

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-2019-00824-WRY
Issue Date: September 20, 2019
Expiration Date: October 20, 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), Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: 40200 Main LLC
c/o RWN Management LLC
712 Fifth Ave., 30th Floor
New York, NY 10019

ACTIVITY: Perform ten year maintenance dredging, with a total dredge volume of approximately 5,400 cubic yards and return flow to the waterway. Remove and replace timber bulkhead and associated boat ramp, finger piers, floating docks, piles and decking in an existing man-made boat basin.

WATERWAY: Gardiners Bay

LOCATION: Town of Southold, Suffolk 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.

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 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

CENAN-OP-RW
PUBLIC NOTICE NO. NAN-2019-00824-WRY

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 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 (NYSDEC)
 - Tidal Wetlands (Previous Permit # 1-4738-00898/00019)
 - Excavation and Fill in Navigable Waters (Previous Permit # 1-47-38-00898/00021)
 - Docks, Moorings or Platforms
 - Coastal Erosion Management

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8518 and ask for Alexandra Ryan.

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 applicant, 40200 Main LLC, has requested Department of the Army authorization to perform ten year maintenance dredging, with a total dredge volume of approximately 5,400 cubic yards and return flow to the waterway. The proposed activity would also include the removal and replacement of timber bulkhead and associated boat ramp, finger piers, floating docks, piles and decking in an existing man-made boat basin. The project site is located in Gardiners Bay, Town of Southold, Suffolk County, New York.

The applicant proposes a total of nine dredge events over a ten year period, each removing up to 600 cubic yards of material, for a total of 5,400 cubic yards of dredged material. The anticipated dredging would be conducted to a depth of -6 feet below the plane of Mean Low Water (MLW) (-6' MLW, North American Vertical Datum, 1988) and would not include over depth dredging.

The proposed dredging would be completed by clamshell bucket dredge located on a barge in the boat basin. The barge would be equipped with a dredge box for dewatering on the barge and dredge spoils would be placed on the upland portion of the property as shown on Drawing S-6 entitled "Dredging Plan," prepared by S.L. Maresca & Associates on September 5, 2019. The dredge spoil is expected to consist of a mixture of 90% sand and 10% silt and clay.

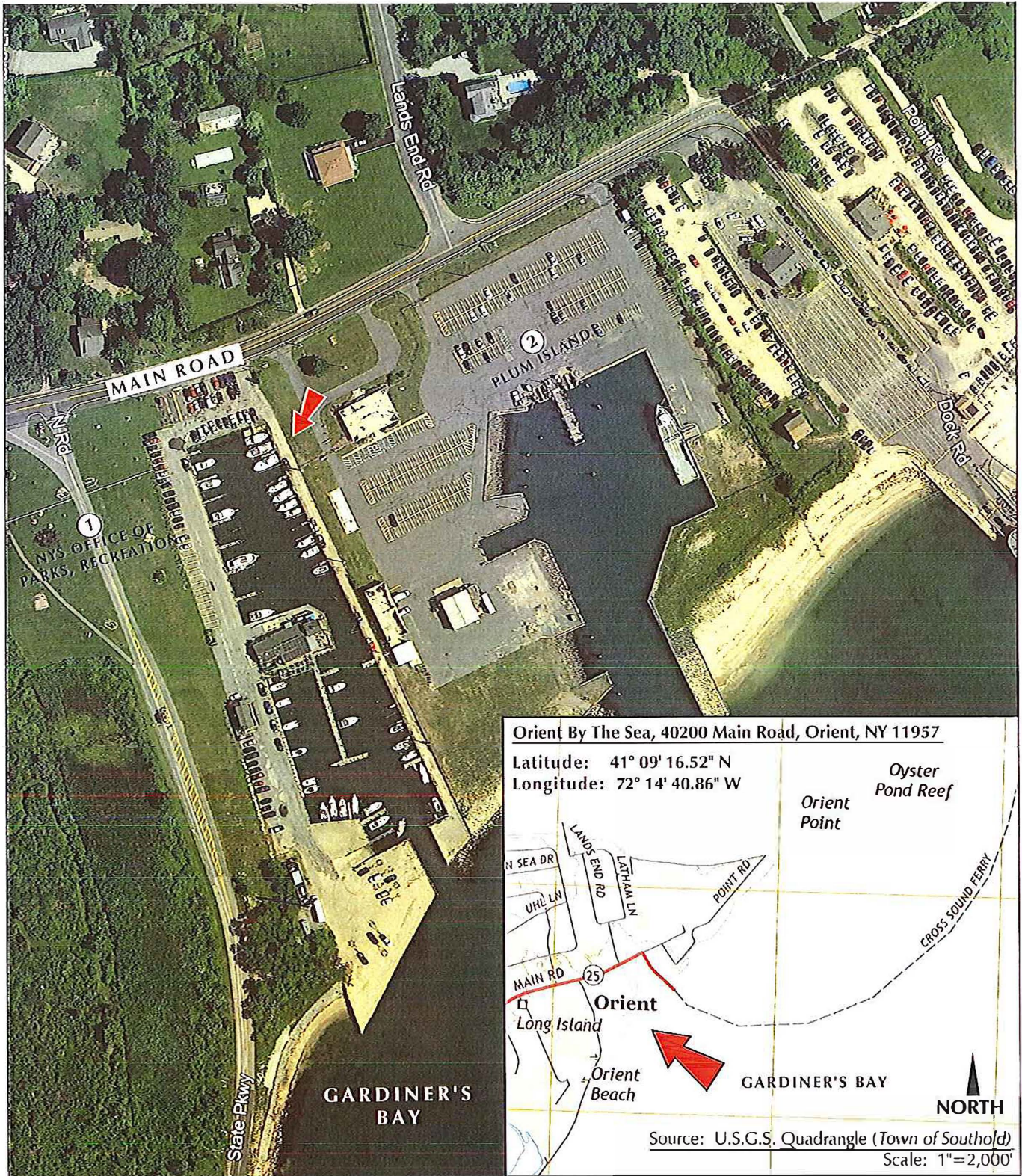
All proposed dredge areas have been previously dredged to an approximate depth of -6 feet below MLW under USACE Nationwide General Permit Nos. 13 & 35 as per application number 1993-13880-L2 dated November 23, 1993. The previous dredging events were also conducted under NYSDEC permits (1-4738-00898/00019) and the Town of Southold Trustee Permits.

Additionally, the proposed work involves the removal of approximately 2,003 linear feet of existing timber bulkhead, which would be replaced with approximately 1,725 linear feet of new vinyl bulkhead within the basin and approximately 282 linear feet of new steel bulkhead along the southern portion directly abutting Gardiners Bay. While the majority of the bulkhead would be replaced in-kind and in-place, the boat basin is proposed to be expanded in two specific locations. The existing northeast corner would be relocated approximately 13-feet to "square off" the bulkhead. Similarly, the southwest corner would be relocated approximately 17-feet to "square off" the bulkhead. This expansion would create approximately 785 square feet (sf) of open water space (260 sf in the northeast and 525 sf in the southwest) within the boat basin.

The proposed activity would also include the removal, reconstruction, and reconfiguration of docks and finger piers. Approximately 111 existing pilings would be removed, 45 new 11-inch diameter timber pilings would be installed, and 78 existing pilings would remain unchanged. There would be a total of 50 boat slips available within the marina, a net reduction of 35 boat slips from the 85 existing. An existing fixed dock and associated pilings (approximately 197 linear feet, 1175 sf) would be removed. The new deck would be installed above the existing deck along the east side of the primary restaurant structure, over the existing deck footprint. An approximately 60-foot long floating dock with associated ramps would be installed along the southern side of the restaurant.

The project site would be accessed by land and work barge. All regulated work would be completed between the months of September and April of any calendar year. A turbidity curtain is proposed during all dredge events. The pilings would be installed by jetting and/or piling hammers.

The stated purpose of this project is to maintain the existing marina facilities, erosion control structures, and safe navigable water depths. The proposed reconfiguration would provide access for a larger variety of vessels and provide safe accommodations in the man-made boat basin.



Purpose: Replace Existing Bulkheads and Docks
 Datum: NAVD 1988
 Adjacent Property Owners:
 1. NYS Office of Parks, Recreation & Historic Preservation
 625 Belmont Ave., West Babylon, NY 11704
 2. Plum Island Animal Disease Center
 PO Box 848, Greenport, NY 11944

File: M2CUEN13\Sowin - Orient\Drawn Orient B3X11 Vicinity Mapping

Vicinity Map

Source: Google Earth Pro Image 06/2018
 Scale: 1"=200'

Client:
 Orient By The Sea
 40200 Main Road
 Orient, NY 11957

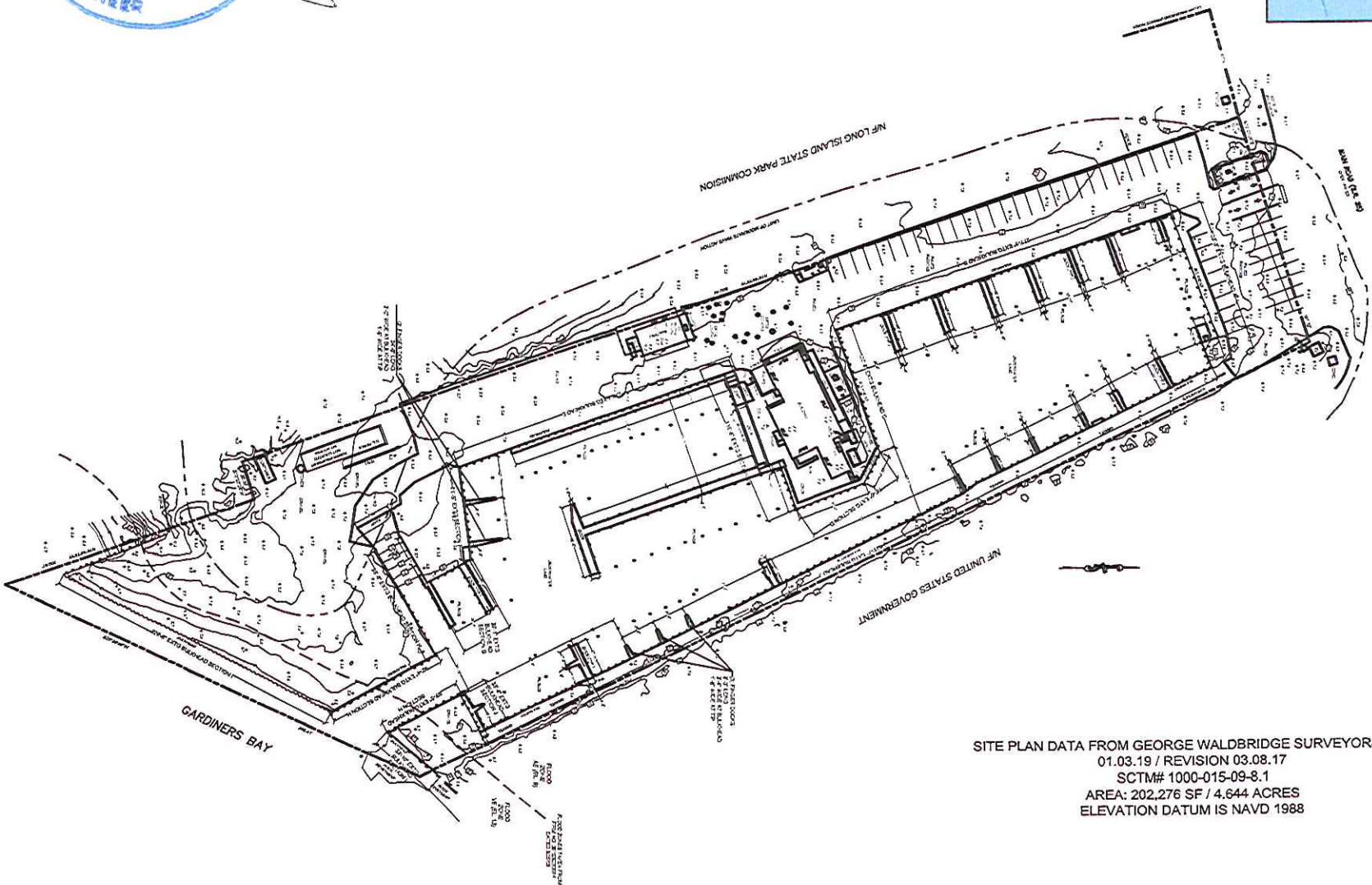
Disclaimer: this drawing is for conceptual design purposes only. Prior to construction, all design elements should be evaluated by the owner site contractor and/or engineer to ensure proper design.

Name of Project:
 Orient by the Sea Bulkhead/Dock Replacement

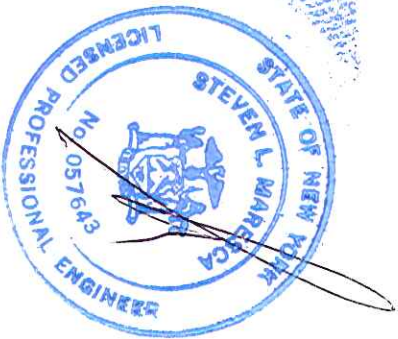
Location of Project:

In: Gardiner's Bay, Orient, Town of Southold, New York
 County: Suffolk County
 Applicant: 40200 Main LLC
 c/o RVN Management LLC
 712 Fifth Ave., 30th Floor
 New York, NY 10019

Date: July 18, 2019



SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS , PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988



SHEET
S-1
OF 12 SHEETS

PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
DATUM: MHW - 3.4'; ALW 0.0'

ADJACENT PROPERTY OWNERS:
FROM BLAND AS, WIL DISEASE CENTER, PO BOX 643, GREENHONT, NY 11944
THIS OFFICE OF MARINE RECREATION, MARINE PRESERVATION,
AND BOAT BASIN, 151 EAST BOSTON, NY 11904
TOWN OF SOUTHOLD
NEW YORK STATE

EXISTING SITE PLAN
SCALE= 1:120

PREPARED BY: S.L. MARESCA & ASSOCIATES
CONSULTING ENGINEERS
18224 WEST MONTAUK HIGHWAY SUITE EA
HAMPTON BAYS, N.Y. 11946

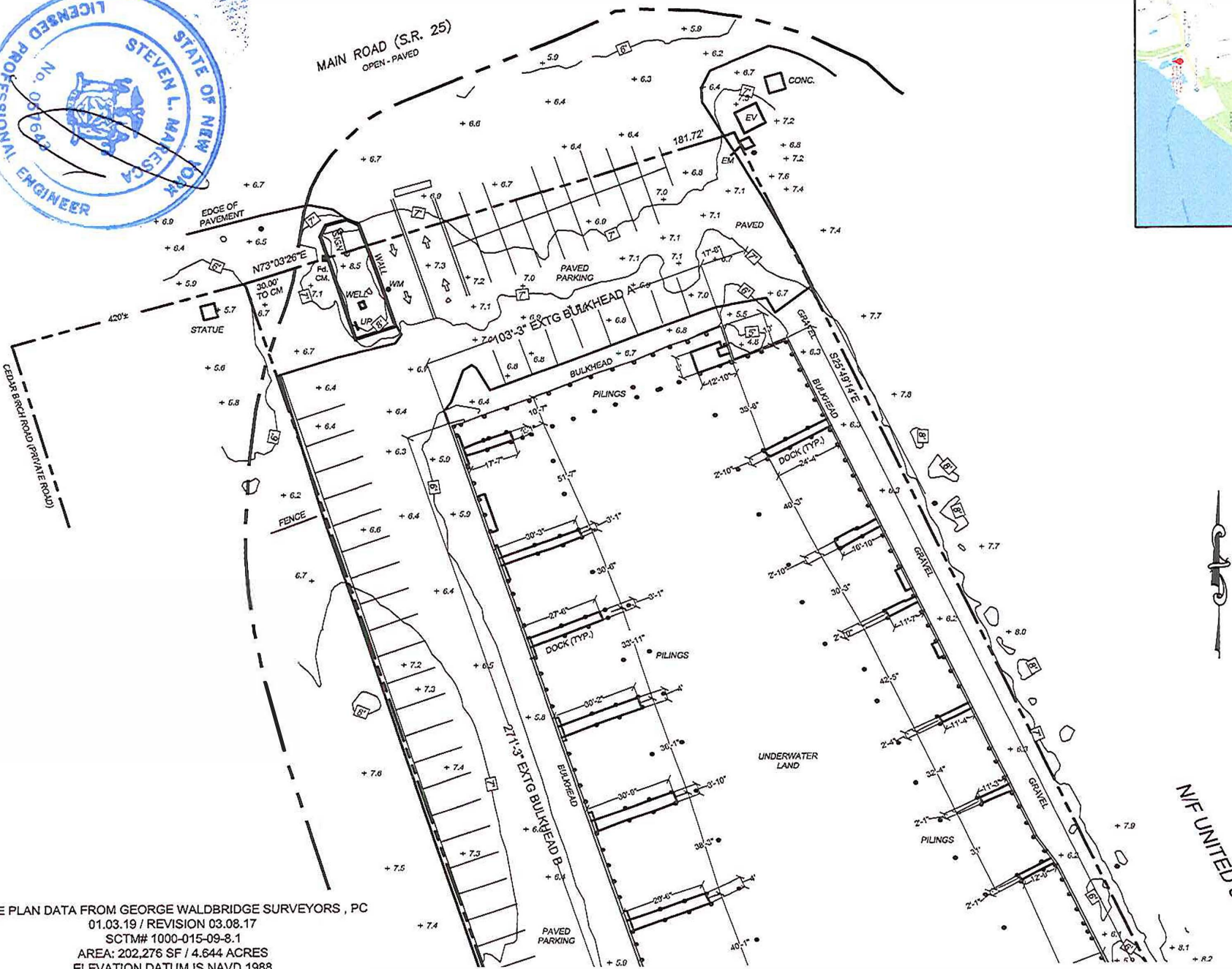
NAME OF PROJECT: GREEN BY THE SEA
LOCATION: 4020 JAMA ROAD, ORIENTAL NY, 11957
TOWN OF SOUTHOLD, SUFFOLK COUNTY

MAN: MDOE BOAT BASIN OFF OF GARDINERS BAY

APPLICANT: 4020 JAMA ROAD
ORIENTAL NY, 11957
772 JAMA ROAD
NEW YORK, NY 10319

DATE: 09.05.19

N/F UNITED STATES



SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988

SHEET

OF 12 SHEETS

PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING WASTA FACILITY
 DUTING: AMV = 34; ALV 0/0
 ADJACENT PROPERTY OWNERS:
 PLUM BLVD ANIMAL DISEASE CENTER PO BOX 243, GREENPORT, NY 11944
 615 OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
 663 BELMONT AVE WEST BASTARD, NY 11704
 TOWN OF SOUTHOLD
 NEW YORK STATE

EXISTING SITE PLAN

SCALE= 1:50

**PREPARED BY: S.L. MARESCA & ASSOCIATES
CONSULTING ENGINEERS
183-01 VEST HORTAUX HIGHWAY SUITE E
HAMPTON BAYS, N.Y. 11945**

NAME OF PROJECT: ORENT BY THE SEA
LOCATION: 46200 HAVEN ROAD, ORENT N.Y. 11557
TOWN OF SOUTHOLD, SUFFOLK COUNTY

APPLICANT: 46000 BAYVIEW LLC
CO RENT MANAGEMENT, LLC
716 FIFTH AVE., 30TH FLOOR
NEW YORK, NY 10019

DATE: 09.05.19

OF 12 SHEETS

PURPOSE: 10% MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
DATE: MAY = 3-4, ALY 0/0

ADJACENT PROPERTY OWNERS:
FRANK BLAND AND NINA DUNN, CENTER, PO BOX 848, GREENE TOWNSHIP, NY 11944
NYS OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
635 BELLEVILLE AVE, WEST BABYLON, NY 11704
TOWN OF SOUTHOLD
NEW YORK STATE

EXISTING SITE PLAN

SCALE= 1:50

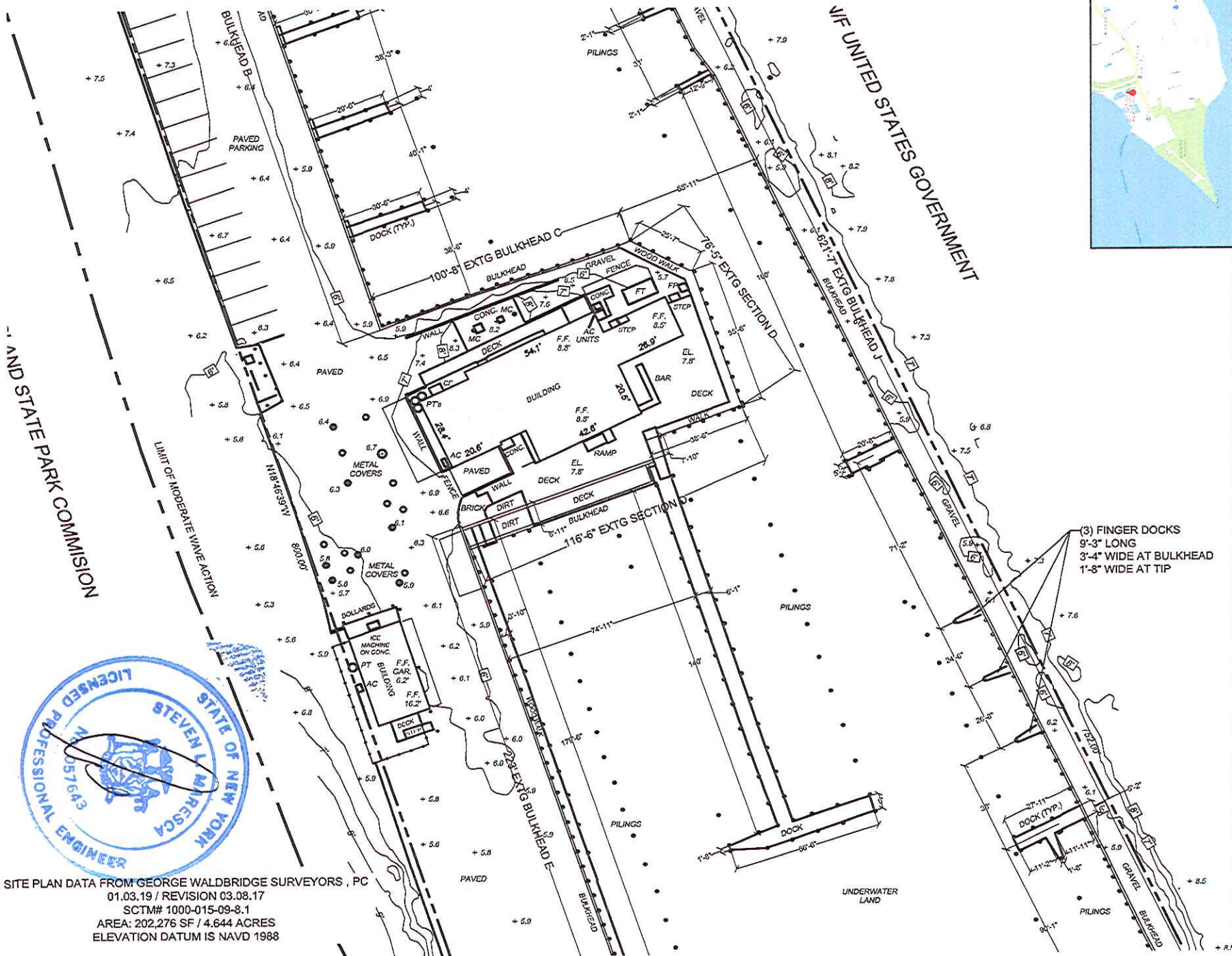
PREPARED BY: S.L. MARESCA & ASSOCIATES
CONSULTING ENGINEERS
189-04 WEST MONTAUK HIGHWAY SUITE E4
HAMPTON BAYS, N.Y. 11945

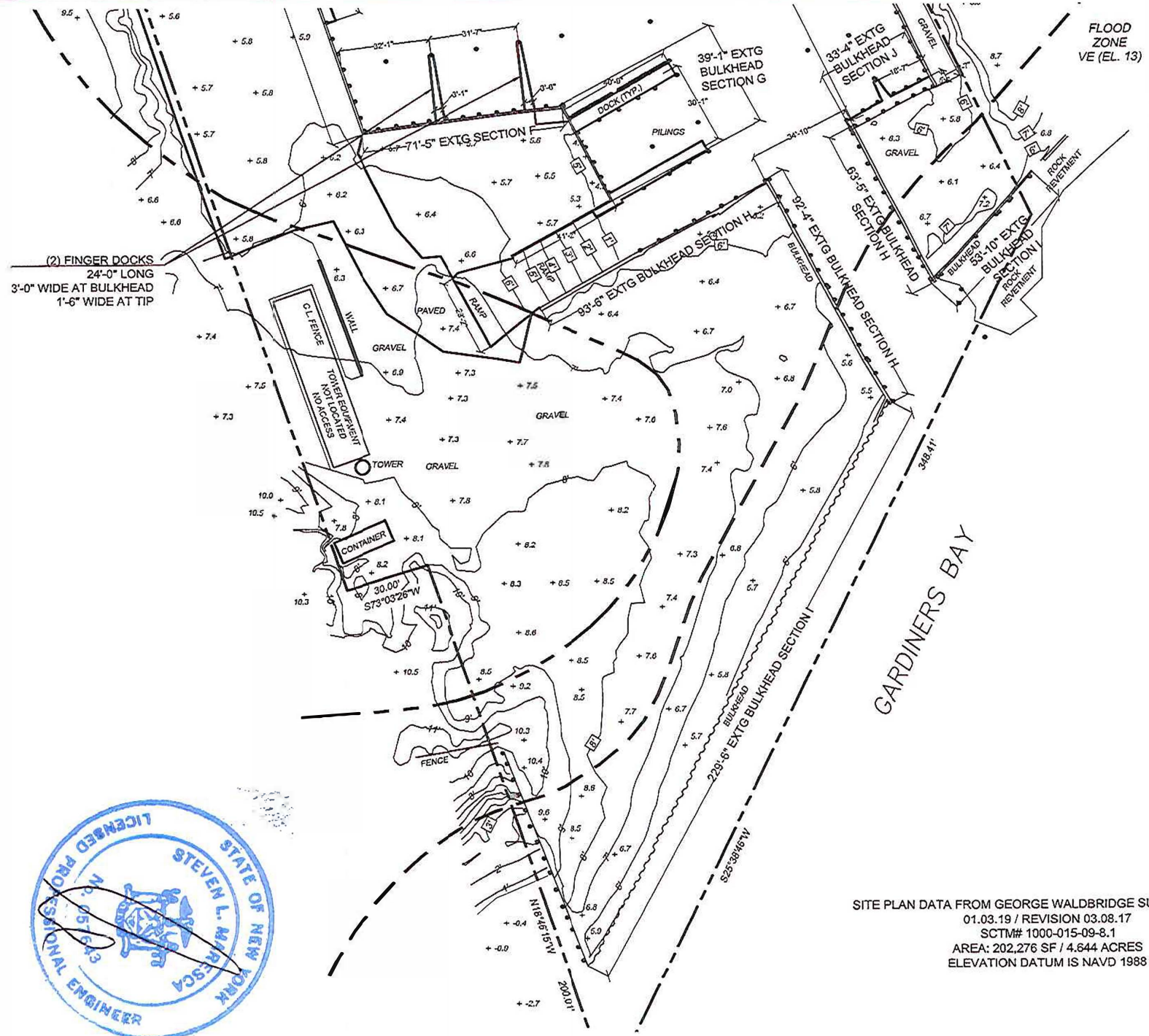
NAME OF PROJECT: ORENT BY THE SEA
LOCATION: 42200 MAIN ROAD, ORENT N.Y. 11957
TOWN OF SOUTHOLD, SUFFOLK COUNTY
MAN-MADE BOAT BASIN OFF OF GARDENERS BAY
APPLICANT: 42020 MAIN LLC
C/O RHM MANAGEMENT, LLC
715 FIFTH AVE, 30TH FLOOR
NEW YORK, NY 10019

DATE: 09.05.19



SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988





SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
 01.03.19 / REVISION 03.08.17
 SCTM# 1000-015-09-8.1
 AREA: 202,276 SF / 4.644 ACRES
 ELEVATION DATUM IS NAVD 1988



<p>S-4</p> <p>OF 12 SHEETS</p>	<p>SHEET</p>	<p>PURPOSE: TO MAINTAINANCE PERMIT FOR EXISTING MARINA FACILITY</p> <p>DATE: MAY 2019, ALW 00</p>
	<p>ADJACENT PROPERTY OWNERS:</p> <p>FLUOR DANO MARINE & MARINE, 1000 8th AVE, GREENSBORO, NY 11944</p> <p>655 BUDGET AVE, WEST BARTON, NY 11984</p> <p>TOWN OF SOUTHOLD</p> <p>NEW YORK STATE</p>	<p>EXISTING SITE PLAN</p> <p>SCALE: 1"=50'</p>
<p>NAME OF PROJECT: GARDINERS BAY</p> <p>LOCATION: 1200 8th AVE, GREENSBORO, NY 11944</p> <p>TOWN OF SOUTHOLD, SUFFOLK COUNTY</p> <p>MAN: MADE BOAT BASIN OFF OF GARDINERS BAY</p> <p>APPLICANT: MARASCA & ASSOCIATES</p> <p>CONSULTING ENGINEERS</p> <p>18304 WEST MONTAUK HIGHWAY SUITE E4</p> <p>HARTFORD, CT 06108</p> <p>NEW YORK, NY 10018</p>		
<p>DATE: 03.05.19</p>		



SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988

SCOPE OF WORK

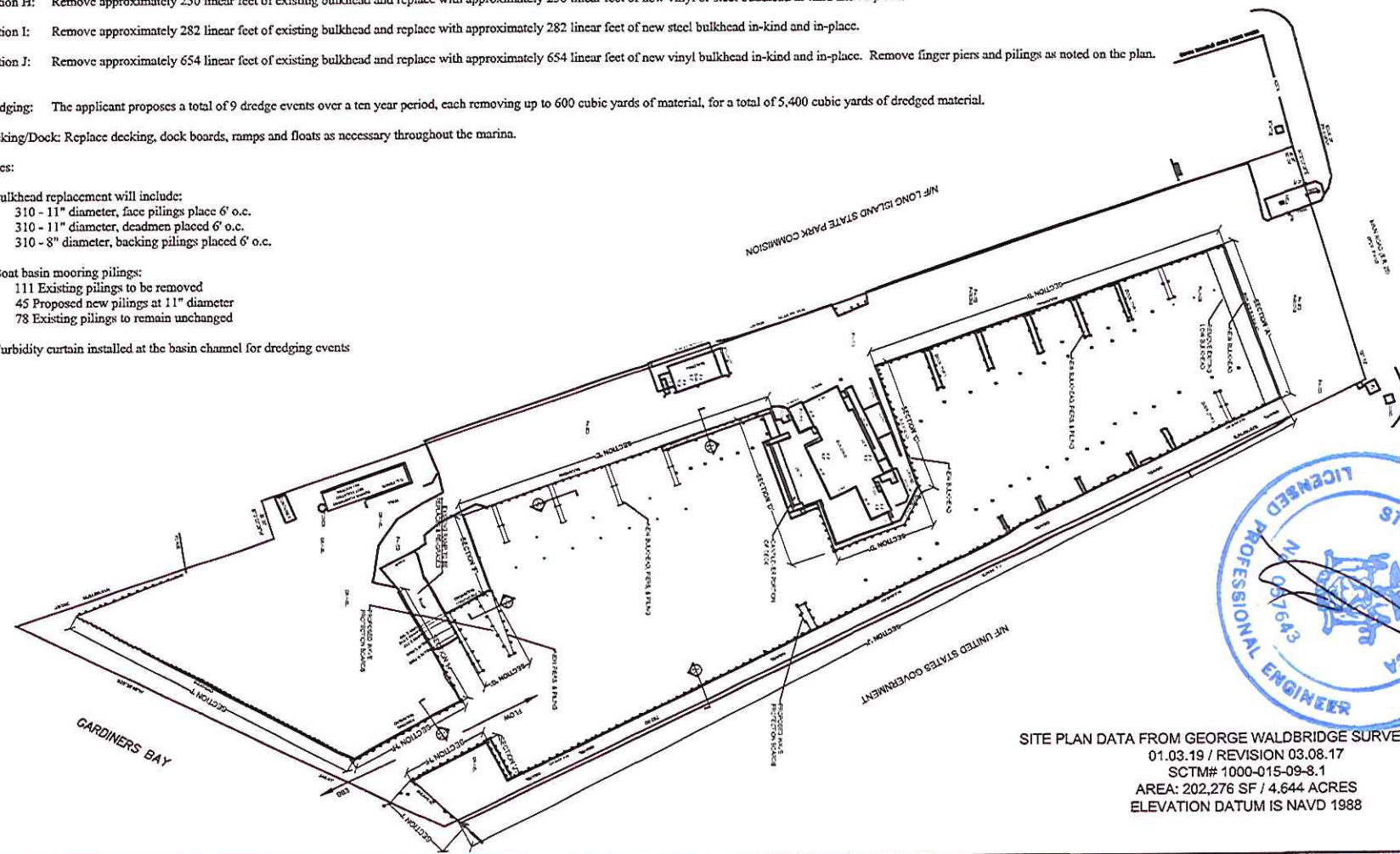
- Section A:** Remove approximately 134 linear feet of existing bulkhead and docks, approximately 120 linear feet of low sill bulkhead, pilings and wave break rocks and replace with approximately 120 linear feet of new vinyl bulkhead in-kind and in-place with a minor modification and expansion in the northeast corner. Install new pilings as noted on the plan.
- Section B:** Remove approximately 271 linear feet of existing bulkhead and docks and replace with 271 linear feet of new vinyl bulkhead in-kind and in-place. Install new pilings as noted on the plan.
- Section C:** Remove approximately 100 linear feet of existing bulkhead and replace with new 100 linear feet of vinyl bulkhead in-kind and in-place.
- Section D:** Remove approximately 200 linear feet of existing bulkhead and replace with new 200 linear feet of vinyl bulkhead in-kind and in-place. Remove approximately 197 linear feet of fixed dock (approximately 1175 sq. ft. of area) and associated pilings. Construct a new deck above the existing deck along the east side of the primary structure, overtop of the existing deck footprint. Install new floating dock assembly (approximately 60 linear feet) with ramps located along the south face of the deck as depicted on the plans.
- Section E:** Remove approximately 223 linear feet of existing bulkhead and replace with approximately 240 linear feet of new vinyl bulkhead in-kind and in-place with a minor modification and expansion in the southwest corner. Remove lower dock sections. Remove and replace finger piers as depicted on the final plan. Install new pilings as noted on the plan.
- Section F:** Remove approximately 72 linear feet of existing bulkhead and replace with approximately 60 linear feet of new vinyl bulkhead in a new configuration with expanded boat basin area (approximately 525 sq. ft. expansion), as depicted on the final plan. Install new pilings as noted on the plan.
- Section G:** Remove approximately 80 linear feet of existing bulkhead and replace with approximately 80 linear feet of new vinyl bulkhead in a new configuration as depicted on the final plan. Remove and replace finger piers with a slightly modified arrangement as depicted on the final plan. Install new pilings as noted on the plan.
- Section H:** Remove approximately 250 linear feet of existing bulkhead and replace with approximately 250 linear feet of new vinyl or steel bulkhead in-kind and in-place.
- Section I:** Remove approximately 282 linear feet of existing bulkhead and replace with approximately 282 linear feet of new steel bulkhead in-kind and in-place.
- Section J:** Remove approximately 654 linear feet of existing bulkhead and replace with approximately 654 linear feet of new vinyl bulkhead in-kind and in-place. Remove finger piers and pilings as noted on the plan.

Dredging: The applicant proposes a total of 9 dredge events over a ten year period, each removing up to 600 cubic yards of material, for a total of 5,400 cubic yards of dredged material.

Docking/Dock: Replace decking, dock boards, ramps and floats as necessary throughout the marina.

Notes:

- Bulkhead replacement will include:
 - 310 - 11" diameter, face pilings placed 6' o.c.
 - 310 - 11" diameter, deadmen placed 6' o.c.
 - 310 - 8" diameter, backing pilings placed 6' o.c.
- Boat basin mooring pilings:
 - 111 Existing pilings to be removed
 - 45 Proposed new pilings at 11" diameter
 - 78 Existing pilings to remain unchanged
- Turbidity curtain installed at the basin channel for dredging events



OF 12 SHEETS

S-5

ADJACENT PROPERTY OWNERS:
ROUNDBEND ANIMAL RESCUE CENTER, PO BOX 848, GREENPORT, NY 11944
635 REMOND AVENUE, WEST BABYLON, NY 11794
TOWN OF SOUTHOLD
NEW YORK STATE

PREPARED BY: S.L. MARSCA & ASSOCIATES
CONSULTING ENGINEERS
HARTFORD BAYS, N.Y. 11946

DATE: 03.05.19

NAME OF PROJECT: GREENT BY THE SEA
LOCATION: 4280 LANTANA ROAD, GREENT LLY, 11947
TOWN OF SOUTHOLD, SUFFOLK COUNTY

APPLICANT: 4000 JUNE LLC
CO-RENT MANAGEMENT LLC
717 FORT AVE, 30TH FLOOR
NEW YORK, NY 10018

PROPOSED SITE PLAN

SCALE: 1"=120'

SHEET

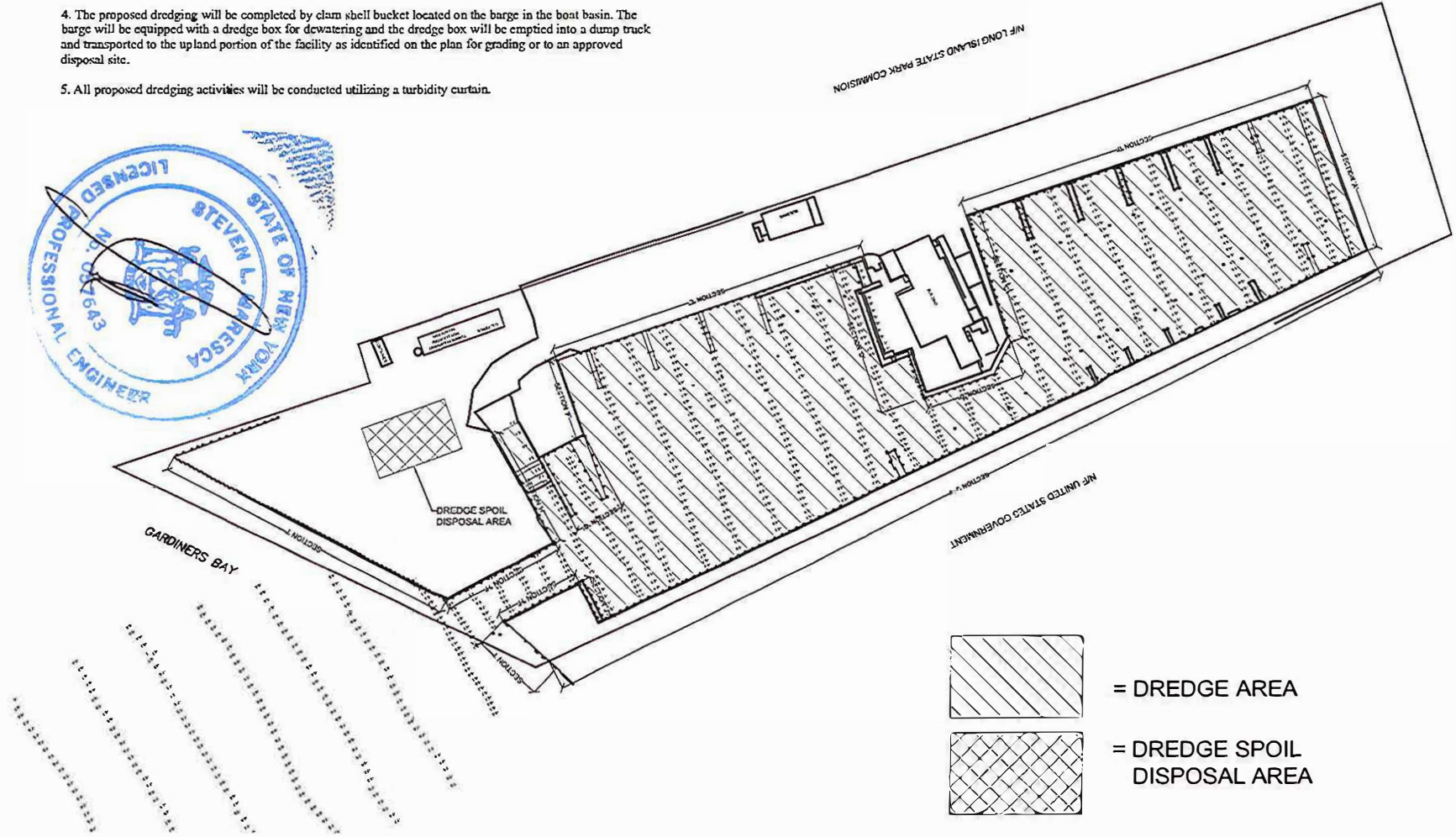
DATE: 03.05.19





SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS , PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988

SCOPE OF DREDGING

1. The applicant proposes a total of 9 dredging events over a ten year period, each removing up to 600 cubic yards of material for a total of 5,400 cubic yards of dredged material.
2. The proposed project will not include over depth dredging. The anticipated dredging will be conducted to a depth of -6' MLW.
3. Dredge spoils will be dewatered on the dredging barge and placed on the upland portion of the facility as identified on the plan or to an approved site.
4. The proposed dredging will be completed by clam shell bucket located on the barge in the boat basin. The barge will be equipped with a dredge box for dewatering and the dredge box will be emptied into a dump truck and transported to the upland portion of the facility as identified on the plan for grading or to an approved disposal site.
5. All proposed dredging activities will be conducted utilizing a turbidity curtain.



 = DREDGE AREA
 = DREDGE SPOIL DISPOSAL AREA

SHEET

S-6

OF 12 SHEETS

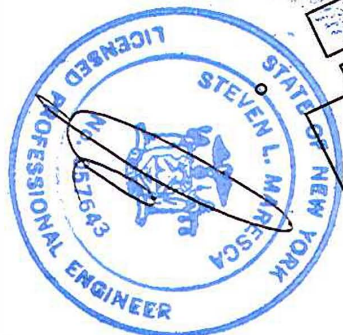
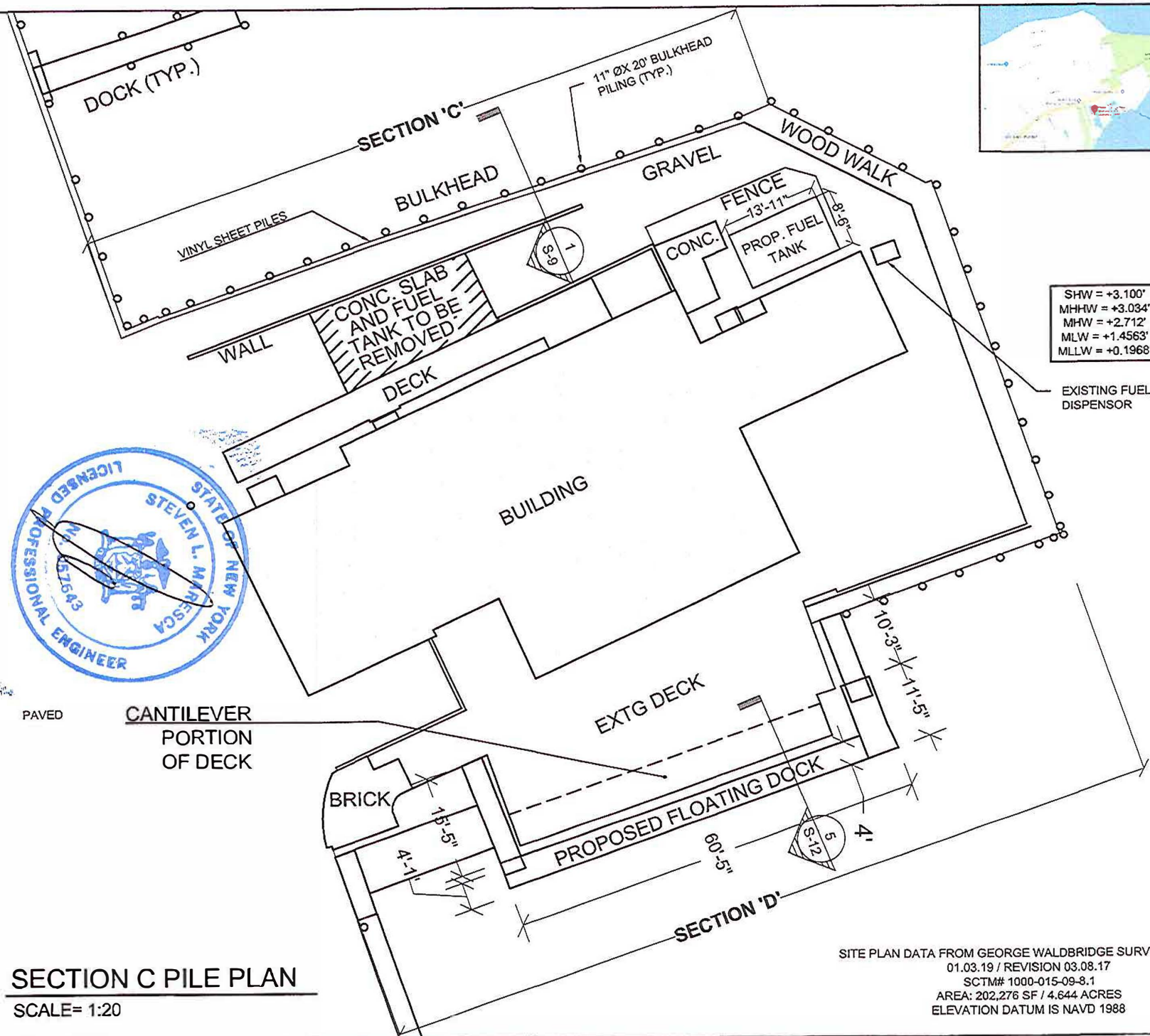
PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
DATUM: NAVD 1988
ADJACENT PROPERTY OWNERS:
FROM ISLAND AVENUE, DECATUR, GA 30030, GEORGIA, 30030
US OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
6358 LUMBERT AVENUE, WEST BARTON, NY 11784
TOWN OF SOUTHOLD
NEW YORK STATE

DREDGING PLAN

SCALE: 1"=120'

PREPARED BY: ST. MARESCA & ASSOCIATES
CONSULTING ENGINEERS
183-04 WEST MONTAUK HIGHWAY SUITE 4A
HAMPTON BAYS, N.Y. 11946

NAME OF PROJECT: ORIENT BY THE SEA
LOCATION: 4200 LUMBERT AVENUE, WEST BARTON, NY 11784
TOWN OF SOUTHOLD, SUFFOLK COUNTY
MAN: JADE BOAT BASIN OFF OF GARDINERS BAY
APPLICANT: 4000 LUMBERT AVENUE, SUITE 4A
WEST BARTON, NY 11784
DATE: 09.05.19



SHEET
S-7
 OF 12 SHEETS

PURPOSE: TO MAINTAINANCE PERMIT FOR EXISTING MARINA FACILITY
DATUM: NAVD 83; ALV 08

ADJACENT PROPERTY OWNERS:
 HUNTERDON AVIATION, INC., PO BOX 825, GREENPORT, NY 11944
 625 HUNTERDON AVE., WEST BARNON, NY 11704
 TOWN OF SOUTHOLD
 NEW YORK STATE

RESTAURANT DETAILS
SCALE AS NOTED

PREPARED BY: S.L. MARASCA & ASSOCIATES
 CONSULTING ENGINEERS
 18304 WEST MONTAUK HIGHWAY SUITE E4
 HAMPTON BAYS, N.Y. 11946

NAME OF PROJECT: ORIGIN BY THE SEA
LOCATION: 40200 MONTAUK ROAD, ORIGIN BY THE SEA
 TOWN OF SOUTHOLD, SUFFOLK COUNTY
 LONG ISLAND, NEW YORK 11947

APPLICANT: 40200 MONTAUK
 COASTAL DEVELOPMENT LLC
 18304 WEST MONTAUK HIGHWAY SUITE E4
 HAMPTON BAYS, NY 11946

DATE: 09.05.19



SHW = +3.100'
 MHHW = +3.034'
 MHW = +2.712'
 MLW = +1.4563'
 MLLW = +0.1968'

SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
 01.03.19 / REVISION 03.08.17
 SCTM# 1000-015-09-8.1
 AREA: 202,276 SF / 4.644 ACRES
 ELEVATION DATUM IS NAVD 1988



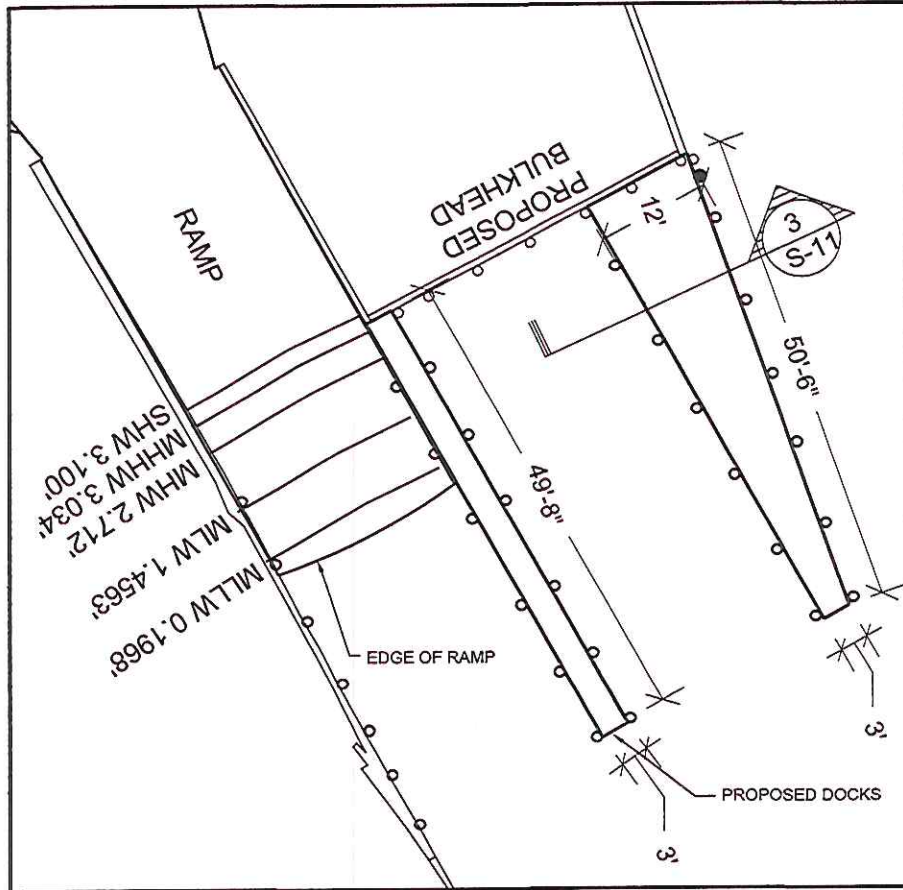
SHEET
 S-8
 OF 12 SHEETS

PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
 DATUM: NAVD 83; ALT: 0.0
 ADJACENT PROPERTY OWNERS:
 PLUMISLAND ANIMAL DISEASE CENTER, PO BOX 848, GREENPORT, NY 11944
 NYS OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
 625 BELMONT AVE, WEST BAYLON, NY 11704
 TOWN OF SOUTHOLD
 NEW YORK STATE

DOCK VIEWS
 SCALE AS NOTED
 PREPARED BY: S.L. MARESCA & ASSOCIATES
 CONSULTING ENGINEERS
 18304 WEST LIONTANER HIGHWAY SUITE E4
 HAUPONT BAYS, N.Y. 11846

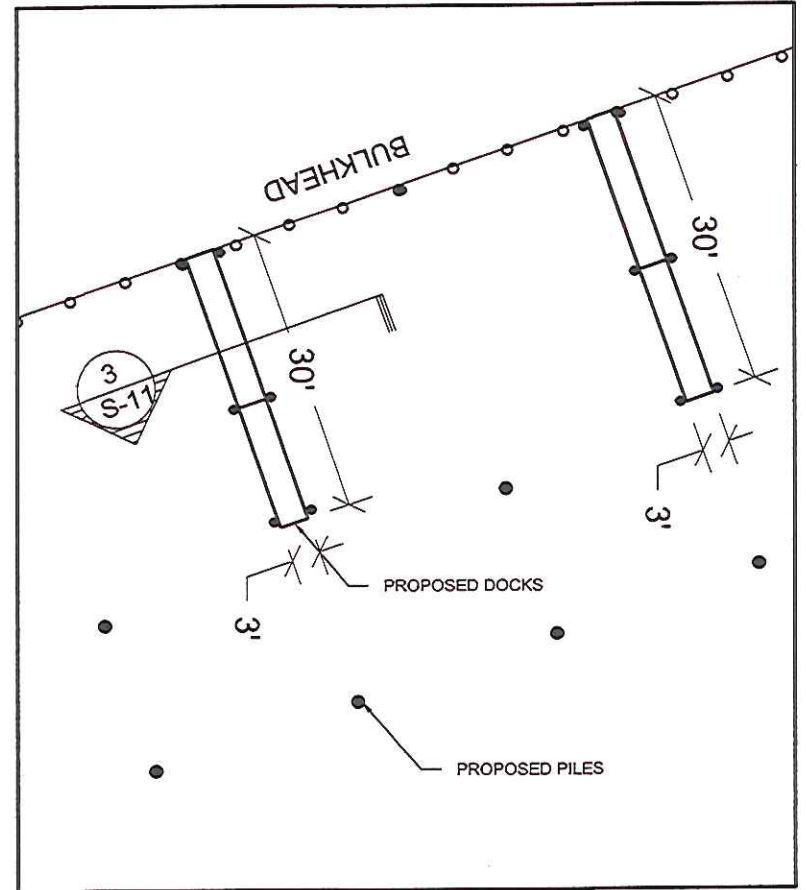
NAME OF PROJECT: ORIGIN BY THE SEA
 LOCATION: 40200 JUAN ROAD, SOUTHOLD, NY 11957
 TOWN OF SOUTHOLD, SUFFOLK COUNTY
 MAY: MADE BOAT BASIN OFF OF GARDENERS BAY
 APPLICANT: 4020 JUAN LLC
 CO. P.O. BOX 1000
 1250 JUAN ROAD
 NEW YORK, NY 10913

DATE: 08.05.19



DOCKS AT RAMP

SCALE= 1:20



TYPICAL FINGER DOCKS ALONG SECTION E

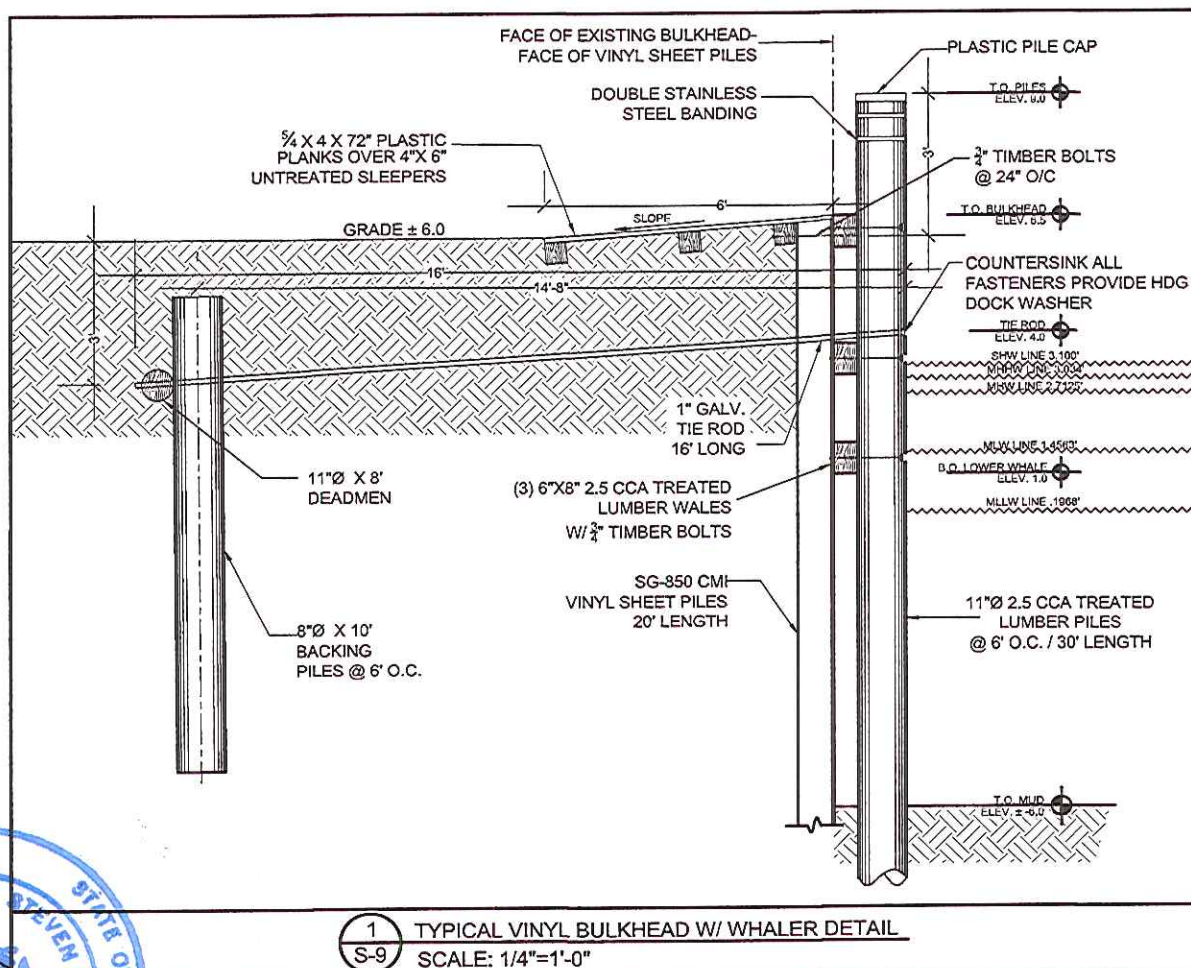
SCALE= 1:20

ALL WOOD TO BE 2.5 CCA TREATED LUMBER
ALL HARDWARE TO BE HOT DIPPED GALVANIZED

SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988



SHW = +3.100'
MHHW = +3.034'
MHW = +2.712'
MLW = +1.4563'
MLLW = +0.1968'



1 S-9 TYPICAL VINYL BULKHEAD W/ WHALER DETAIL
SCALE: 1/4"=1'-0"



PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
DATE: 04/11/17, 04/11/17
ADJACENT PROPERTY OWNERS:
PLANNING AND DESIGN CENTER, PO BOX 848, GREENPORT, NY 11944
635 BUNTON AVE, WEST BABYLON, NY 11794
TOWN OF SOUTHOLD
NEW YORK STATE

REPLACEMENT SECTION
BULKHEAD DETAILS
SCALE AS NOTED
PREPARED BY: EL. MARSCA & ASSOCIATES
CONSULTING ENGINEERS
100 WEST 4TH STREET, SUITE 4
HARTFORD, CT 06103

NAME OF PROJECT: ORIGIN BY THE SEA
LOCATION: 40200 MAIN ROAD, GREENPORT, NY 11944
TOWN OF SOUTHOLD, SUFFOLK COUNTY
MAIN: MADE BOAT BASIN OFF OF GARDENERS BAY
APPLICANT: 40200 MAIN LLC
CO. NAME: 40200 MAIN LLC
100 WEST 4TH STREET, SUITE 4
HARTFORD, CT 06103
NEW YORK, NY 10013

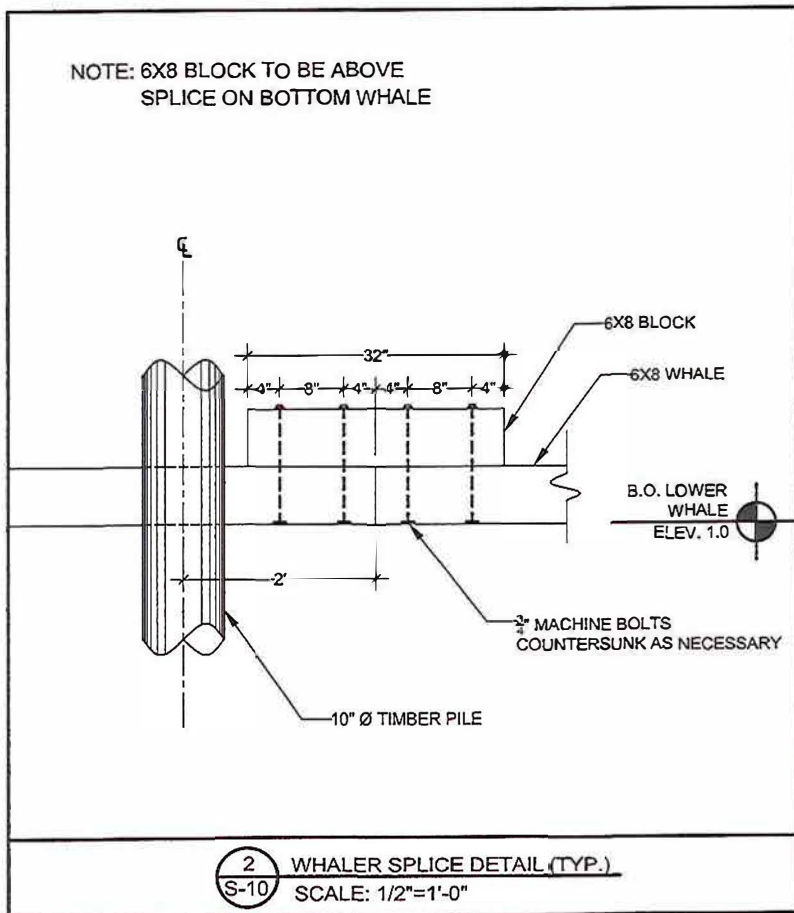
DATE: 09.05.19



SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988

ALL WOOD TO BE 2.5 CCA TREATED LUMBER
ALL HARDWARE TO BE HOT DIPPED GALVANIZED

NOTE: 6X8 BLOCK TO BE ABOVE
SPLICE ON BOTTOM WHALE



SHEET

S-10

OF 12 SHEETS

PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
DATUM: NAVD = 3.4', ALV 0.0
ADJACENT PROPERTY OWNERS:
RUMI ISLAND ANIMAL DISEASE CENTER, PO BOX 843, GREENPORT, NY 11944
NYS OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
635 BELMONT AVE, WEST BASTION, NY 11704
TOWN OF SOUTHOLD
NEW YORK STATE

WHALER SPLICE DETAILS

SCALE AS NOTED

PREPARED BY: S.L. MARESCA & ASSOCIATES
CONSULTING ENGINEERS
18304 WEST MONTAUK HIGHWAY SUITE E4
HAMPTON BAYS, N.Y. 11946

NAME OF PROJECT: GREENTREE SEA
LOCATION: 4000 MARYLAND CREST, N.Y. 11957
TOWN OF SOUTHOLD, SUFFOLK COUNTY
MAY: MADE BOAT BASIN OFF OF GARDENERS BAY
APPLICANT: ARCADIA LLC
100 WEST MONTAUK HIGHWAY SUITE 100
710 PEARLAVE, 30TH FLOOR
NEW YORK, NY 10019

DATE: 09/05/19

ALL WOOD TO BE 2.5 CCA TREATED LUMBER
ALL HARDWARE TO BE HOT DIPPED GALVANIZED

SITE PLAN DATA FROM GEORGE WALDBRIDGE SURVEYORS, PC
01.03.19 / REVISION 03.08.17
SCTM# 1000-015-09-8.1
AREA: 202,276 SF / 4.644 ACRES
ELEVATION DATUM IS NAVD 1988



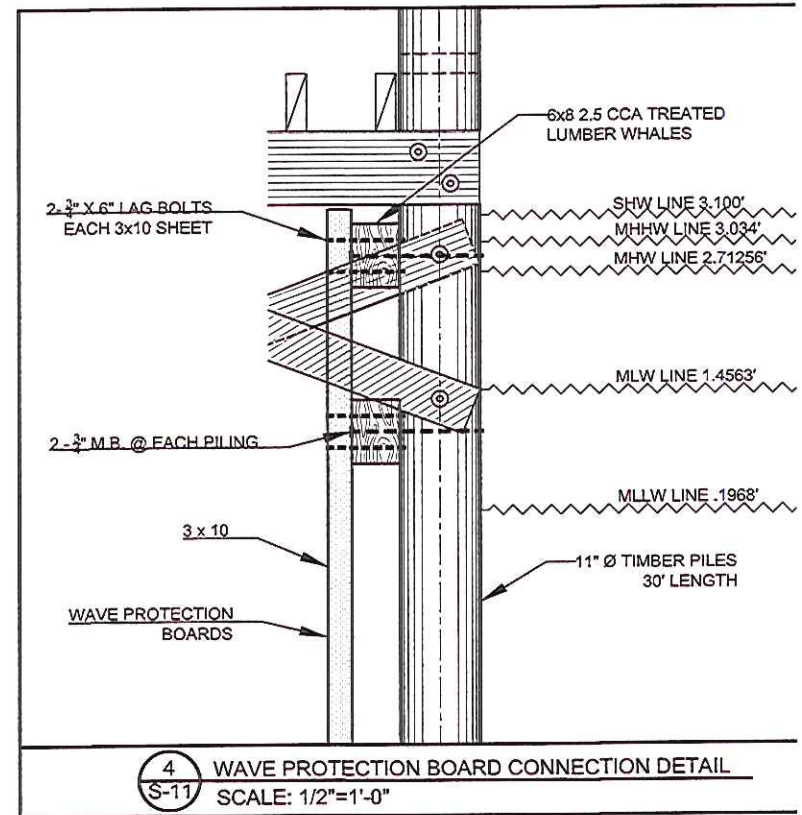
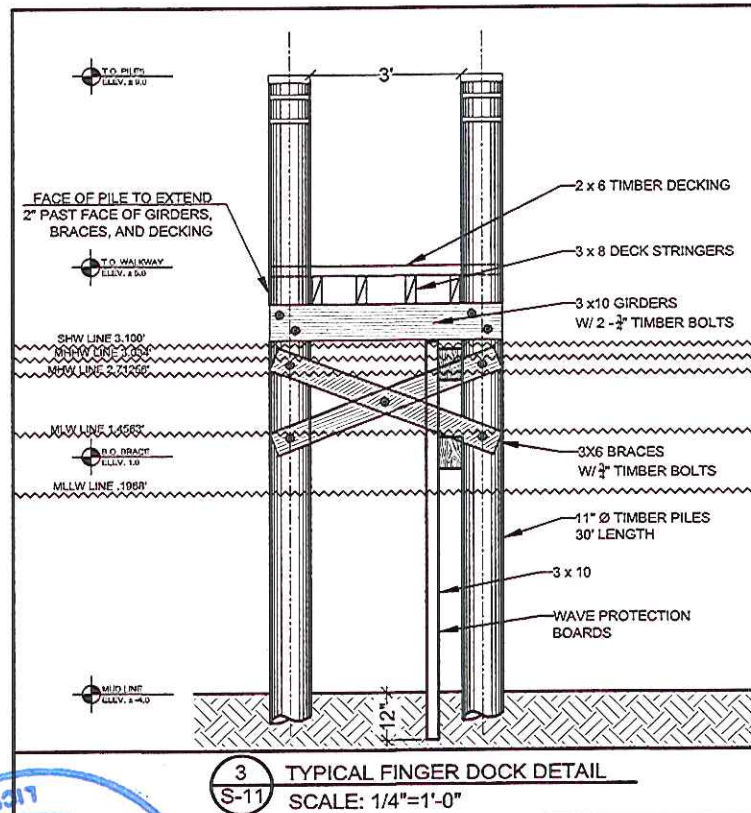
SHW = +3.100'
MHHW = +3.034'
MHW = +2.712'
MLW = +1.4563'
MLLW = +0.1968'

PURPOSE: 10 MAINTENANCE PERMIT FOR EXISTING MARINA FACILITY
DATE: 01/03/19
ADJACENT PROPERTY OWNERS:
HUNTSVILLE MARINA ASSOCIATES, INC. PO BOX 843, GREENPORT, NY 11944
HQS OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
625 SEVING AVENUE, WEST BATHURST, NY 11704
TOWN OF SOUTHOLD
NEW YORK STATE

TYPICAL FINGER DOCK
SCALE AS NOTED
PREPARED BY: S.L. MARSCA & ASSOCIATES
CONSULTING ENGINEERS
18304 WEST MONTANA HIGHWAY SUITE E4
HAYDON BAY, N.Y. 11946

NAME OF PROJECT: ORIGIN BY THE SEA
LOCATION: 40200 MARSH ROAD, GREENPORT, NY 11947
TOWN OF SOUTHOLD, SUFFOLK COUNTY
NAN MADE BOAT BASIN OFF OF GARDENERS BAY
APPLICANT: 40200 MARSH ROAD
GREENPORT, NY 11947
112 FERRY AVE, 30TH FLOOR
NEW YORK, NY 10019

DATE: 09/05/19



01.03.19 / REVISION 03.08.17

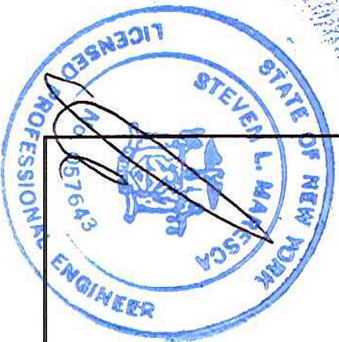
SCTM# 1000-015-09-8.1

AREA: 202,276 SF / 4.644 ACRES

ELEVATION DATUM IS NAVD 1988

SHW = +3.100'
 A1HHW = +3.034'
 A1HW = +2.712'
 A1LW = +1.4563'
 ALLW = +0.1968'

HIGHER PILING BEYOND
 PLASTIC PILE CAP
 ON LOWER PILING
 1/4" X 4" X 48" PLASTIC
 PLANKS OVER 2" X 8"
 STRINGERS @ 12" O.C.
 SHW LINE 3.107
 TIDE LINE 3.000
 MHW LINE 2.715
 MSL LINE 1.658
 PRE-MOLDED PLASTIC FLOAT
 PROPOSED FLOATING
 DOCK DIMENSIONS
 11'-5" X 4'
 80'-5" X 4'
 DREDGE LINE
 EL. -0.0
 MUDLINE
 EL. -3.5
 EXISTING BULKHEAD & ROCK
 BELOW DECK SHOWN SCHEMATICALLY
 PILE GUIDES BOLTED
 TO STRINGER SYSTEM -
 2" CLEARANCE ALL AROUND
 SECTION @ FLOATING DOCK
 SCALE: 1/4"=1'-0"



5 SECTION @ FLOATING DOCK
S-12 SCALE: 1/4"=1'-0"

2.1

OF 12 SHEETS

PURPOSE: 10 DAY TENURE PERMIT FOR EXISTING MARINA FACILITY
DATUM: AHN7=3.4'; ALV00'

ADJACENT PROPERTY OWNERS:
PLINY ISLAND ANIMAL DISEASE CENTER, PO BOX 848, GREENPORT, NY 11944
NY'S OFFICE OF PARKS, RECREATION, & HISTORIC PRESERVATION,
625 BELMONT AVE, WEST BURLINGTON, NY 11794
TOWN OF SOUTHOLD
NEW YORK STATE

FLOATING DOCK SECTION DETAIL

SCALE AS NOTED

PREPARED BY: S.L. MARESCA & ASSOCIATES
CONSULTING ENGINEERS
183-04 WEST HONTAUK HIGHWAY SUITE E4
HAUPTON BAYS, N.Y. 11946

NAME OF PROJECT: ORBIT BY THE SEA
LOCATION: 4200 MANHATTAN RD ORBIT NY 11857

MAN-MADE BOAT BASIN OFF OF GARDNER'S BAY
APPLICANT: 40200 DASH LLC
C/O RINI MANAGEMENT, LLC
712 FIFTH AVE, 30TH FLOOR
MINNEAPOLIS, MN 55402

DATE: 09.05.19