

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-2011-00692-EST
Issue Date: March 26, 2012
Expiration Date: April 25, 2012

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: Ronnie Abrams
210 Central Park South, Apt. 8B
New York, NY 10019

ACTIVITY: Reconstruction of boat house.

WATERWAY: Blue Heron Lake

LOCATION: Village of Pound Ridge, 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.

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

PLEASE USE THE 18-CHARACTER FILE NUMBER ON ALL CORRESPONDENCE

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PUBLIC NOTICE NO. NAN-2011-00692-EST

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.

In a letter dated February 27, 2012, the New York State Office of Parks, Recreation and Historic Preservation stated that the project will have No Effect upon cultural resources in or eligible for inclusion in the National Register of Historic Places.

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 due to time of year work restrictions. Further consultation with NOAA/FS regarding EFH impacts and conservation recommendations being conducted and will be concluded prior to the final decision.

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.

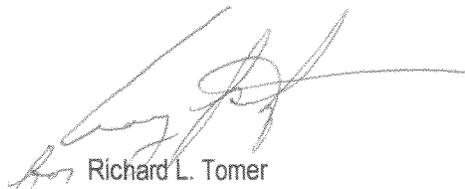
In addition to any required water quality certificate, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- 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/business/buslinks/regulat/index.php?survey>

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) 790-8533 and ask for Leo Strogach.

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



Richard L. Tomer
Chief, Regulatory Branch

Enclosures

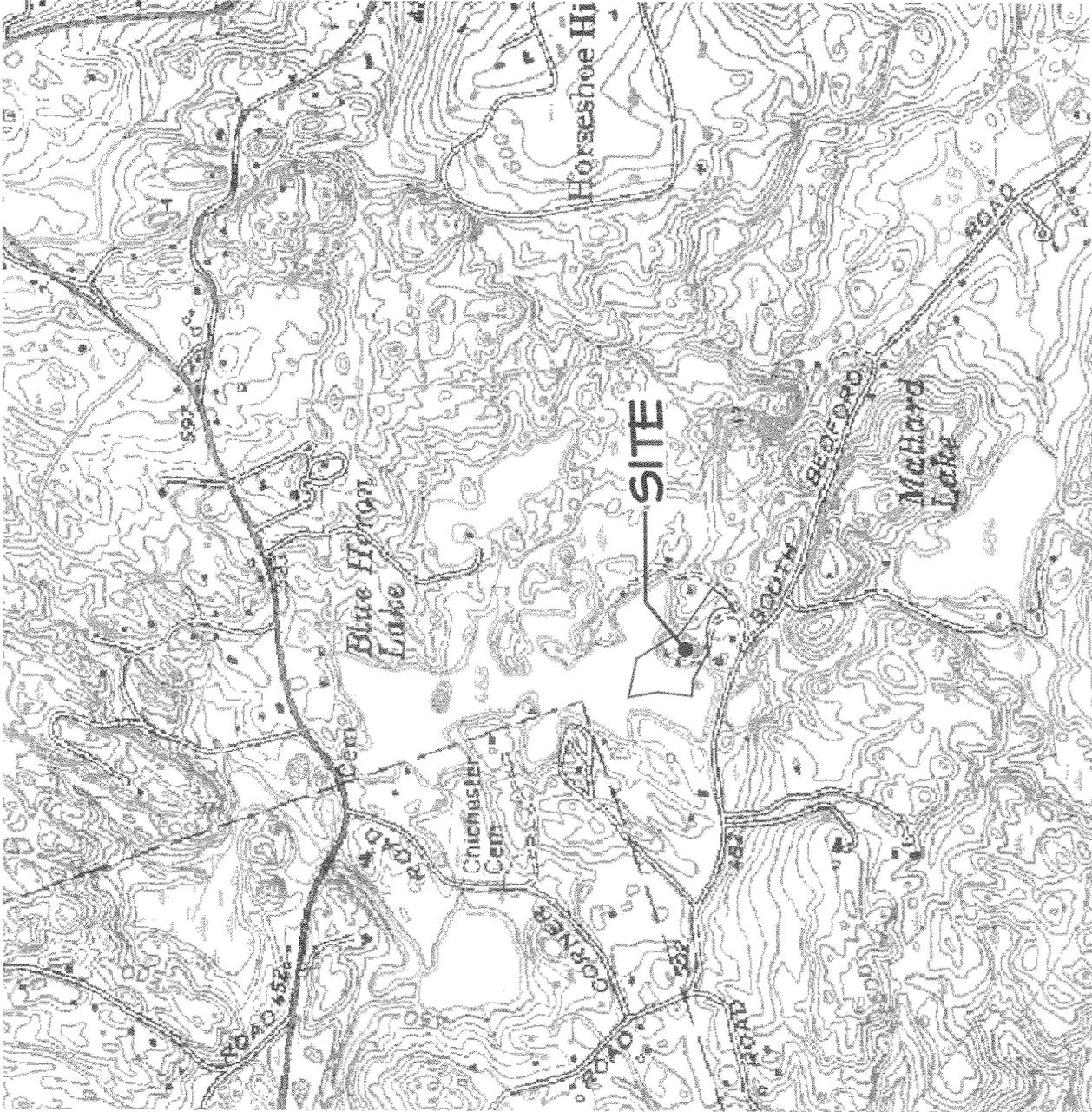
WORK DESCRIPTION

The applicant, Ronnie Abrams, has requested Department of the Army authorization for reconstruction of the existing boat house and floating dock in and along Blue Heron Lake, in the Village of Pound Ridge, Westchester County, New York.

The proposed project would incorporate the following scope of work: construction of a 28-foot-wide by 30-foot-long boat house, a 33.67-foot-wide by 45-foot-long deck, a 4-foot-wide by 13.5-foot-long ramp, and a 10-foot-wide by 14-foot-long floating dock. The total area of the proposed structure is 1,225 SF. Fifteen (15) 8-inch-diameter steel pipe piles would support the proposed structure with approximately 75 cubic yards of cement being placed below ordinary high water (OHW) elevation.

The applicant has stated that the referenced property has been and currently is used as a recreational summer lake house for the family's enjoyment. The applicant also have avoided, minimized, and mitigated for impacts proposed to the maximum extent practicable by: limiting construction to the smallest area practicable and restraining the volume of fill placed below OHW elevation.

The stated purpose of this project is to allow necessary water access by the property owner.

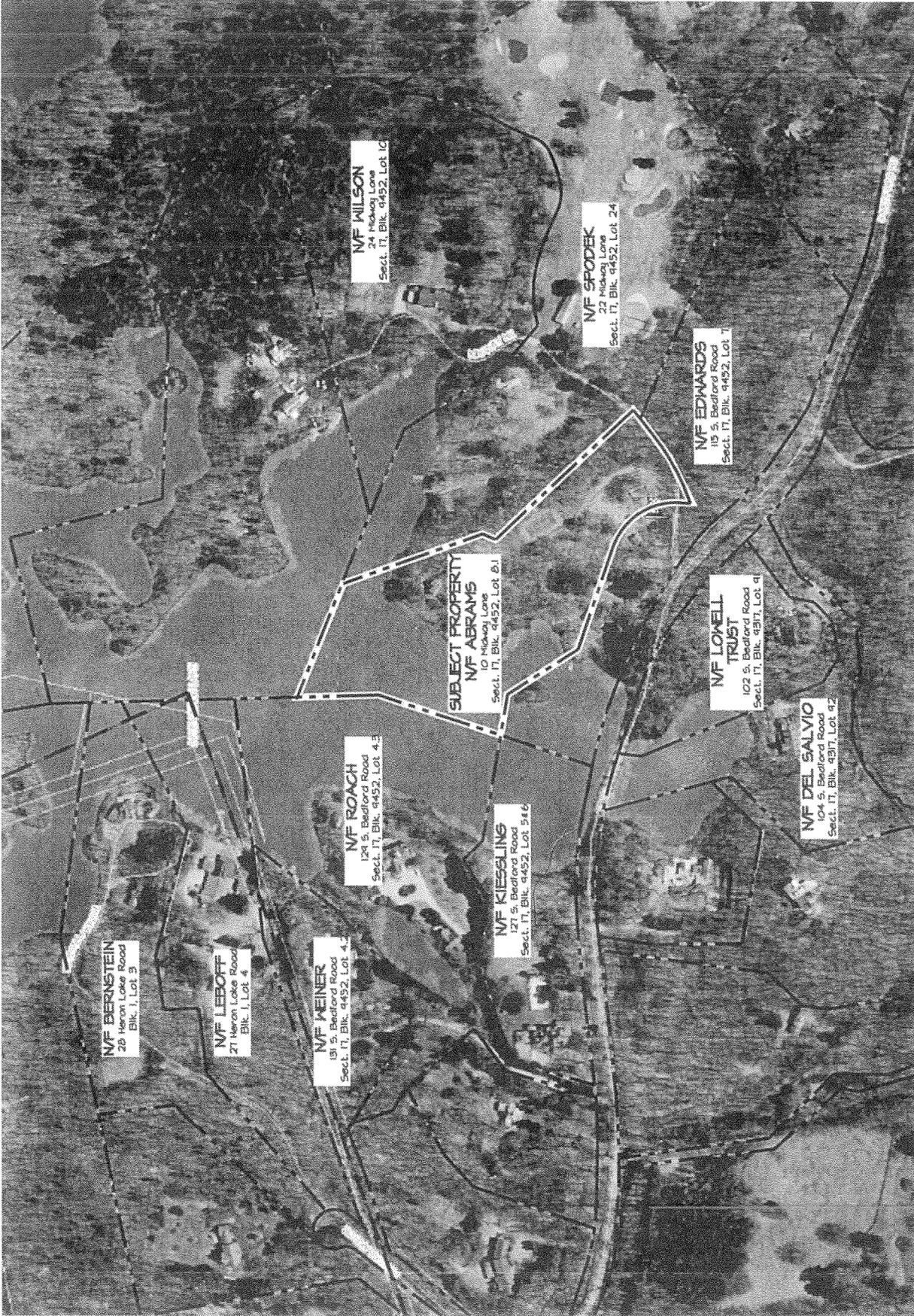


USGS TOPOGRAPHIC MAP

NYTM-E 618158
 NYTM-N 4561154



ABRAMS PROPERTY
 10 MIDWAY LANE
 POUND RIDGE, NEW YORK
 Sect. 17, Blk. 9452, Lot 81

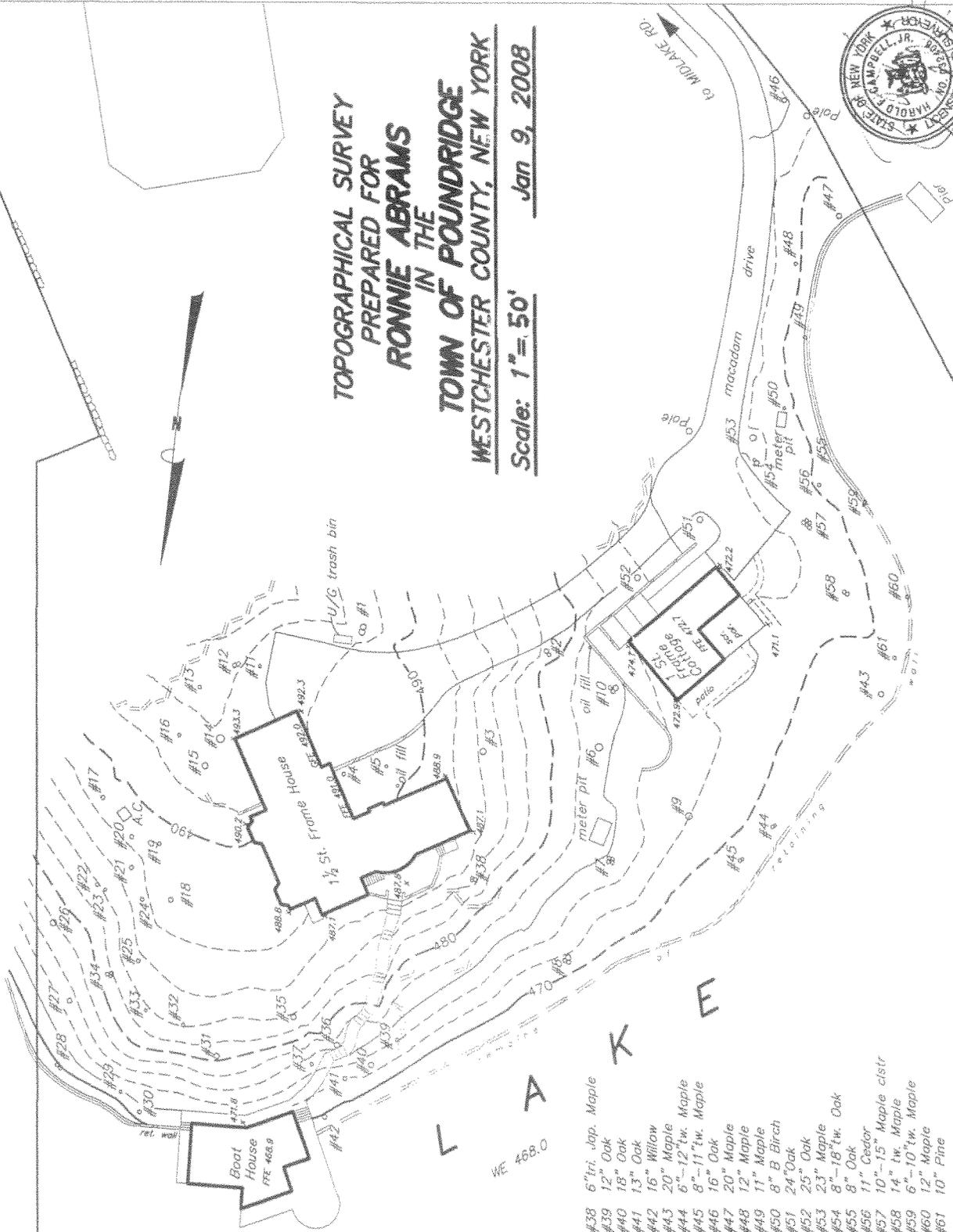


ADJACENT OWNERS MAP
ABRAMS PROPERTY
10 MIDWAY LANE
POUND RIDGE, NEW YORK
 Sect. 17, Blk. 9452, Lot 81

- NOTES**
1. AERIAL WITH TAX LOT LINES OBTAINED FROM WESTCHESTER GIS INTERACTIVE MAPPING
 2. LIST OF ADJACENT PROPERTY OWNERS OBTAINED FROM TOWN OF POUND RIDGE TAX DEPARTMENT.
 3. LOCATION OF PROPERTY OWNERSHIP IS APPROXIMATE, BASED ON AVAILABLE ONLINE DATA.

Map of 10 Midway Lane - 9452 101 10/21/2017

08 422



TOPOGRAPHICAL SURVEY
PREPARED FOR
RONNIE ABRAMS
IN THE
TOWN OF POUNDRIDGE
WESTCHESTER COUNTY, NEW YORK
Scale: 1" = 50' **Jan 9, 2008**

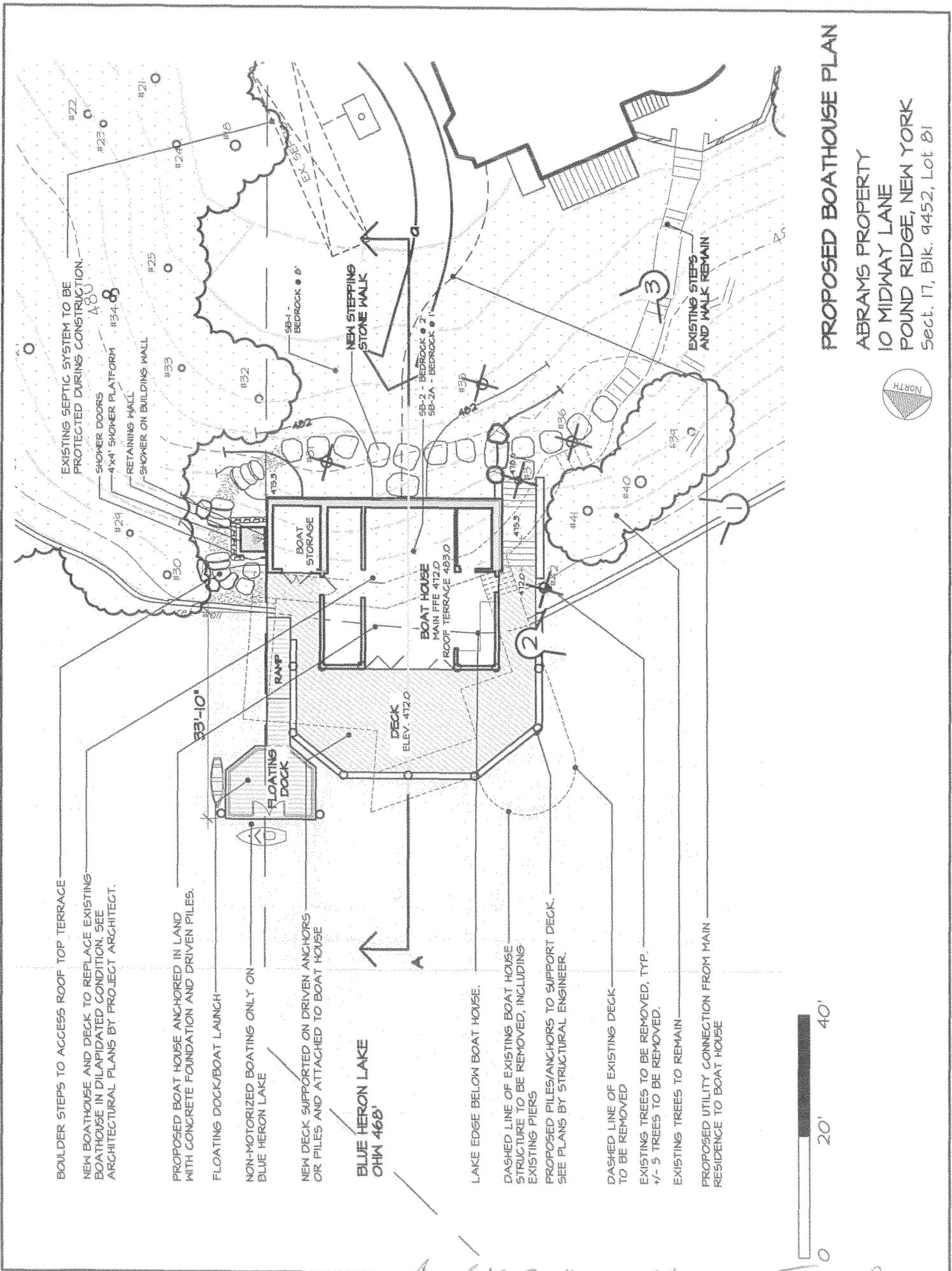


TREE LIST

- #1 24" w. Oak
- #2 12"-16" tw. Oak
- #3 20" Oak
- #4 10" Jap. Maple
- #5 7" Dogwood
- #6 28" Maple
- #7 12" quad. Maple
- #8 15"-20" tri. Maple
- #9 26" Tulip
- #10 12"-18" tri. Maple
- #11 10" Oak
- #12 14" tw. Oak
- #13 11" Maple
- #14 30" Oak
- #15 20" Oak
- #16 12" Ash
- #17 13" Oak
- #18 16" Oak
- #19 12" Oak
- #20 15" Oak
- #21 13" Oak
- #22 12" Hickory
- #23 8" B. Birch
- #24 12" Hickory
- #25 11" Hickory
- #26 24" Oak
- #27 16" Maple
- #28 10"-12" tw. Oak
- #29 8" Maple
- #30 11" Maple
- #31 20" Oak
- #32 12" Pine
- #33 8" Hemlock
- #34 6"-10" tri. Maple
- #35 20" Pine
- #36 18" Oak
- #37 11" Pine
- #38 6" tri. Jap. Maple
- #39 12" Oak
- #40 18" Oak
- #41 13" Oak
- #42 16" Willow
- #43 20" Maple
- #44 6"-12" tw. Maple
- #45 8"-11" tw. Maple
- #46 16" Oak
- #47 20" Maple
- #48 12" Maple
- #49 11" Maple
- #50 8" B. Birch
- #51 24" Oak
- #52 25" Oak
- #53 23" Maple
- #54 8"-18" tw. Oak
- #55 8" Oak
- #56 11" Cedar
- #57 10"-15" Maple clstr
- #58 14" tw. Maple
- #59 6"-10" tw. Maple
- #60 12" Maple
- #61 10" Pine

CAMPBELL ENGINEERING, LLP Civil Engineers & Surveyors, Chappaqua, N.Y.

AND # 2011-00642 - EGS 309



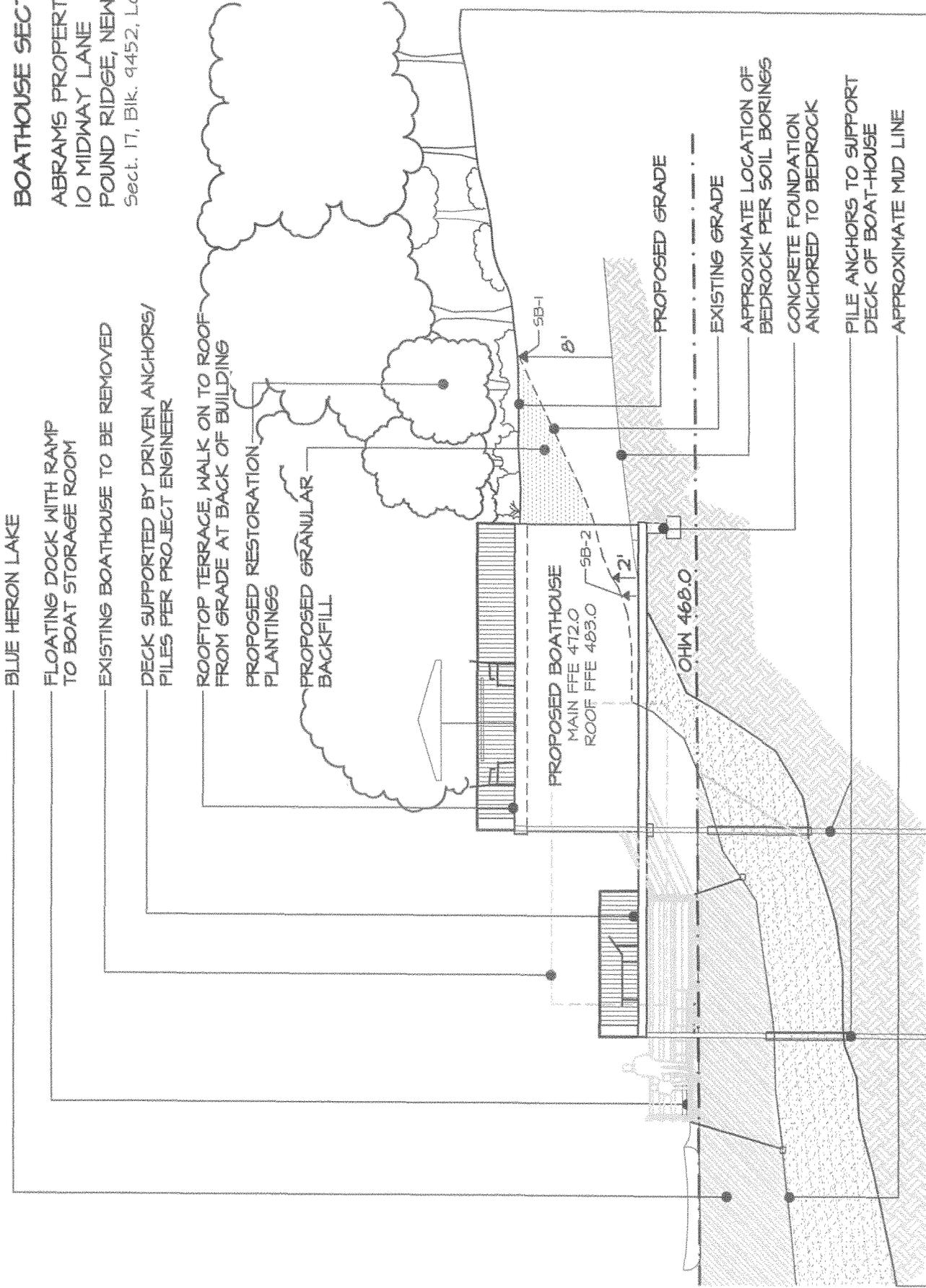
PROPOSED BOATHOUSE PLAN
 ABRAMS PROPERTY
 10 MIDWAY LANE
 POUND RIDGE, NEW YORK
 Sect. 17, Blk. 9452, Lot 81



DATE: 11/11/11

BOATHOUSE SECTION

ABRAMS PROPERTY
10 MIDWAY LANE
POUND RIDGE, NEW YORK
Sect. 17, Blk. 9452, Lot 81



BLUE HERON LAKE

FLOATING DOCK WITH RAMP
TO BOAT STORAGE ROOM

EXISTING BOATHOUSE TO BE REMOVED

DECK SUPPORTED BY DRIVEN ANCHORS/
PILES PER PROJECT ENGINEER

ROOFTOP TERRACE, WALK ON TO ROOF
FROM GRADE AT BACK OF BUILDING

PROPOSED RESTORATION
PLANTINGS

PROPOSED GRANULAR
BACKFILL

PROPOSED BOATHOUSE
MAIN FFE 472.0
ROOF FFE 483.0

SB-2

SB-1

2'

PROPOSED GRADE

EXISTING GRADE

APPROXIMATE LOCATION OF
BEDROCK PER SOIL BORINGS

CONCRETE FOUNDATION
ANCHORED TO BEDROCK

PILE ANCHORS TO SUPPORT
DECK OF BOATHOUSE

APPROXIMATE MUD LINE

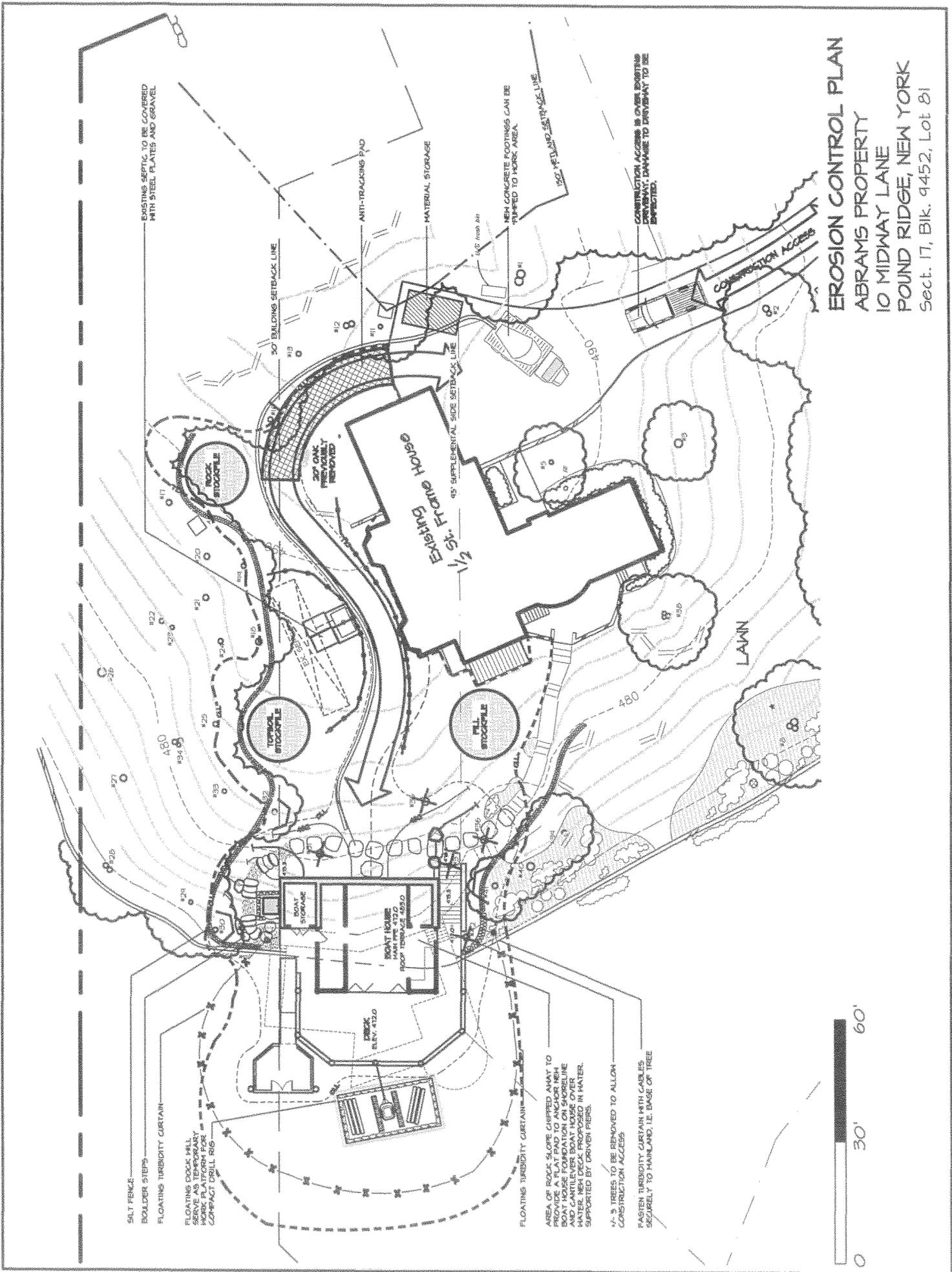
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SECTION A-a

Scale: 1"=12'

Handwritten notes at the bottom of the page, including a signature and date.



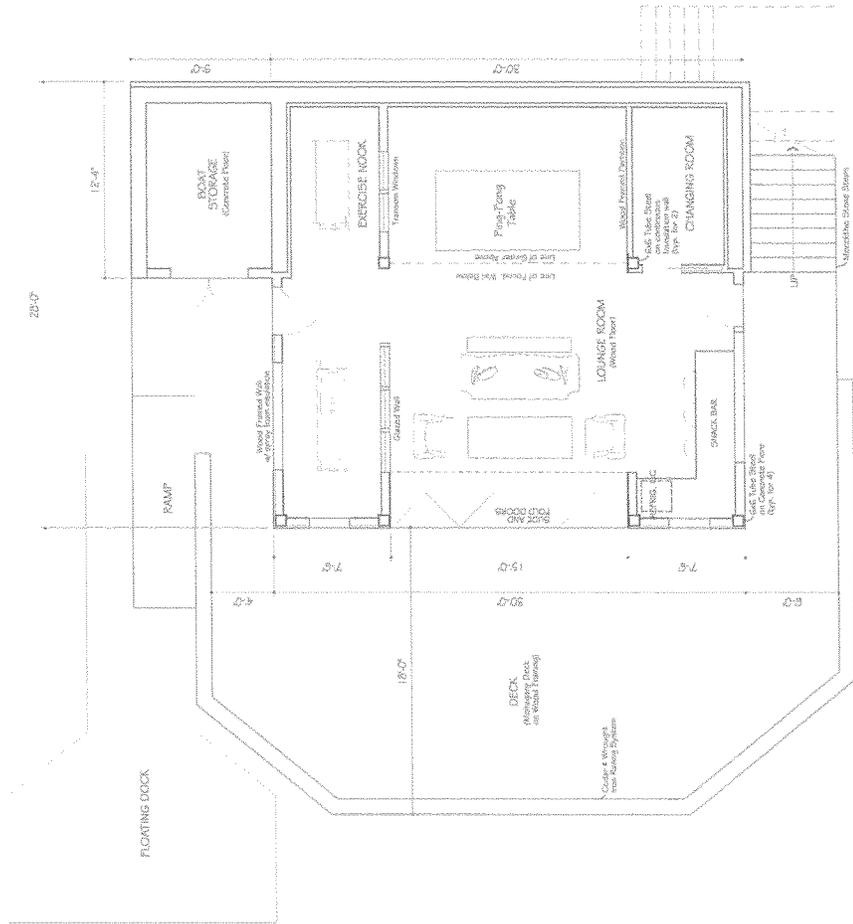
EROSION CONTROL PLAN
ABRAMS PROPERTY
10 MIDWAY LANE
POUND RIDGE, NEW YORK
 Sect. 17, Blk. 9452, Lot 81



SILT FENCE
 BOULDER STEPS
 FLOATING TERRILITY CURTAIN
 FLOATING DOCK (MIL. SEEN) AS TEMPORARY MARK PLATFORM FOR COMPACT DRILL RIG

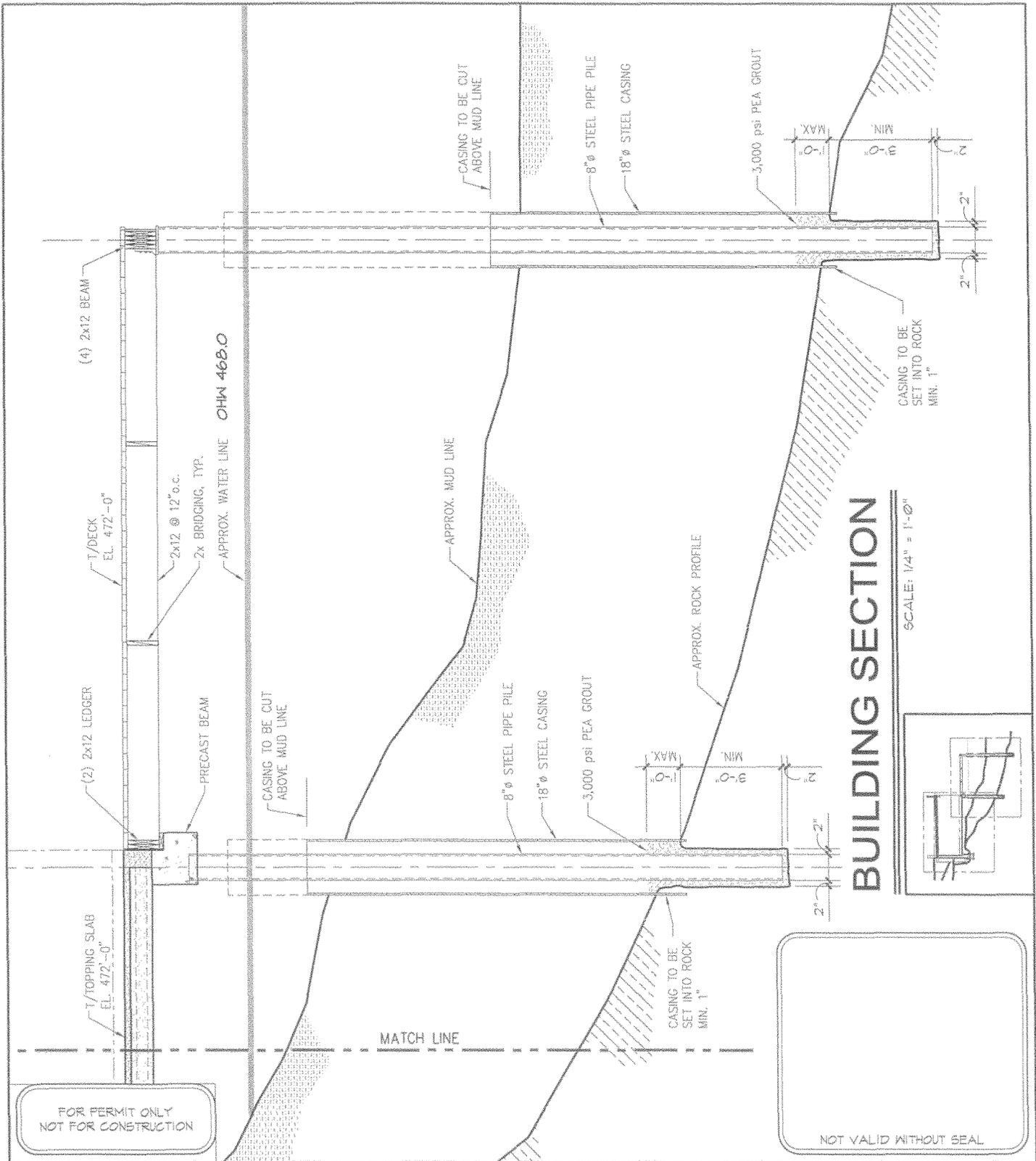
AREA ON ROCK ABOVE CURVED AWAY TO PROVIDE A FLAT PAD TO ANCHOR NEW BOAT HOUSE FOUNDATION ON SHORELINE AND CANTILEVER BOAT HOUSE OVER WATER. NEW DECK PROPOSED IN WATER, SUPPORTED BY DIVER PILES.
 12-3 TREES TO BE REMOVED TO ALLOW CONSTRUCTION ACCESS
 EASTERN TERRILITY CURTAIN WITH 2x8 BS. SQUARELY TO MAINLAND, I.E. BASE OF TREE

REVISED PLAN - 10/6/87 DGT 610



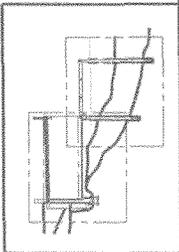
PROPOSED FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

PROPOSED BOATHOUSE - 5-6-11
 FOR THE ABRAMS PROPERTY
 10 MIDWAY LANE, POUND RIDGE, NY



BUILDING SECTION

SCALE: 1/4" = 1'-0"

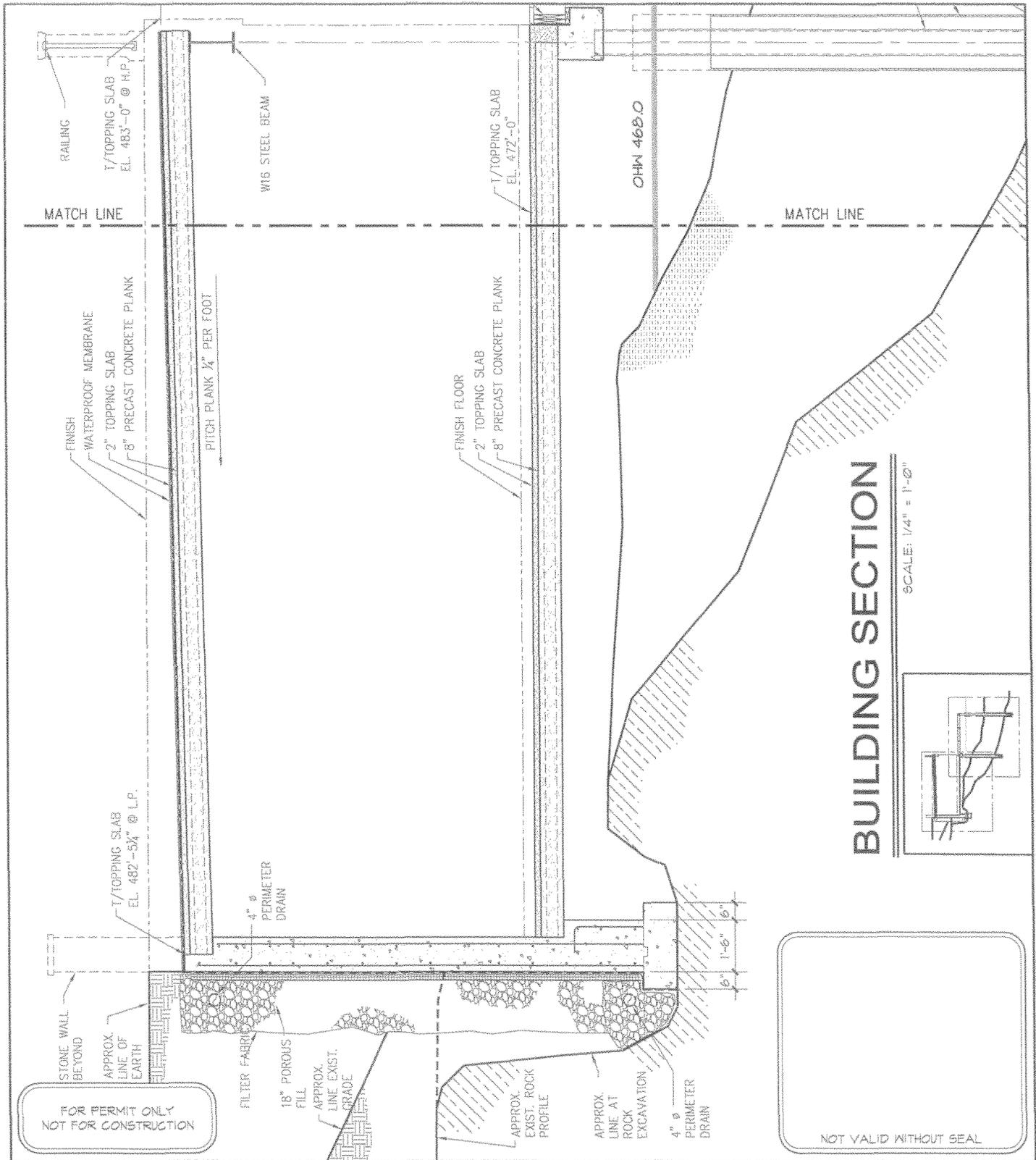


**CUOCO
STRUCTURAL
ENGINEERS, LLC**
60 Katona Drive, Suite 12
Fairfield, CT 06424
Phone: 203-362-1902
Fax: 203-362-1969
www.csellc.com

<u>PROJECT:</u>	BOAT HOUSE PROJECT
<u>LOCATION:</u>	10 MIDWAY LANE FOUND RIDGE, NY
<u>APPLICANT:</u>	RONNIE ABRAMS
<u>ABUTTERS:</u>	SEE APPLICATION
<u>ENGINEER:</u>	CUOCO STRUCTURAL ENGINEERS, LLC

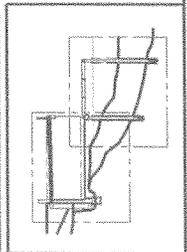
<u>DATE:</u>	7-19-2011
<u>SCALE:</u>	AS NOTED
<u>DATUM:</u>	NGVD-1929
<u>CSE PROJ.</u>	09-197
<u>REV.</u>	
<u>DRAWING NO.:</u>	3 of 4

ADD 1/8 2011-00692-EST 8/9



BUILDING SECTION

SCALE: 1/4" = 1'-0"



NOT VALID WITHOUT SEAL

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<u>DRAWING NO.:</u>	4 of 4

MM #2011-00692-EST 9/9