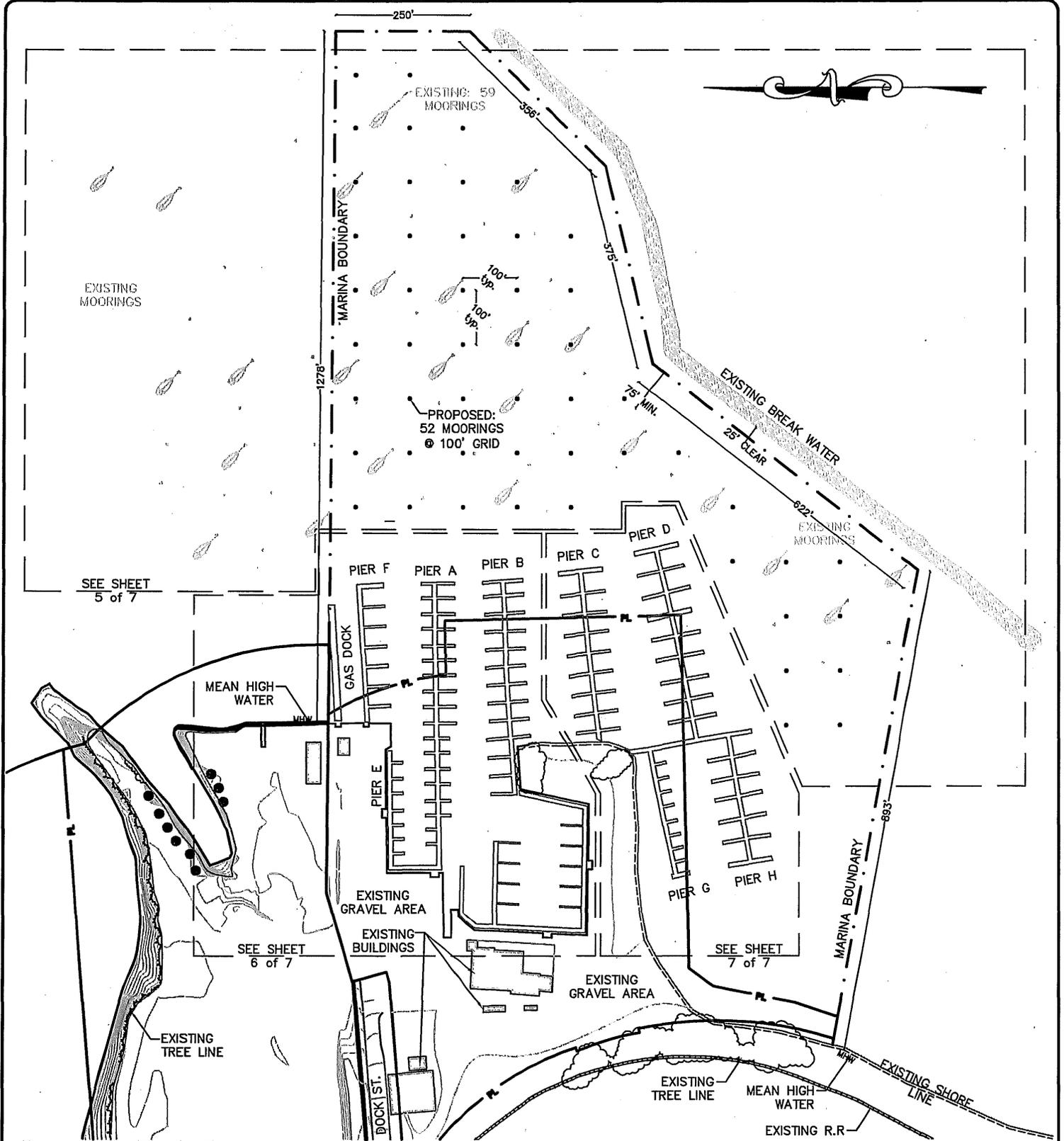
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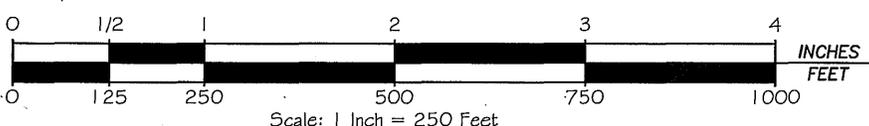
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SCALE 1" = 250'



Proposed Dock Plan



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 Plattsburgh Boat Basin

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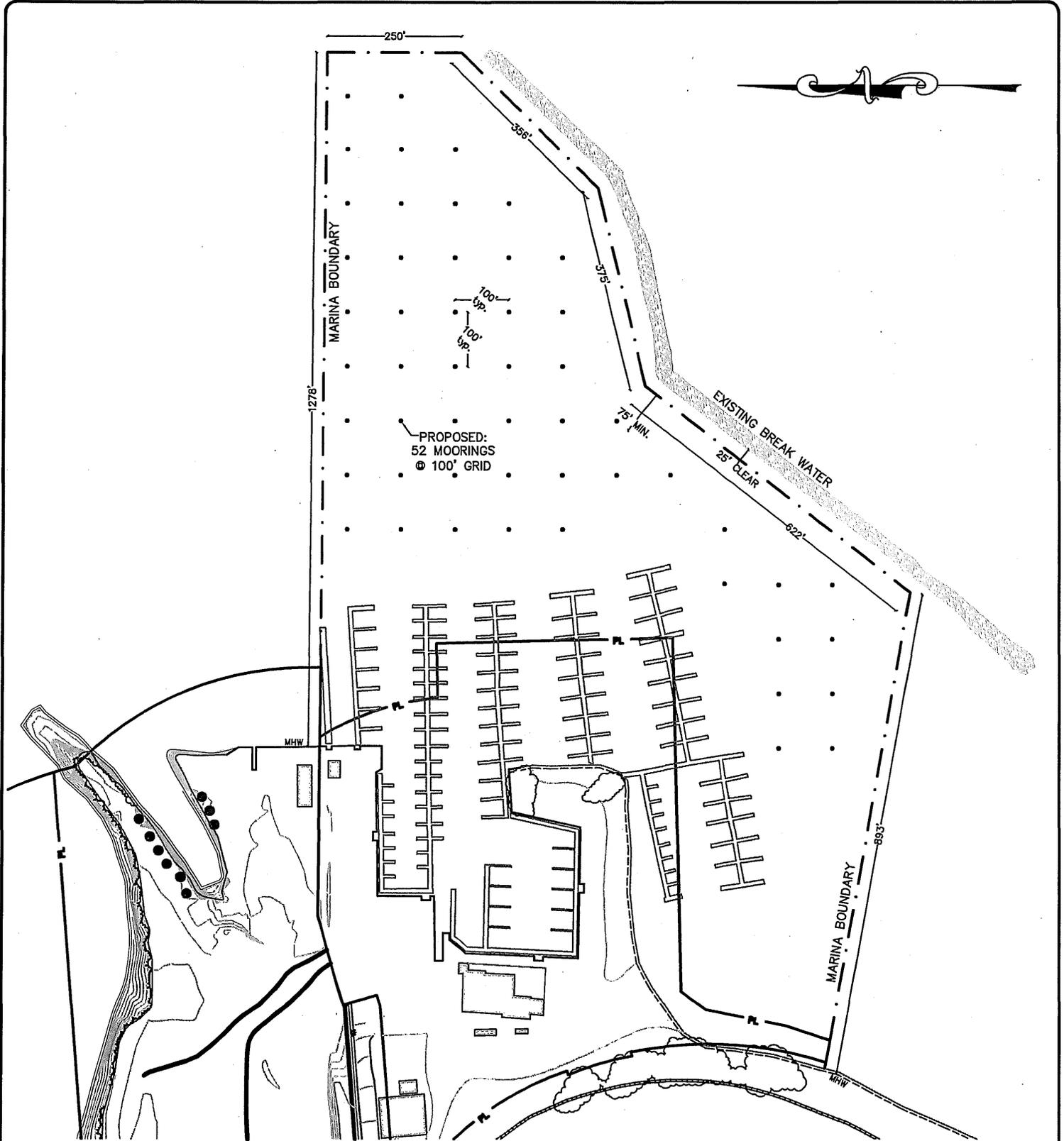
JOB Plattsburgh Boat Basin

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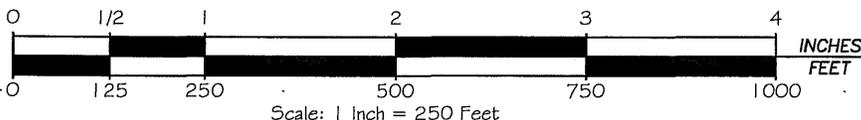
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SCALE 1" = 250'



Proposed Moorings Plan



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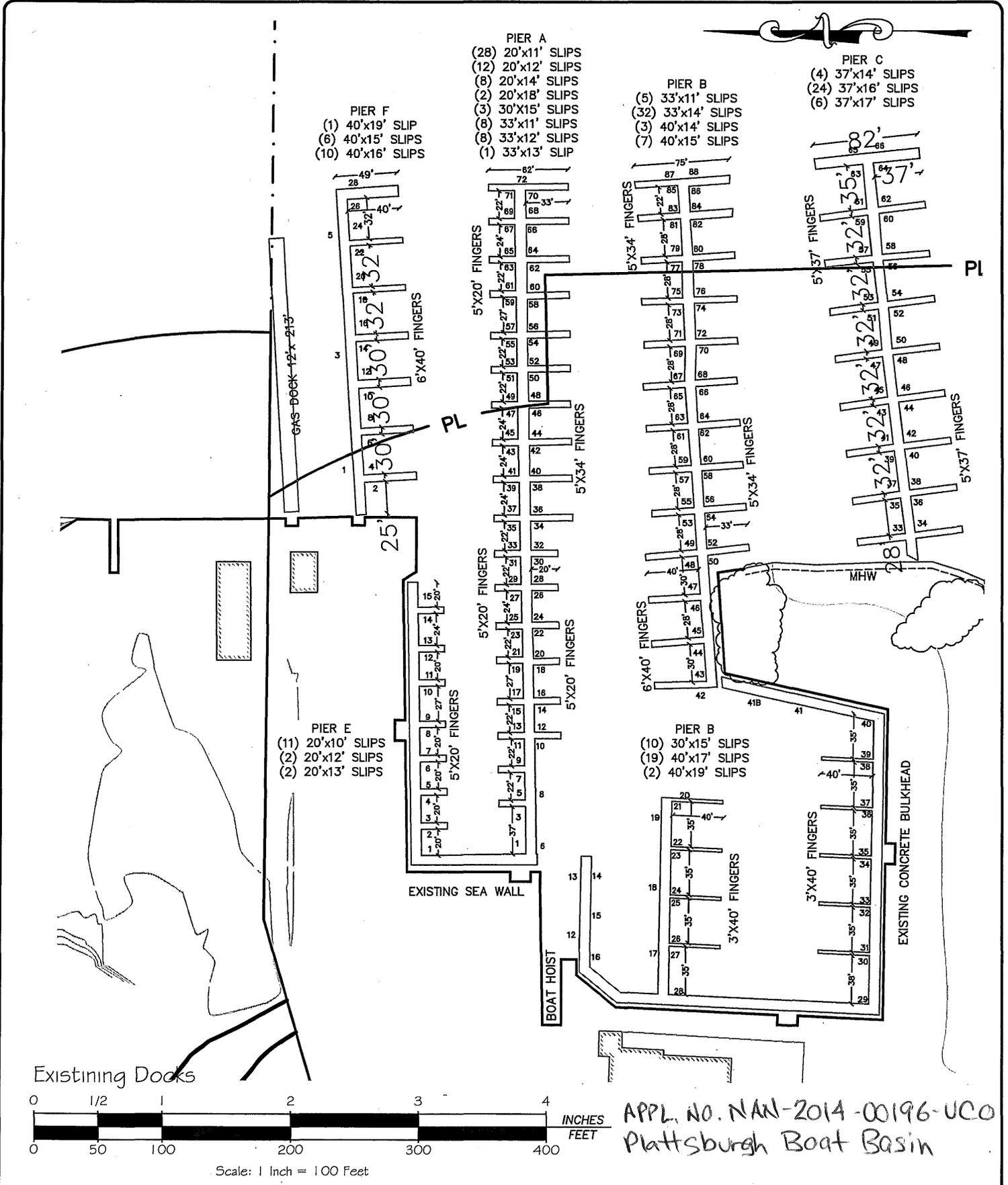
JOB Plattsburgh Boat Basin

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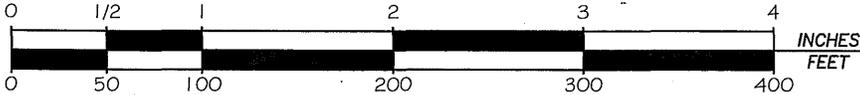
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SCALE 1" = 100'



Existing Docks



Scale: 1 Inch = 100 Feet

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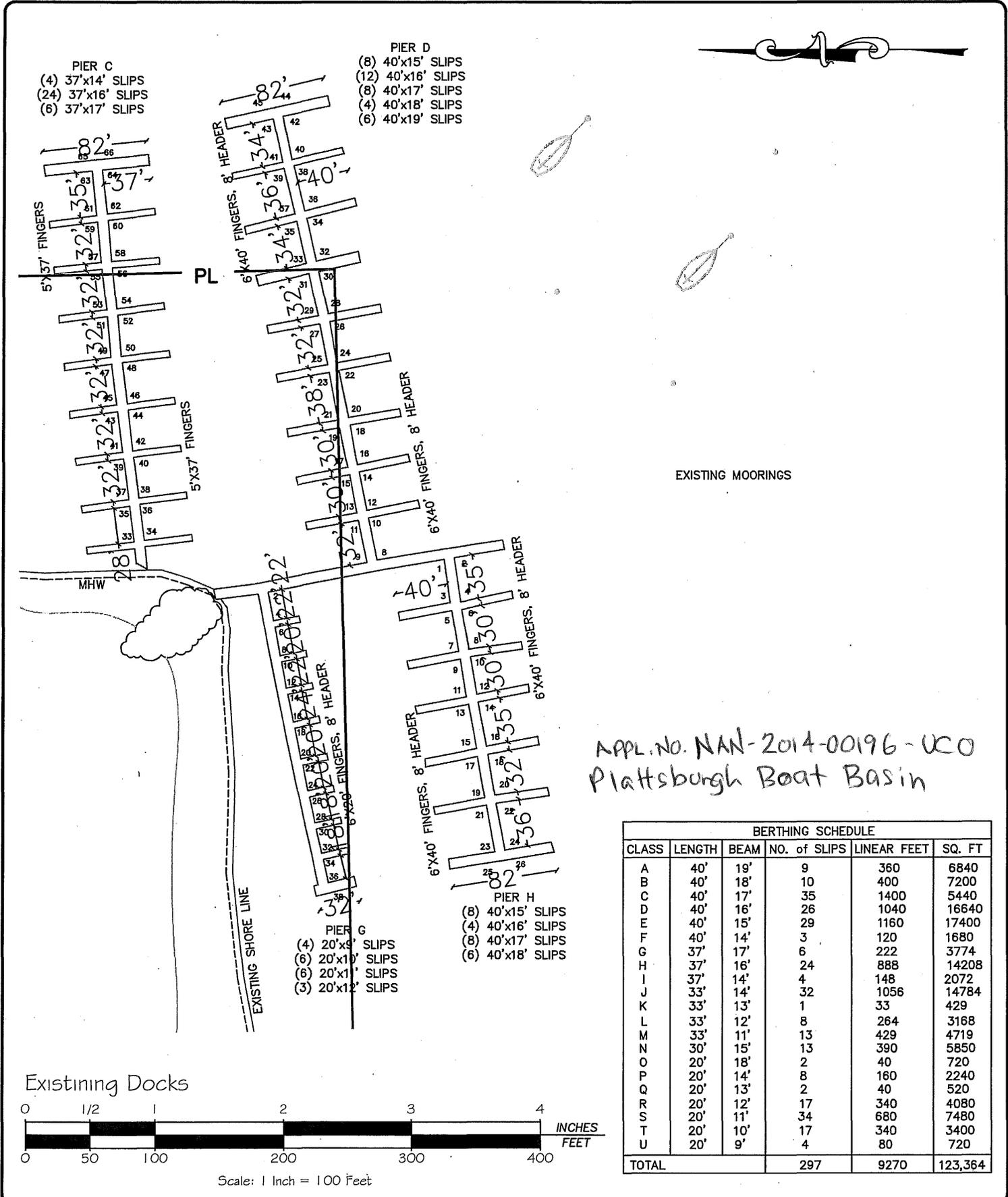
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SHEET NO. 7 OF 8

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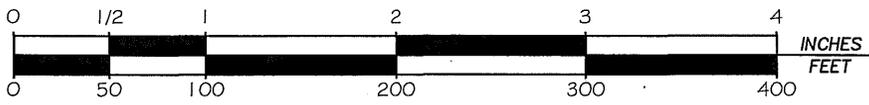
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SCALE 1" = 100'



APPL. NO. NAN-2014-00196-UCO
 Plattsburgh Boat Basin

BERTHING SCHEDULE					
CLASS	LENGTH	BEAM	NO. of SLIPS	LINEAR FEET	SQ. FT
A	40'	19'	9	360	6840
B	40'	18'	10	400	7200
C	40'	17'	35	1400	5440
D	40'	16'	26	1040	16640
E	40'	15'	29	1160	17400
F	40'	14'	3	120	1680
G	37'	17'	6	222	3774
H	37'	16'	24	888	14208
I	37'	14'	4	148	2072
J	33'	14'	32	1056	14784
K	33'	13'	1	33	429
L	33'	12'	8	264	3168
M	33'	11'	13	429	4719
N	30'	15'	13	390	5850
O	20'	18'	2	40	720
P	20'	14'	8	160	2240
Q	20'	13'	2	40	520
R	20'	12'	17	340	4080
S	20'	11'	34	680	7480
T	20'	10'	17	340	3400
U	20'	9'	4	80	720
TOTAL			297	9270	123,364



Scale: 1 Inch = 100 Feet

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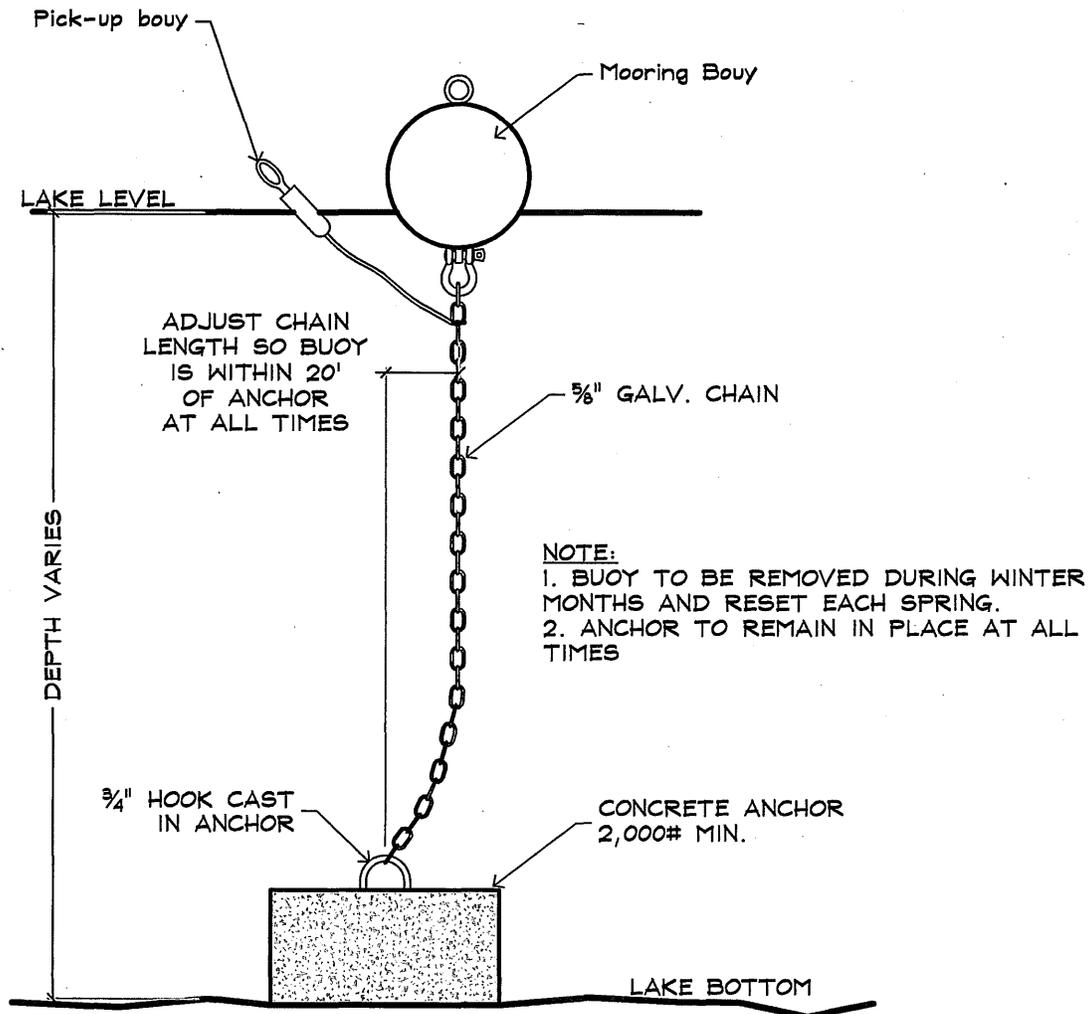
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SHEET NO. 8 OF 8

CALCULATED BY JHB DATE 03/26/14

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SCALE N.T.S.



Proposed Boat Mooring Typ.

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