



## 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 reply refer to:**

Public Notice Number: 2005-01101-Y1  
Issue Date: OCT 23 2006  
Expiration Date: NOV 21 2006

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) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: JF Kent Avenue LLC & RM Williamsburg LLC  
c/o RD Management Corp.  
810 7th Avenue, 28th Floor  
New York, NY 10019

ACTIVITY: Piers, stone revetment, bulkhead, and fill

WATERWAY: East River, New York Harbor

LOCATION: Borough of Brooklyn, Kings 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.

**CENAN-OP-RE  
PUBLIC NOTICE NO. 2005-01101-Y1**

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 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 (EFH). 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 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.

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 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.

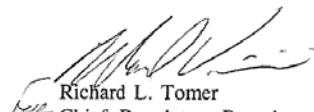
In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- New York State Department of Environmental Conservation

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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) 790-8519 and ask for Russell C Smith.

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

CENAN-OP-RE  
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**WORK DESCRIPTION**

The applicant, JF Kent Avenue LLC & RM Williamsburg LLC, has requested Department of the Army authorization to revitalize a waterfront property by restoring two (2) dilapidated pier structures (formally known as the North 4th and North 5th Street Piers) and installation of a stone revetment and steel bulkhead, and construction of a steel pipe pile supported esplanade. The project proposal site is located in the East River, New York Harbor at Williamsburg, Brooklyn, Kings County, New York.

**North 4th Street Pier:**

The restoration work at the North 4th Street Pier location would involve constructing a 30-foot-wide by 256-foot-long steel pipe pile supported pier, installation of approximately 195-feet of steel sheet pile bulkhead, and replacement of a small section of an existing rip-rap wall. The rip-rap replacement would involve replacing an existing section of rip-rap with a new section approximate dimensions of 60-feet-long by 8-feet-wide by 4-feet-high. Rip-rap material would consist of 250 to 450 pound quarry stone.

Proposed demolition at the North 4th Street Pier location would include removal of a 46-foot long triangular section of the original structure, support pilings (cut at the mudline) and approximately 112-feet of concrete reinforced steel sheet pile bulkhead. Additional demolition of dilapidated structures may be necessary prior to construction activity and will be determined at such time. All debris removed from this site would be disposed of at a state-approved upland facility.

**North 5th Street Pier:**

The restoration work at the North 5th Street Pier location would involve construction of a 30-foot-wide by 403-foot-long steel pipe pile supported pier, installation of approximately 250-feet of steel sheet pile bulkhead, and replacement of a small section of an existing rip-rap wall. The rip-rap replacement would involve replacing a section of approximately 8-foot-long by 6-foot-wide by 3-foot-high. Rip-rap material would consist of 250 to 450 pound quarry stone.

Proposed demolition at the North 4th Street Pier location would include removal of a 75-foot long section of the original structure and support pilings (cut at the mudline). Additional demolition of dilapidated structures may be necessary prior to construction activity and will be determined at such time. All debris removed from this site would be disposed of at a state-approved upland facility.

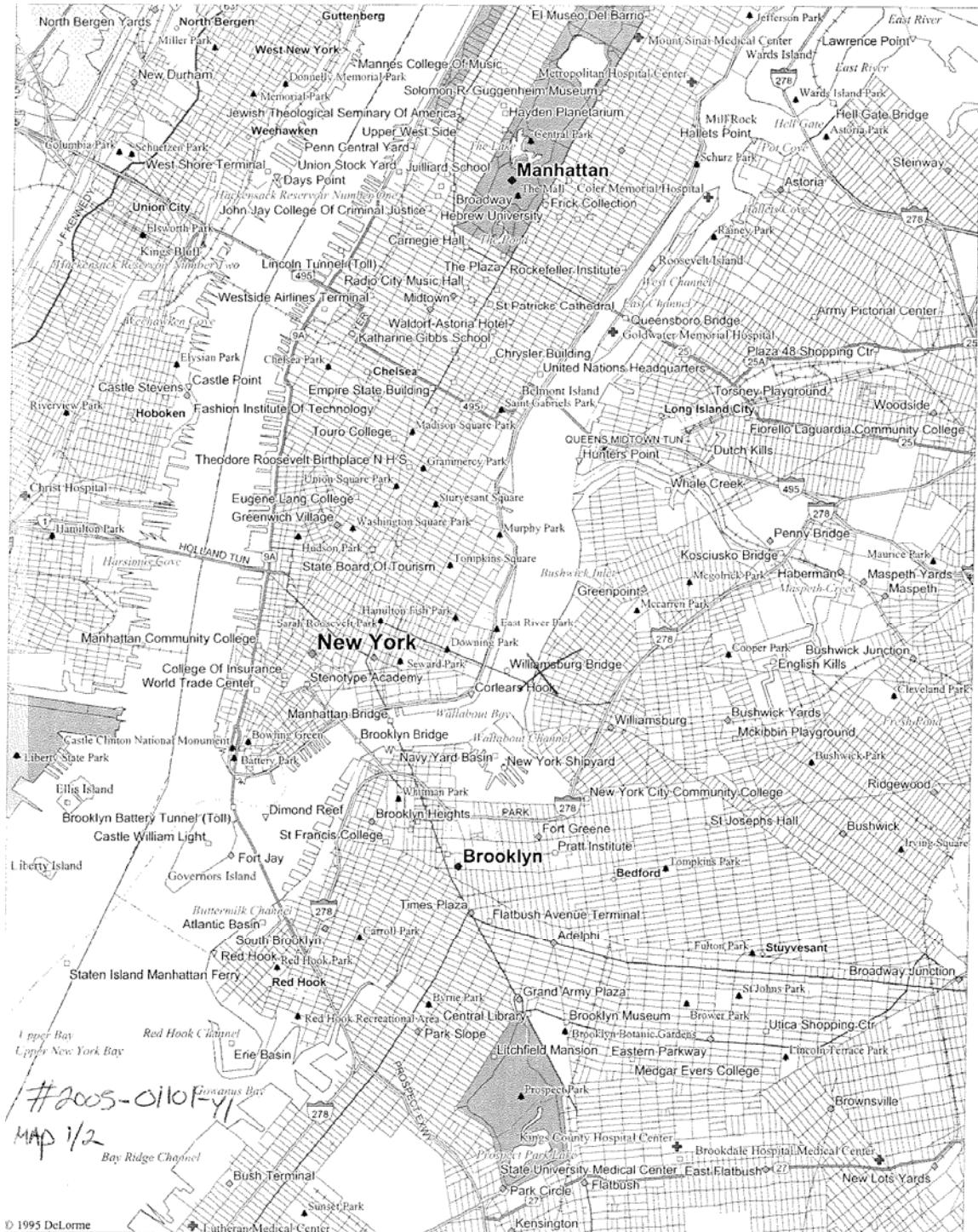
An elevated esplanade, with approximate dimensions of 16 to 25-foot-wide by 280 foot long, would be constructed and would serve to connect both piers.

As proposed, there would be no increase in coverage with the new piers, and the rip-rap would be placed along a total area of 350 square-feet.

The stated purpose of this project is to restore the project area and provide the public with

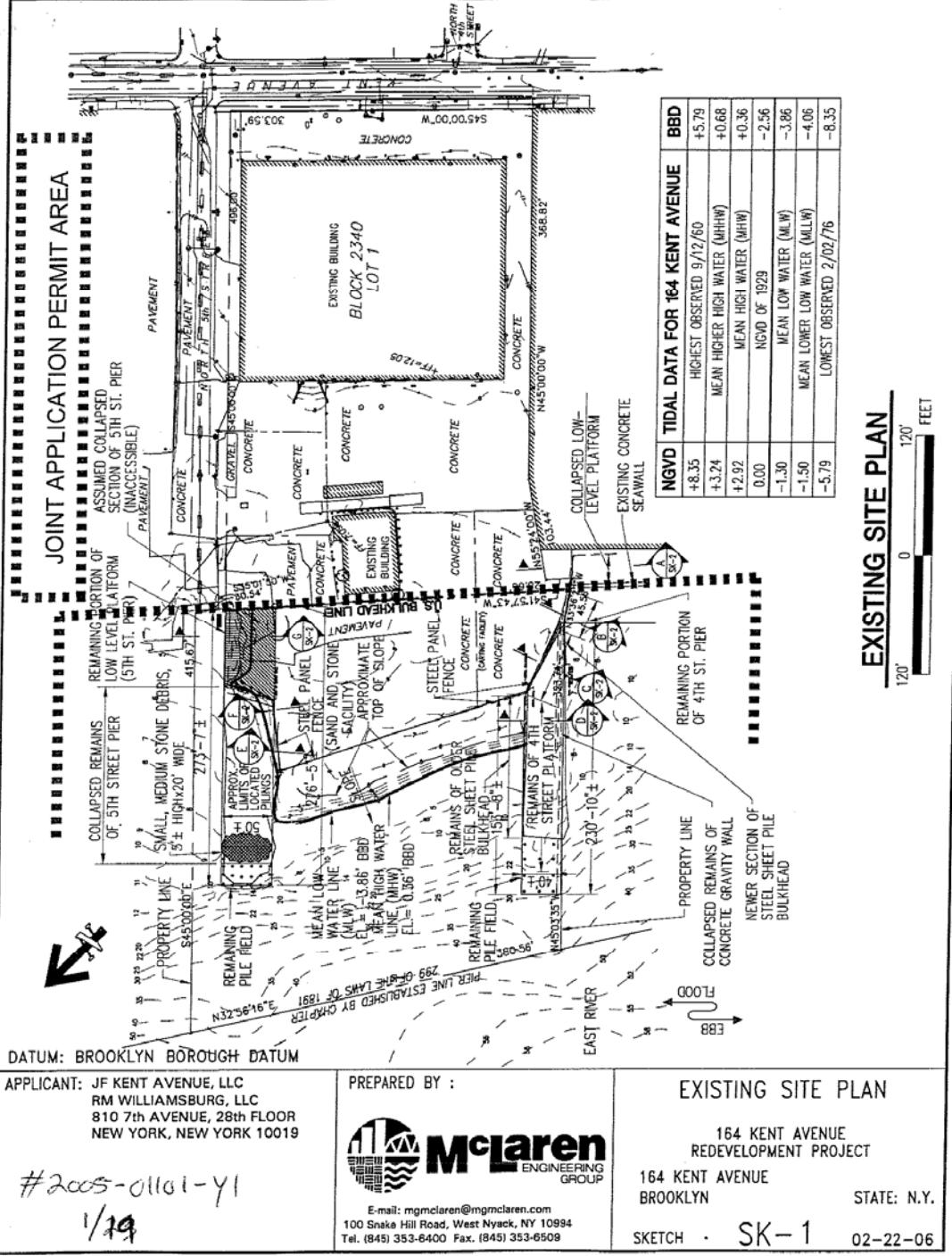
**CENAN-OP-RE  
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recreational opportunities which include, but are not limited to, jogging, biking, and fishing.





## JOINT APPLICATION PERMIT AREA



**DEMOLITION NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, IDENTIFYING AND MARKOUT OF ALL UTILITIES PRIOR TO START OF DEMOLITION WORK.
2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY UTILITIES, STRUCTURES, OR ANY OTHER ELEMENTS WHICH MAY IMPEDE WORK, UTILITY AND/OR STRUCTURE RELOCATIONS, IF NECESSARY, SHALL BE COORDINATED THROUGH OWNERS REPRESENTATIVE AT NO ADDITIONAL COST.
3. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS, DIMENSIONS, CLEARANCES, ELEVATIONS, AND OTHER INFORMATION INDICATED IN THE CONTRACT DOCUMENTS PRIOR TO ORDERING ANY MATERIALS, COMMENCING ANY FABRICATIONS, OR PERFORMING ANY WORK. THE CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY FIELD CONDITIONS WHICH MAY DIFFER FROM THAT REPRESENTED PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND STAGING DEMOLITION WORK WITH OTHER CONSTRUCTION ACTIVITIES AT THE SITE, AND COORDINATE ALL WORK THROUGH OWNERS REPRESENTATIVE AND ANY OCCUPYING TENANT WHO WILL BE AFFECTED BY REPAIR OPERATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK SO AS TO PREVENT INTERRUPTIONS IN FACILITY OPERATIONS.
5. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL SCHEDULE AND STAGE WORK WITH OTHER CONSTRUCTION ACTIVITIES AT THE SITE, AND COORDINATE ALL WORK THROUGH OWNERS REPRESENTATIVE AND ANY OCCUPYING TENANT WHO WILL BE AFFECTED BY REPAIR OPERATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA REGULATIONS AND SAFETY PROCEDURES TO ENSURE PERSONNEL HEALTH AND SAFETY. THE CONTRACTOR MUST MAINTAIN A SAFE AND CLEAN WORKING ENVIRONMENT AND SHALL ASSURE PROPER PERSONAL EQUIPMENT AT ALL TIMES. IN AREAS WHERE PEDESTRIAN AND/OR VEHICULAR TRAFFIC MAY BE AFFECTED BY THE WORK, THE CONTRACTOR SHALL Cordon OFF THE WORK AREA.
7. THE CONTRACTOR SHALL EXERCISE CARE TO PREVENT DAMAGE TO EXISTING STRUCTURES BY OR AS A RESULT OF HIS OPERATIONS. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AS DIRECTED BY OWNERS REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
8. ALL DEBRIS AS A RESULT OF, OR IN THE IMMEDIATE VICINITY OF THE WORK SHALL BE RECOVERED AND PROPERLY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DEBRIS, FALLING INTO THE WATER. ALL CONSTRUCTION DEBRIS OR WASTE FROM FALLING INTO THE WATER, DISPOSED OF AT NO ADDITIONAL COST.

10. DATUM: ELEVATIONS ARE BASED ON THE BROOKLYN BOROUGH DATUM,  
SEE SKETCH SK-1

DATUM: BROOKLYN BOROUGH DATUM

APPLICANT: JF KENT AVENUE, LLC  
RM WILLIAMSBURG, LLC  
810 7th AVENUE, 28th FLOOR  
NEW YORK, NEW YORK 10019

#2005-01101-Y1

2/19

PREPARED BY :



E-mail: mgmclaren@mgmclaren.com  
100 Snake Hill Road, West Nyack, NY 10594  
Tel. (845) 353-6400 Fax. (845) 353-6509

GENERAL NOTES AND LEGEND

164 KENT AVENUE  
REDEVELOPMENT PROJECT164 KENT AVENUE  
BROOKLYN STATE: N.Y.

SKETCH SK-1A 02-22-06

104210/PERMIT 02-22-06/SK-1A

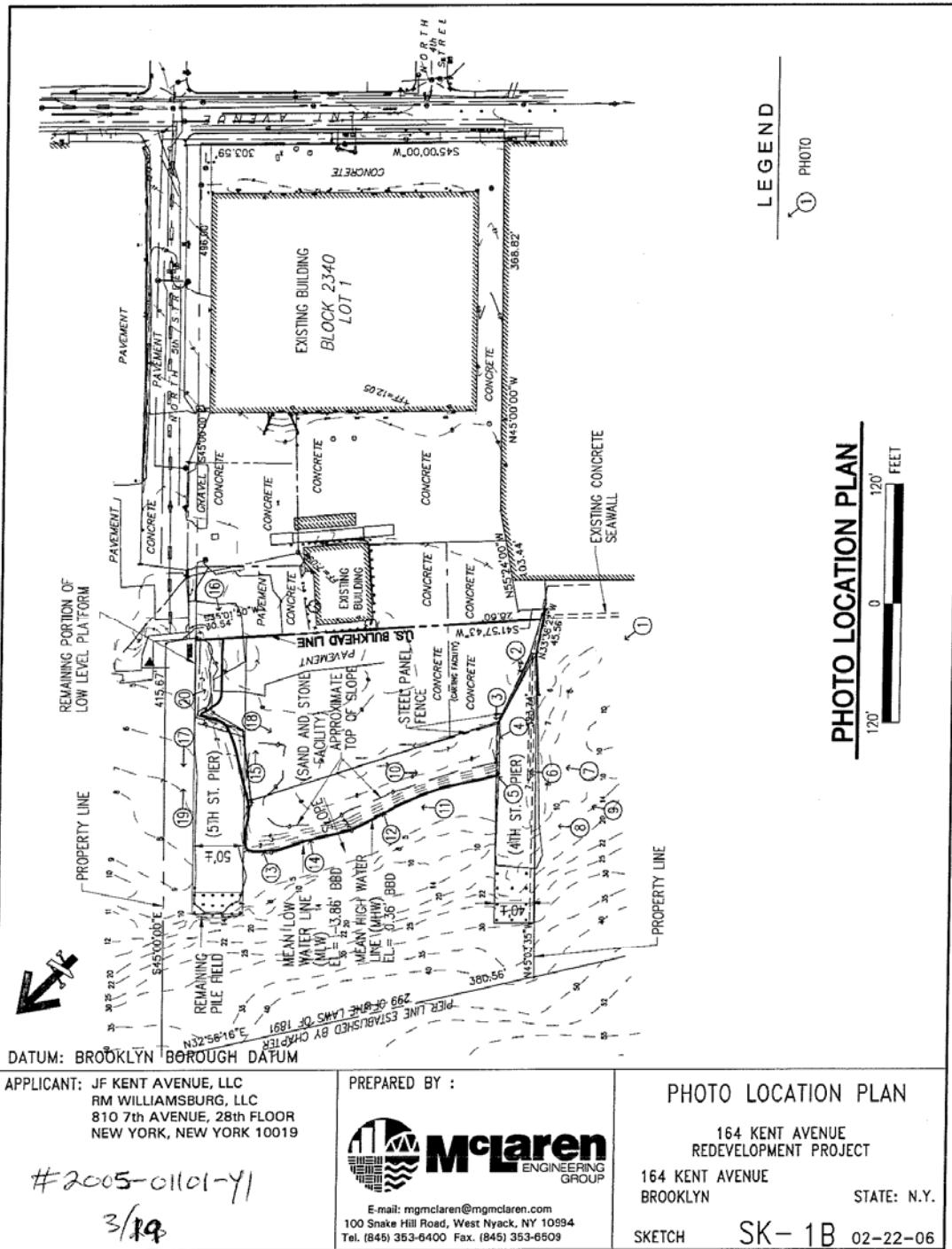
**DEMOLITION SCOPE OF WORK**

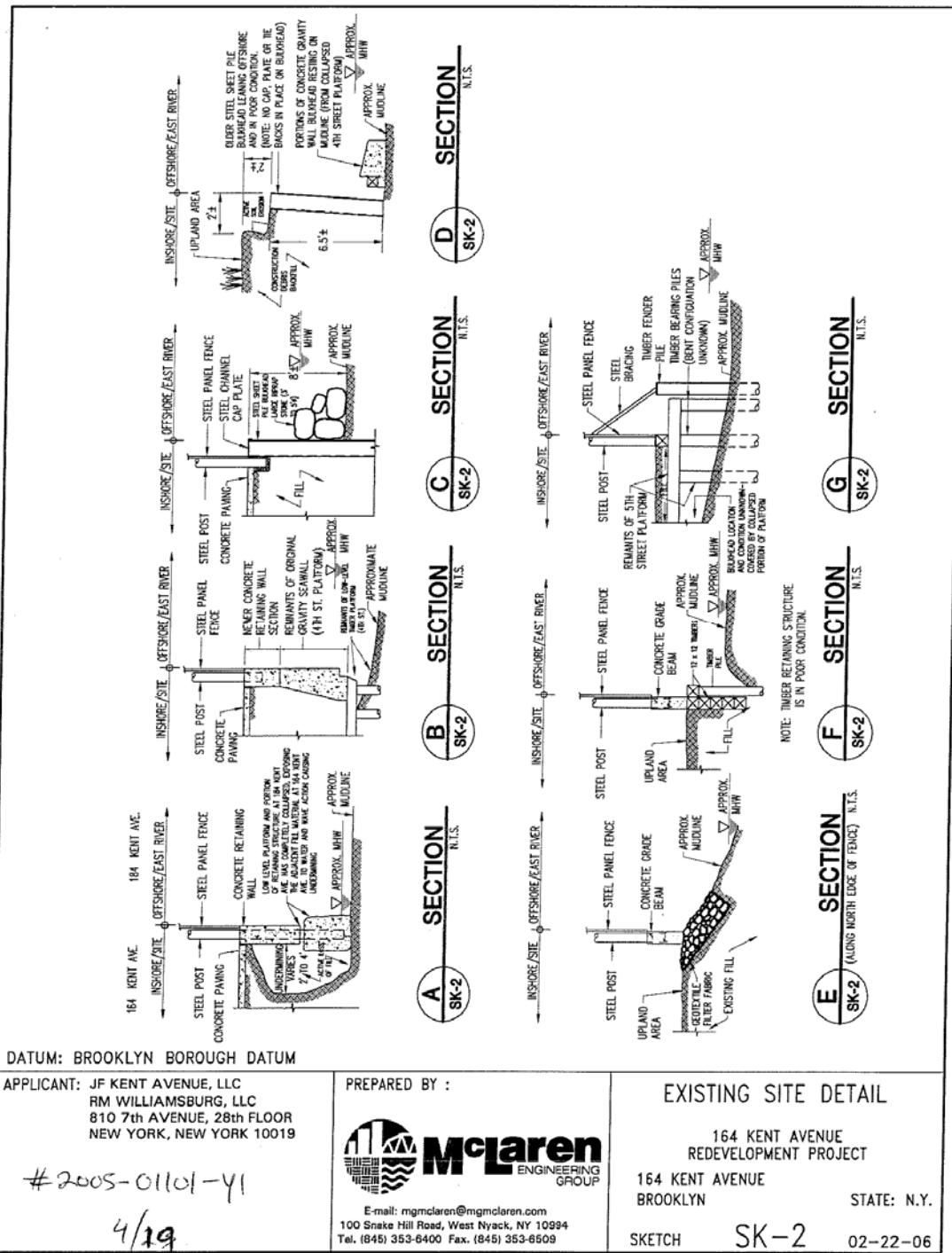
1. DEMOLITION FOR THIS PROJECT INCLUDES TWO DISTINCT TYPES:
  - A. DEMOLITION, REMOVAL AND DISPOSAL OF TWO EXISTING COLLAPSED AND/OR DERELICT PLATFORM AND PIER STRUCTURES.
  - B. DEMOLITION, REMOVAL AND DISPOSAL OF ADJACENT STRUCTURES WHICH ARE NECESSARY FOR THE CONSTRUCTION OF THE NEW BULKHEAD, PLATFORM, AND PIER STRUCTURES.
2. REMOVE AND DISPOSE OF EXISTING COLLAPSED PORTIONS OF THE PLATFORM AND PIER STRUCTURES RESTING ON THE MUDLINE THAT INTERFERE WITH CONSTRUCTION.
3. REMOVE AND DISPOSE OF TIMBER PILES BY PULLING OUT TIMBER PILES THAT INTERFERE WITH NEW PILE OPERATIONS.
4. DEMOLISH, REMOVE, AND DISPOSE OF ADJACENT STRUCTURES OR MATERIALS THAT ARE NECESSARY FOR THE CONSTRUCTION OF THE NEW BULKHEAD WALLS, PLATFORM, AND PIER STRUCTURES. THIS INCLUDES CONCRETE BULKHEAD WALLS, TIMBER BULKHEAD WALLS, AND STEEL SHEET PILES. THIS ALSO MAY INVOLVE EXCAVATION OF REINFORCED CONCRETE DEBRIS USED AS FILL.

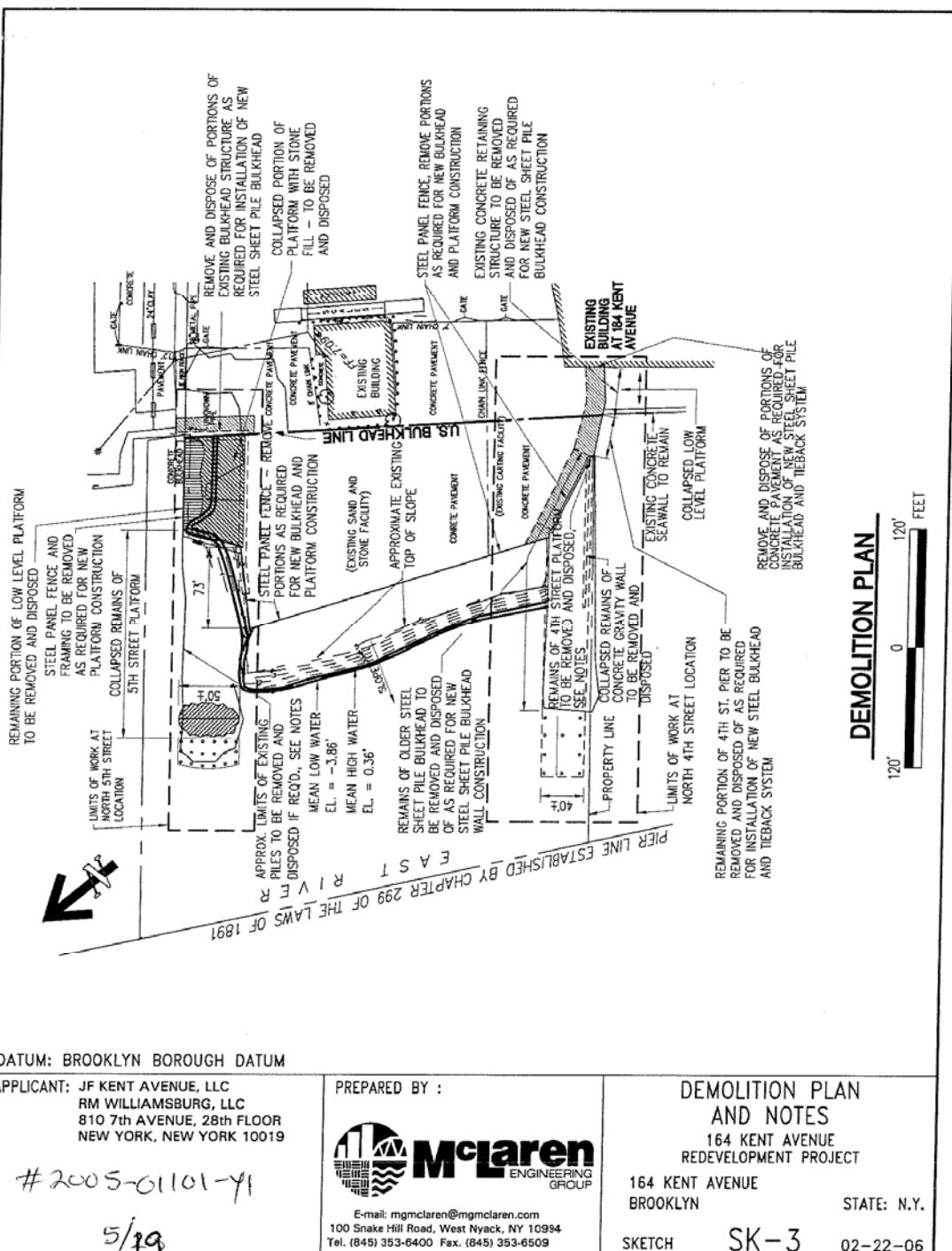
**LEGEND**

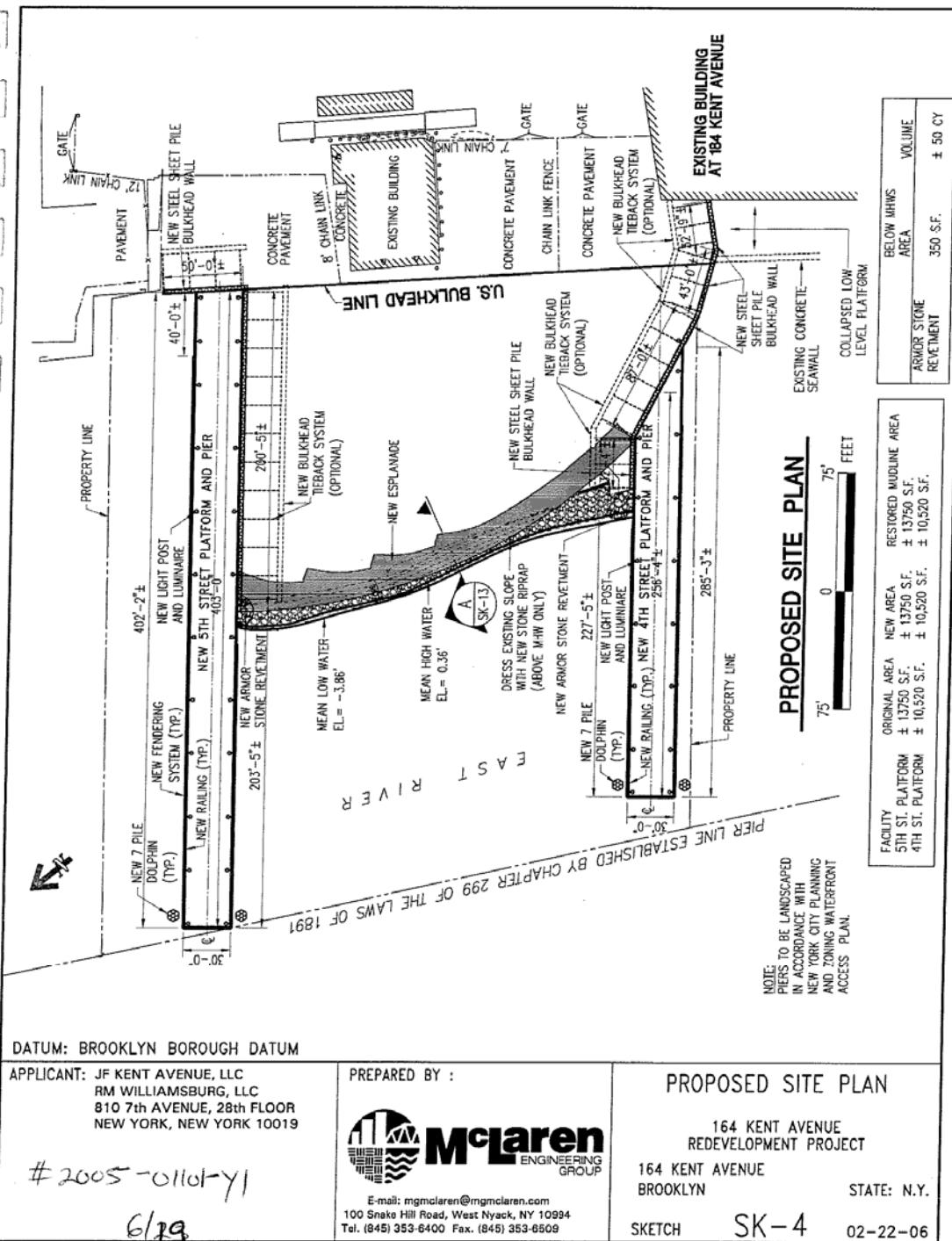
	MANHOLE		SANITARY
	STORM MANHOLE		STORM DRAIN
	SANITARY MANHOLE		COMBINATION
	STORM MANHOLE		OVERHEAD WIRE
	STORM MANHOLE		GAS
	STORM MANHOLE		REFERENCE
	STORM MANHOLE		ELECTRIC
	STORM MANHOLE		TELEPHONE
	STORM MANHOLE		CABLE TELEVISION
	TREE		FENCE (TYPE AS NOTED)
	DOOR		EDGE OF WATER
	OVERHEAD DOOR		RAILROAD TRACK
	MAILBOX		REFERENCE
	FLAGPOLE		TELEPHONE
	SIGN		ELECTRIC
	SIGN		GAS
	STREET LIGHT		REFERENCE
	GROUND LIGHT		WATER
*	WATER VALVE		COMBINED SEWER
	HYDRANT		REFERENCE
	UNKNOWN VALVE		COLLAPSED PLATFORM
	POLE		LARGE STONE DEBRIS
	BOULDER		REFERENCE

LIMITS OF EXISTING BUILDING









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NEW YORK, NEW YORK 10019

# 2005-01101-Y1

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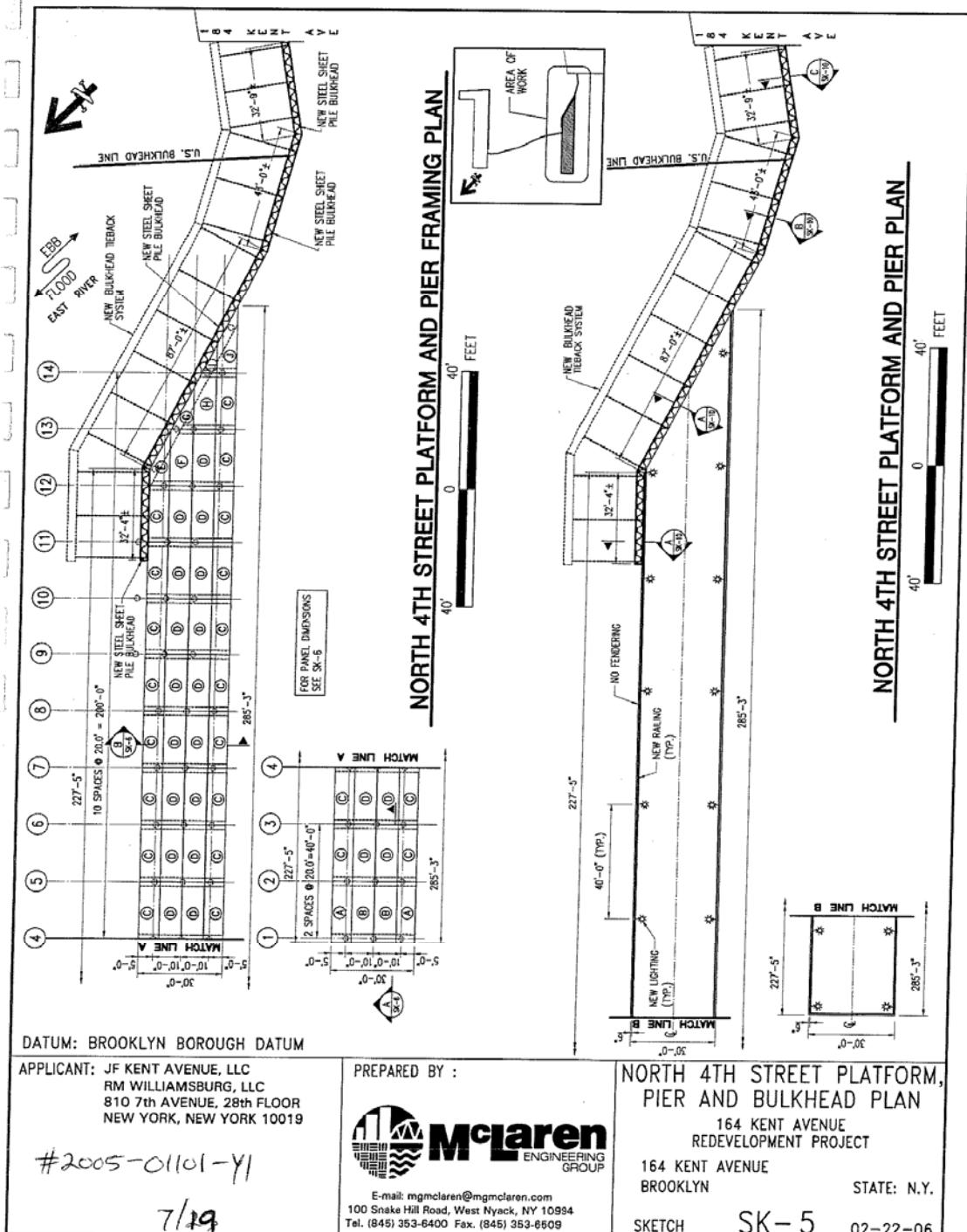
### PROPOSED SITE PLAN

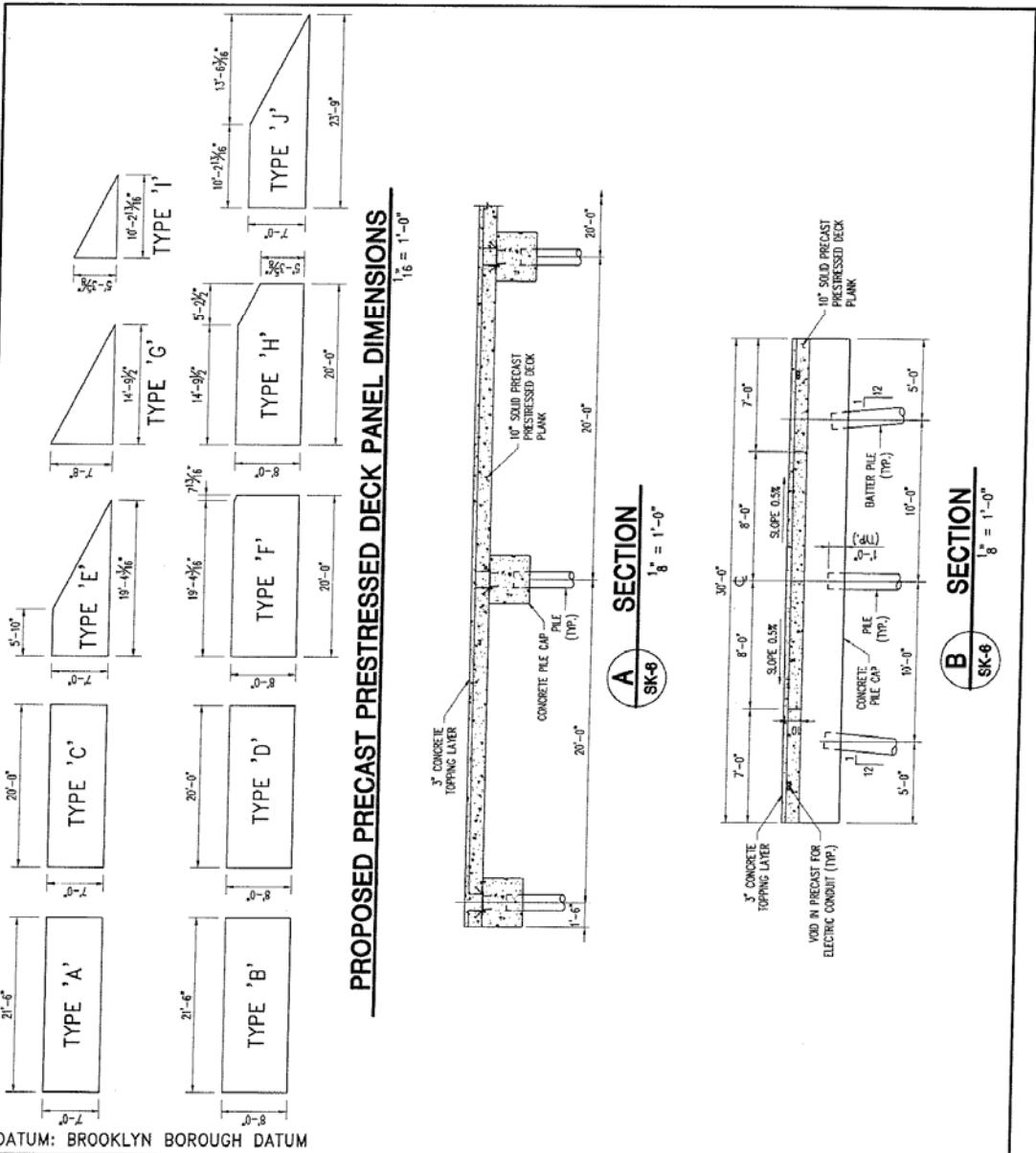
164 KENT AVENUE  
REDEVELOPMENT PROJECT

164 KENT AVENUE  
BROOKLYN STATE: N.Y.

SKETCH SK-4 02-22-06

104210/PERMIT 02/22/06/SK-4





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RM WILLIAMSBURG, LLC  
810 7th AVENUE, 28th FLOOR  
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# 2005-01101-Y1

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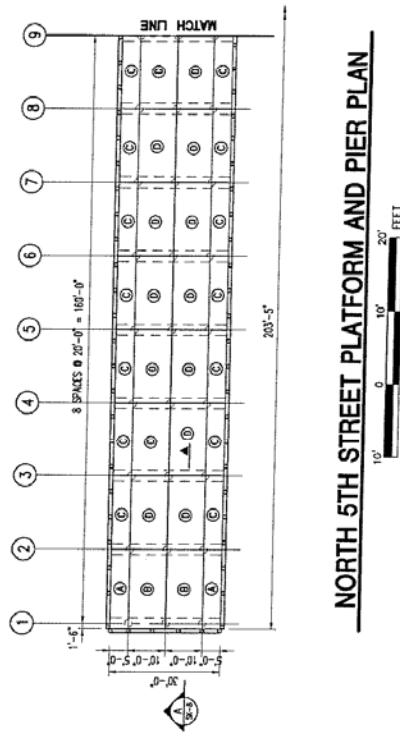
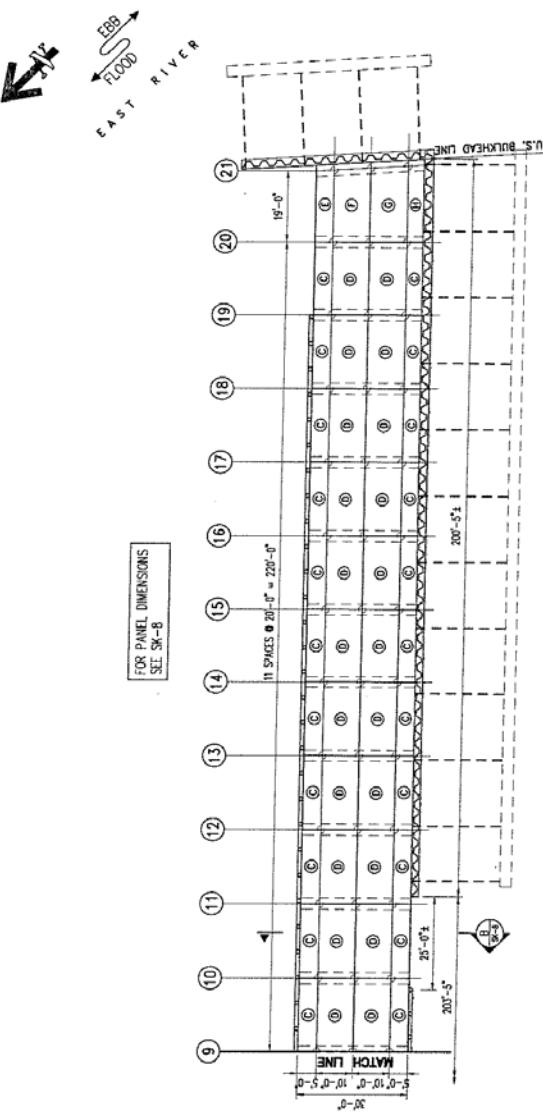
PREPARED BY :



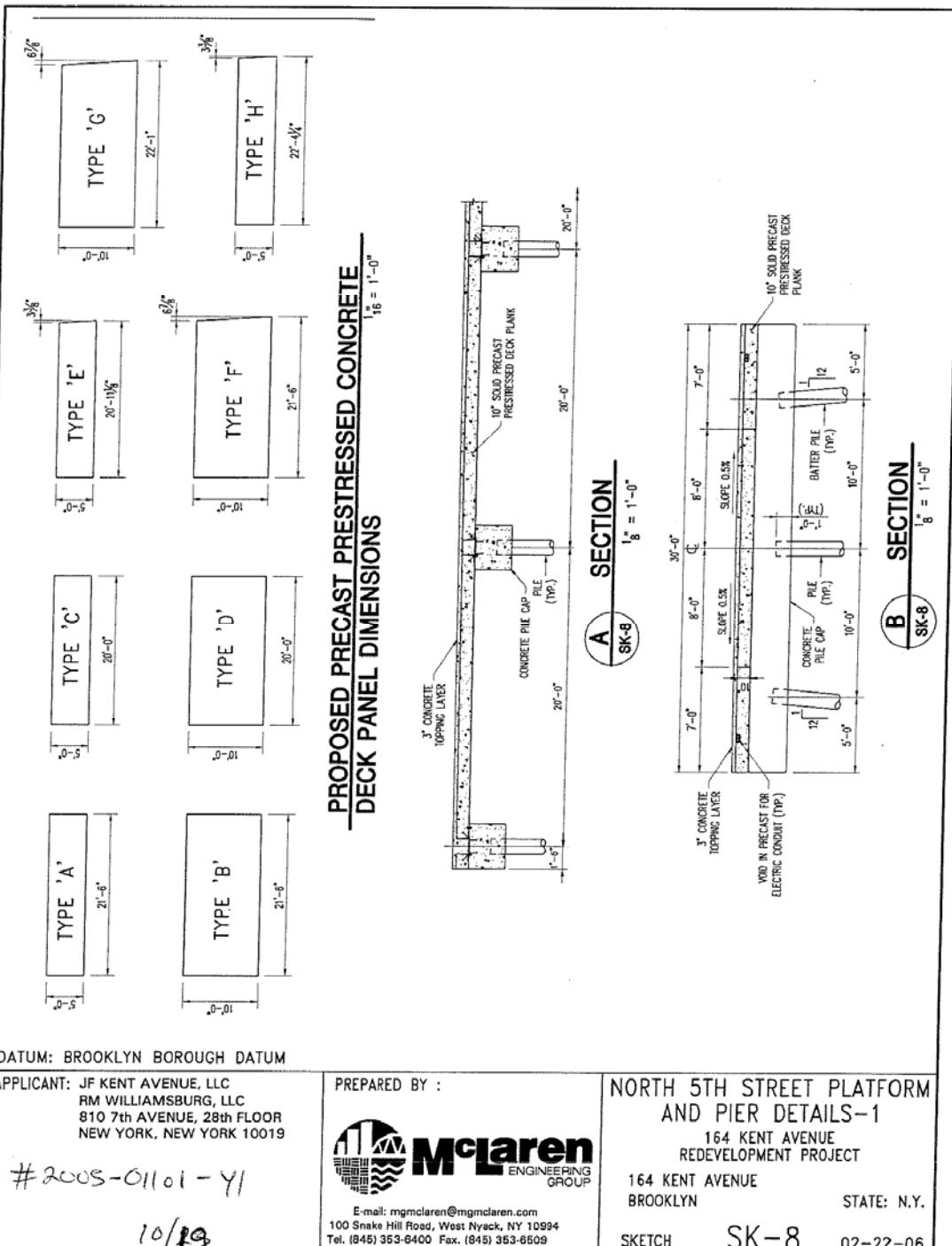
E-mail: mgmclaren@mgmclaren.com  
100 Snake Hill Road, West Nyack, NY 10594  
Tel. (845) 353-6400 Fax. (845) 353-6509

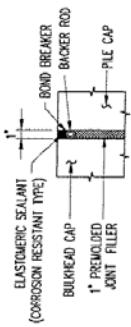
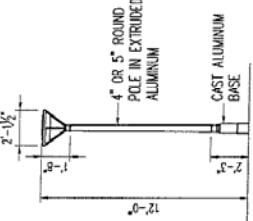
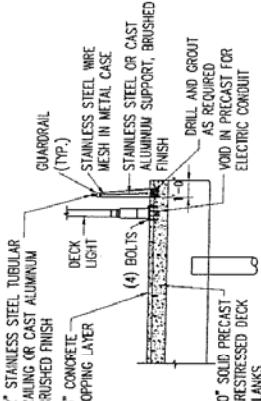
NORTH 4TH STREET PLATFORM  
AND PIER DETAILS-1  
164 KENT AVENUE  
REDEVELOPMENT PROJECT

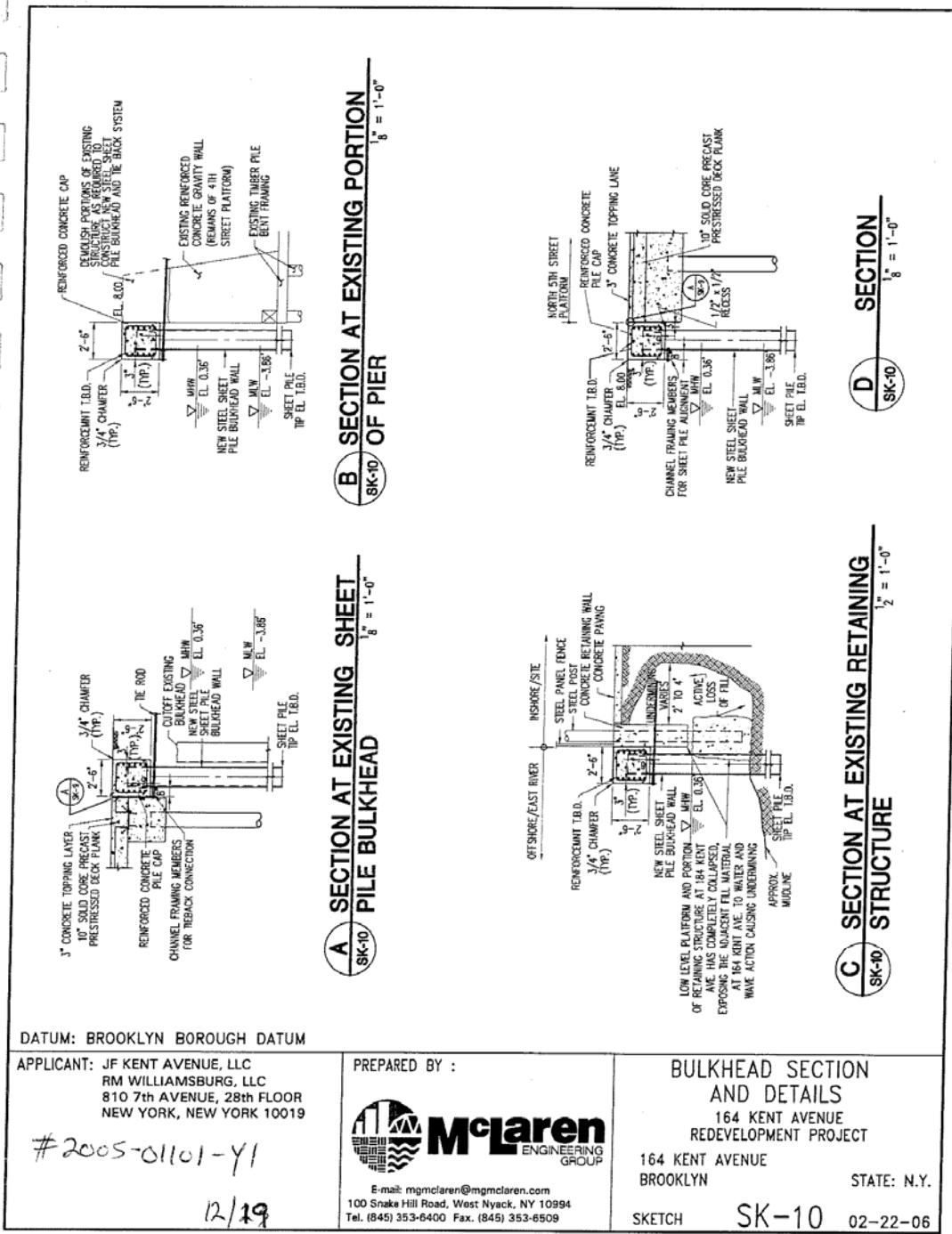
164 KENT AVENUE  
BROOKLYN STATE: N.Y.  
SKETCH SK-6 02-22-06



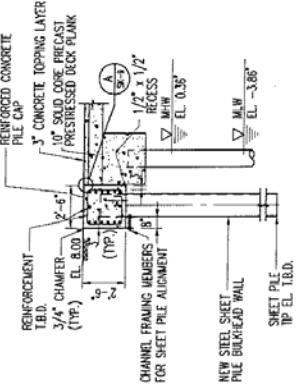
NORTH 5TH STREET PLATFORM,  
PIER AND BULKHEAD PLAN  
164 KENT AVENUE  
REDEVELOPMENT PROJECT  
164 KENT AVENUE  
BROOKLYN  
STATE: N.Y.  
SKETCH SK-7  
02-22-06



 <p><b>A TYPICAL JOINT DETAIL</b> SK-9 BETWEEN BULKHEAD CAP AND PILECAP <math>\frac{3}{4}'' = 1'-0''</math></p>	 <p><b>B DECK LIGHTING DETAILS</b> SK-9 <math>\frac{1}{8}'' = 1'-0''</math></p> <p>1) ALL HARDWARE SHALL BE STAINLESS STEEL.      2) ALL FIXTURE SHALL BE LISTED WITH ETL FOR OUTDOOR, WET LOCATION USE AND UL 1570 AND 1572 CERTIFICATION.      3) THE POLE SHALL BE CERTIFIED PURE #356 ALLOY.      4) ALL POLE COMPONENTS SHALL BE TOP COATED WITH A THERMOSET PVC SUPER POLYESTER POWDER COAT FINISH, AND MEET THE ANAM022 PERFORMANCE SPECIFICATION.      5) FIXTURE, POLE AND POLE BASE SHALL BE IN MATTE ALUMINUM OR MATCHING COLORS.</p>	 <p><b>C SECTION</b> SK-9 <math>\frac{1}{8}'' = 1'-0''</math></p>
<p>DATUM: BROOKLYN BOROUGH DATUM</p> <p>APPLICANT: JF KENT AVENUE, LLC RM WILLIAMSBURG, LLC 810 7th AVENUE, 28th FLOOR NEW YORK, NEW YORK 10019</p> <p># 2005-01101-Y1 11/19</p>	<p>PREPARED BY :</p> <p><b>McLaren</b> ENGINEERING GROUP</p> <p>E-mail: mgmclaren@mgmclaren.com 100 Snake Hill Road, West Nyack, NY 10594 Tel. (845) 353-6400 Fax. (845) 353-6509</p>	<p><b>TYPICAL PIER DETAILS</b></p> <p>164 KENT AVENUE REDEVELOPMENT PROJECT 164 KENT AVENUE BROOKLYN STATE: N.Y.</p> <p>SKETCH SK-9 02-22-06</p>

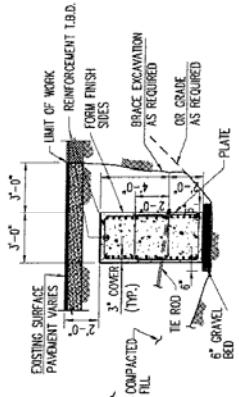


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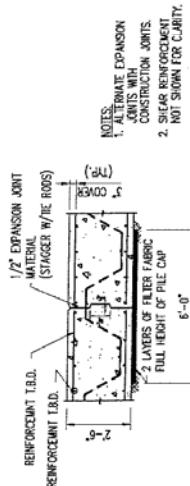


**A SECTION**  
SK-11

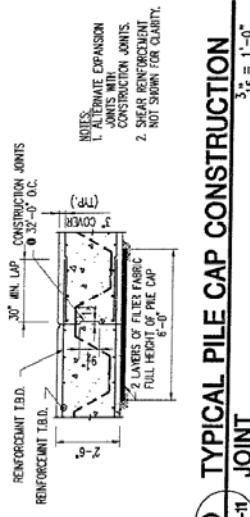
**B TYPICAL DEADMAN SECTION**  
SK-11



**C TYPICAL PILE CAP EXPANSION JOINT**  
SK-11



**D TYPICAL PILE CAP CONSTRUCTION**  
SK-11



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13/29

PREPARED BY :

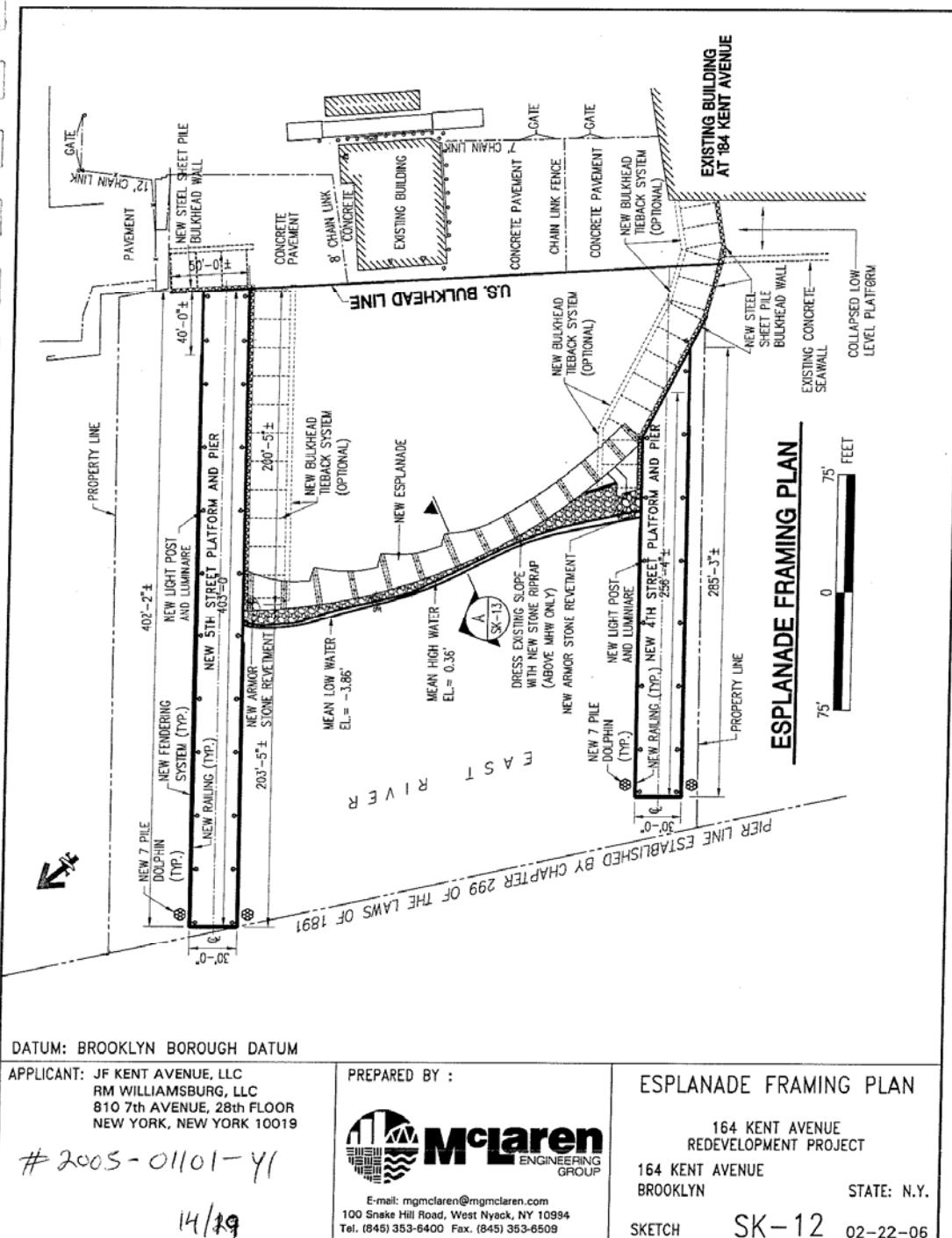


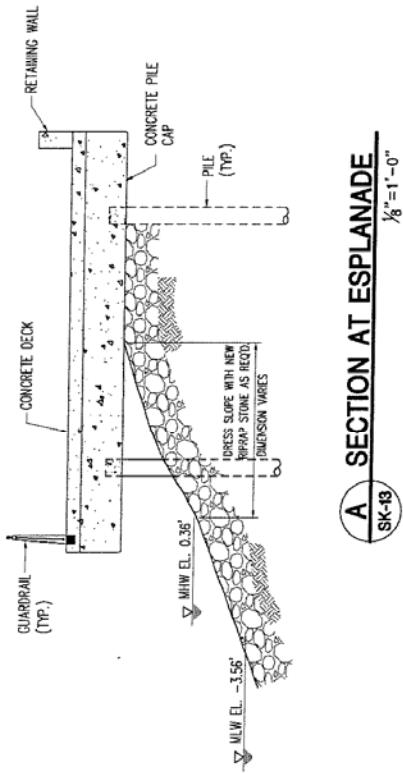
E-mail: mgmclaren@mgmclaren.com  
100 Snake Hill Road, West Nyack, NY 10594  
Tel. (845) 353-6400 Fax. (845) 353-6509

**BULKHEAD SECTION AND DETAILS**

164 KENT AVENUE  
REDEVELOPMENT PROJECT

164 KENT AVENUE  
BROOKLYN  
STATE: N.Y.  
SKETCH SK-11 02-22-06





**A SECTION AT ESPLANADE**  
SK-13

DATUM: BROOKLYN BOROUGH DATUM

APPLICANT: JF KENT AVENUE, LLC  
RM WILLIAMSBURG, LLC  
810 7th AVENUE, 28th FLOOR  
NEW YORK, NEW YORK 10019

#2005-01101-y/  
15/19

PREPARED BY :  
**McLaren**  
ENGINEERING GROUP

E-mail: mgmclaren@mgmclaren.com  
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**SECTION AT ESPLANADE**

164 KENT AVENUE  
REDEVELOPMENT PROJECT  
164 KENT AVENUE  
BROOKLYN  
STATE: N.Y.  
SKETCH SK-13 02-22-06

