



# 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-2006-121-WCA  
Issue Date: **November 15, 2007**  
Expiration Date: **December 14, 2007**

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: The Scenic Hudson Land Trust, Inc.  
One Civic Center Plaza, Suite 200  
Poughkeepsie, NY 12601-3022

Foss Group Beacon, LLC  
163 Delaware Avenue, Suite 102  
Delmar, New York 12054

ACTIVITY: Discharge fill material into waters of the United States to facilitate waterfront revitalization activities including the construction and installation of a pile supported boardwalk, floating pier with associated accessway, bulkhead and shoreline rehabilitation with associated minor excavation activities to establish open water areas.

WATERWAY: Hudson River

LOCATION: City of Beacon, Dutchess 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.

CENAN-OP-RW  
PUBLIC NOTICE NO. NAN-2006-121-WCA

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.

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 on all actions or proposed actions, that are either permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). Based upon a review of the "Guide to Essential Fish Habitat Designations in the Northeastern United States," issued by the National Oceanic and Atmospheric Administration/National Marine Fisheries Service (NOAA-FS), the EFH for several aquatic species and their life stages in the proposed project area could potentially be impacted by the proposed work. Further consultation with NOAA-FS regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to a final decision on the application.

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.

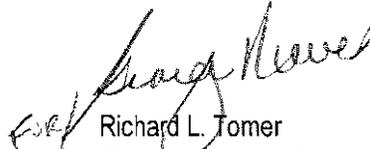
Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application 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 occurs. 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 Article 15, Title 5: Protection of Water.

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) 790-8412 and ask for James Cannon.

CENAN-OP-RW  
PUBLIC NOTICE NO. NAN-2006-121-WCA

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, the Scenic Hudson Land Trust, Inc. and the Foss Group Beacon, LLC, has requested Department of the Army authorization to discharge fill material into waters of the United States to facilitate mixed use revitalization activities on a former industrial property located along the Hudson River waterfront in the City of Beacon, Dutchess County, New York.

The proposed revitalization activities would include the construction of a hotel and conference center in the north central portion of the site and a pile supported recreational boardwalk and pier, approximately 421 feet long by 93 feet wide, in the north and northeast portion of the site. A total of approximately 6,000 square feet of boardwalk and pier would extend over waters of the United States. The proposed work also include the placement of a seasonal 15 foot wide by 210 foot long floating pier, secured by thirteen 16-inch diameter steel guide piles, with an associated 9 foot wide by 86 foot long gangway, and 20 foot wide by 20 foot long platform which would extend off the northeast corner of the pile supported pier. This floating pier would provide a passenger drop-off point for recreational boaters. The applicant proposes to excavate approximately 40 cubic yards of existing land waterward of the Mean High Water Spring (MHWS) elevation of the Hudson River (3.6 feet), North Geodetic Vertical Datum, NGVD, to establish approximately 15,000 square feet (0.34 acres) of new open water along approximately 365 linear feet of the existing Hudson River shoreline.

Additional activities would include the construction of a new 40 foot wide by 450 foot long open water channel which would be separated from the influence of the Hudson River by four weirs. Two foot bridges approximately 10 foot wide and 18 foot wide by 40 foot long would extend over the channel allowing access from the Hotel and Conference Center to the southern portion of the park.

Bulkhead maintenance activities would occur in the southern portion of the site and would include the construction and installation of new timber and/or steel sheet pile bulkheading within 18 inches of the existing deteriorated, but currently serviceable timber bulkheading. The existing navigation aid would be replaced with a U.S. Coast Guard approved marker. Approximately 200 cubic yards of riprap would be discharged into waters of the United States to stabilize approximately 40 linear feet of shoreline in an area west of the existing marina. This riprap would replace existing shoreline stabilization material consisting of concrete debris. Four existing 7 foot wide by 52 foot long timber floating piers would be replaced in-kind. Existing construction debris would be removed from the shoreline between the MHWS elevation and the Mean Low Water elevation (0.45, NGVD) along approximately 184 linear feet of the Hudson River shoreline (beach area) east of the existing marina area. Upon removal of the construction debris, the beach would be restored to pre-existing elevations using approximately 400 cubic yards of smooth riverbed stone and would be utilized for recreational use.

In the southern portion of the site the applicant proposes to construct several pile supported walkways of which approximately 220 linear feet would extend over existing palustrine emergent onsite wetland areas. These walkways would be constructed approximately 18 inches above the wetland areas.

Approximately 0.56 acres of waters of the United States would be impacted as part of the proposed waterfront revitalization activities. To compensate for the 0.56 acres of impacts, the applicant proposes to establish and maintain approximately 0.25 acres of new wet meadow wetlands, and enhance approximately 0.75 acres of existing wetlands. The wetland enhancement activities would include removing invasive plant species and replacing them with native plant species. The wetland enhancement activities would also include the excavation of 1,749 cubic yards of existing soils. Excavated soils would be disposed of at a state approved upland site. Elevated steel grate walkways, approximately 8 feet wide, would extend across portions of the established and enhanced wetland areas to serve as an educational and aesthetic amenity to the public. Additional mitigative measures, as indicated above, would include the establishment of approximately 0.34 acres of new open water along the waterfront.

The stated purpose of this project is to revitalize a former industrial waterfront site in the City of Beacon to facilitate the development of a mixed-use public recreational waterfront park.

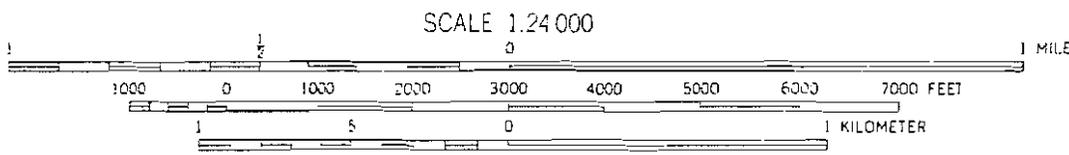
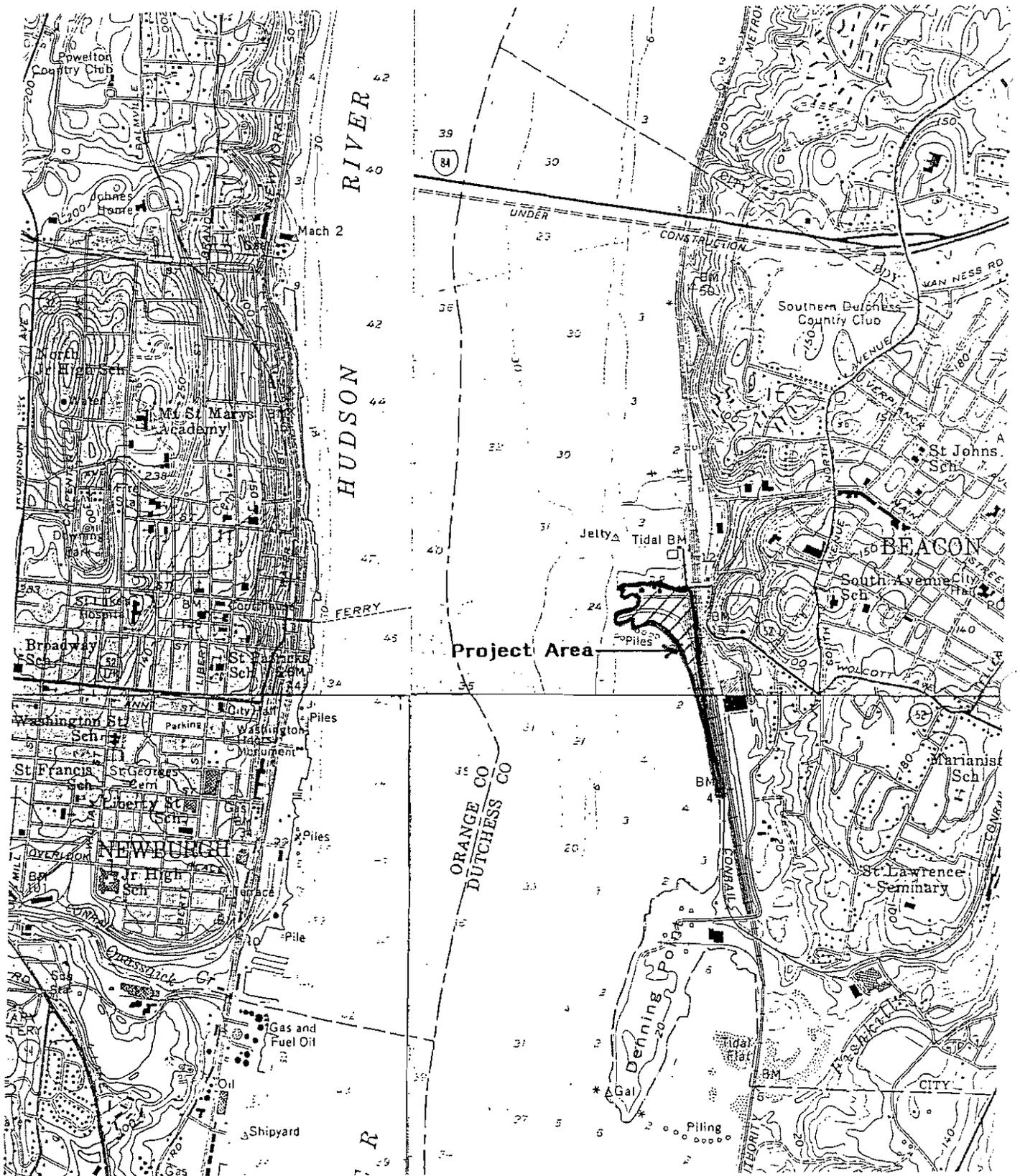
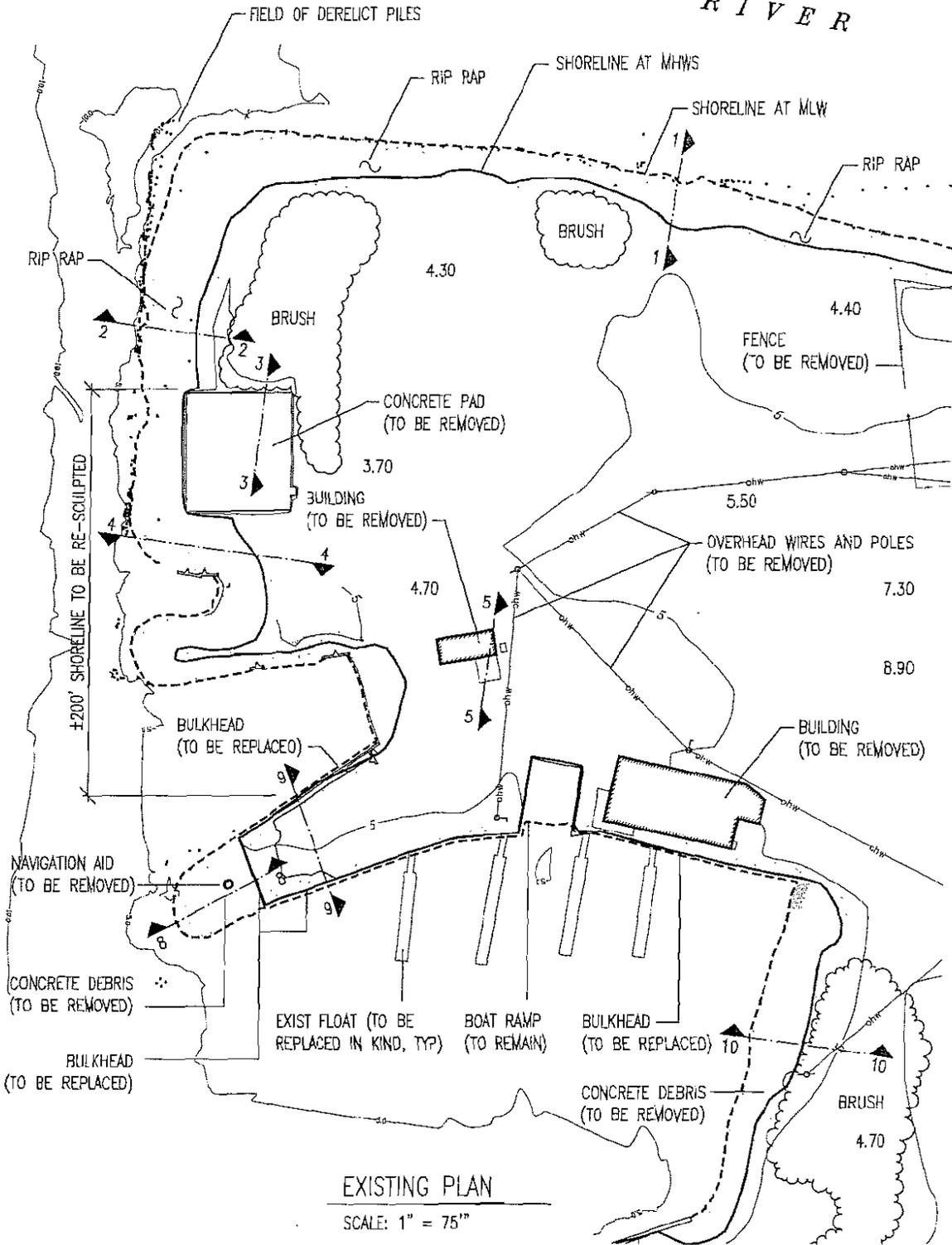
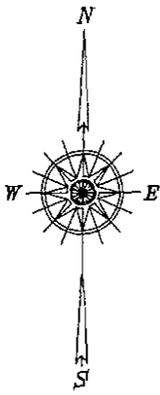


Figure 1 Project area shown on portions of U.S.G.S. 7.5 minute series quadrangles Newburgh, N.Y., 1957; Wappingers Falls, N.Y., 1956, photorevised 1981; West Point, N.Y.; and Cornwall, N.Y., photorevised 1981.

1 of 19

# HUDSON RIVER



EXISTING PLAN  
SCALE: 1" = 75'

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

LONG DOCK BEACON

EXISTING PLAN:

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

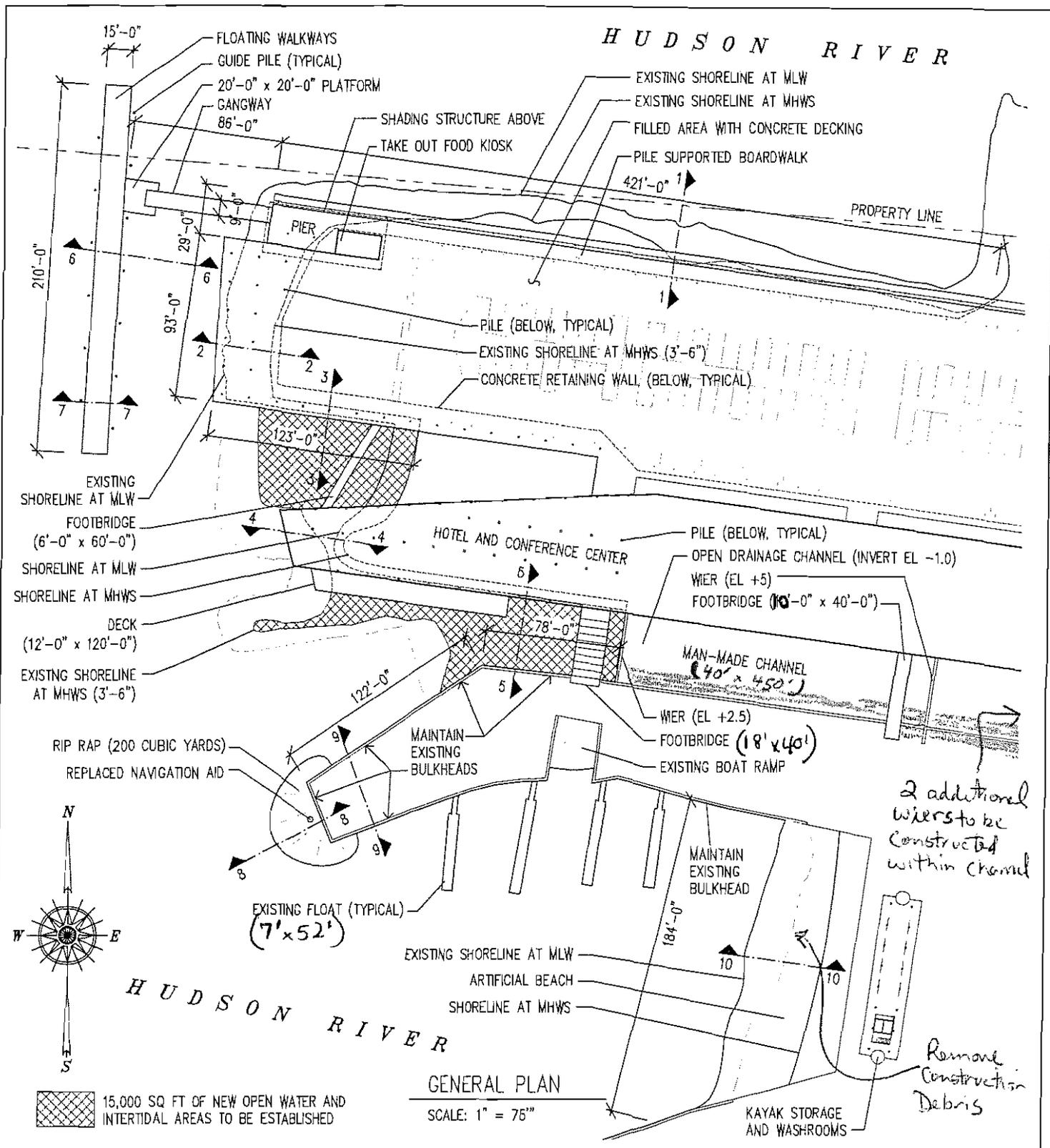
PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON

COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 2 OF 19 DATE: 10/25/05



**PURPOSE:**

RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT

**PREPARED BY:**

HPA, LLC

**LONG DOCK BEACON**

**PROPOSED SITE PLAN**

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

**PROPOSED:**

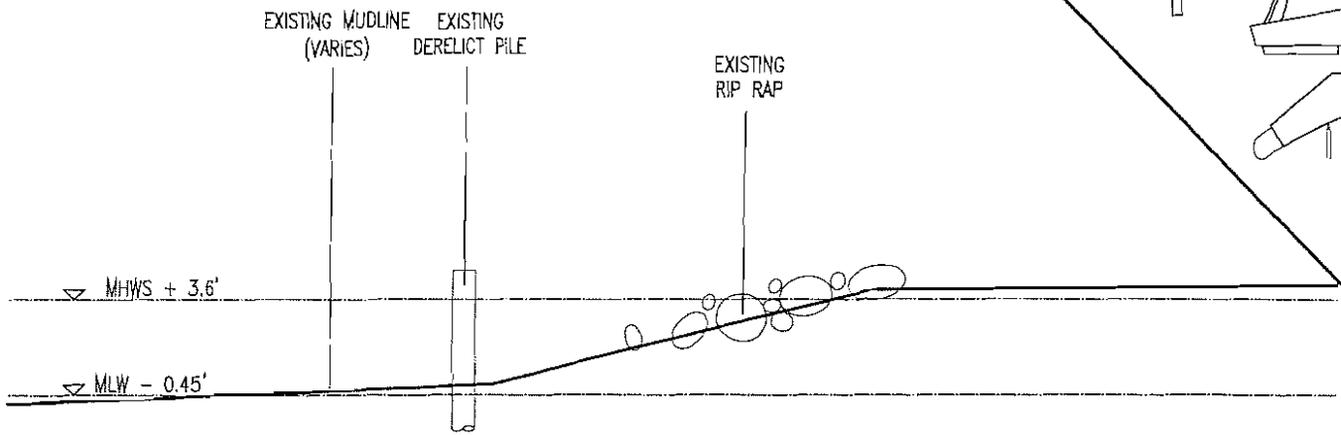
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON

COUNTY: DUTCHESS

**APPLICANT:**

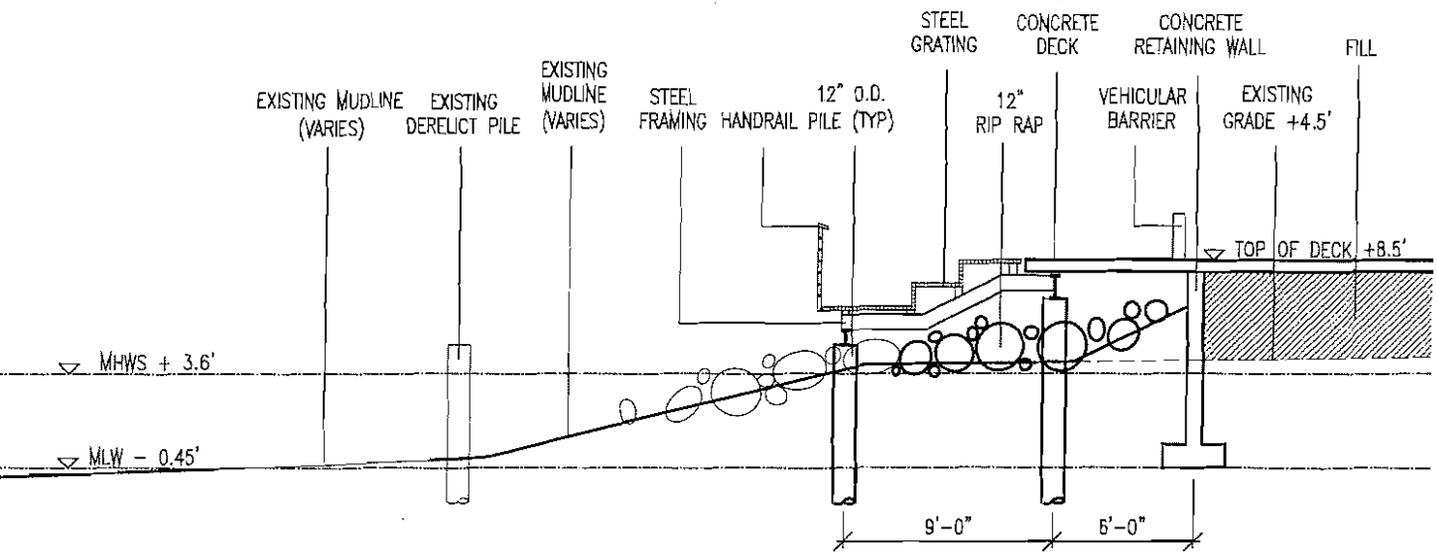
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.



1  
SHT 1

EXISTING SECTION

SCALE: 1/8" = 1'-0"



1  
SHT 2

PROPOSED SECTION

SCALE: 1/8" = 1'-0"

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

LONG DOCK BEACON

SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

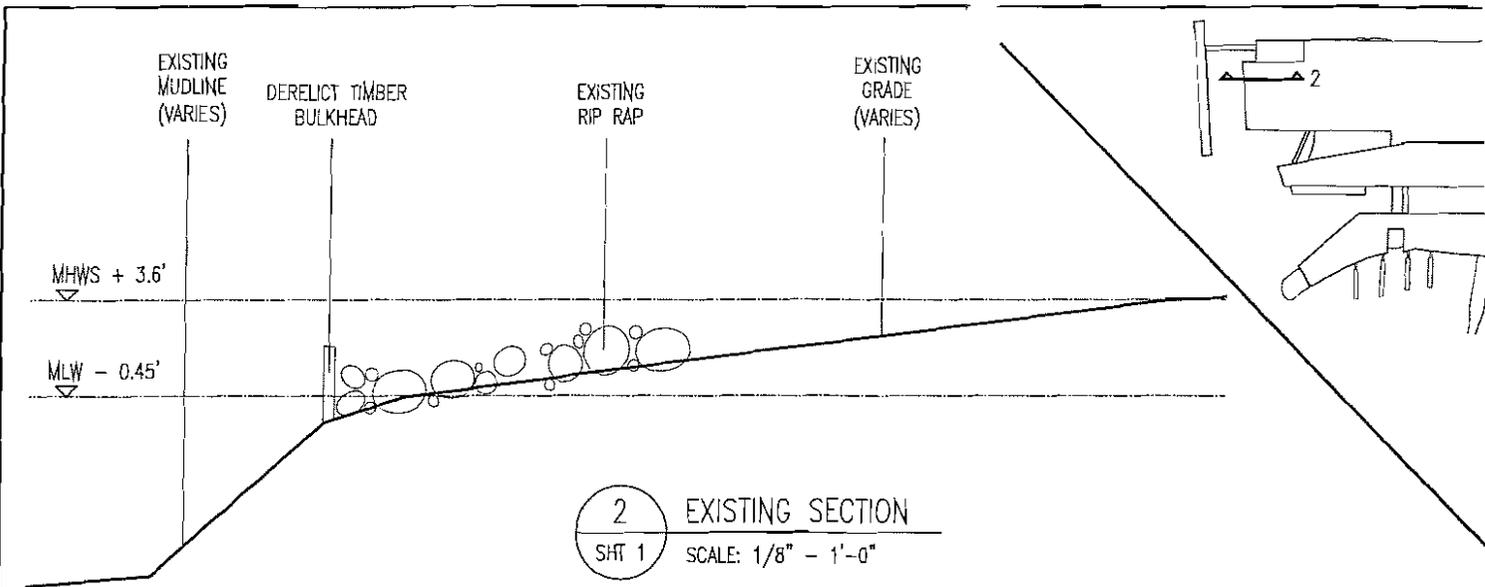
PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON

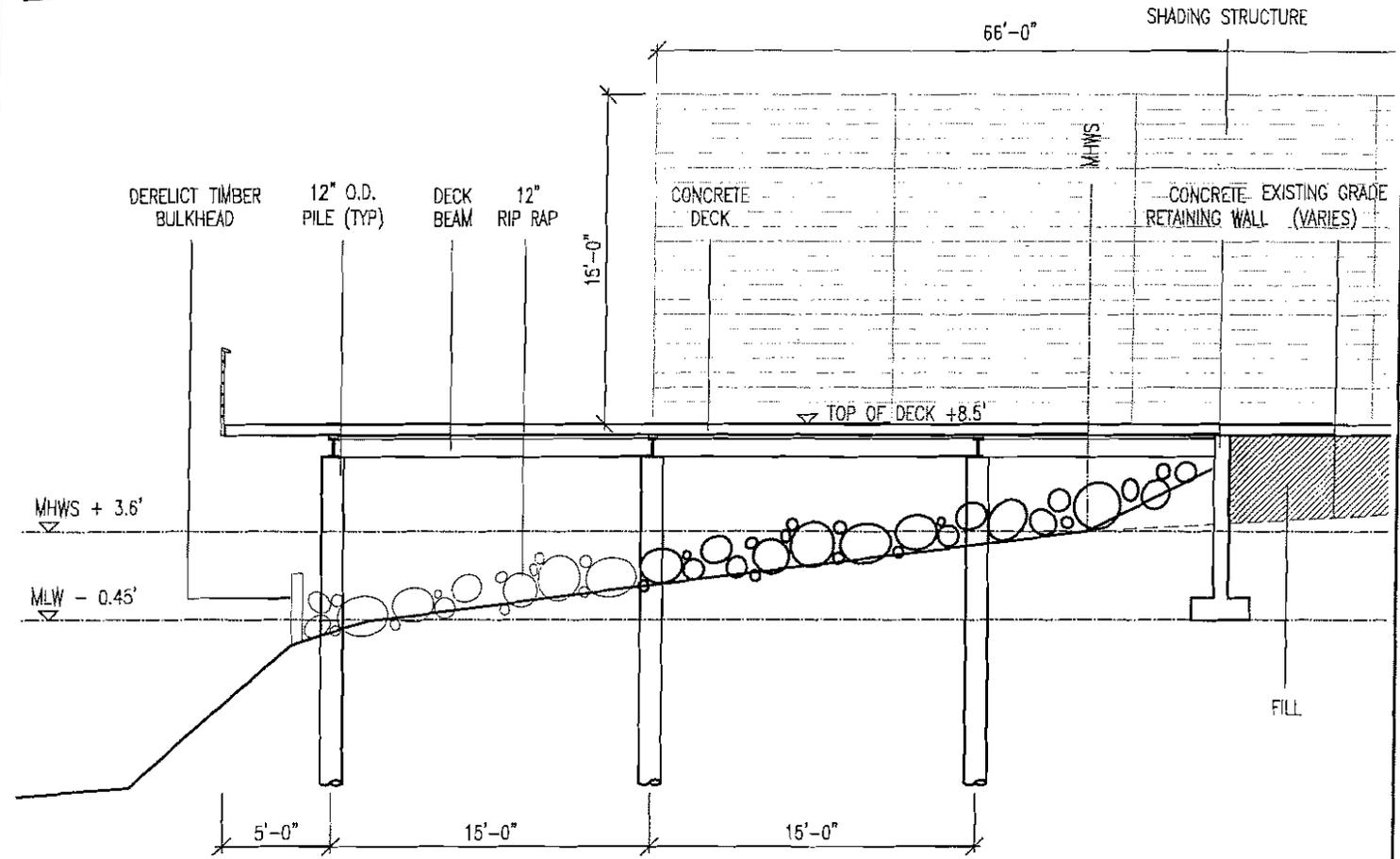
COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 4 OF 19 DATE: 10/25/05



2 EXISTING SECTION  
SHT 1 SCALE: 1/8" - 1'-0"



2 PROPOSED SECTION  
SHT 2 SCALE: 1/8" - 1'-0"

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

LONG DOCK BEACON  
SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON  
COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 5 OF 14 DATE: 10/25/05

EXISTING CONC. PAD ± +5.0'  
(TO BE REMOVED)

EXISTING GRADE ± +4.0'

MHWS ±3.6'

MLW -0.45'

TO BE EXCAVATED

3 EXISTING SECTION

SHT 1 SCALE: 1/8" - 1'-0"

EXISTING GRADE CL ± +4.5

FILL

CONCRETE DECK

CONCRETE RETAINING WALL

12" RIP RAP

12" O.D. PILE (TYP)

TOP OF DECK +8.5'

MHWS +3.6'

MLW -0.45'

EXCAVATED MUDLINE -2.5'

10'-6"

5'-0"

3 PROPOSED SECTION

SHT 2 SCALE: 1/8" - 1'-0"

PURPOSE:

RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT

PREPARED BY:

HPA, LLC

LONG DOCK BEACON  
SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:

SHORELINE STRUCTURES AND NEW WATER AREA

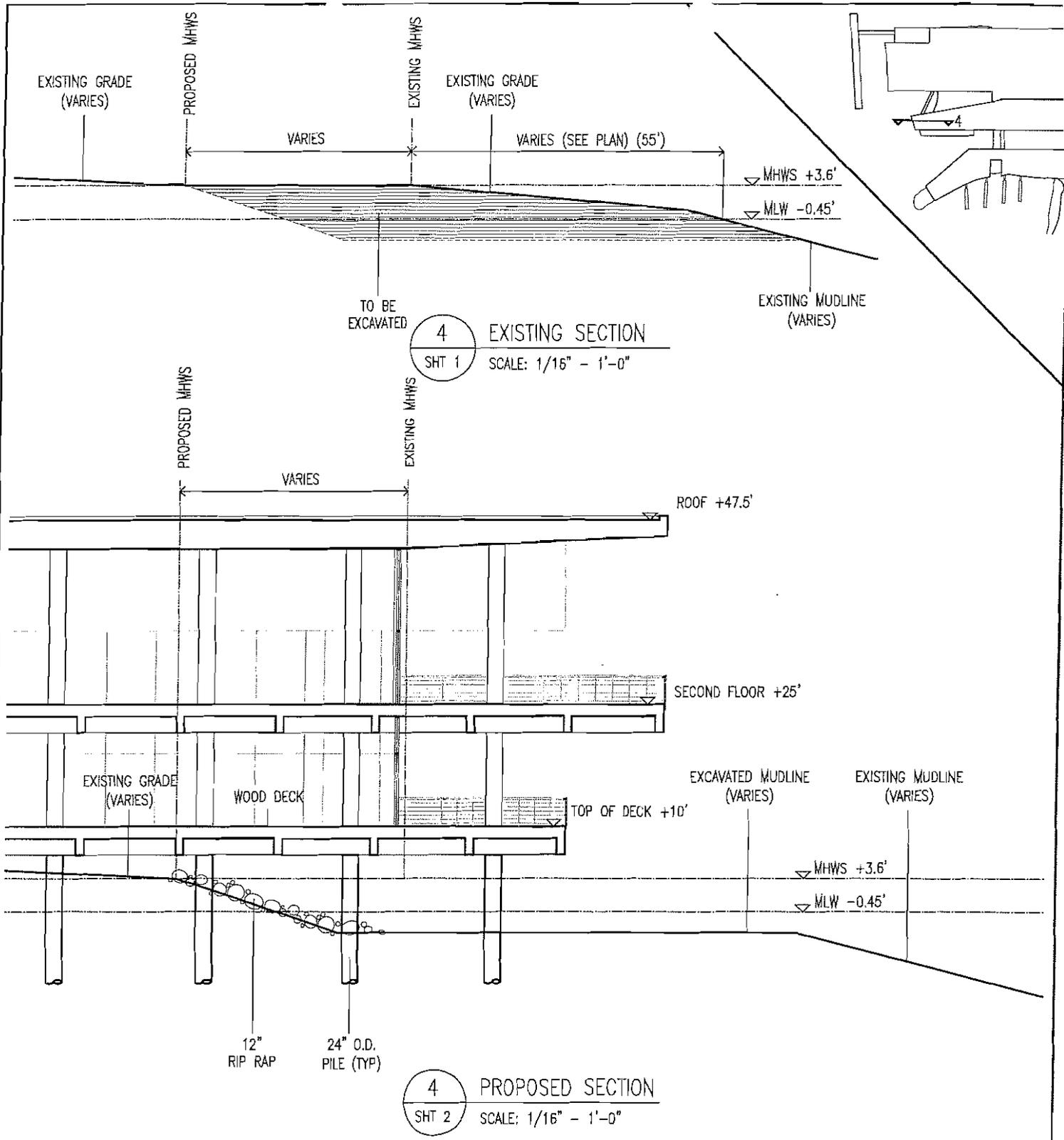
CITY: BEACON

COUNTY: DUTCHESS

APPLICANT:

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 6 OF 19 DATE: 10/25/05



4 EXISTING SECTION  
SHT 1 SCALE: 1/16" - 1'-0"

4 PROPOSED SECTION  
SHT 2 SCALE: 1/16" - 1'-0"

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

LONG DOCK BEACON  
SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

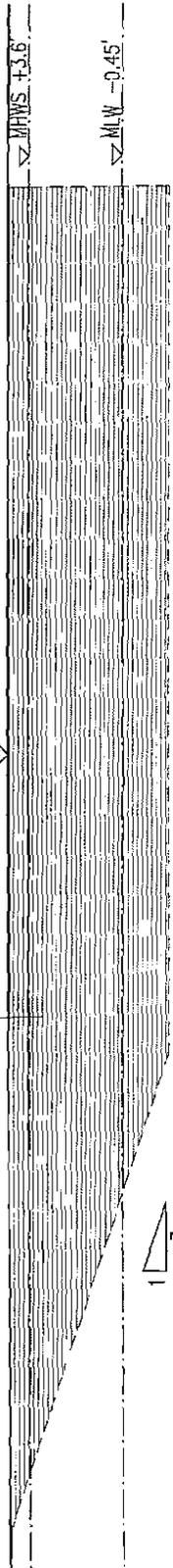
CITY: BEACON  
COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 7 OF 13 DATE: 10/25/05

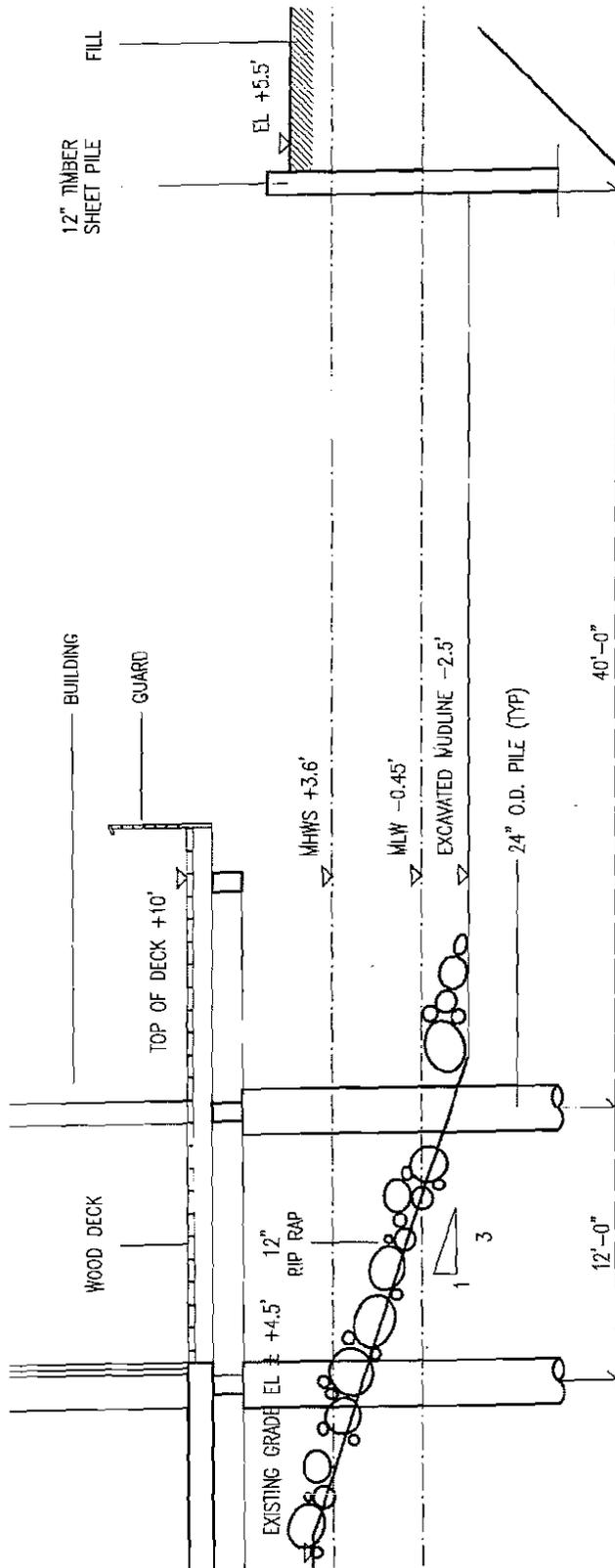
TO BE EXCAVATED

EXISTING GRADE ± +4.5'



5 EXISTING SECTION

SHT 1 SCALE: 1/8" - 1'-0"



5 PROPOSED SECTION

SHT 2 SCALE: 1/8" - 1'-0"

PURPOSE:

RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT

PREPARED BY:

HPA, LLC

LONG DOCK BEACON

SHORELINE SECTIONS

FOSS GROUP BEACON LLC AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:

SHORELINE STRUCTURES AND NEW WATER AREA

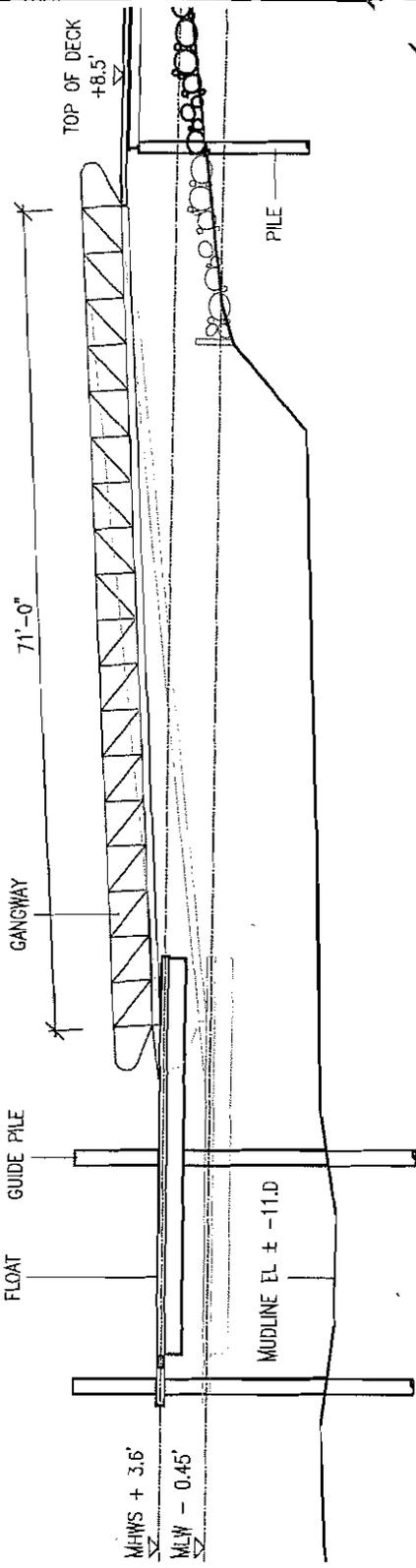
CITY: BEACON

COUNTY: DUTCHESS

APPLICANT:

FOSS GROUP BEACON LLC AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 4 OF 19 DATE: 10/25/05



6 PROPOSED SECTION  
 SHIT 2 SCALE: 1/16" = 1'-0"

PURPOSE:  
 RECREATIONAL AND COMMERCIAL USE  
 OF THE WATERFRONT

PREPARED BY:  
 HPA, LLC

LONG DOCK BEACON  
 SHORELINE SECTIONS

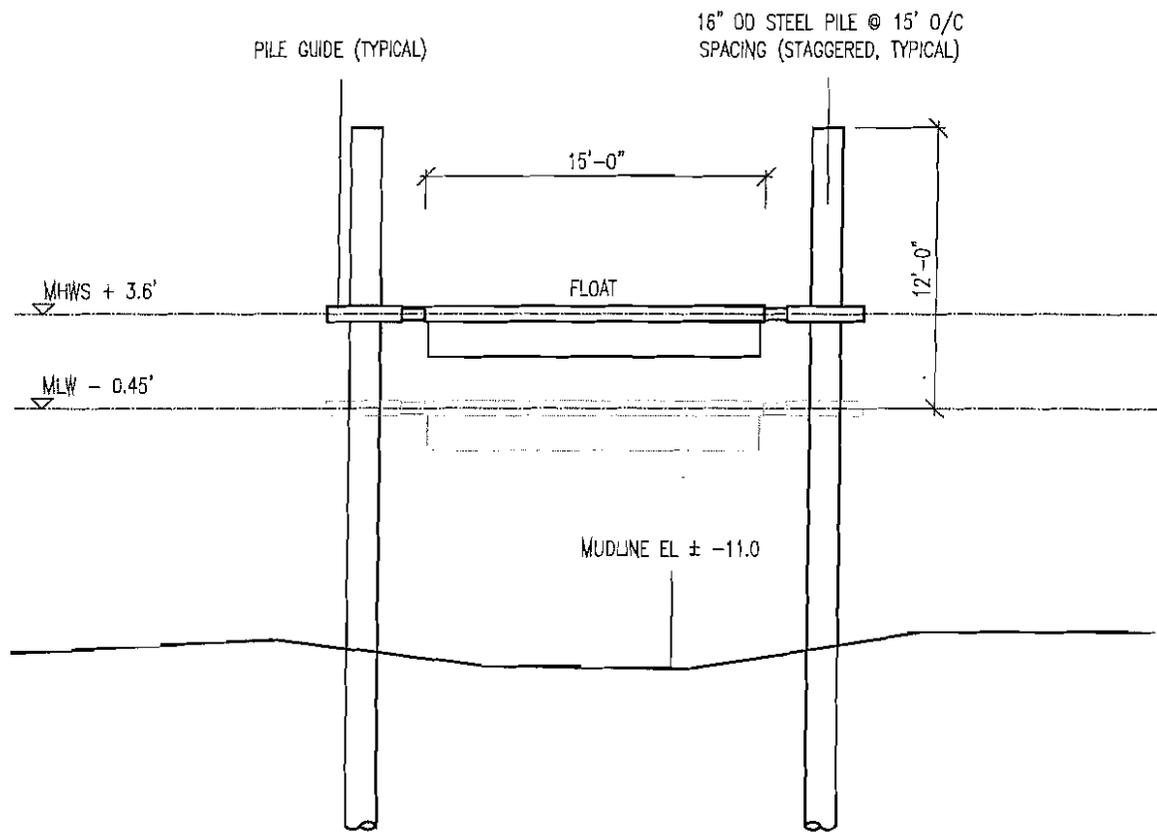
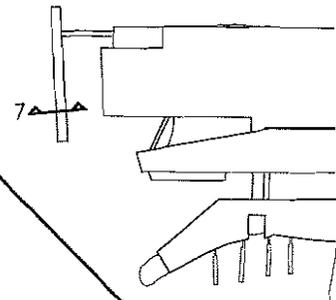
FOSS GROUP BEACON LLC  
 AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
 SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON  
 COUNTY: DUTCHESS

APPLICANT:  
 FOSS GROUP BEACON LLC  
 AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 9 OF 19 DATE: 10/25/05



7 PROPOSED SECTION  
 SHT 2 SCALE: 1/8" = 1'-0"

PURPOSE:  
 RECREATIONAL AND COMMERCIAL USE  
 OF THE WATERFRONT

PREPARED BY:  
 HPA, LLC

LONG DOCK BEACON  
 SHORELINE SECTIONS  
 FOSS GROUP BEACON LLC  
 AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
 SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON  
 COUNTY: DUTCHESS

APPLICANT:  
 FOSS GROUP BEACON LLC  
 AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 10 OF 19 DATE: 10/25/05

EXISTING NAVIGATION MARKER  
(TO BE REMOVED)

CONCRETE FILL  
(TO BE REMOVED)

EXISTING MUDLINE (VARIES)

MHWS +3.6'

MLW -0.45'

EXISTING GRADE ± +5.0'

8 EXISTING SECTION  
SHT 1 SCALE: 1/8" - 1'-0"

EXISTING RIP RAP EXISTING BULKHEAD

EXISTING MUDLINE (VARIES)

MHWS +3.6'

MLW -0.45'

12" RIP RAP

12" X 12" EXISTING GRADE  
TIMBER CURB EL ± +5.0

EL +5.5'

8 PROPOSED SECTION  
SHT 2 SCALE: 1/8" - 1'-0"

EXISTING RIP RAP

REPLACEMENT BULKHEAD EXISTING BULKHEAD FILL

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

# LONG DOCK BEACON SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON  
COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 11 OF 19 DATE: 10/25/05

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

LONG DOCK BEACON

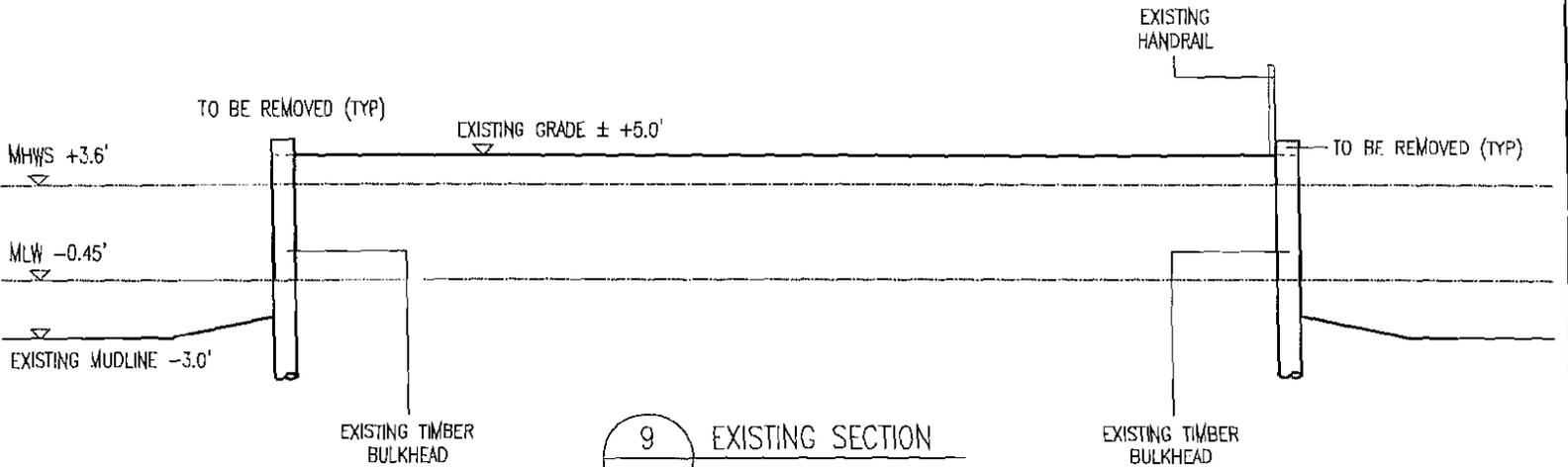
SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

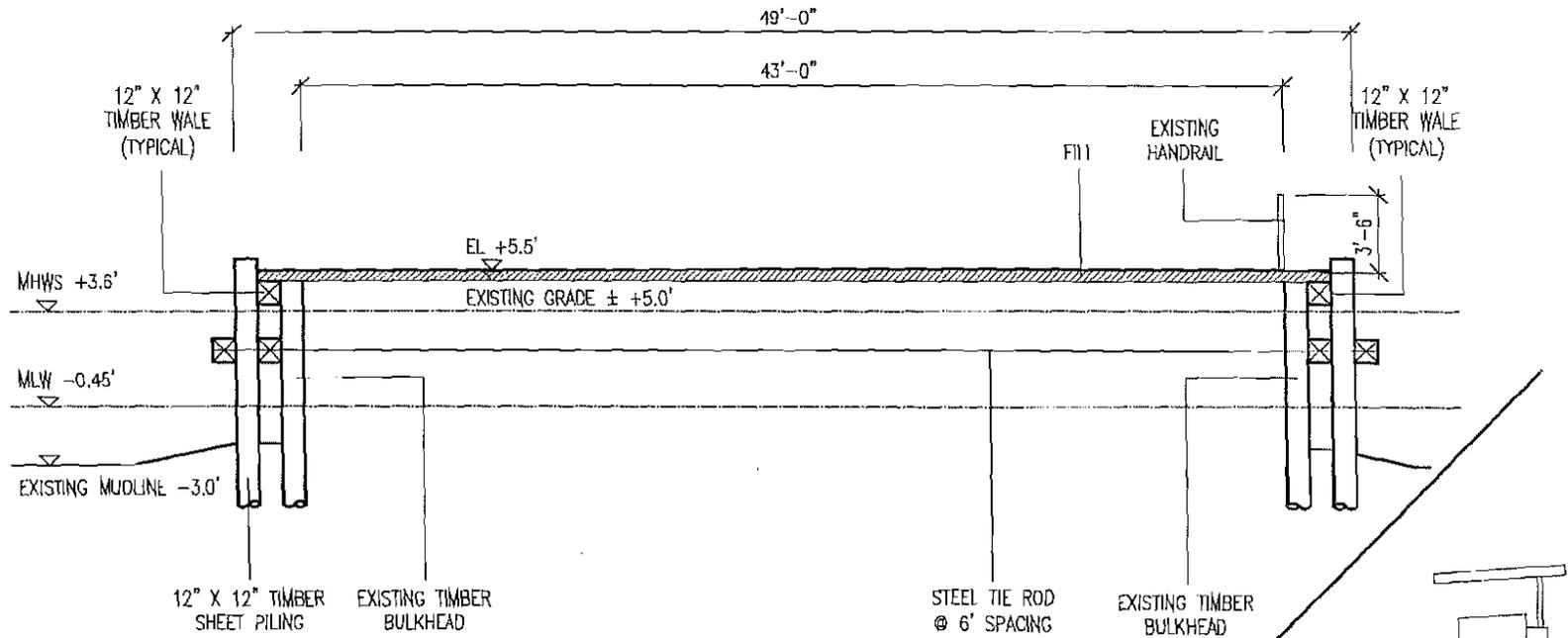
CITY: BEACON  
COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.



EXISTING SECTION

SCALE: 1/8" = 1'-0"



PROPOSED SECTION

SCALE: 1/8" = 1'-0"

EXISTING DEBRIS / SLOPE  
TO BE REMOVED (TYPICAL)

EXISTING GRADE ± +5'

FINAL GRADE / MUDLINE

MHW +3.6'

MLW -0.45'

10 EXISTING SECTION

SCALE: 1/16" = 1'-0"

SHT 1

PROPOSED MHW

APPROX 17'-0" (VARIES)

APPROX 29'-0" (VARIES)

EXISTING MHW

47'-0"

MHW +3.6'

MLW -0.45'

2'-0"

GEOTEXTILE

1' RIVERBED  
STONE TOPPING

2' RIP RAP  
BASE

KAYAK STORAGE  
AND WASHROOMS  
22' W X 90' L X 17' T

EXISTING GRADE ± +5'

10 PROPOSED SECTION

SCALE: 1/16" = 1'-0"

SHT 2

PURPOSE:

RECREATIONAL AND COMMERCIAL USE  
OF THE WATERFRONT

PREPARED BY:

HPA, LLC

# LONG DOCK BEACON SHORELINE SECTIONS

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:

SHORELINE STRUCTURES AND NEW WATER AREA

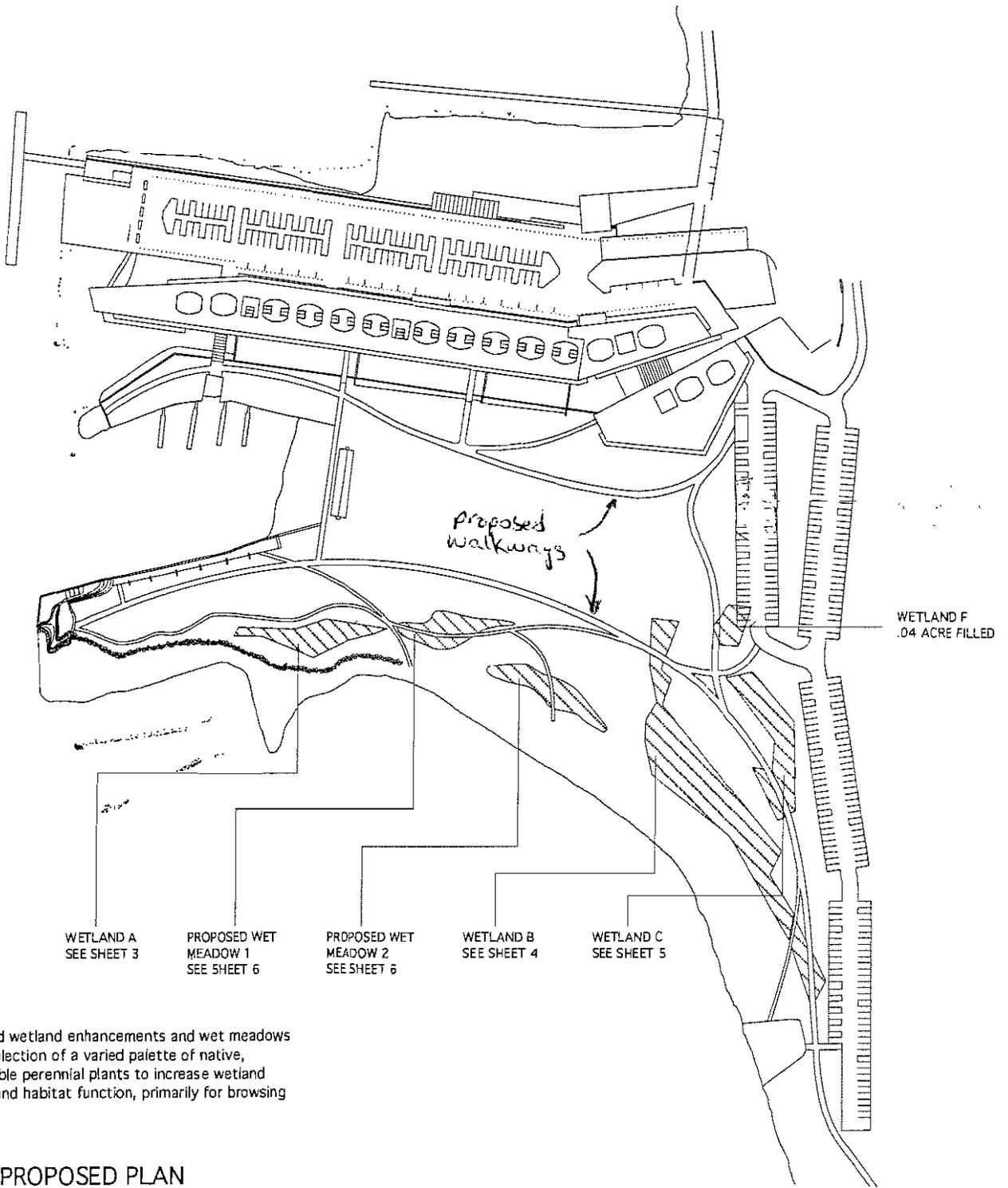
CITY: BEACON

COUNTY: DUTCHESS

APPLICANT:

FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

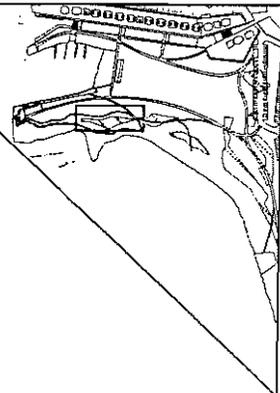
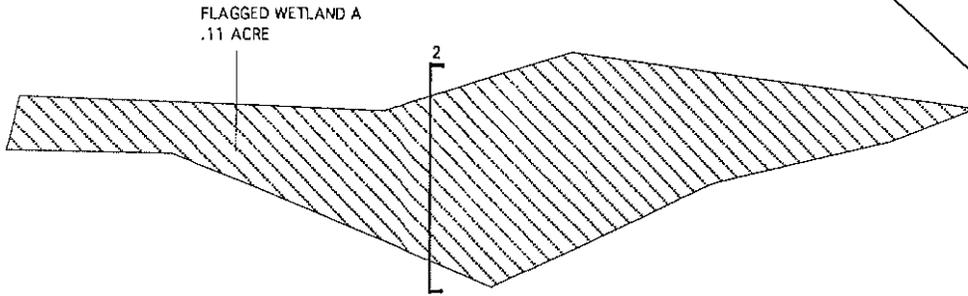
SHEET 13 OF 19 DATE: 10/25/05



The proposed wetland enhancements and wet meadows will have a selection of a varied palette of native, wildlife-valuable perennial plants to increase wetland biodiversity and habitat function, primarily for browsing birds.

**1** PROPOSED PLAN  
SHT 1 SCALE: 1" - 200'

<p>PURPOSE: RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT</p> <p>PREPARED BY: HPA, LLC</p>	<p><b>LONG DOCK BEACON</b></p> <p><b>WETLAND PLANS</b></p> <p>FOSS GROUP BEACON LLC AND THE SCENIC HUDSON LAND TRUST, INC.</p>	<p>PROPOSED: SHORELINE STRUCTURES AND NEW WATER AREA</p> <p>CITY: BEACON COUNTY: DUTCHESS</p> <p>APPLICANT: FOSS GROUP BEACON LLC AND THE SCENIC HUDSON LAND TRUST, INC.</p> <p>SHEET 1 OF 19 DATE: 10/25/05</p>
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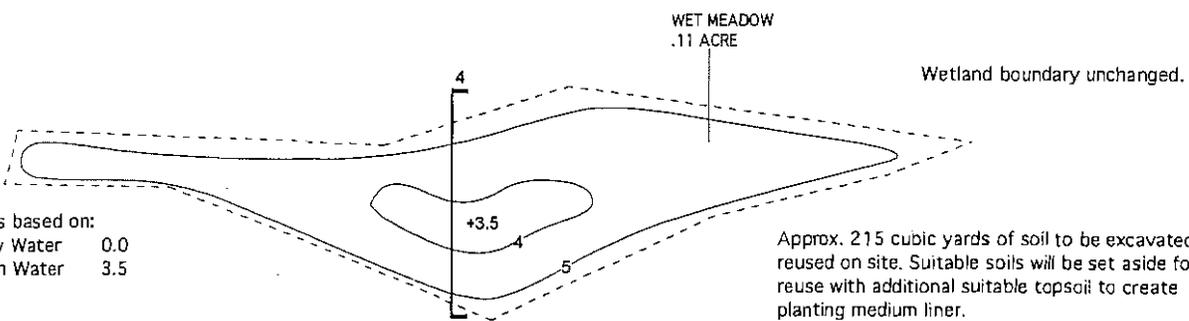


**1** EXISTING PLAN  
SHT 3 SCALE: 1" - 40'

EXISTING INVASIVE WETLAND VEGETATION (E.G. PURPLE LOOSESTRIFE & MULTIFLORA ROSE)



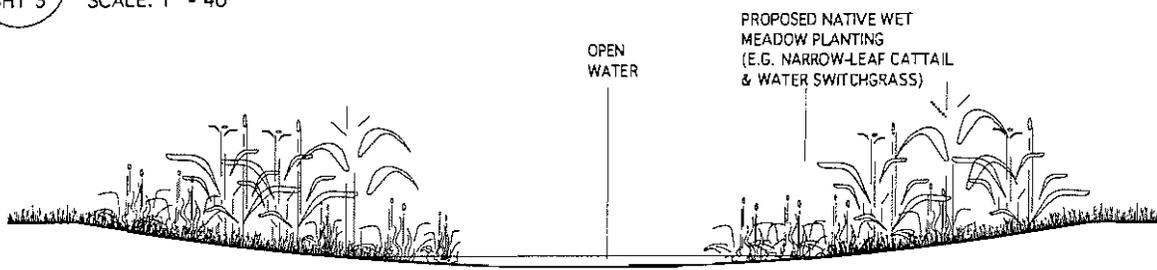
**2** EXISTING SECTION  
SHT 3 SCALE: 1/8" - 1'-0"



Elevations based on:  
Mean Low Water 0.0  
Mean High Water 3.5

Approx. 215 cubic yards of soil to be excavated and reused on site. Suitable soils will be set aside for reuse with additional suitable topsoil to create planting medium liner.

**3** PROPOSED PLAN  
SHT 3 SCALE: 1" - 40'



Depth of soil excavation in proposed wetland enhancement/construction areas to be determined by future groundwater elevation monitoring survey.

**4** PROPOSED SECTION  
SHT 3 SCALE: 1/8" - 1'-0"

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

**LONG DOCK BEACON**

**WETLAND A**

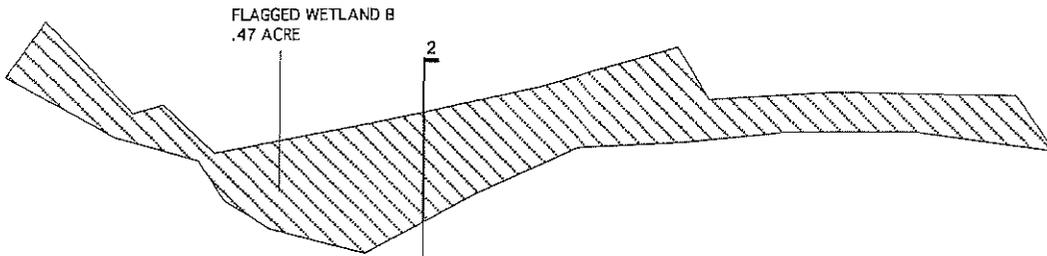
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON  
COUNTY: DUTCHESS

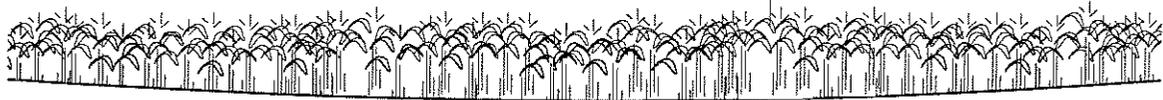
APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

SHEET 15 OF 19 DATE: 10/25/05

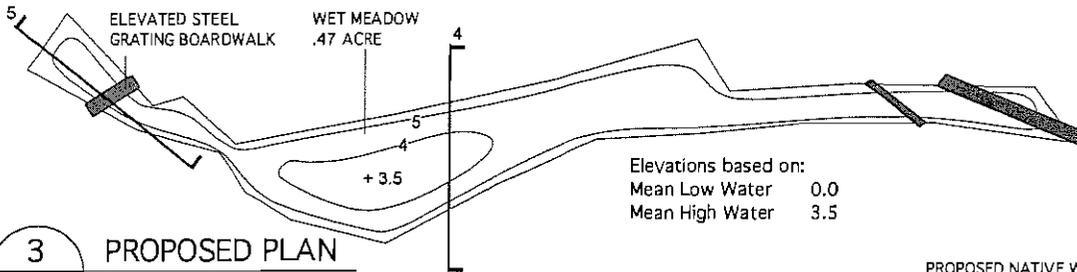


**1** EXISTING PLAN  
SHT 4 SCALE: 1" - 100'

EXISTING INVASIVE WETLAND PLANTING (E.G. COMMON REED & PURPLE LOOSESTRIFE)



**2** EXISTING SECTION  
SHT 4 SCALE: 1" - 10'



**3** PROPOSED PLAN  
SHT 4 SCALE: 1" - 100'

Elevations based on:  
Mean Low Water 0.0  
Mean High Water 3.5

Approximately 50 square feet will be disturbed by the use of pin pier footings.

Approx. 833 cubic yards of soil to be excavated and reused on site. Suitable soils will be set aside for reuse with additional suitable topsoil to create planting medium liner.

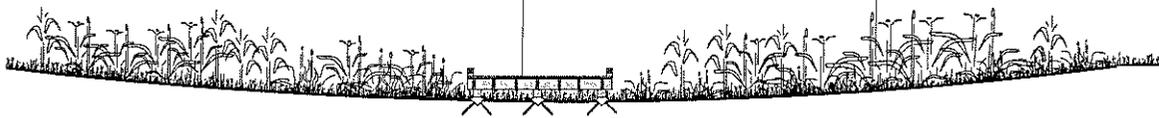
PROPOSED NATIVE WET MEADOW PLANTING (E.G. NARROW-LEAF CATTAIL & WATER SWITCHGRASS)



**4** PROPOSED SECTION  
SHT 4 SCALE: 1" - 10'

8' ELEVATED STEEL GRATING BOARDWALK ON PIN PIER FOOTINGS

PROPOSED NATIVE WET MEADOW PLANTING (E.G. NARROW-LEAF CATTAIL & WATER SWITCHGRASS)



**5** PROPOSED SECTION  
SHT 4 SCALE: 1" - 10'

Depth of soil excavation in proposed wetland enhancement/construction areas to be determined by future groundwater elevation monitoring survey.

PURPOSE:  
RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT

PREPARED BY:  
HPA, LLC

LONG DOCK BEACON  
WETLAND B

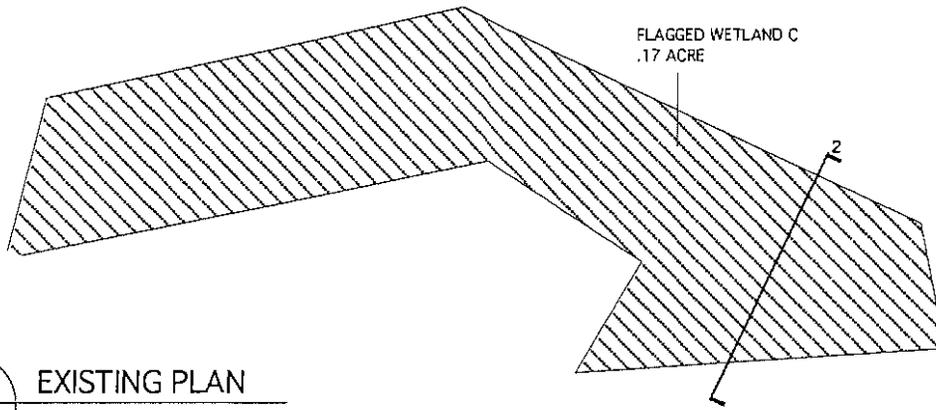
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
SHORELINE STRUCTURES AND NEW WATER AREA

CITY: BEACON

COUNTY: DUTCHESS

APPLICANT:  
FOSS GROUP BEACON LLC  
AND THE SCENIC HUDSON LAND TRUST, INC.

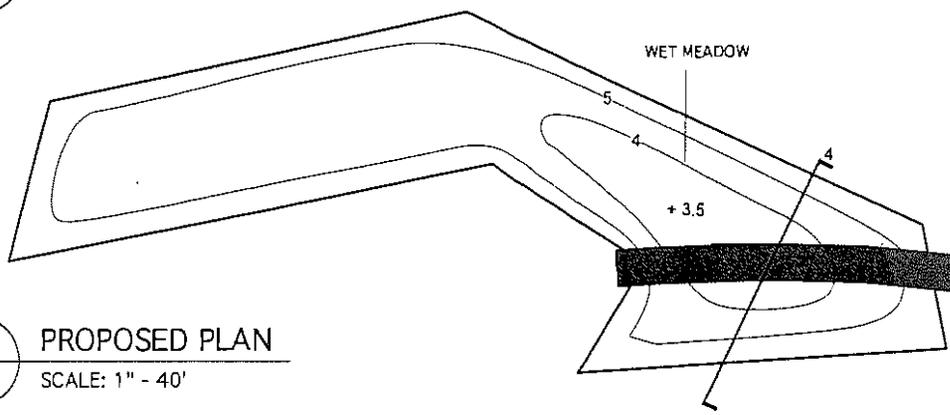


**1** EXISTING PLAN  
SHT 5 SCALE: 1" - 40'

EXISTING INVASIVE WETLAND PLANTING (E.G. COMMON REED & PURPLE LOOSESTRIFE)



**2** EXISTING SECTION  
SHT 5 SCALE: 1" - 10'

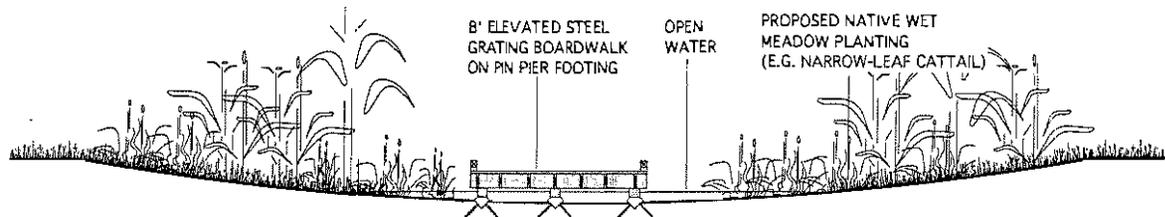


Elevations based on:  
Mean Low Water 0.0  
Mean High Water 3.5

Wetland boundary unchanged.  
Approximately 25 square feet will be disturbed by the use of pin pier footings.

**3** PROPOSED PLAN  
SHT 5 SCALE: 1" - 40'

Approx. 315 cubic yards of soil to be excavated and reused on site. Suitable soils will be set aside for reuse with additional suitable topsoil to create planting medium liner.

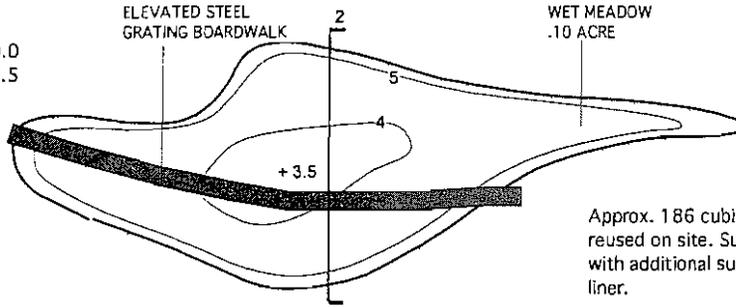


**4** PROPOSED SECTION  
SHT 5 SCALE: 1" - 10'

Depth of soil excavation in proposed wetland enhancement/construction areas to be determined by future groundwater elevation monitoring survey.

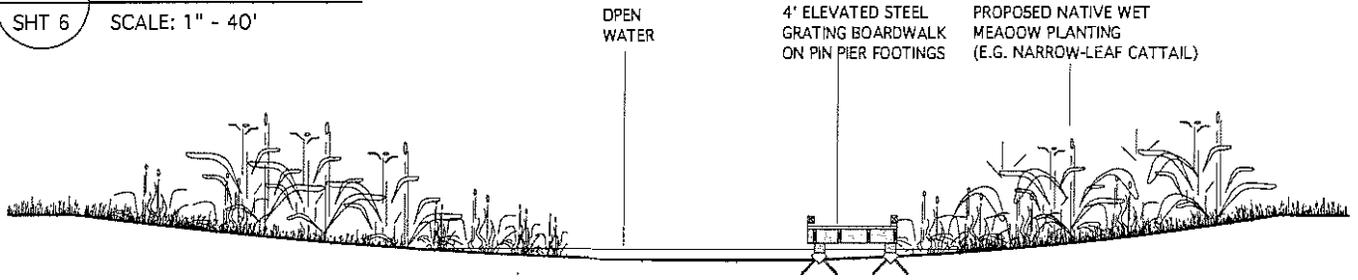
<p>PURPOSE: RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT</p> <p>PREPARED BY: HPA, LLC</p>	<p>LONG DOCK BEACON</p> <p>WETLAND C</p> <p>FOSS GROUP BEACON LLC</p> <p>AND THE SCENIC HUDSON LAND TRUST, INC.</p>	<p>PROPOSED: SHORELINE STRUCTURES AND NEW WATER AREA</p> <p>CITY: BEACON</p> <p>COUNTY: DUTCHESS</p> <p>APPLICANT: FOSS GROUP BEACON LLC AND THE SCENIC HUDSON LAND TRUST, INC.</p> <p>SHEET 17 OF 19 DATE: 10/25/05</p>
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Elevations based on:  
 Mean Low Water 0.0  
 Mean High Water 3.5



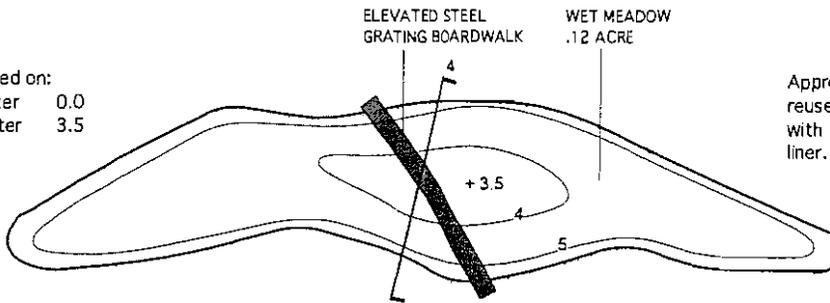
Approx. 186 cubic yards of soil to be excavated and reused on site. Suitable soils will be set aside for reuse with additional suitable topsoil to create planting medium liner.

**1 PROPOSED PLAN**  
 SHT 6 SCALE: 1" - 40'



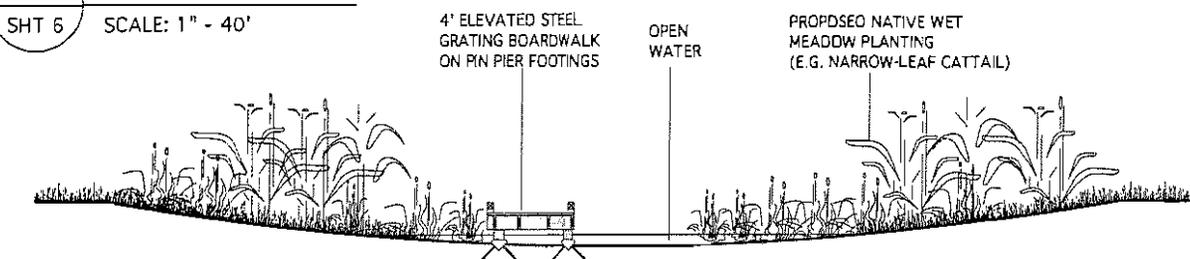
**2 PROPOSED SECTION**  
 SHT 6 SCALE: 1/8" - 1'-0"

Elevations based on:  
 Mean Low Water 0.0  
 Mean High Water 3.5



Approx. 200 cubic yards of soil to be excavated and reused on site. Suitable soils will be set aside for reuse with additional suitable topsoil to create planting medium liner.

**3 PROPOSED PLAN**  
 SHT 6 SCALE: 1" - 40'



**4 PROPOSED SECTION**  
 SHT 6 SCALE: 1/8" - 1'-0"

<p>PURPOSE:          RECREATIONAL AND COMMERCIAL USE OF THE WATERFRONT</p> <p>PREPARED BY:          HPA, LLC</p>	<p>LONG DOCK BEACON</p> <p>WET MEADOW 1 &amp; 2</p> <p>FOSS GROUP BEACON LLC          AND THE SCENIC HUDSON LAND TRUST, INC.</p>	<p>PROPOSED:          SHORELINE STRUCTURES AND NEW WATER AREA</p> <p>CITY: BEACON</p> <p>COUNTY: DUTCHESS</p> <p>APPLICANT:          FOSS GROUP BEACON LLC          AND THE SCENIC HUDSON LAND TRUST, INC.</p> <p>SHEET 15 OF 19 DATE: 10/25/05</p>
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TYPICAL PLANTING GROUP A

*Acorus calamus*  
*Caltha palustris*  
*Carex vulpinoidea*  
*Glyceria sp.*  
*Iris germanica*  
*Scirpus atrovirens*  
*Scirpus pendulus*  
*Thelypteris palustris*

Sweetflag  
 Marsh Marigold  
 Fox Sedge  
 Mannagrass  
 Fleur-de-Lys  
 Green Bulrush  
 Rufous Bulrush  
 Marsh Fern

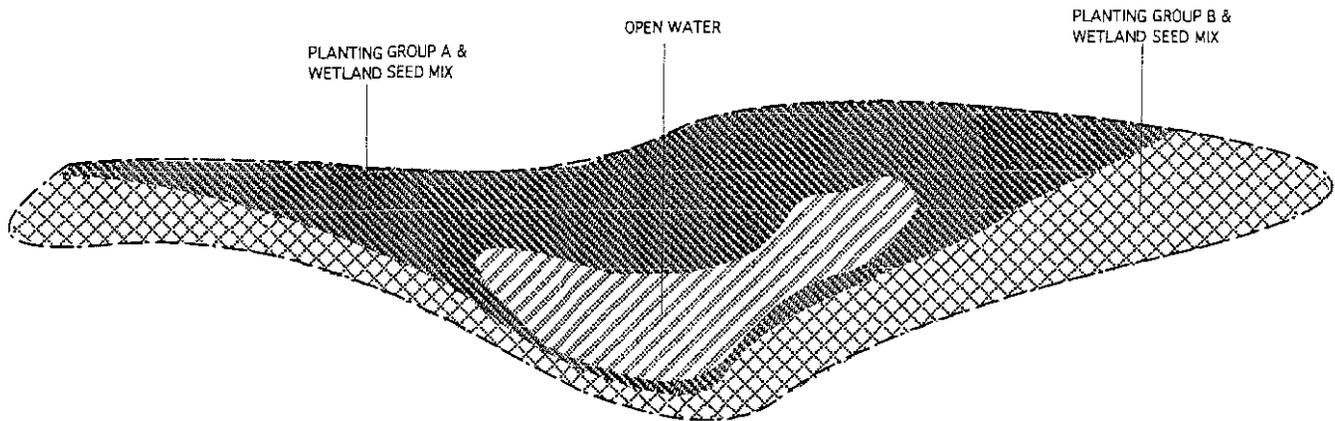
TYPICAL PLANTING GROUP B

*Andropogon virginicus*  
*Carex vulpinoidea*  
*Echinochloa walteri*  
*Eupatorium purpureum*  
*Panicum virgatum*  
*Pontederia cordata*  
*Scirpus atrovirens*  
*Scirpus cyperinus*  
*Typha angustifolia*

Broom Sedge  
 Fox Sedge  
 Coast Cockspur Grass  
 Joe-Pye weed  
 Switchgrass  
 Pickerelweed  
 Green Bulrush  
 Woolgrass  
 Narrow-Leaf Cattail

WETLAND SEED MIX

<i>Carex vulpinoidea</i>	Fox Sedge	35%
<i>Carex lurida</i>	Lurid Sedge (Shallow)	8%
<i>Juncus effusus</i>	Soft Rush	8%
<i>Carex comosa</i>	Bristly/Cosmos Sedge	6%
<i>Verbena hastata</i>	Blue Vervain	6%
<i>Onclea sensibilis</i>	Sensitive Fern	5%
<i>Scirpus atrovirens</i>	Green Bulrush	5%
<i>Carex lupulina</i>	Hop Sedge	4%
<i>Scirpus validus</i>	Soft Stem Bulrush	4%
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	4%
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	4%
<i>Scirpus cyperinus</i>	Wool Grass	3%
<i>Iris versicolor</i>	Blue Flag	3%
<i>Aster umbellatus</i>	Flat Topped/Umbrella Aster	2%
<i>Asclepias incarnata</i>	Swamp Milkweed	1%
<i>Bidens cernua</i>	Nodding Bur Marigold	1%
<i>Carex scoparia</i>	Blunt Broom Sedge	1%
TOTAL		100%



NOTE: PLANTS WILL BE PLANTED IN ZONES CONSISTENT WITH THEIR HYDROLOGICAL REQUIREMENTS

PURPOSE:  
 RECREATIONAL AND COMMERCIAL USE  
 OF THE WATERFRONT

PREPARED BY:  
 HPA, LLC

LONG DOCK BEACON  
 TYPICAL PLANTING PLAN

FOSS GROUP BEACON LLC  
 AND THE SCENIC HUDSON LAND TRUST, INC.

PROPOSED:  
 SHORELINE STRUCTURES AND NEW WATER  
 AREA

CITY: BEACON  
 COUNTY: DUTCHESS

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