

DEPARTMENT OF THE ARMY PERMIT

Permittee: K. Graefe And Sons Corp.
1 Van Houten Street
Nyack, New York 10960
(845) 358-2100

Permit Number: NAN-2022-00385

Date Issued: JUNE 21, 2024

Issuing Office: U.S. Army Corps of Engineers, New York District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

Maintain, as completed, the installation of three (3) mooring buoys.

Each of the three (3) moorings consist of a single, 10-ton, stockless anchor, with sixty (60) feet of 3-inch anchor chain and one steel mooring buoy.

All work shall be performed in accordance with the attached drawings and special conditions (A) through (E) which are hereby made part of this permit.

Project Location: IN: Hudson River

AT: Town of Clarkstown, Rockland County, New York

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on JUNE 21, 2027. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

PERMITTEE: K. Graefe And Sons Corp.

PERMIT NO.:NAN-2022-00385

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

(A) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

PERMITTEE: K. Graefe And Sons Corp.
PERMIT NO.:NAN-2022-00385

(B) The permittee shall submit the following information, at a minimum, to the First Coast Guard District and Section New York by email D01-SMB-LNM@uscg.mil and SECTORNYWWM@uscg.mil, a minimum of 14 days before starting operations for publication in the Local Notice to Mariners:

Date of submission:

Name, phone number, and email address of project point of contact:

Company Name:

Type of Work:

Waterway and location where work will be done:

Latitude & Longitude of work area (Degrees, Minutes, Thousandths of seconds):

Work Start & Stop dates and Hours of Operation:

Equipment on scene:

Passing Arrangements / Time to move vessels to not impede navigation:

VHF Radio Channel monitored:

Disposal Site (if used):

NOAA Chart Number for the area:

SECTION IV – CHART CORRECTION:

Chart 12343 – Hudson River

Add Mooring Buoy, Chart No. 1: Q40 41° 06' 0.32" N 73° 54' 36.91" W

Add Mooring Buoy, Chart No. 1: Q40 41° 06' 3.33" N 73° 54' 25.90" W

Add Mooring Buoy, Chart No. 1: Q40 41° 05' 57.35" N 73° 54' 29.61" W

(C) The permittee shall email a copy of the USACE Permit; as-built drawings; and NOAA Permit/Public Notice Status Report from <https://www.nauticalcharts.noaa.gov/charts/docs/charts-updates/USACE+Permit+Status+Report.pdf> to ocs.ndb@noaa.gov so that they may initiate the appropriate chart and Coast Pilot corrections.

(D) The permittee shall check in with the Vessel Traffic Service New York watch supervisor, who can be reached at (718) 354-4088 or SECNYVTS@uscg.mil fifteen minutes prior to mobilizing vessels on scene and fifteen minutes before starting work, and upon completion, each day.

(E) The permittee shall assure that any vessels used in conjunction with this project comply with the lighting requirements of the U.S. Coast Guard Inland Navigation Rules codified at 33 CFR Part 83, and the Port of New York anchorage ground regulations codified at 33 CFR Part 110.155, including paragraph (I)(11) regarding vessels that impede or obstruct vessel movements.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

(X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S. Code 403).

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

() Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization:

a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability: In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:


- a. You fail to comply with the terms and conditions of this permit.**
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).**
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.**

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions: General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

PERMITTEE: K. Graefe And Sons Corp.
PERMIT NO.:NAN-2022-00385

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


(PERMITTEE)

June 13 2024
(DATE)

K. Graefe And Sons Corp.

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

(DISTRICT ENGINEER)

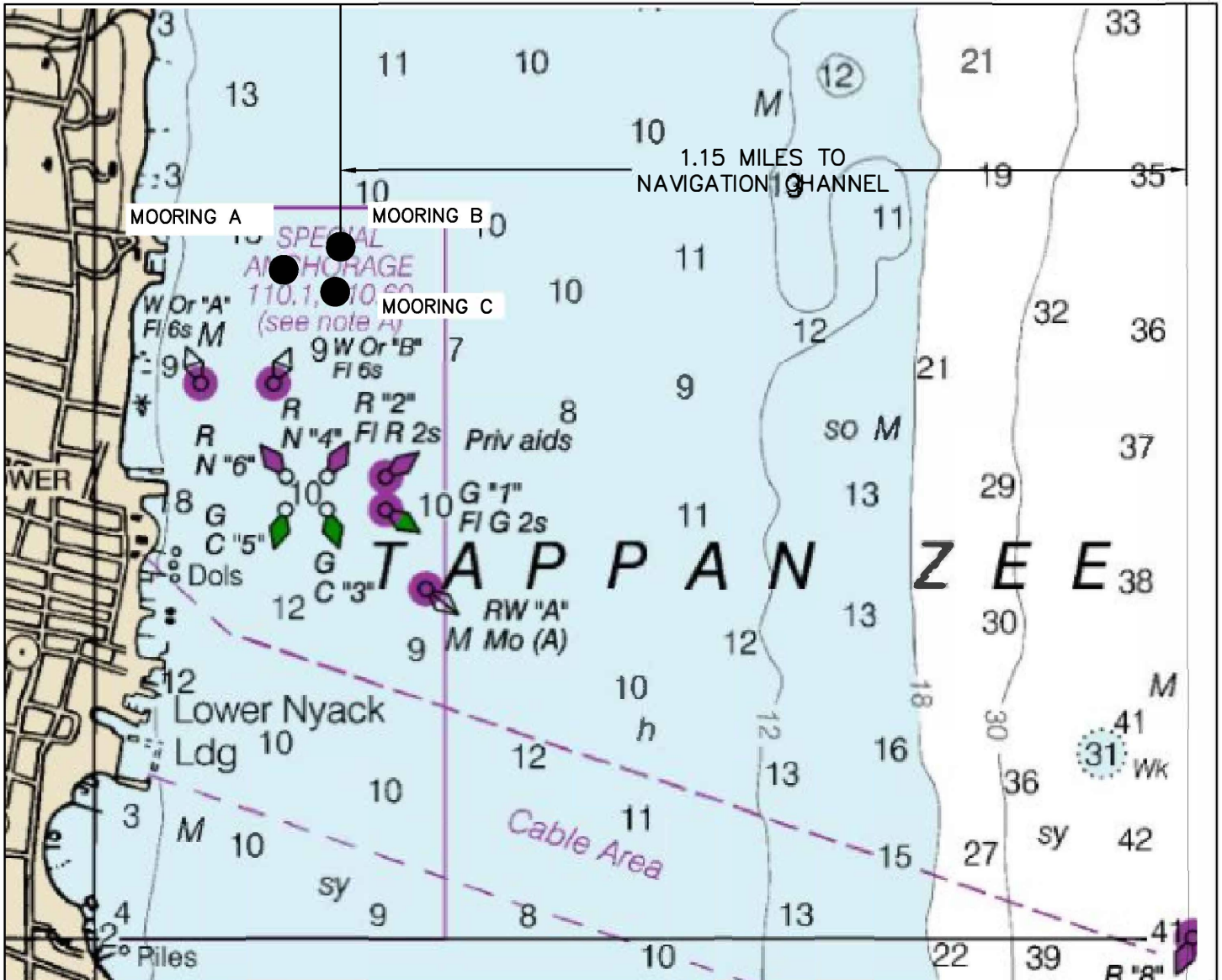
JUNE 21, 2024
(DATE)

FOR AND IN BEHALF OF
Alexander L. Young
Colonel, U.S. Army
District Engineer

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below. A copy of the permit signed by the transferee should be sent to this office.

(TRANSFeree)

(DATE)



VICINITY MAP
(NOAA CHART NO. 12343)
NOT TO SCALE

MAINTAIN AS COMPLETED

| MOORING # | LATITUDE | LONGITUDE |
|-----------|--------------|--------------|
| A | 41°06'0.32" | 73°54'36.91" |
| B | 41°06'3.33" | 73°54'25.90" |
| C | 41°05'57.35" | 73°54'29.61" |

NOAA Nautical Chart 12343 with Moorings

Note that the mooring area is contained within the Special Anchorage Area 110.1 and 110.60 with the following note on the chart:

NOTE A
Navigation regulations are published in Chapter 2, U.S. Coast Pilot 2. Additions or revisions to Chapter 2 are published in the Notice to Mariners. Information concerning the regulations may be obtained at the Office of the Commander, 1st Coast Guard District in Boston, MA or at the Office of the District Engineer, Corps of Engineers in New York, New York.
Refer to charted regulation section numbers

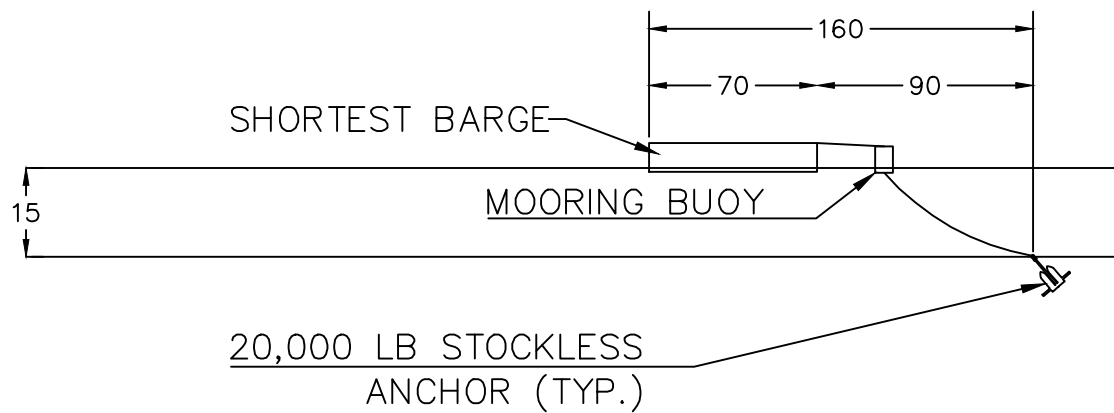
PURPOSE: VESSEL MOORINGS
MAINTAIN AS COMPLETED
DATUM: NAVD88
ADJACENT PROPERTY OWNERS:
N/A
DATE: 8/2/2023
REVISION: 00

PROJECT: BARGE MOORING
MAINTAIN AS COMPLETED
OWNER: NORTH RIVER S/Y
APPLICANT: TMS WATERFRONT
247 WEST 35TH ST,
10TH FLOOR
NEW YORK, NY 10001

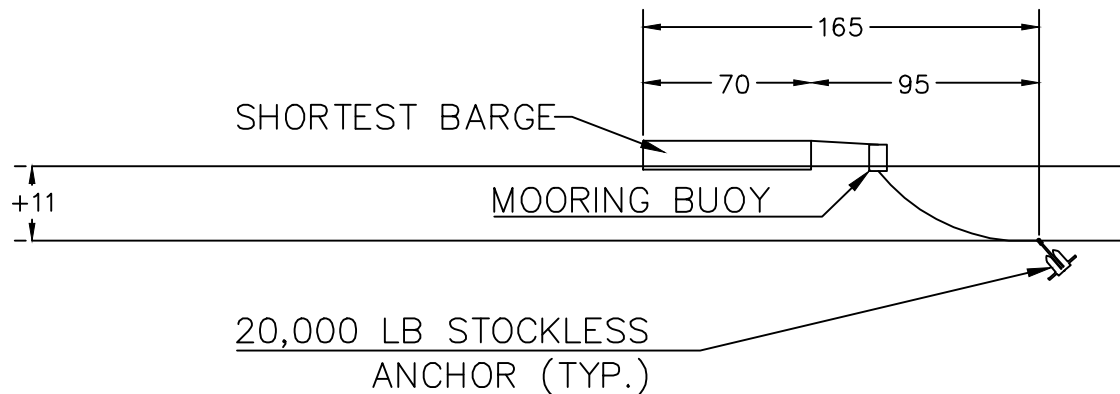
SHEET TITLE: MOORING ELEVATION
WATERBODY: HUDSON RIVER
TOWN/CITY: NYACK
COUNTY: ROCKLAND
STATE: NEW YORK
SHEET 1 OF 12

MR-1

MHHW



MLLW



OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

CROSS SECTION MOORING
WITH 70FT BARGE

DATE: 05/24/2024

REVISIONS:

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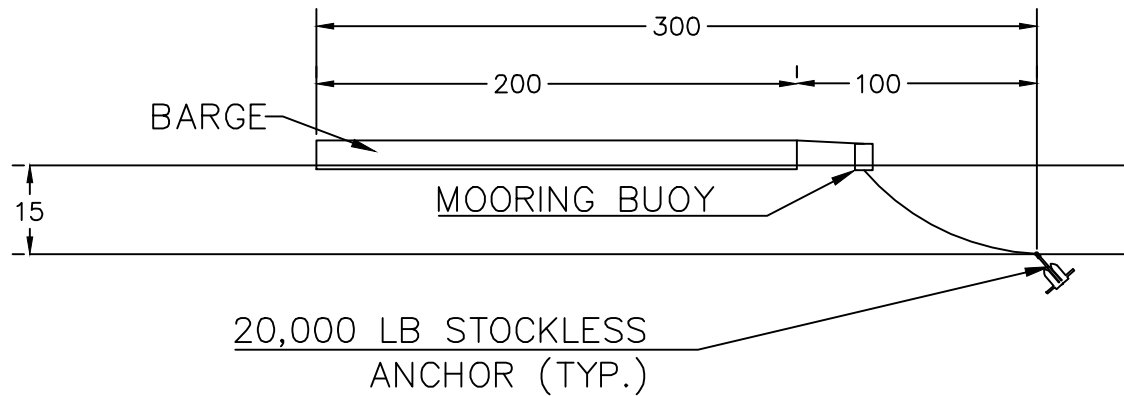
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S-70

FILE:

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MHHW



OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

CROSS SECTION MOORING
WITH 200FT BARGE

DATE: 05/24/2024

REVISIONS:

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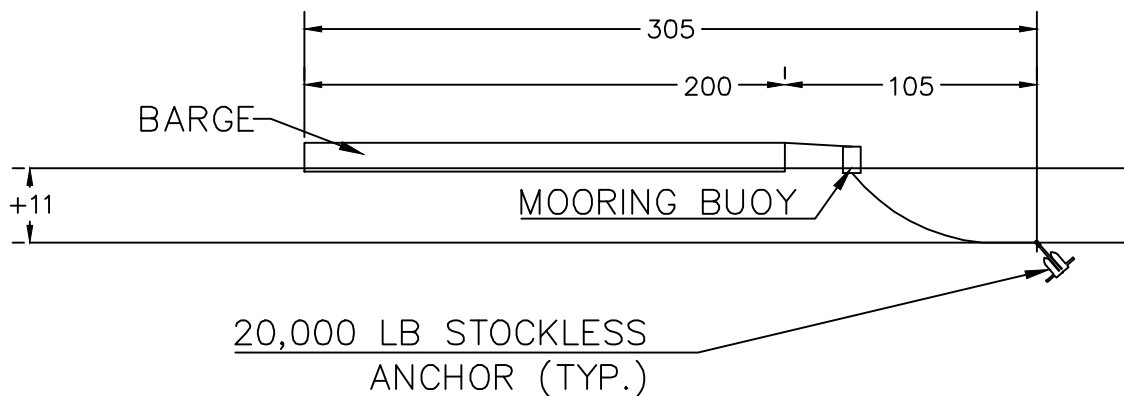
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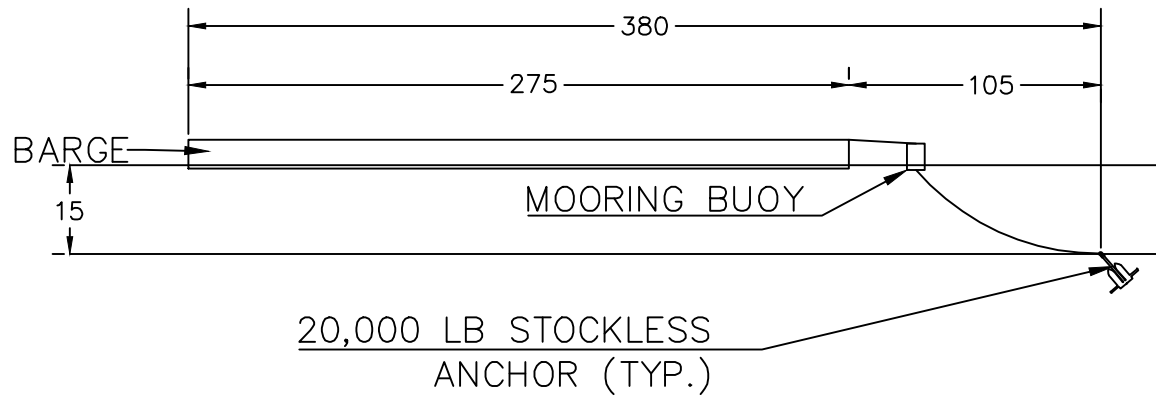
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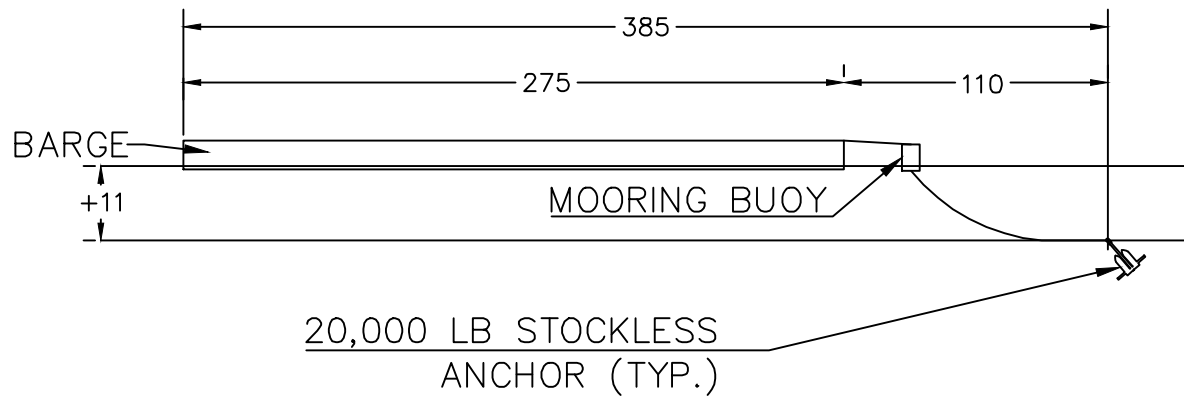
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SHEET 4 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
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CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

**CROSS SECTION MOORING
WITH 275FT BARGE**

DATE: 05/24/2024

REVISIONS:

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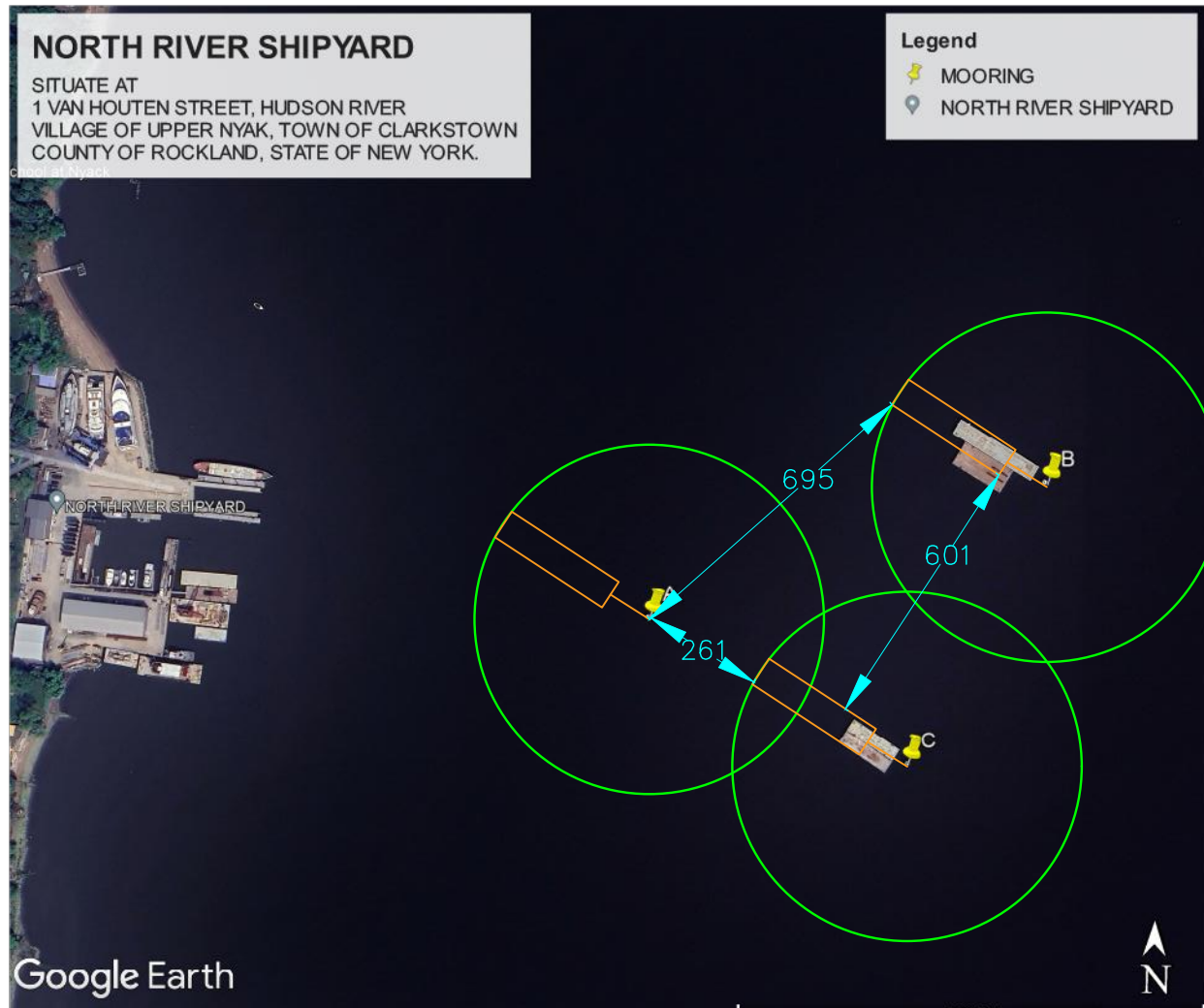
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FILE:

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SINGLE 275FT TETHERED BARGES ON ALL THREE MOORINGS

NORTHWEST DIRECTION



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 5 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

**SINGLE 275FT TETHERED
BARGES ON ALL THREE
MOORINGS
(NORTHWEST DIRECTION)**

DATE: 05/24/2024

REVISIONS:

SCALE:

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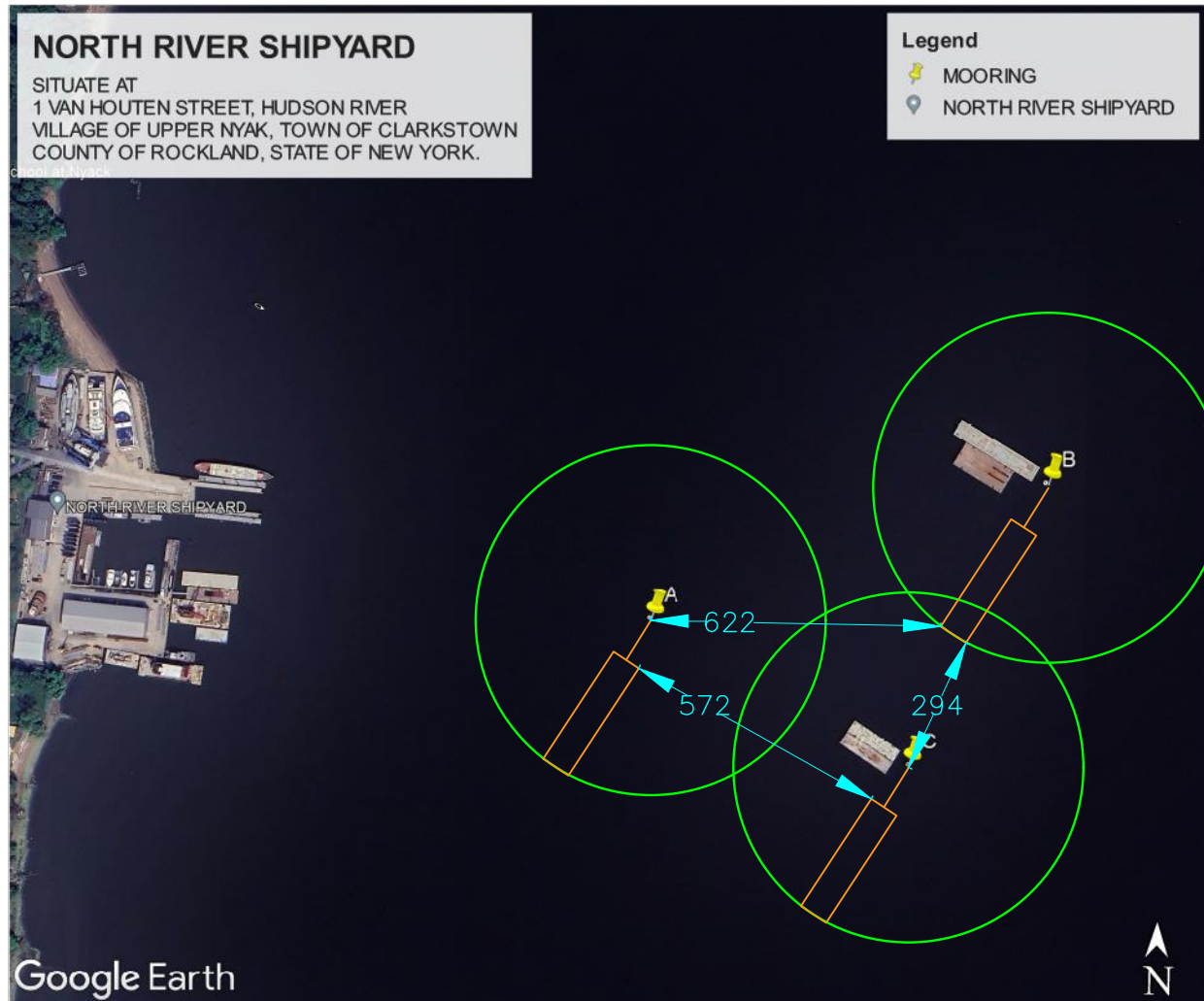
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SINGLE 275FT TETHERED BARGES ON ALL THREE MOORINGS

SOUTHWEST DIRECTION



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 6 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
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Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

SINGLE 275FT TETHERED
BARGES ON ALL THREE
MOORINGS
(SOUTHWEST DIRECTION)

DATE: 05/24/2024

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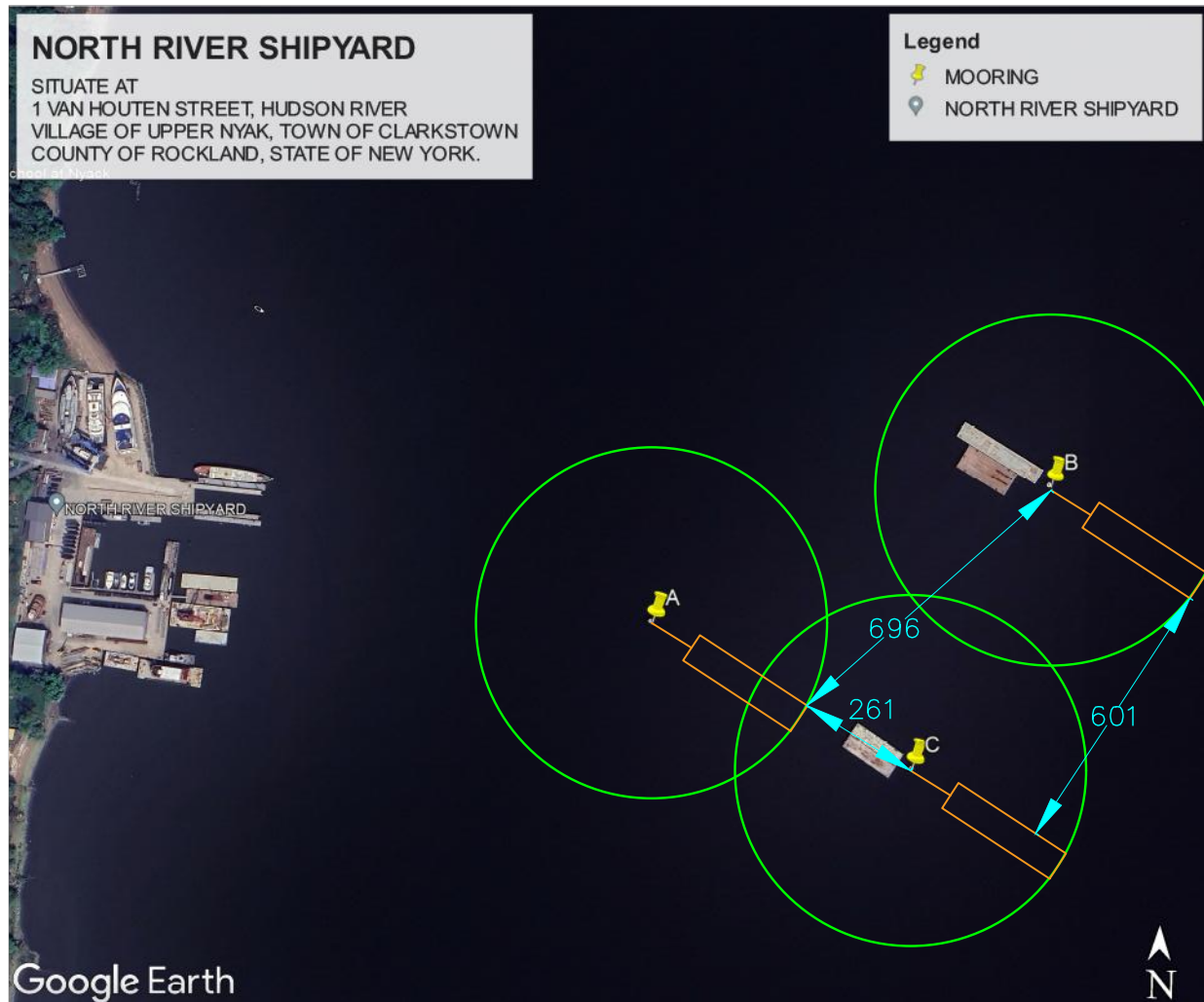
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SINGLE 275FT TETHERED BARGES ON ALL THREE MOORINGS

SOUTHEAST DIRECTION



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 7 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

SINGLE 275FT TETHERED
BARGES ON ALL THREE
MOORINGS
(SOUTHEAST DIRECTION)

DATE: 05/24/2024

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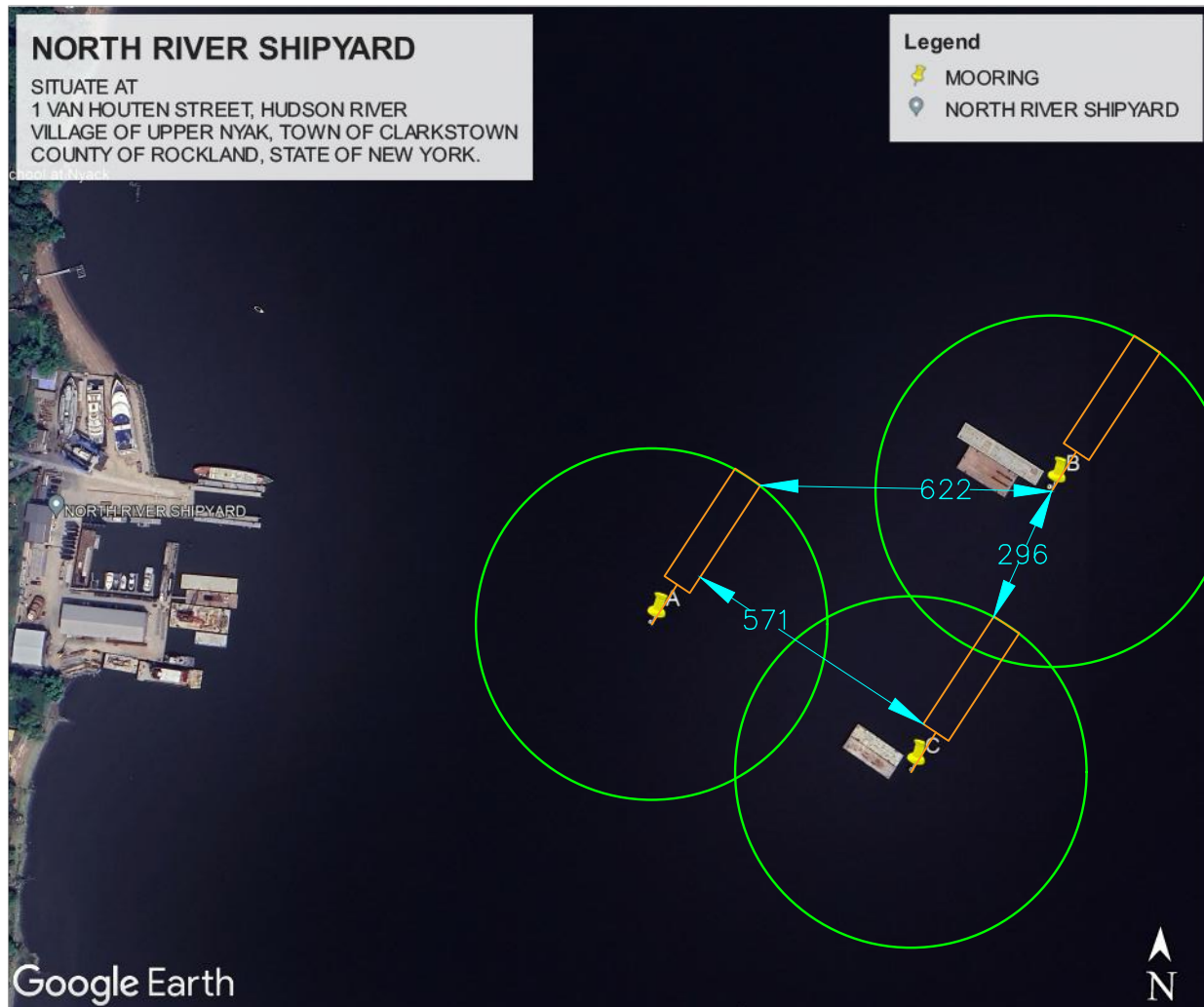
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SINGLE 275FT TETHERED BARGES ON ALL THREE MOORINGS

NORTHEAST DIRECTION



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 8 OF 12

OWNER'S REPRESENTATIVE:

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CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

SINGLE 275FT TETHERED
BARGES ON ALL THREE
MOORINGS
(NORTHEAST DIRECTION)

DATE: 05/24/2024

REVISIONS:

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RAFTED/DOUBLE 200FT TETHERED BARGES ON ALL THREE MOORINGS

NORTHWEST DIRECTION

NORTH RIVER SHIPYARD

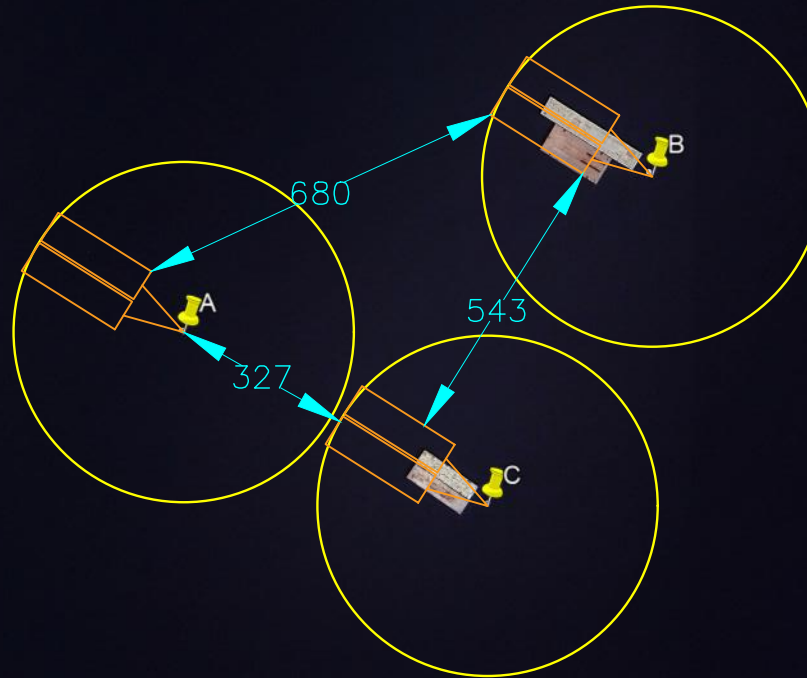
SITUATE AT
1 VAN HOUTEN STREET, HUDSON RIVER
VILLAGE OF UPPER NYAK, TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE OF NEW YORK.

at Nyack



Legend

- MOORING
- NORTH RIVER SHIPYARD



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 9 OF 12

OWNER'S REPRESENTATIVE:

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CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

RAFTED/DOUBLE 200FT
TETHERED BARGES ON ALL
THREE MOORINGS
(NORTHWEST DIRECTION)

DATE: 05/24/2024

REVISIONS:

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RAFTED/DOUBLE 200FT TETHERED BARGES ON ALL THREE MOORINGS

SOUTHWEST DIRECTION

NORTH RIVER SHIPYARD

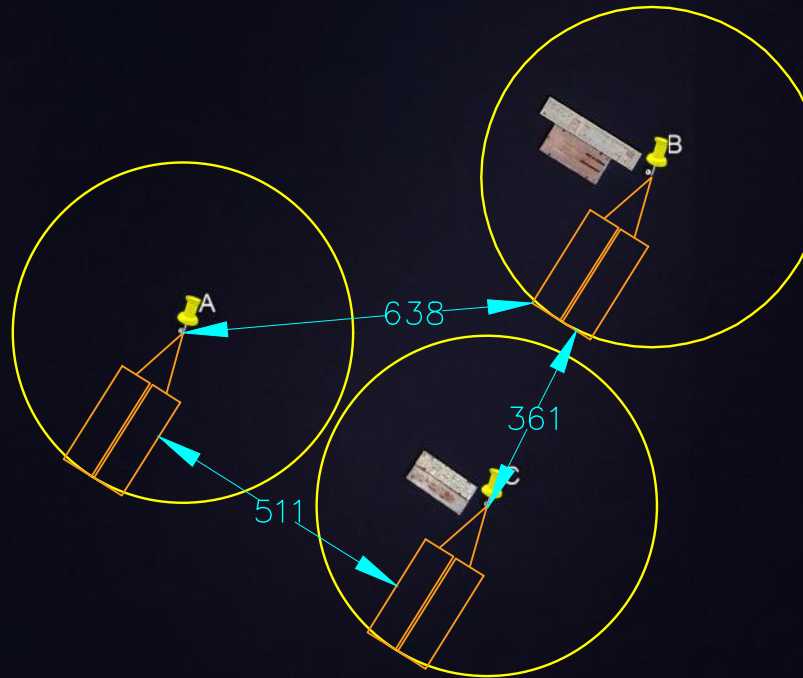
SITUATE AT
1 VAN HOUTEN STREET, HUDSON RIVER
VILLAGE OF UPPER NYAK, TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE OF NEW YORK.

Google Maps



Legend

- MOORING
- NORTH RIVER SHIPYARD



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 10 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

RAFTED/DOUBLE 200FT
TETHERED BARGES ON ALL
THREE MOORINGS
(SOUTHWEST DIRECTION)

DATE: 05/24/2024

REVISIONS:

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FILE:

N:\VOW\NORTH RIVER (FORMERLY PETERSON)\2023\BOJ\2024-05-22 MOORINGS_PERMIT_APP_20201124.DWG

RAFTED/DOUBLE 200FT TETHERED BARGES ON ALL THREE MOORINGS

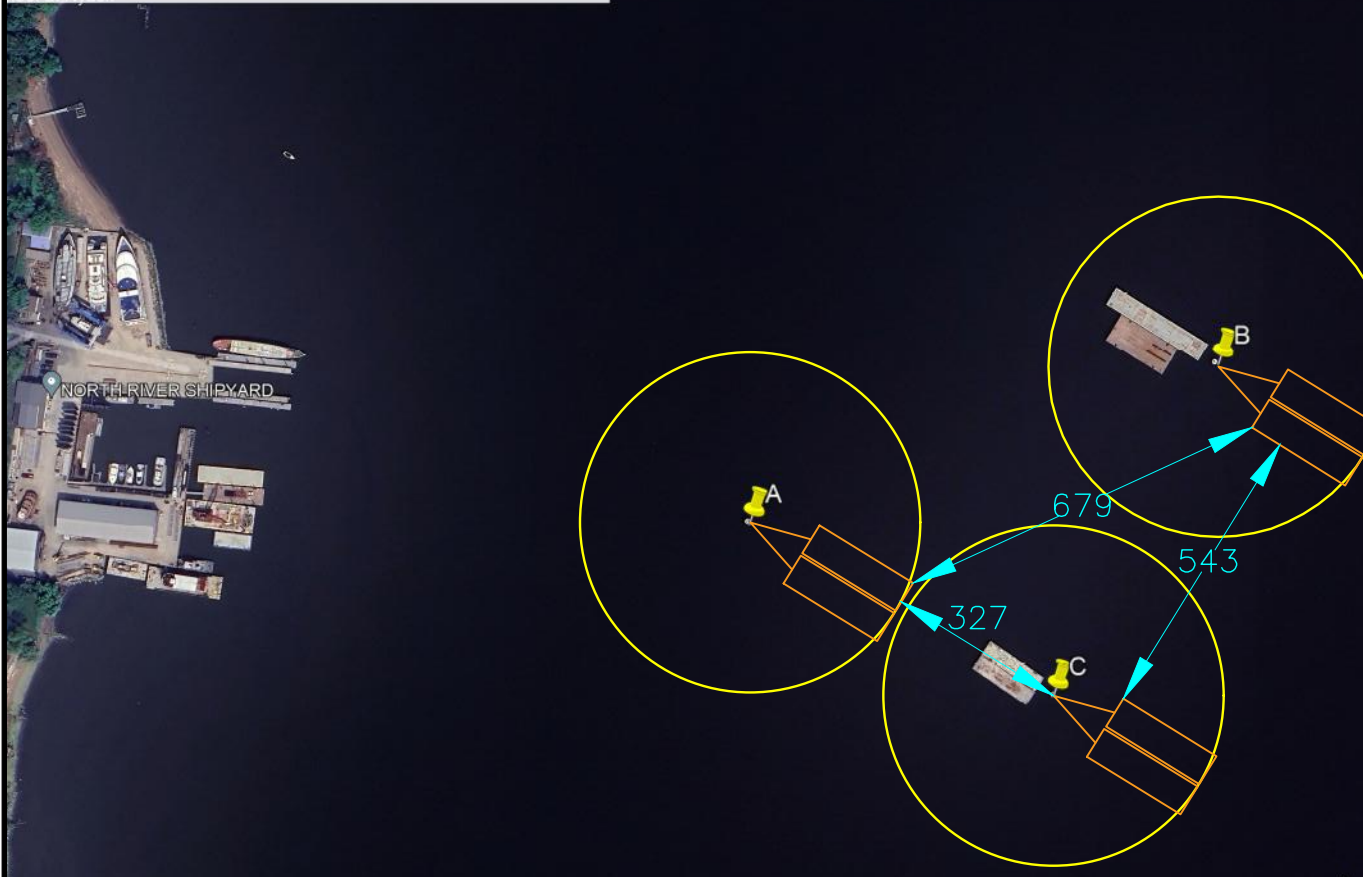
SOUTHEAST DIRECTION

NORTH RIVER SHIPYARD

SITUATE AT
1 VAN HOUTEN STREET, HUDSON RIVER
VILLAGE OF UPPER NYAK, TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE OF NEW YORK.

Legend

- MOORING
- NORTH RIVER SHIPYARD



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 11 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

RAFTED/DOUBLE 200FT
TETHERED BARGES ON ALL
THREE MOORINGS
(SOUTHEAST DIRECTION)

DATE: 05/24/2024

REVISIONS:

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SCALE:

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RAFTED/DOUBLE 200FT TETHERED BARGES ON ALL THREE MOORINGS

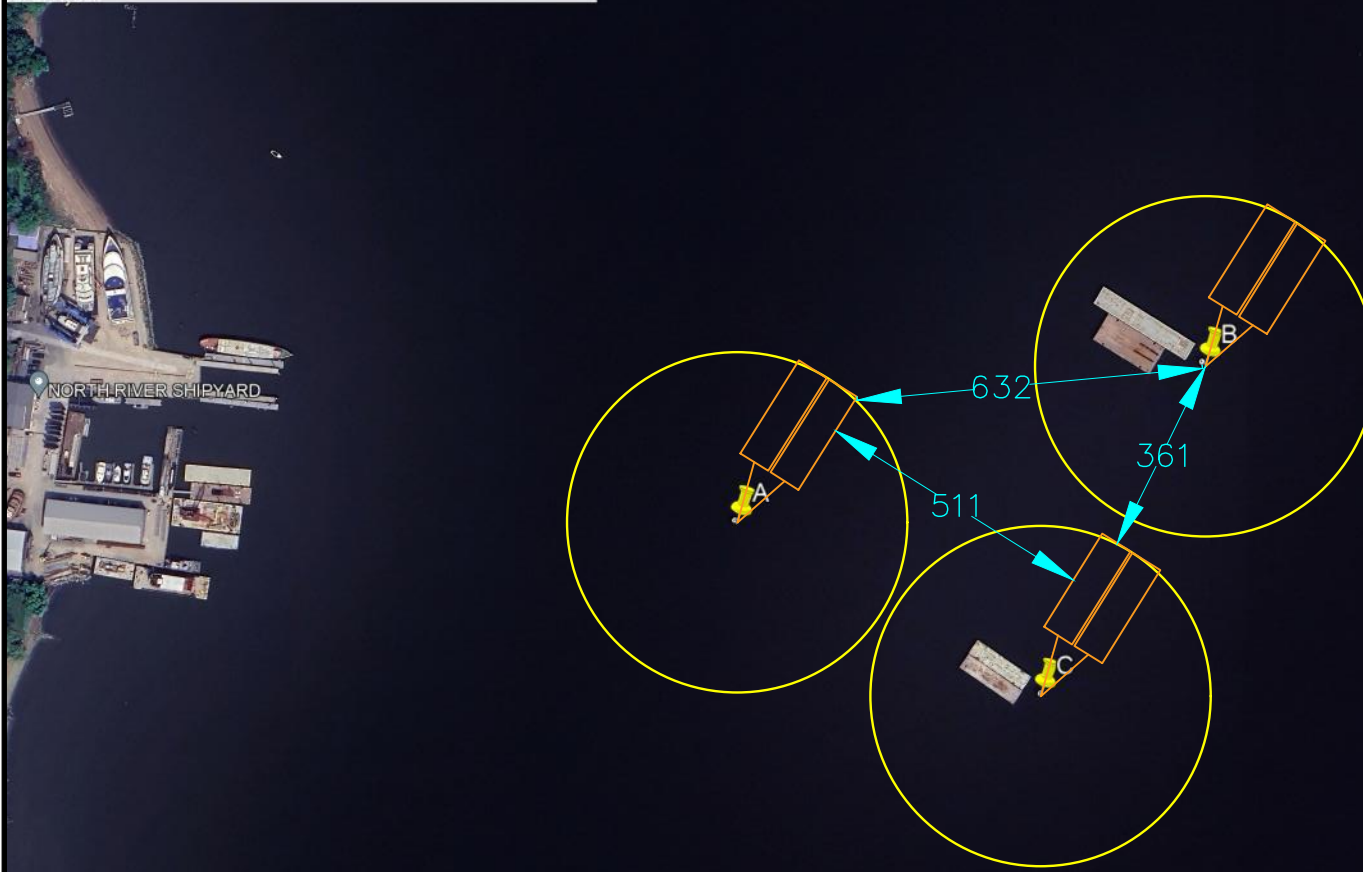
NORTHEAST DIRECTION

NORTH RIVER SHIPYARD

SITUATE AT
1 VAN HOUTEN STREET, HUDSON RIVER
VILLAGE OF UPPER NYAK, TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE OF NEW YORK.

Legend

- MOORING
- NORTH RIVER SHIPYARD



NOTES:

1. ASSUMED NORMAL WEATHER CONDITION.
2. ALL THE DIMENSIONS ARE APPROXIMATE.
3. AERIAL PHOTO FROM GOOGLE MAP DATED:05/10/2023.

SHEET 12 OF 12

OWNER'S REPRESENTATIVE:

— ENVIRONMENTAL WATERFRONT DESIGN CONSULTANT —
DANIEL S. NATCHEZ and ASSOCIATES Inc.
916 East Boston Post Road,
Mamaroneck, N.Y. 10543-4109
914-698-5678 WWW.DSNAINC.COM Fax 914-698-7321

CLIENT:

NORTH RIVER

SITUATE AT
1 VAN HOUTEN STREET,
HUDSON RIVER
VILLAGE OF UPPER NYAK,
TOWN OF CLARKSTOWN
COUNTY OF ROCKLAND, STATE
OF NEW YORK

PROJECT DESCRIPTION:

3 MOORINGS

DRAWING TITLE:

RAFTED/DOUBLE 200FT
TETHERED BARGES ON ALL
THREE MOORINGS
(NORTHEAST DIRECTION)

DATE: 05/24/2024

REVISIONS:

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SCALE:

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FILE:

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