



# 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: 2005-00602-Y2

Issue Date: **AUG 01 2005**

Expiration Date: **SEP 01 2005**

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 USC 403).

APPLICANT: Morris Yacht and Beach Club  
25 City Island Avenue  
Bronx, NY 10464

ACTIVITY: Travel-lift Piers, Floating Dock, and Launch Deck

WATERWAY: Long Island Sound

LOCATION: City Island, Borough of The Bronx, Bronx 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 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.

**CENAN-OP-RE**  
**PUBLIC NOTICE NO. 2005-00602-Y2**

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 of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat. A complete description of the project is given in the attached Work Description. The District Engineer has made the preliminary determination that the site-specific adverse effects are not likely to not be substantial. Further consultation with NMFS 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.

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 occur. 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, 41 State Street, 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
- New York State Office of General Services

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) 790-8518 and ask for Rosita Rama.

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, Morris Yacht and Beach Club, has requested Department of the Army authorization to construct two (2) travel-lift piers, a launch deck, and a floating dock. The site is located in Long Island Sound, Borough of The Bronx, Bronx County, New York.

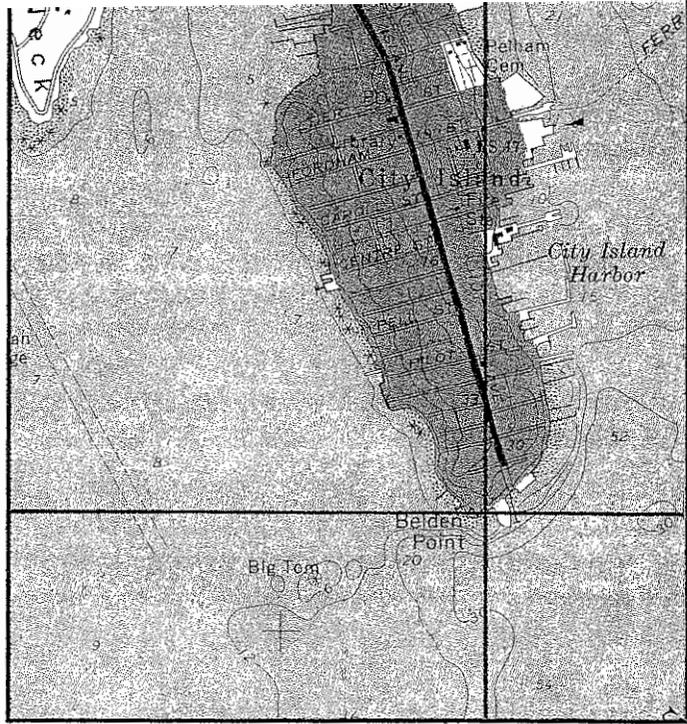
The work would involve the following activities:

- Construction of a 32-foot long by 15-foot wide steel sheetpiling and concrete-decked abutment landward of the spring high tide line;
- Construction of two (2) 170-foot long by 7-foot wide pile-supported travel-lift piers with 4-inch thick concrete deck;
- Construction of a 100-foot long by 18-foot wide pile-supported concrete-decked launch deck placed in the center of the travel-lift piers; and,
- Installation of a 40-foot long by 7-foot wide timber floating dock secured by two (2) guide piles.

The stated purpose of this project is to enhance an existing private recreational boating facility.

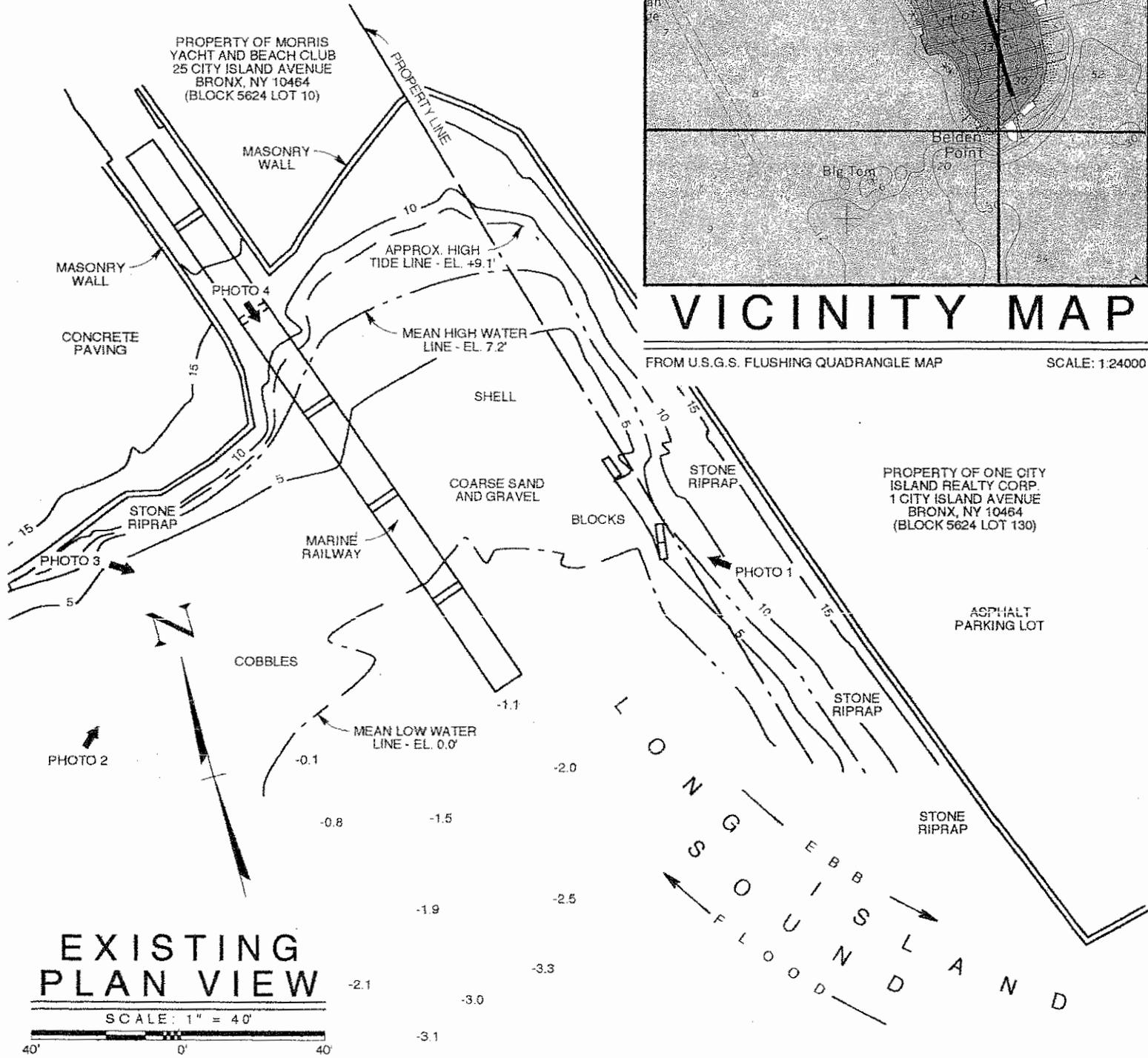
**NOTES:**

1. PREPARED FROM A SURVEY DATED JULY 16, 2004 BY HOWARD F. GREENSPAN, PE & LS LIC. NO. 37215 AND A SITE INSPECTION ON MAY 24, 2005.
2. PROPOSED ACTIVITY WILL BE LOCATED IN AN AREA COVERED BY UNDERWATER LANDS GRANT BY STATE OF NEW YORK.
3. BLOCK AND LOT NUMBERS ARE PER NYC OFFICE OF THE CITY REGISTER.
4. SOUNDINGS (X.X) ARE IN FEET BELOW MEAN LOW WATER.
5. ALL TIDAL DATUM IS PER N.O.A.A./N.O.S. 1983-2001 TIDAL EPOCH.
6. PLANS ARE FOR PERMITTING ONLY AND ARE NOT FOR CONSTRUCTION.



**VICINITY MAP**

FROM U.S.G.S. FLUSHING QUADRANGLE MAP SCALE: 1:24000



**EXISTING PLAN VIEW**

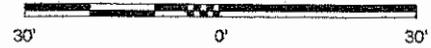
SCALE: 1" = 40'

PURPOSE: IMPROVEMENTS TO A PRIVATE RECREATIONAL BOATING FACILITY  
 ALL DATUM: MEAN LOW WATER  
 ADJACENT PROPERTY OWNERS:  
 DOMINICK DECESARE & RONALD KROSS, ONE CITY ISLAND REALTY CORP.  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED TRAVEL LIFT PIERS, BOAT-LAUNCHING DECK AND FLOATING DOCK  
 IN: LONG ISLAND SOUND  
 AT: 25 CITY ISLAND AVENUE, BRONX, NEW YORK  
 APPLICATION BY: MORRIS YACHT AND BEACH CLUB  
 DATE: 5/24/05 SHEET 1 OF 6 REVISION NUMBER: DATE:

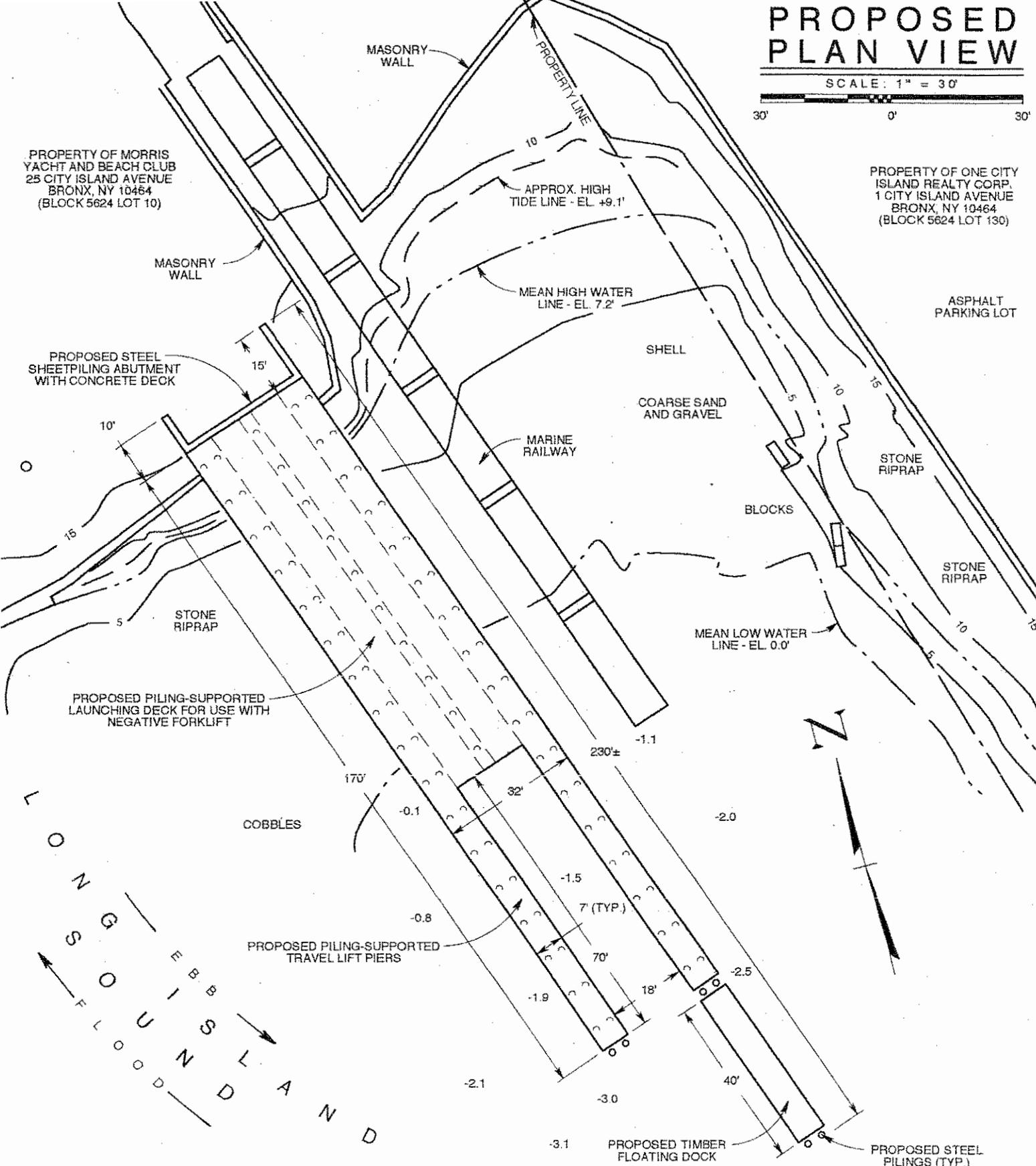
# PROPOSED PLAN VIEW

SCALE: 1" = 30'



PROPERTY OF MORRIS YACHT AND BEACH CLUB  
25 CITY ISLAND AVENUE  
BRONX, NY 10464  
(BLOCK 5624 LOT 10)

PROPERTY OF ONE CITY ISLAND REALTY CORP.  
1 CITY ISLAND AVENUE  
BRONX, NY 10464  
(BLOCK 5624 LOT 130)



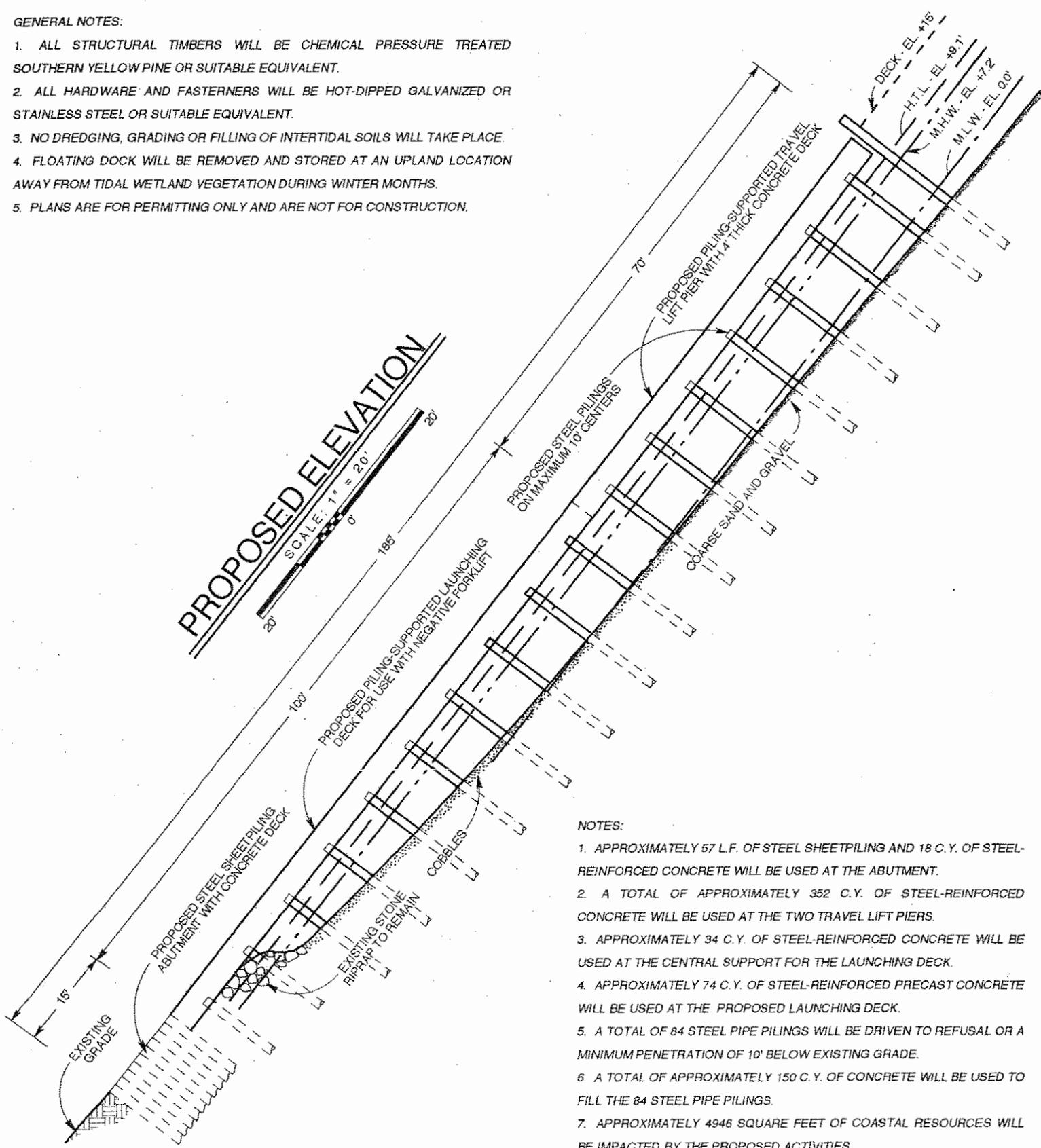
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IN: LONG ISLAND SOUND  
AT: 25 CITY ISLAND AVENUE, BRONX, NEW YORK  
APPLICATION BY: MORRIS YACHT AND BEACH CLUB  
DATE: 5/24/05 SHEET 2 OF 7 REVISION NUMBER: DATE:

**GENERAL NOTES:**

1. ALL STRUCTURAL TIMBERS WILL BE CHEMICAL PRESSURE TREATED SOUTHERN YELLOW PINE OR SUITABLE EQUIVALENT.
2. ALL HARDWARE AND FASTENERS WILL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL OR SUITABLE EQUIVALENT.
3. NO DREDGING, GRADING OR FILLING OF INTERTIDAL SOILS WILL TAKE PLACE.
4. FLOATING DOCK WILL BE REMOVED AND STORED AT AN UPLAND LOCATION AWAY FROM TIDAL WETLAND VEGETATION DURING WINTER MONTHS.
5. PLANS ARE FOR PERMITTING ONLY AND ARE NOT FOR CONSTRUCTION.



**NOTES:**

1. APPROXIMATELY 57 L.F. OF STEEL SHEETPIILING AND 18 C.Y. OF STEEL-REINFORCED CONCRETE WILL BE USED AT THE ABUTMENT.
2. A TOTAL OF APPROXIMATELY 352 C.Y. OF STEEL-REINFORCED CONCRETE WILL BE USED AT THE TWO TRAVEL LIFT PIERS.
3. APPROXIMATELY 34 C.Y. OF STEEL-REINFORCED CONCRETE WILL BE USED AT THE CENTRAL SUPPORT FOR THE LAUNCHING DECK.
4. APPROXIMATELY 74 C.Y. OF STEEL-REINFORCED PRECAST CONCRETE WILL BE USED AT THE PROPOSED LAUNCHING DECK.
5. A TOTAL OF 84 STEEL PIPE PILINGS WILL BE DRIVEN TO REFUSAL OR A MINIMUM PENETRATION OF 10' BELOW EXISTING GRADE.
6. A TOTAL OF APPROXIMATELY 150 C.Y. OF CONCRETE WILL BE USED TO FILL THE 84 STEEL PIPE PILINGS.
7. APPROXIMATELY 4946 SQUARE FEET OF COASTAL RESOURCES WILL BE IMPACTED BY THE PROPOSED ACTIVITIES.

<p>PURPOSE: IMPROVEMENTS TO A PRIVATE RECREATIONAL BOATING FACILITY          ALL DATUM: MEAN LOW WATER          ADJACENT PROPERTY OWNERS:          DOMINICK DECESARE &amp; RONALD KROSS, ONE CITY ISLAND REALTY CORP.          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED TRAVEL LIFT PIERS, BOAT-LAUNCHING DECK AND FLOATING DOCK          IN: LONG ISLAND SOUND          AT: 25 CITY ISLAND AVENUE, BRONX, NEW YORK          APPLICATION BY: MORRIS YACHT AND BEACH CLUB          DATE: 5/24/05 SHEET 3 OF 6 REVISION NUMBER: DATE:</p>
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