

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-2010-00962-EST
Issue Date: May 1, 2012
Expiration Date: June 1, 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: 465 Remsen Realty, Inc.
6 Waterview Road
Island Park, NY 11558

ACTIVITY: Bulkhead maintenance/construction.

WATERWAY: Reynolds Channel

LOCATION: Village of Island Park, the Town of Hempstead, Nassau 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
PLEASE USE THE 18-CHARACTER FILE NUMBER ON ALL CORRESPONDENCE

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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 agencies 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 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.

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. New York State Department of State has concurred with the applicant's certification. 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:

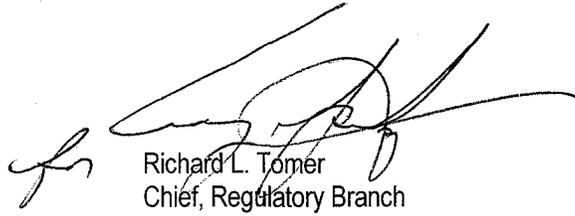
- New York State Department of Environmental Conservation

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

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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, 465 Remsen Realty, Inc., has requested Department of the Army authorization for replacement of the existing bulkhead and floats and construction of a section of new bulkhead in and along the Reynolds Channel, in the Village of Island Park, the Town of Hempstead, Nassau County, New York.

The work would involve removal and replacement of an existing 544-linear-foot-long bulkhead; and construction of a 154-linear-foot-long new bulkhead in place of existing rip-rap material. Also included is the removal and replacement of existing structures and floats.

The total volume of new fill proposed to be placed below the spring high water line (SHW) would be 4,449 CY over 1,850 linear feet of the proposed bulkhead project.

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; utilizing existing structures and limiting the volume of fill placed below SHW elevation.

The stated purpose of this project is to protect West Shore Road from erosion and eventual collapse.

465 REMSEN REALTY 6 Waterview Rd, Island Park NY 11558
(PADDY McGOES)

CO-ORDINATES 1" = 3000'
40° 36' / 73° 39'

11793

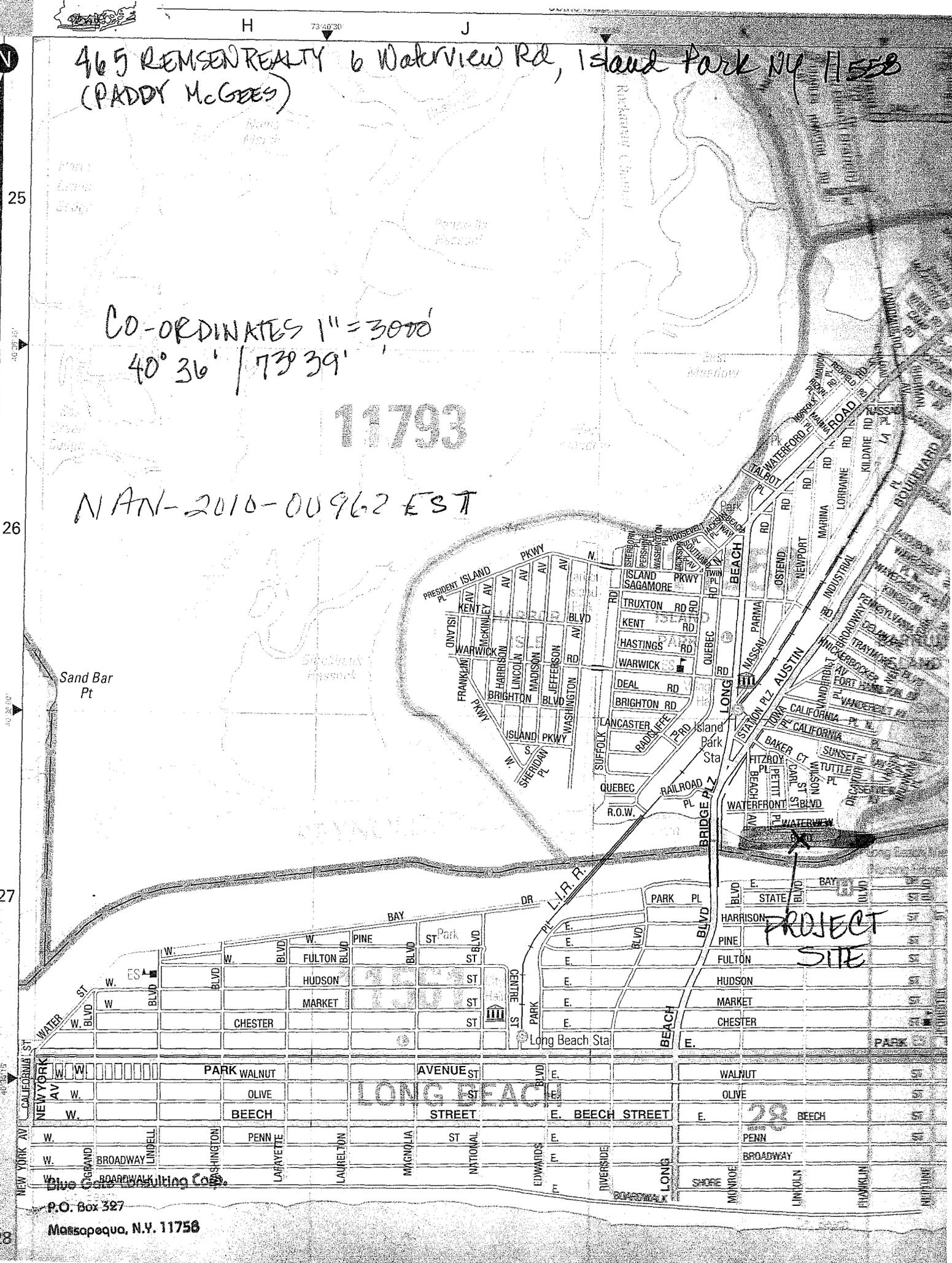
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PROJECT SITE

LONG BEACH

28

25
26
27
28





Google earth

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APPLICANT

(W) NEIGHBOR

COYOTE GRILL
104 WATERVIEW RD
ISLAND PARK
NY 11558

Paddy McGEEES
6 WATERVIEW RD,
ISLAND PARK
NY 11558

AKA
465 REMSEN
REALTY

OWNER
JOHN VITALE

(E) NEIGHBOR

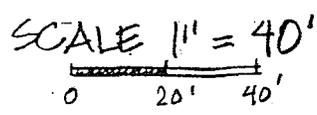
JOSEPH Cammaroscenti
180 Waterview Rd,
Island Park
NY 11558

APPLICANT: 465 REMSEN REALTY - 6 WATERVIEW RA, ISLAND PARK, NY 11558

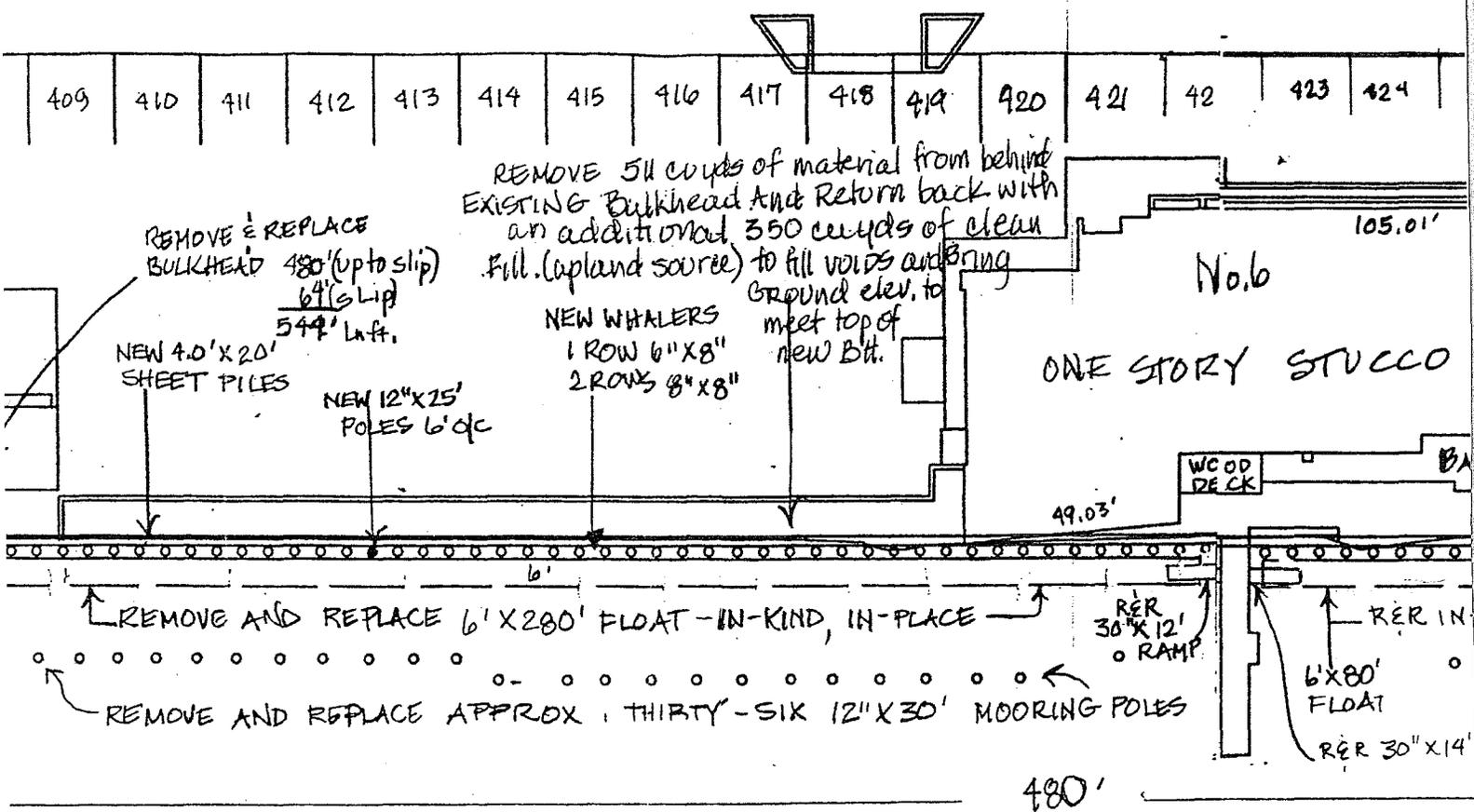
FACILITY
 PADDY MCGEES
 OWNER/OPERATOR
 JOHN VITALE

NASSAU COUNTY DATUM: MLW
 REYNOLDS CHANNEL 400' WIDE

SEC 43
 BLK 118
 LOT 408



JOIN
 @
 ARROW



BULKHEAD MATERIAL

- 12" X 25' PILES 6' O/C
 - 6" X 8" WHALERS 1 ROW
 - 8" X 8" WHALERS 2 ROWS
 - 4.0" X 20' SHEET PILES
 - 1 1/4" X 20' TIE RODS
- 350 cu yds of clean fill behind new Btt.

REYNOLDS CHANNEL

JOIN
 @
 arrow

PROJECT

REMOVE APPROX. 544 LN. FT. OF TIMBER BULKHEAD AND REPLACE WITH 698 LN. FT. OF VINYL Navy Bulkhead.

- Bulkhead across RIP-RAP AREA	154 Ln. Ft.	} 698 Ln. Ft. (IN ALL)
Bulkhead SLIP AREA	64 Ln. Ft.	
Bulkhead UP TO SLIP AREA	480 Ln. Ft.	

440

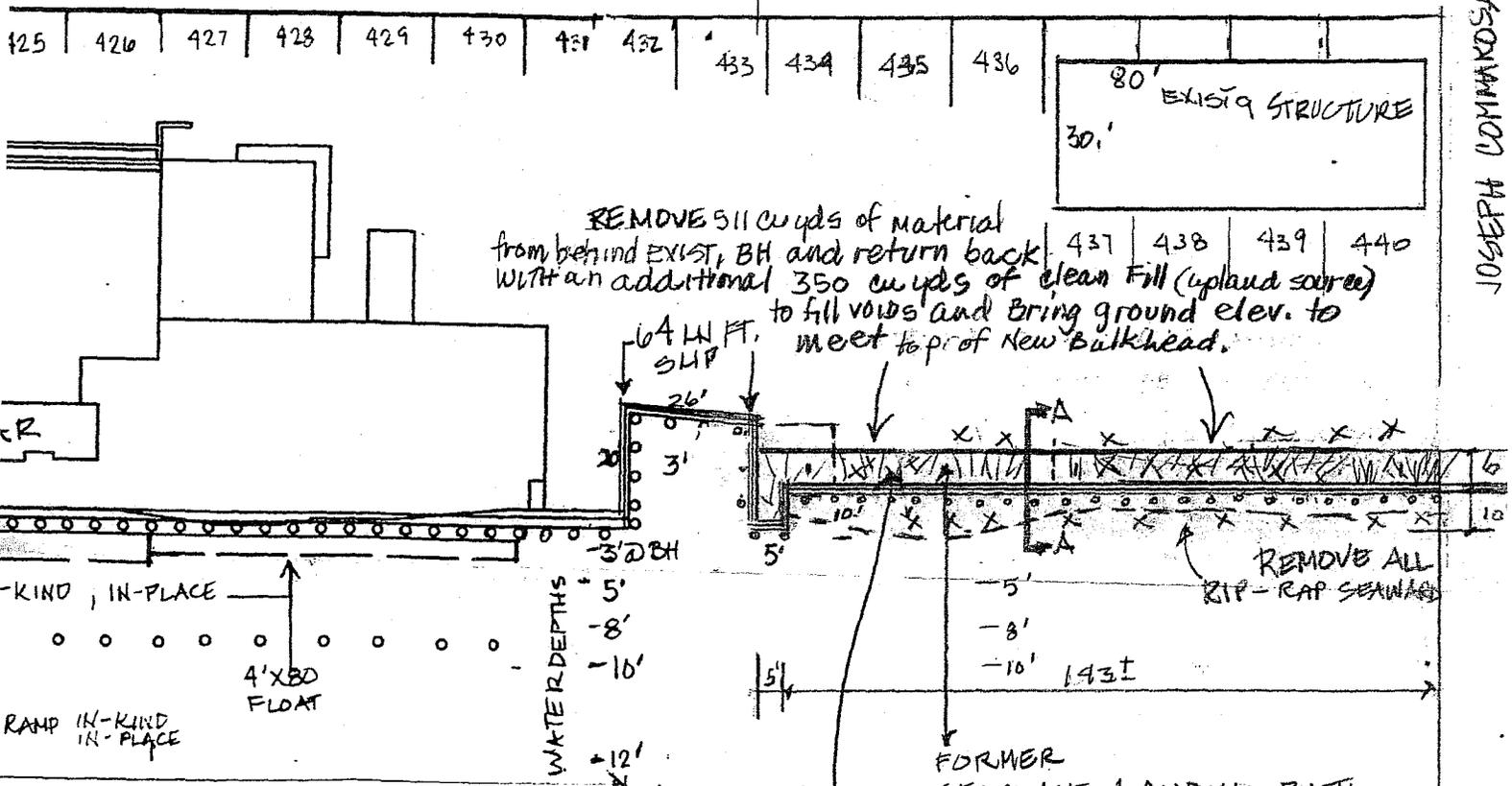


PREPARED

BLUE GATE CONSULTING CORP.
P.O. BOX 327
MASSAPEQUA, NY 11758
AUGUST 8, 2010
REV 1.12.11
REV 3.18.11

LEGEND

- NEW ———
- EXIST - - - -
- RIP RAP XXXX
- PLANTINGS ||||



JOSEPH COMARANO

NEIL

1/3
 NYS DEC
 APPROVED AS PER TERMS
 AND CONDITIONS OF
 PERMIT NO. 1-2820-00968/00007
 DATE 3/2/11
 Mary MacKenzie

SHW 6.0'
 MHW 5.0'
 MLW 0.0'

- 6' WIDE BUFFER ZONE W/ NEW PLANTING:
- 4 - SAND CHERRY 1 GAL. POTS
 - 5 - BAY BERRY 1 GAL. POT
 - 3 - 2 gal. BLACK PINE
 - 10 - FLATS - AMERICAN BEACH GRASS PLUGS

NAN-2010-00962-EST PROJECT

- PROJECT (Cont.)
 Remove and Replace IN-KIND IN-PLACE
- one 6' X 280' Float (W)
 - one 4' X 80' Float (E)
 - one 6' X 80' Float (E)
 - one 30" X 14' Ramp W
 - one 30" X 12' Ramp E

- Remove and Replace THIRTY-SIX (36) 12' X 30' MOORING POLES

APPLICANT

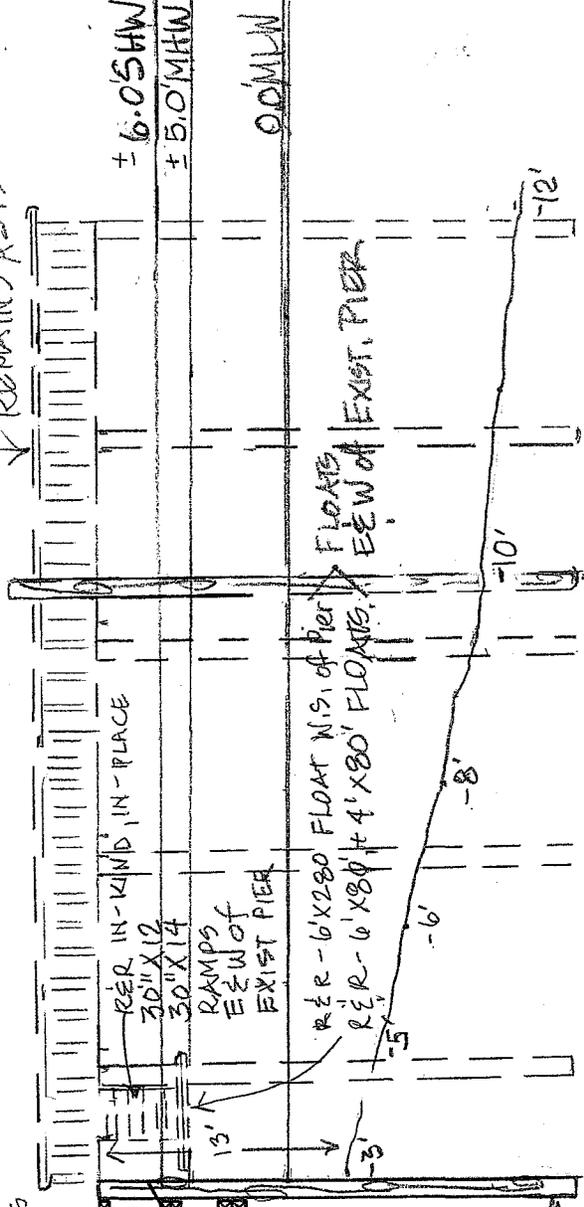
415 REMSEN REALTY
6 WATERVIEW ROAD
ISLAND PARK, NY 11558

PADDY MCGEE'S JOHN VITALE

REYNOLDS CHANNEL 100' ±

BLK 118
LOT 408-440

REMOVE 511 CU YDS OF MATERIAL FROM BEHIND EXIST. BULKHEAD. REPLACE BACK BEHIND NEW BH. WITH AN ADDITIONAL 350 CU YDS OF CLEAN FILL (UPLAND SOURCE)



RE IN-KIND IN-PLACE APPROX. THIRTY-SIX MOORING POLES

PROJECT

- REMOVE APPROX. 544 LN FT OF TIMBER BULKHEAD AND REPLACE "IN-PLACE" WITH APPROX 698 LN FT OF VINYL NAVY BH, INCLUDING - BULKHEADING ACROSS 154 LN FT AT EAST END. (RIP-RAP AREA)
- 480 LN FT (UP TO SLIP) (SLIP) = 64 LN FT, = 544 IN ALL RE IN-PLACE.
- REMOVE AND REPLACE IN-KIND, IN-PLACE
- ONE 6' X 280' FLOAT
- ONE 6' X 80' FLOAT
- ONE 4' X 80' FLOAT
- ONE 30" X 14' RAMP
- ONE 30" X 12' RAMP
- REMOVE AND REPLACE EXIST, 12" X 30' MOORING POLES APPROX. (36)

Bulkhead =
EXIST. 544'
ADD NEW 154'
698'

BULKHEAD MATERIALS

- 12" X 25' POLES 6' O/C
- 6" X 8" WHALERS 1 ROW
- 8" X 8" WHALERS 2 ROWS
- 4.0" X 20' SHEET PILES
- 1/4" X 20' TIE RODS

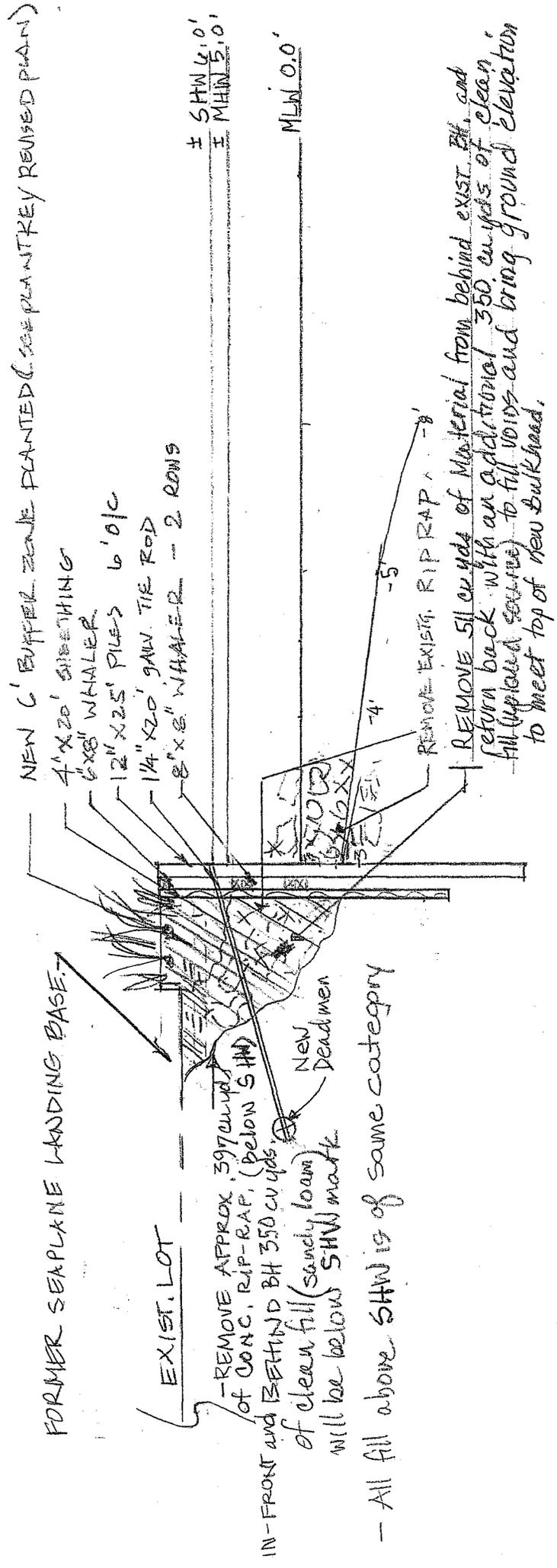
- REMOVE 511 CU YDS OF MATERIAL FROM BEHIND EXIST. BULKHEAD REPLACE BACK BEHIND NEW BULKHEAD ALONG WITH 350 CU YDS. OF CLEAN FILL (UPLAND SOURCE)

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AUG. 8, 2010
Blue Gate Consulting Corp.
P.O. Box 327
Massapequa, N.Y. 11758

SEC. 43 BLK 18 LOT 408-440
 CROSS SECTION OF EAST END OF PIER

APPLICANT: 465 REMSEN REALTY
 6 WATER VIEW RD
 ISLAND PARK, NY 11558



FORMER SEAPLANE LANDING BASE

EXIST. LOT

- REMOVE APPROX. 397 cu yds of CONC. RIP-RAP, (Below SHW) of clean fill (sandy loam) will be below SHW mark

- All fill above SHW is of same category

SECTION A-A SCALE 1" = 10'

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PROJECT

REMOVE APPROX. 544 LN FT OF TIMBER BH, AND REPLACE IN-PLACE WITH 698 LN FT. OF VINYL-NAVY BH. BULKHEADING ACROSS APPROX. 150 LN FT OF RIP RAP AREA (TO BE REMOVED) EAST OF PIER,

480 LN FT up to the slip
 64 LN FT of slip
 544
 + 154 LN FT of Rip Rap area
 698 LN FT

REMOVE AND REPLACE IN-KIND, IN-PLACE

- (W) ONE 6' X 280' FLOAT
- (E) ONE 4' X 80' FLOAT
- (E) ONE 6' X 80' FLOAT
- (W) ONE 30' X 4' RAMP
- (E) ONE 30" X 12' RAMP

- THIRTY-SIX 12" X 30' MOORING POLES