



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-2018-00189-ESW

Issue Date: May 17, 2019

Expiration Date: June 16, 2019

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: GBG Inc.
c/o Blitman Development Corporation
222 Bloomingdale Road, Suite 404
White Plains, New York 10605

ACTIVITY: Redevelopment of existing boat yard

WATERWAY: Long Island Sound

LOCATION: Seabreeze Estates, 166-175 Marine Street, City Island, Borough of Bronx, Bronx County, City of New York, 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.

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Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. Comments provided will become part of the public record for this permit application. All written comments, including contact information, will be made a part of the administrative record, available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

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 (Public Law 104-267), requires all Federal agencies to consult with the National Oceanic and Atmospheric Administration Fisheries Service (NOAA/FS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed work, fully described in the attached work description, could cause the disruption of habitat for various lifestages of some EFH-designated species as a result of a temporary increase in turbidity during construction. However, the New York District has made the preliminary determination that the site-specific adverse effects are not likely to be substantial because it is expected that fish populations would avoid the small area of disturbance. Further consultation with NOAA/FS 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, One Commerce Plaza, 99

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Washington Avenue, Albany, New York 12231, Telephone (518) 474-6000. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.


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

- New York State Department of Environmental Conservation

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) 790-8618 and ask for Amanda Regan.

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

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>.


For and in behalf of
Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

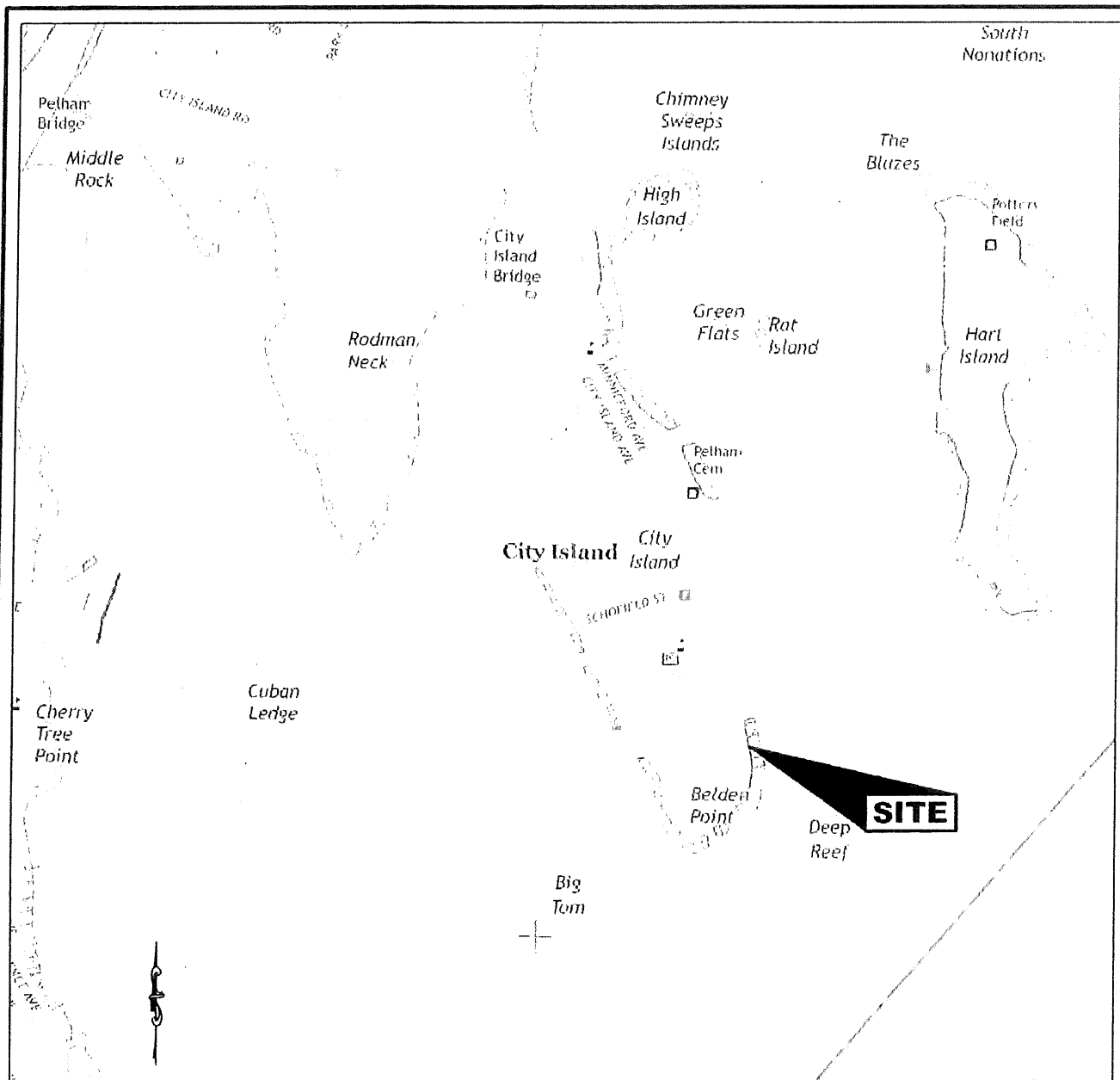
WORK DESCRIPTION

The permit applicant, GBG Inc., has requested Department of the Army authorization for redevelopment of an existing boatyard for forty-three (43) vessels in the Long Island Sound at Seabreeze Estates, 166-175 Marine Street, City Island, Borough of Bronx, Bronx County, City of New York, New York.

The work would involve the removal by barge-mounted crane with upland dewatering and disposal of up to 1,200 cubic yards of existing sunken dock structures, debris and old pilings and discharge approximately 525 cubic yards of riprap over an area of 800 square feet within the plane of Spring High Water to create a revetment. From the southern terminus of the revetment, the applicant would construct an eight-foot-wide by 280-foot-long fixed timber pier with a 280 linear foot wave fence secured by approximately eighty-four (84) 12-inch-diameter piles. Oriented perpendicularly to the north, the applicant would construct a four-foot-wide by 56-foot-long aluminum gangway leading to a 10-foot-wide by 30-foot-long float secured by four (4) 12-inch-diameter piles. Further east, construct a three-foot-wide by 56-foot-long gangway leading to a six-foot-wide by 20-foot-long float secured by four (4) 12-inch-diameter piles. From this float, another six-foot-wide by 145-foot-long float secured by approximately seven (7) 12-inch-diameter timber piles would be oriented alongside with six (6) three-foot-wide by 25-foot-long finger floats oriented perpendicularly on the eastern side of the main float each secured by one (1) 12-inch-diameter timber pile. Further east, the applicant would construct a three-foot-wide by 51-foot-long aluminum gangway leading to a 10-foot-wide by 118-foot-long main float secured by approximately eight (8) 12-inch-diameter piles. Ten (10) three-foot-wide by 25-foot-long finger floats (five on each side), each secured by one (1) 12-inch-diameter pile would be oriented perpendicularly on the eastern and western sides of this main float. Further east, the regulated activities would consist of construction of a three-foot-wide by 51-foot-long aluminum gangway leading to a 14-foot-wide by 158-foot-long float/wave attenuator secured by approximately fourteen (14) 12-inch-diameter timber piles. Oriented on the western side of the attenuator, the applicant would construct six (6) three-foot-wide by 25-foot-long finger floats each secured by one (1) 12-inch-diameter timber piles.

The applicant has stated that they have avoided, minimized, and mitigated for potential impacts proposed, to the maximum extent practicable by limiting the discharge of riprap to the area of the existing riprap, and by utilizing construction measures such as a turbidity curtain around the work area and a 20-minute soft start for pile driving to minimize impacts to aquatic species.

The stated purpose of this project is to provide waterfront access for safe recreational navigation.



VICINITY MAP


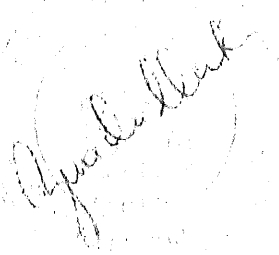
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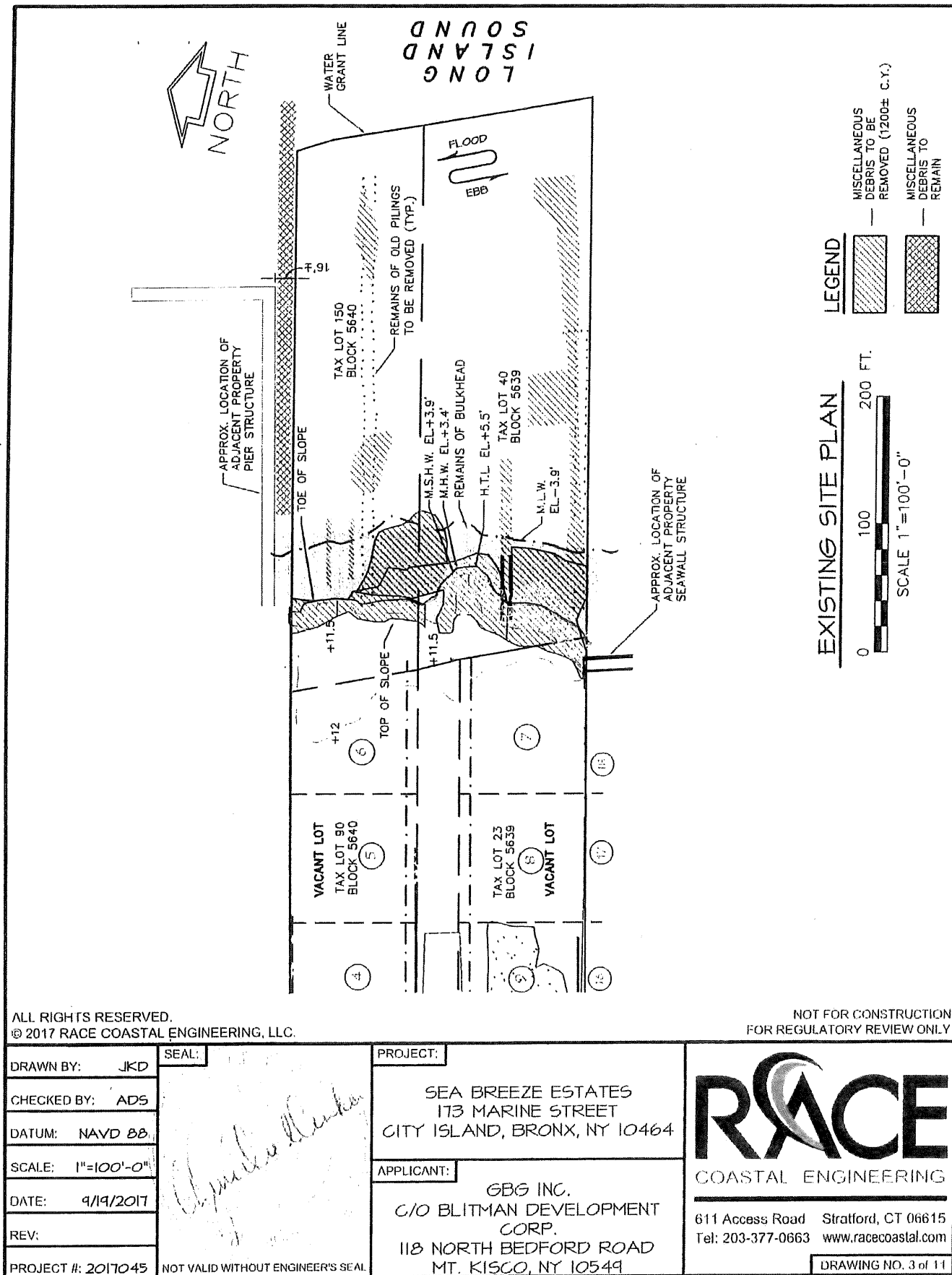


APPROX. SCALE

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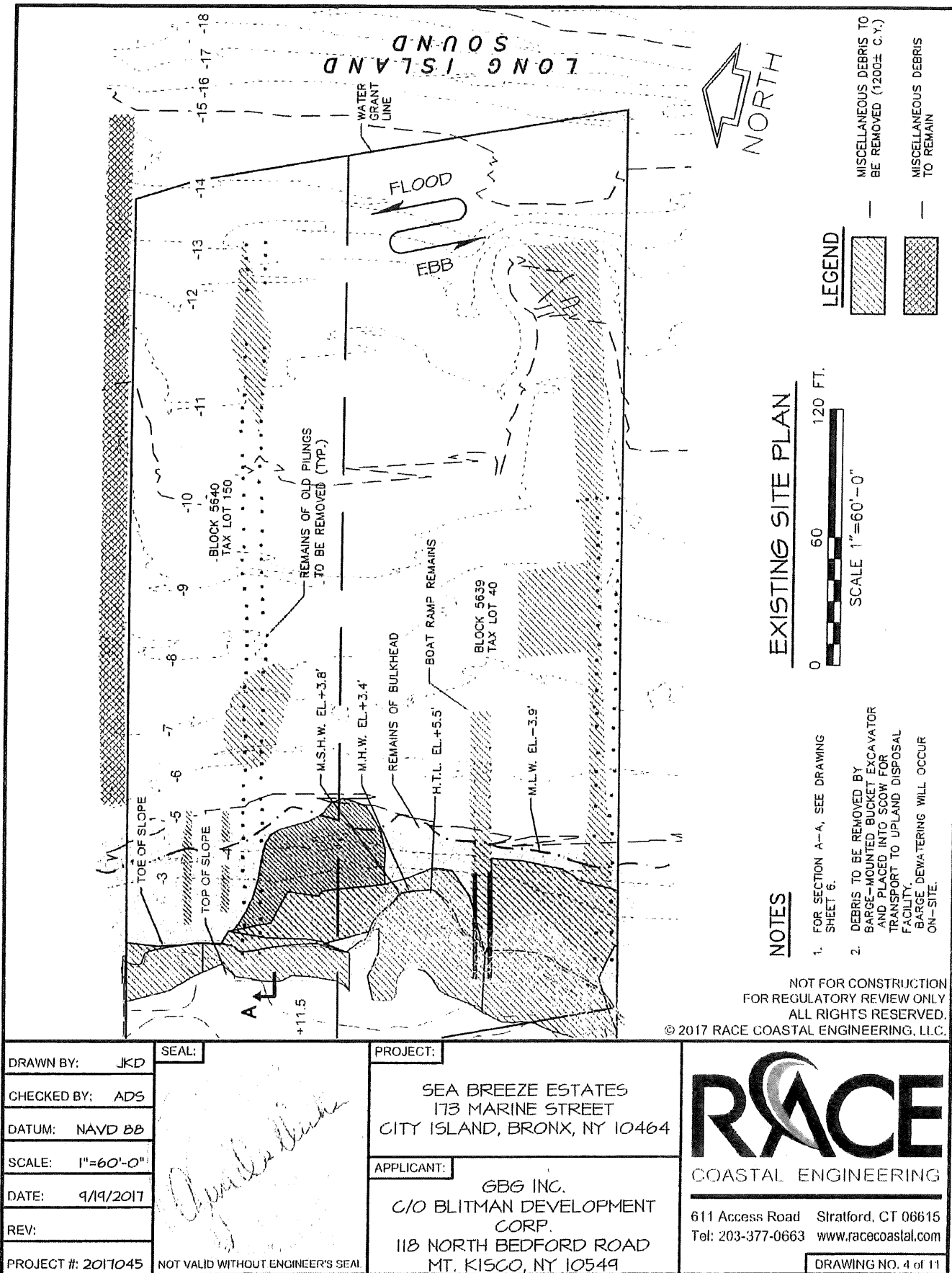
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CHECKED BY: ADS		SEA BREEZE ESTATES 173 MARINE STREET CITY ISLAND, BRONX, NY 10464	
DATUM: N/A		APPLICANT:	
SCALE: 1"=2000'-0"		GBG INC. C/O BLITMAN DEVELOPMENT CORP. 118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
DATE: 9/19/2017			
REV:			
PROJECT #: 2017045	NOT VALID WITHOUT ENGINEER'S SEAL		DRAWING NO. 2 of 11

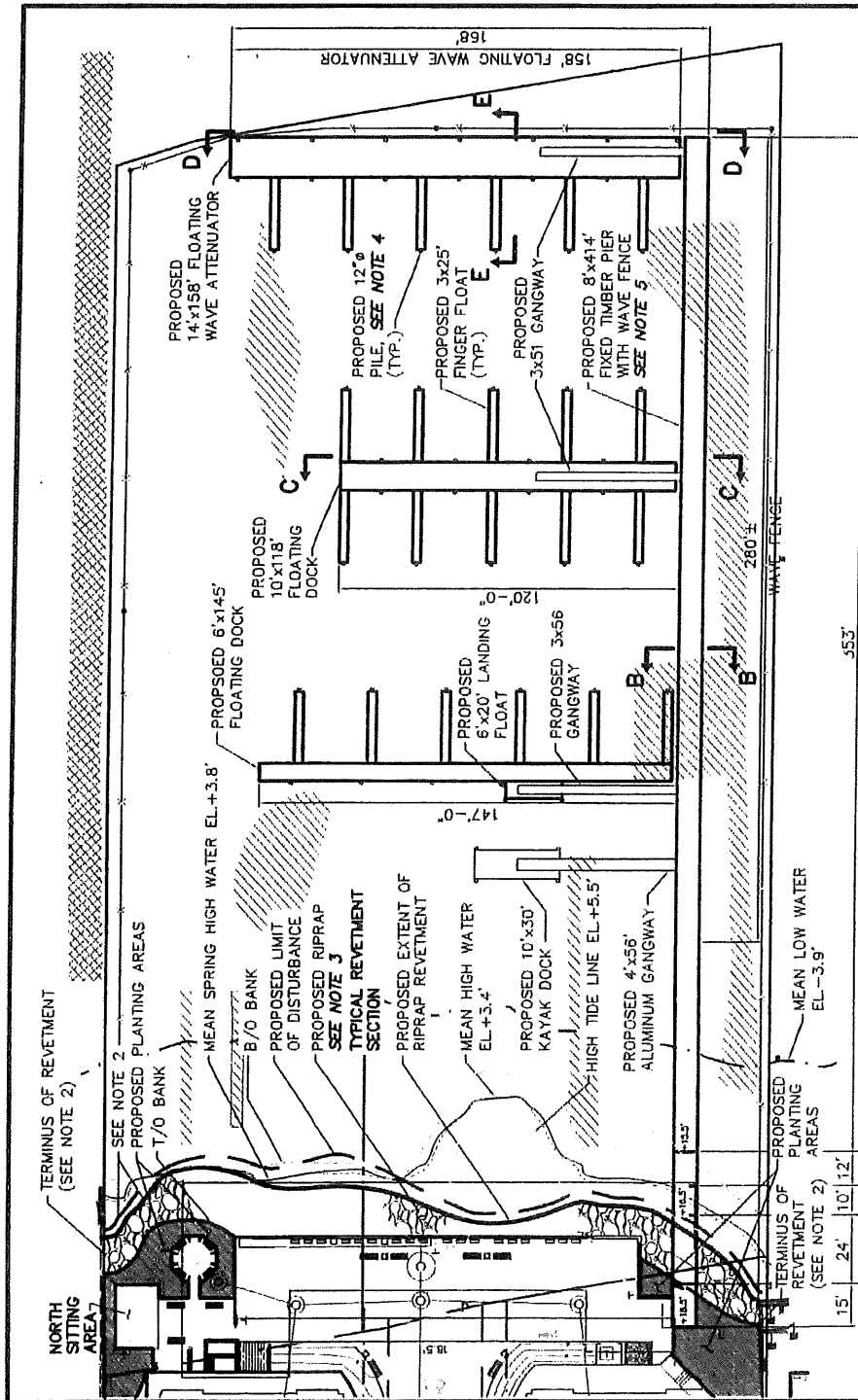


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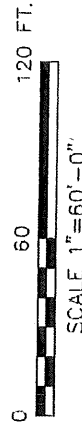
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CHECKED BY: ADS		SEA BREEZE ESTATES 173 MARINE STREET CITY ISLAND, BRONX, NY 10464	
DATUM: NAVD 88		APPLICANT:	
SCALE: 1"=100'-0"		GBG INC. C/O BLITMAN DEVELOPMENT CORP. 118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
DATE: 9/19/2017			
REV:			
PROJECT #: 2017045		NOT VALID WITHOUT ENGINEER'S SEAL	

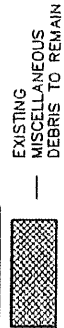




PROPOSED SITE PLAN



LEGEND



NOTES

1. CAPACITY FOR 43 BOATS 30' OR LESS.
2. RIPRAP PLACEMENT AT NORTH AND SOUTH TERMINUS TO BE FIELD COORDINATED WITH ENGINEER.
3. PROPOSED RIPRAP REVETMENT SHALL BE APPROXIMATELY 230' LONG. WIDTH VARIES (AVERAGE WIDTH IS 19.5 FEET). VOLUME OF RIPRAP APPROXIMATELY 525 C.Y.
4. APPROXIMATELY 55 PILES FOR DOCK ANCHORAGE.
5. APPROXIMATELY 84 PILES FOR PIER AND WAVE FENCE.
6. PILES TO BE DRIVEN BY IMPACT OR VIBRATORY HAMMER.

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PROJECT #: 2017045

SEAL:

Signature of Engineer

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PROJECT:

SEA BREEZE ESTATES
173 MARINE STREET
CITY ISLAND, BRONX, NY 10464

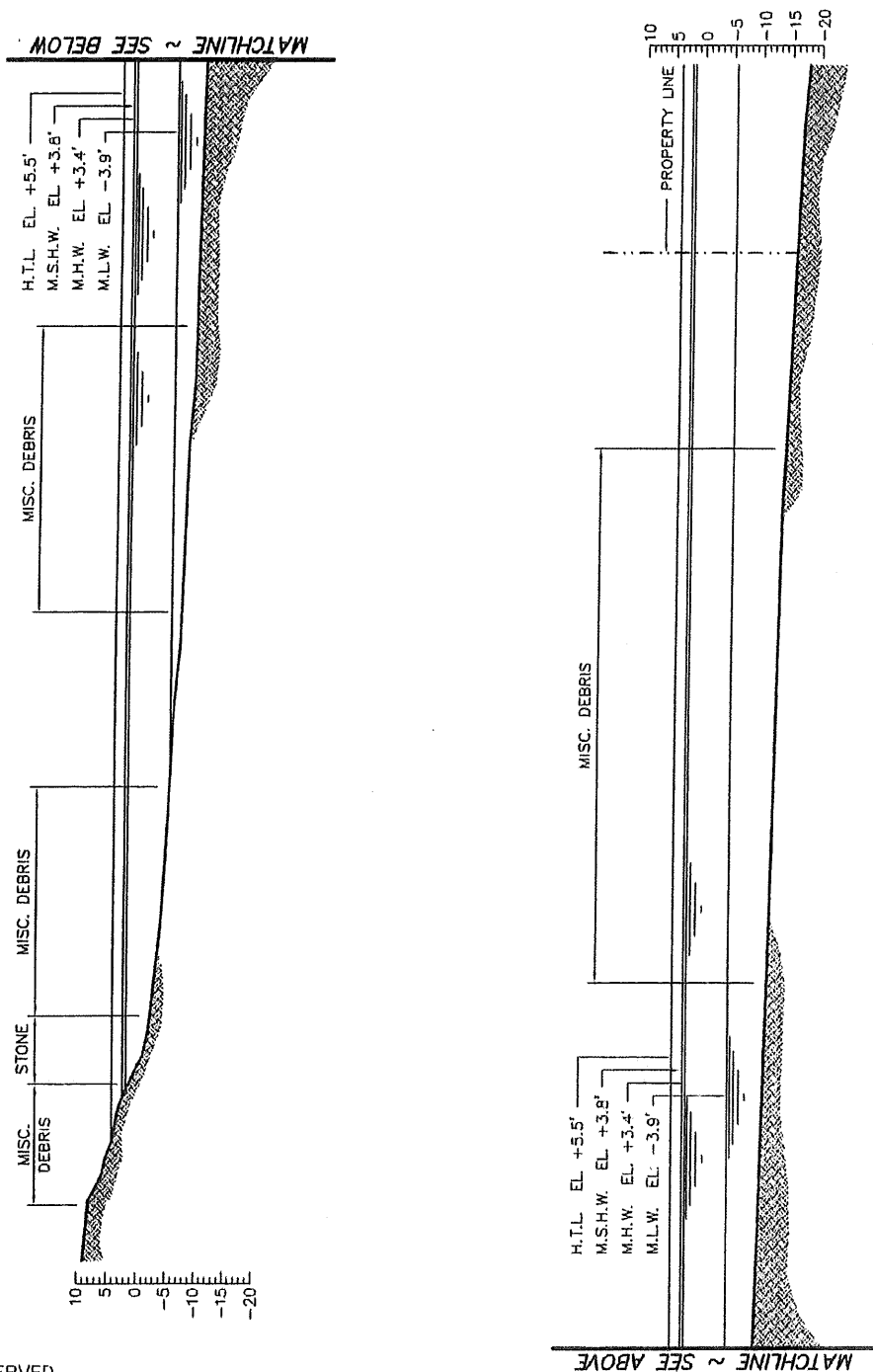
APPLICANT:

GBG INC.
C/O BLITMAN DEVELOPMENT
CORP.
118 NORTH BEDFORD ROAD
MT. KISCO, NY 10549

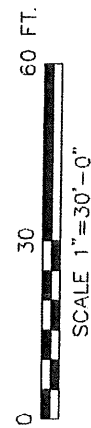
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DRAWING NO. 5 of 11

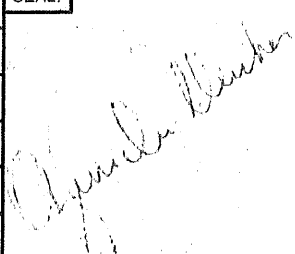


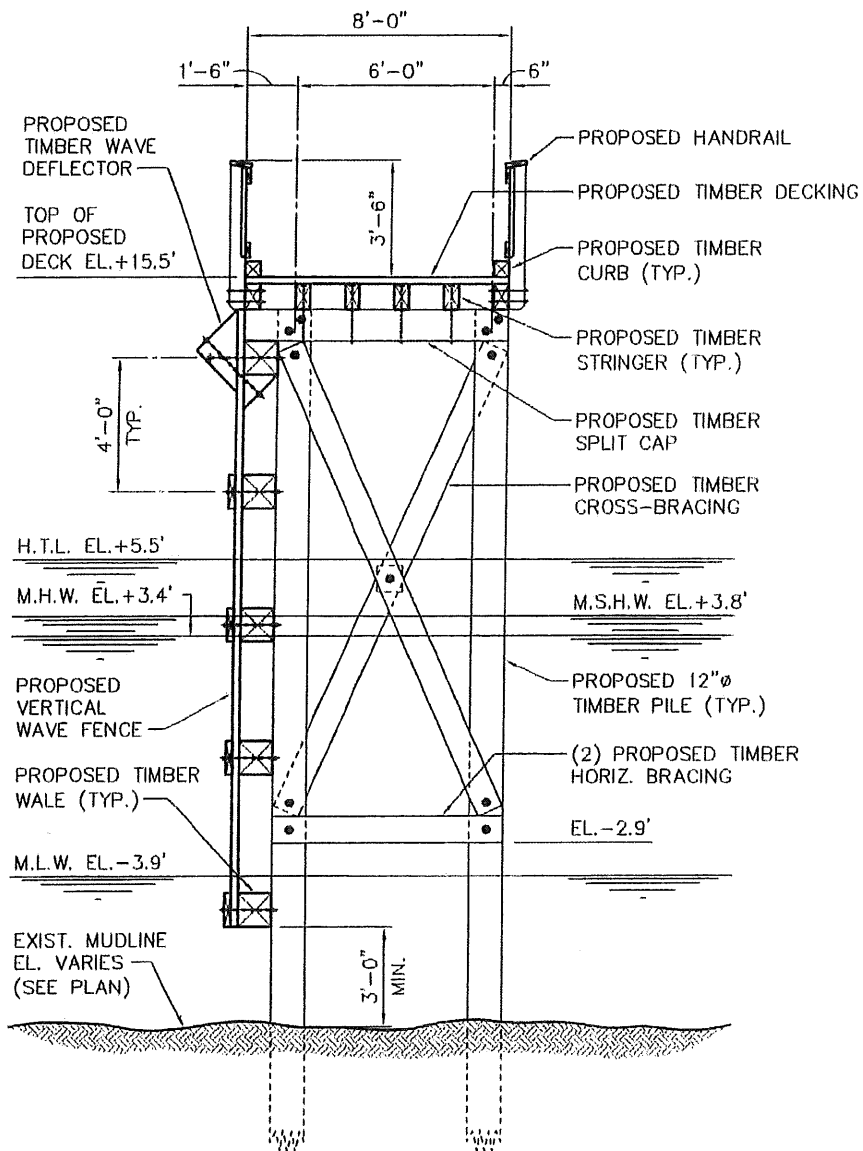
EXISTING SECTION A-A



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DATUM: NAVD 88			APPLICANT:	
SCALE: 1"=30'-0"			GBG INC. C/O BLITMAN DEVELOPMENT CORP. 118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
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PROPOSED SECTION B-B

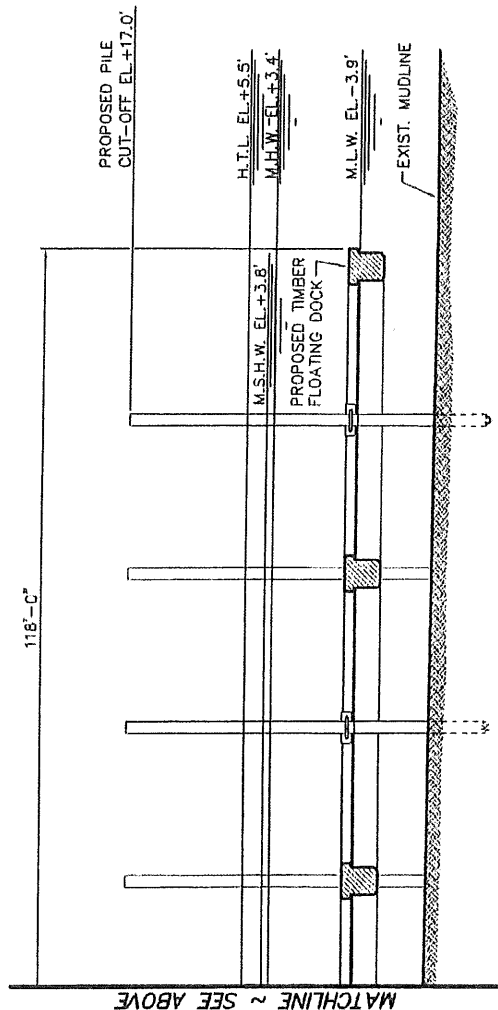
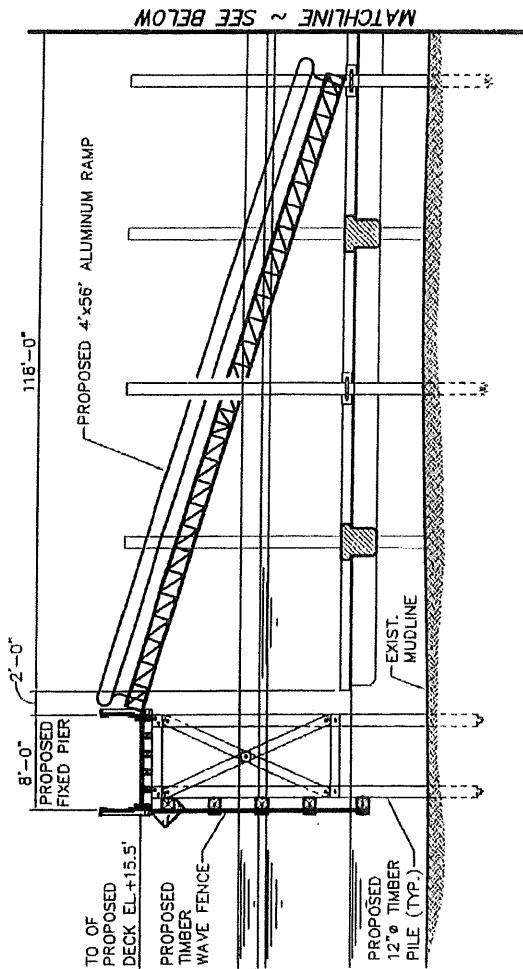
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SCALE 3/16"=1'-0"

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CHECKED BY: ADS		SEA BREEZE ESTATES 173 MARINE STREET CITY ISLAND, BRONX, NY 10464	
DATUM: NAVD 83		APPLICANT:	
SCALE: 3/16"=1'-0"		GBG INC. C/O BLITMAN DEVELOPMENT CORP. 118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
DATE: 9/19/2017			
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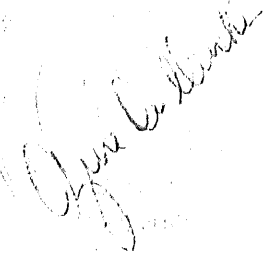


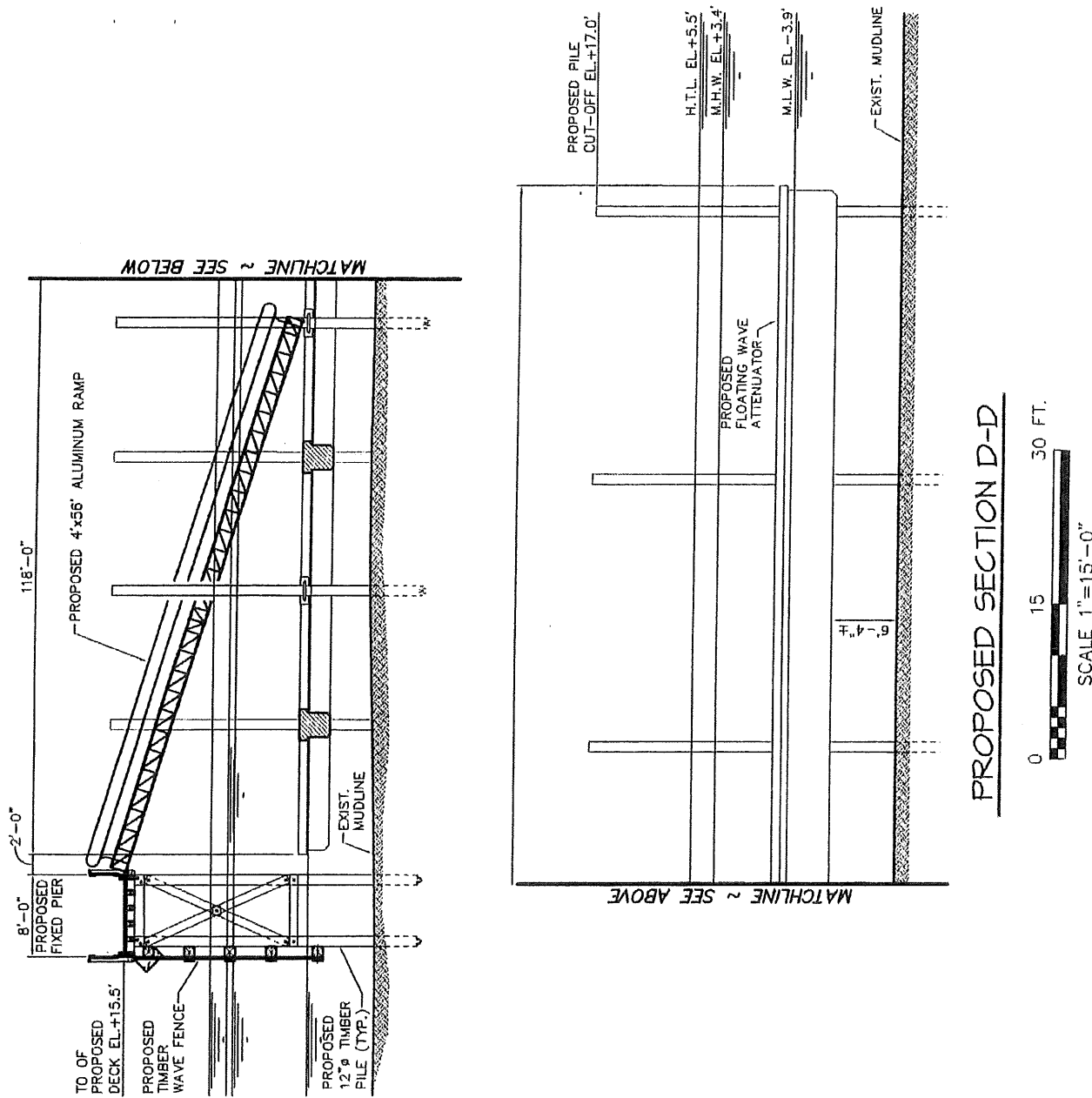
PROPOSED SECTION C-C



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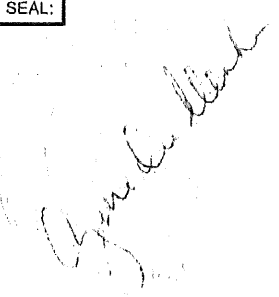
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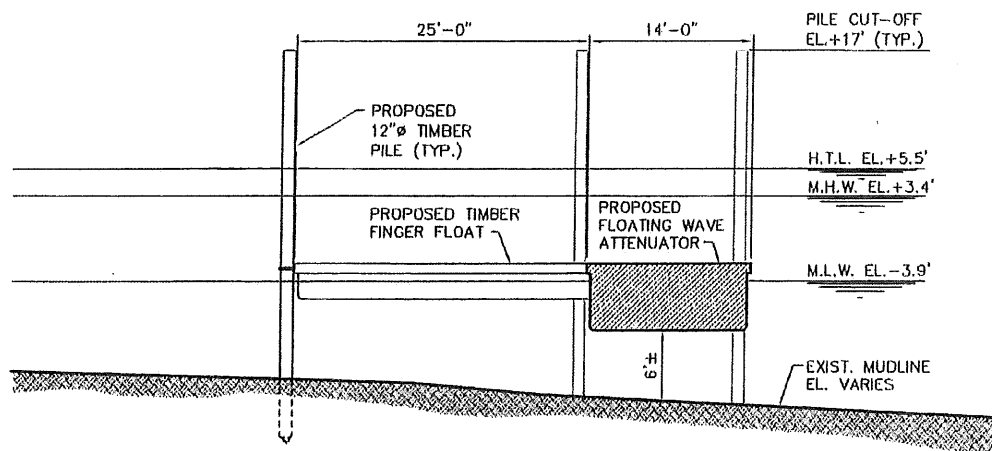
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DATUM: NAVD 88			APPLICANT:	
SCALE: 1"=15'-0"			GBG INC. C/O BLITMAN DEVELOPMENT CORP. 118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
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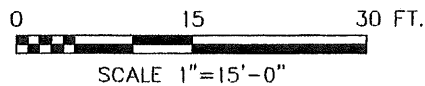
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DATUM: NAVD 88		APPLICANT:	
SCALE: 1"=15'-0"		GBG INC. C/O BLITMAN DEVELOPMENT CORP. 118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
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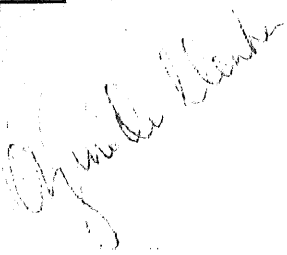


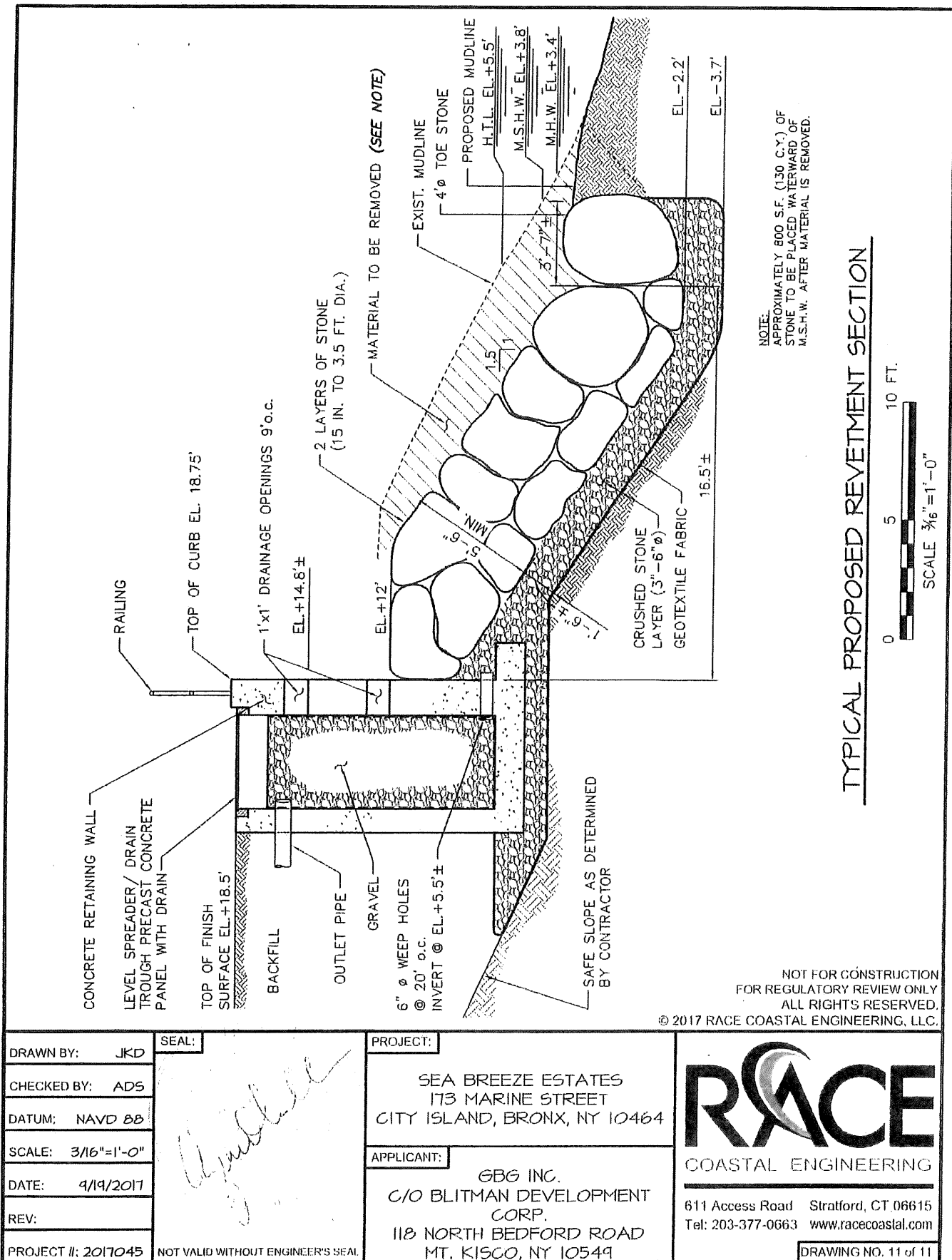
PROPOSED SECTION E-E



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DATUM: NAVD 88		APPLICANT:	
SCALE: 1"=15'-0"		GBG INC. C/O BLITMAN DEVELOPMENT CORP.	
DATE: 9/19/2017		118 NORTH BEDFORD ROAD MT. KISCO, NY 10549	
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PROJECT #: 2017045

SEAL: *[Signature]*
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PROJECT:
SEA BREEZE ESTATES
173 MARINE STREET
CITY ISLAND, BRONX, NY 10464
APPLICANT:
GBG INC.
C/O BLITMAN DEVELOPMENT
CORP.
118 NORTH BEDFORD ROAD
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