

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-2021-00824-WRY
Issue Date:
Expiration Date:

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: Lighthouse Landing Communities, LLC
50 River Street
Sleepy Hollow, NY 10591

ACTIVITY: Construct new fishing pier and a boat dock with access pier; Discharge 1,000 cubic yards clean sand for beach renourishment.

WATERWAY: Hudson River

LOCATION: Town of Mount Pleasant, Westchester 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 THIS PERMIT APPLICATION MUST BE PREPARED IN WRITING AND E-MAILED TO THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity. Emailed comments must include this public notice's number, NAN-2021-00824-WRY. The email inbox for written comments is: alexandra.ryan@usace.army.mil.

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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 adversely 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 (NRHP), there are no known sites eligible for, or included in, the Register within the permit area. However, the Tarrytown Lighthouse, a NRHP-listed site, is located adjacent to 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

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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 – Excavation and Fill in Navigable Waters
- New York State Department of Environmental Conservation – Docks, Moorings or Platforms

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 Alexandra Ryan, of this office, at alexandra.ryan@usace.army.mil.

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

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

Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Lighthouse Landing Communities, LLC, has requested Department of the Army authorization for the construction of a new fishing pier and boat dock with access pier. Work would also involve the discharge of 1,000 cubic yards of clean sand. The project area is located in the Hudson River, Town of Mount Pleasant, Westchester County, New York.

The work would involve:

Boat Dock and Access Pier

The construction of an 8-foot (ft) wide by 80-ft long fixed timber pier with a 7-ft by 8-ft pierhead supported by sixteen (16) 12-inch (in) diameter timber piles. The project would install a 5-ft wide by 80-ft long gangway, a 10-ft wide by 16-ft long landing float, and an 8-ft wide by 120-ft long floating dock, all secured with twelve (12) 12-in diameter timber piles. Two (2) timber dolphins, consisting of three (3) 12-in diameter piles, would be installed adjacent to the pier for ice deflection.

Fishing Pier

The construction of an 8-ft wide by 35-ft long fixed timber pier with a 10-ft wide by 88-ft long section parallel to the shore and supported by twenty-four (24) 12-in diameter timber piles.

Beach Replenishment

The discharge of 1,000 cubic yards of clean sand over an approximately 12,200 square foot (0.28 acre) area, increasing beach width by 15-ft.

The stated purpose of this project is to provide public access to the waterway and improve recreational areas.

LIGHTHOUSE LANDING COMMUNITIES, LLC WATERFRONT IMPROVEMENTS

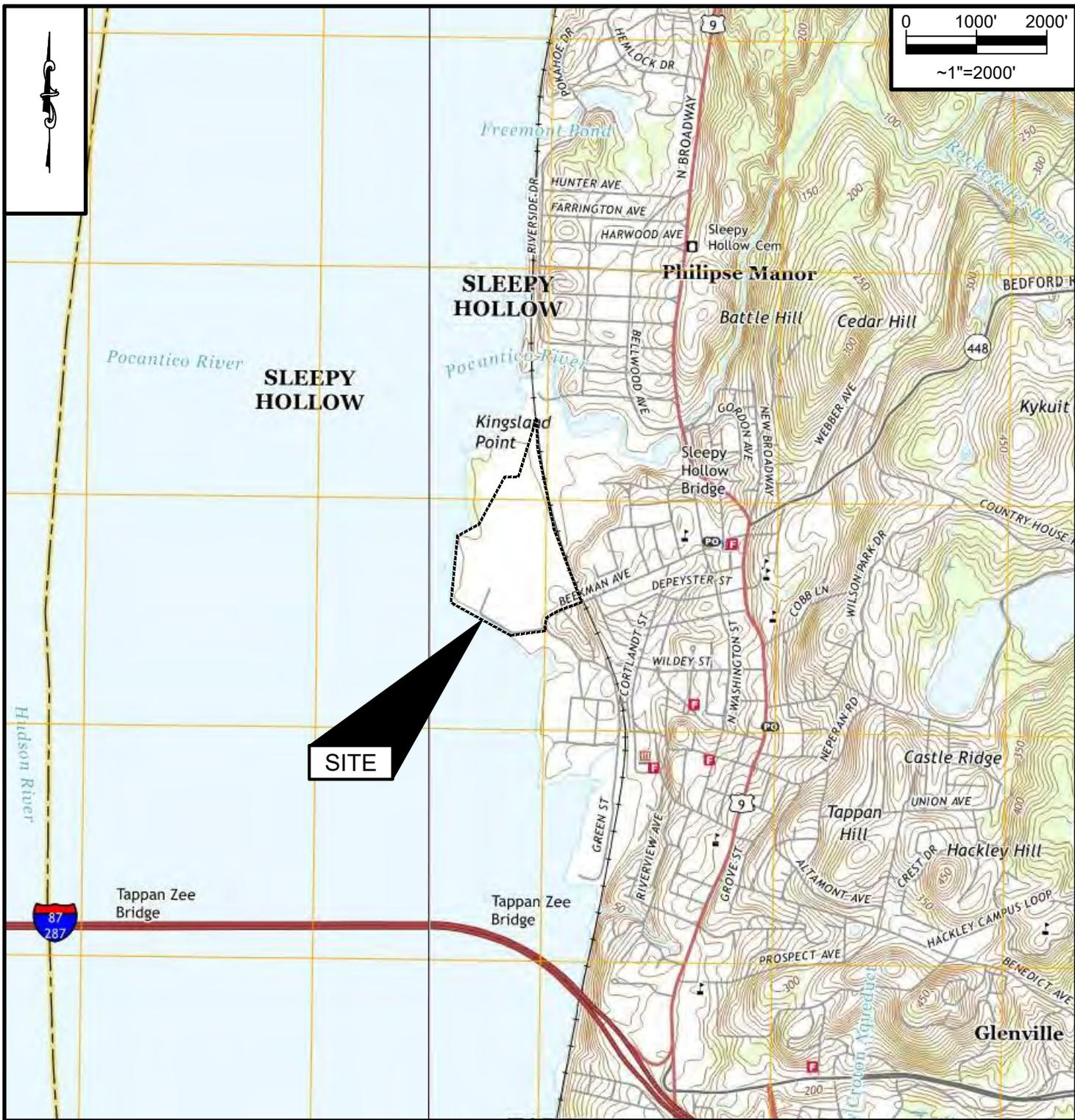
| DRAWING LIST | | | |
|--------------|-----------------------------|---------|---------------------------------|
| DWG No. | DRAWING TITLE | DWG No. | DRAWING TITLE |
| 1 | TITLE SHEET & GENERAL NOTES | 8 | PROPOSED SECTION C-C |
| 2 | VICINITY MAP | 9 | PROPOSED FISHING PIER PLAN |
| 3 | EXISTING SITE PLAN | 10 | PROPOSED SECTION D-D |
| 4 | EXISTING PARTIAL PLAN I | 11 | PROPOSED SECTION E-E |
| 5 | PROPOSED PARTIAL PLAN | 12 | 3-PILE TIMBER DOLPHIN ELEVATION |
| 6 | PROPOSED BOAT DOCK PLAN | 13 | EXISTING PARTIAL PLAN II |
| 7 | PROPOSED SECTION A-A | 14 | PROPOSED PARTIAL PLAN II |
| 8 | PROPOSED SECTION B-B | 15 | EXISTING & PROPOSED SECTION F-F |

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE FOR REGULATORY REVIEW ONLY.
2. VICINITY MAP TAKEN FROM USGS TOPOGRAPHIC NYACK QUADRANGLE, NEW YORK - NEW JERSEY, 7.5-MINUTE SERIES, NYACK, NY, NJ 2019 & WHITE PLAINS QUADRANGLE, NEW YORK - WESTCHESTER COUNTY, 7.5-MINUTE SERIES, WHITE PLAINS, NY 2019 .
3. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), UNLESS NOTED OTHERWISE.
4. SITE INFORMATION TAKEN FROM A DRAWING TITLED, " PARTIAL TOPOGRAPHIC SURVEY, EDGE ON HUDSON", DATED 04-01-2020 AND PREPARED BY CONTROL POINT ASSOCIATES, INC.
5. SUPPLEMENTARY INFORMATION OBTAINED BY RACE COASTAL ENGINEERING, P.C. ON 6/29/2020 AND ONLY REPRESENT THE SITE CONDITIONS AT THAT TIME.
6. HYDROGRAPHIC SURVEY PERFORMED BY RACE COASTAL ENGINEERING, P.C. ON 4/21/2016 AND CAN ONLY REPRESENT CONDITIONS EXISTING AT THAT TIME.
7. TIDAL ELEVATION DATA PER NOAA STATION 8518924, HAVERSTRAW BAY, NY.

| PROJECT TIDAL ELEVATIONS: | |
|-------------------------------|--------------|
| DATUM | NAVD 88 (FT) |
| MEAN HIGHER HIGH WATER (MHHW) | +2.0 |
| MEAN HIGH WATER (MHW) | +1.8 |
| NAVD 88 | 0.0 |
| MEAN LOW WATER (MLW) | -1.7 |

| | | | | |
|--|--|--|-------------------------|-----------------------------------|
|  <p>611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com</p> | Prepared For: LIGHTHOUSE LANDING COMMUNITIES, LLC 50 RIVER STREET SLEEPY HOLLOW, NY 10593 | SEAL: | Date: 7-13-2021 | Rev.: |
| | Project: EDGE-ON-HUDSON WATERFRONT IMPROVEMENT 199 BEEKMAN AVENUE VILLAGE OF SLEEPY HOLLOW, NY 10591 |  | Drawn By: CLW | Checked By: SCS |
| | | | Datum: NAVD88 | Scale: NONE |
| | | | Project No.: 2020054 | Drawing No.: 1 of 16 |
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VICINITY MAP

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COASTAL ENGINEERING

611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For:
LIGHTHOUSE LANDING COMMUNITIES, LLC
50 RIVER STREET
SLEEPY HOLLOW, NY 10593

Project:
EDGE-ON-HUDSON
WATERFRONT IMPROVEMENT
199 BEEKMAN AVENUE
VILLAGE OF SLEEPY HOLLOW, NY 10591

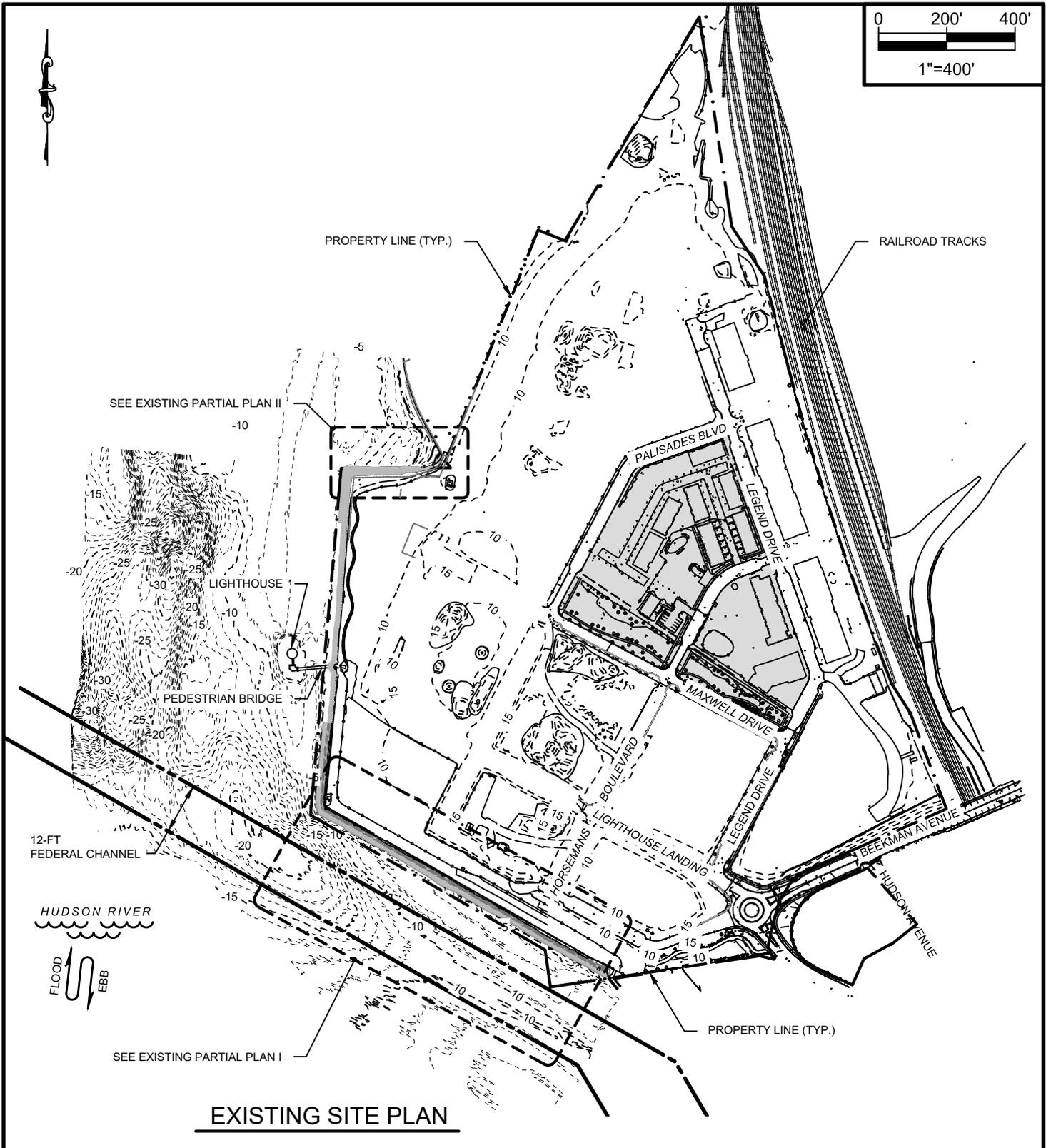
SEAL:

STATE OF NEW YORK
AZURE DEE SLEIGHT
LICENSED PROFESSIONAL ENGINEER
090426

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| Drawn By: | CLW | Checked By: | SCS |
| Datum: | NAVD88 | Scale: | 1"=2000' |
| Project No.: | 2020054 | Drawing No.: | 2 of 16 |

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Tel: 203-377-0663 racecoastal.com

Prepared For:
LIGHTHOUSE LANDING COMMUNITIES, LLC
50 RIVER STREET
SLEEPY HOLLOW, NY 10593

Project:
**EDGE-ON-HUDSON
WATERFRONT IMPROVEMENT**
199 BECKMAN AVENUE
VILLAGE OF SLEEPY HOLLOW, NY 10591

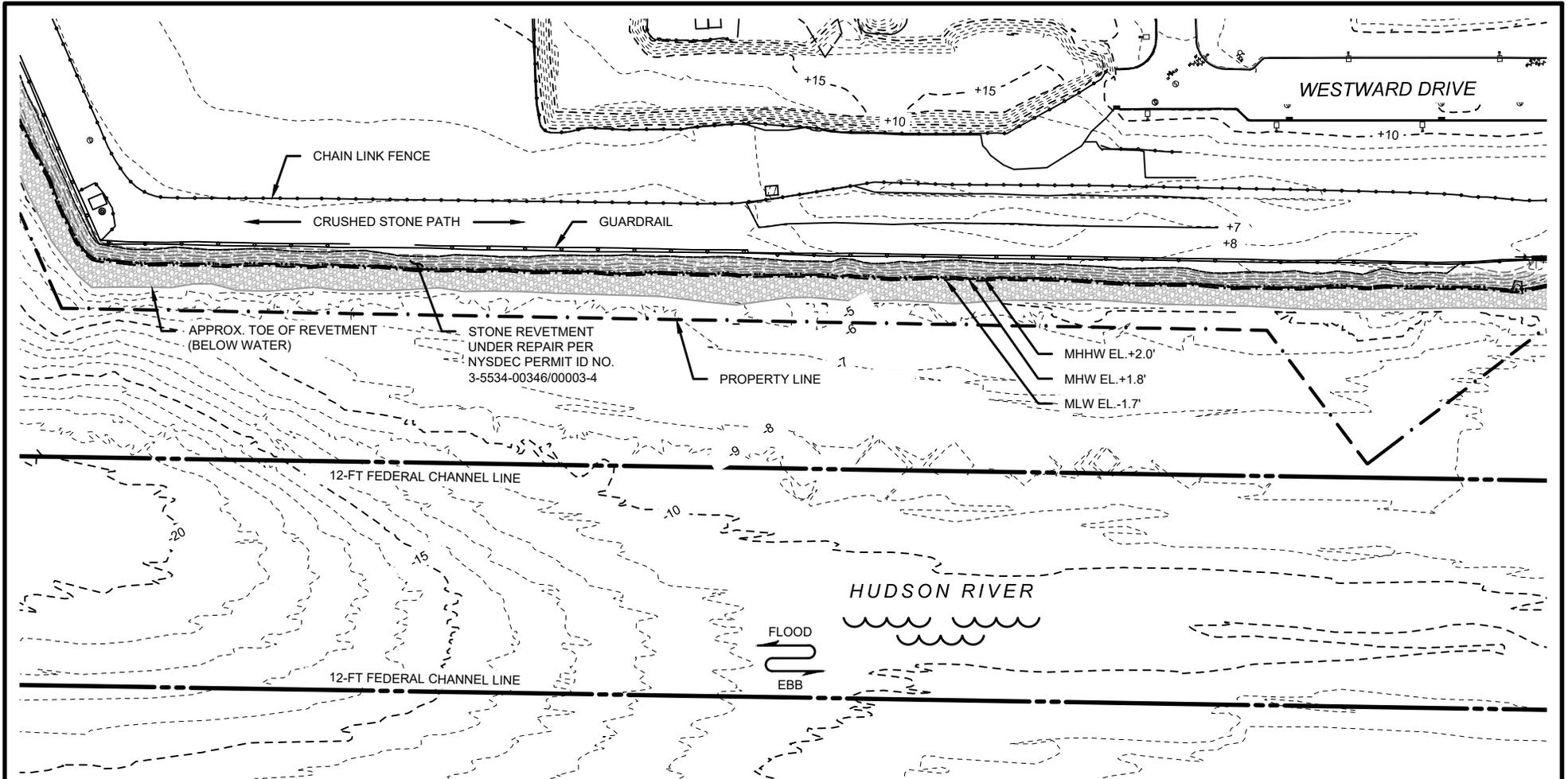
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AZURE DEE SLEIGHT
090426
LICENSED PROFESSIONAL ENGINEER

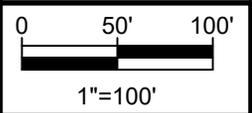
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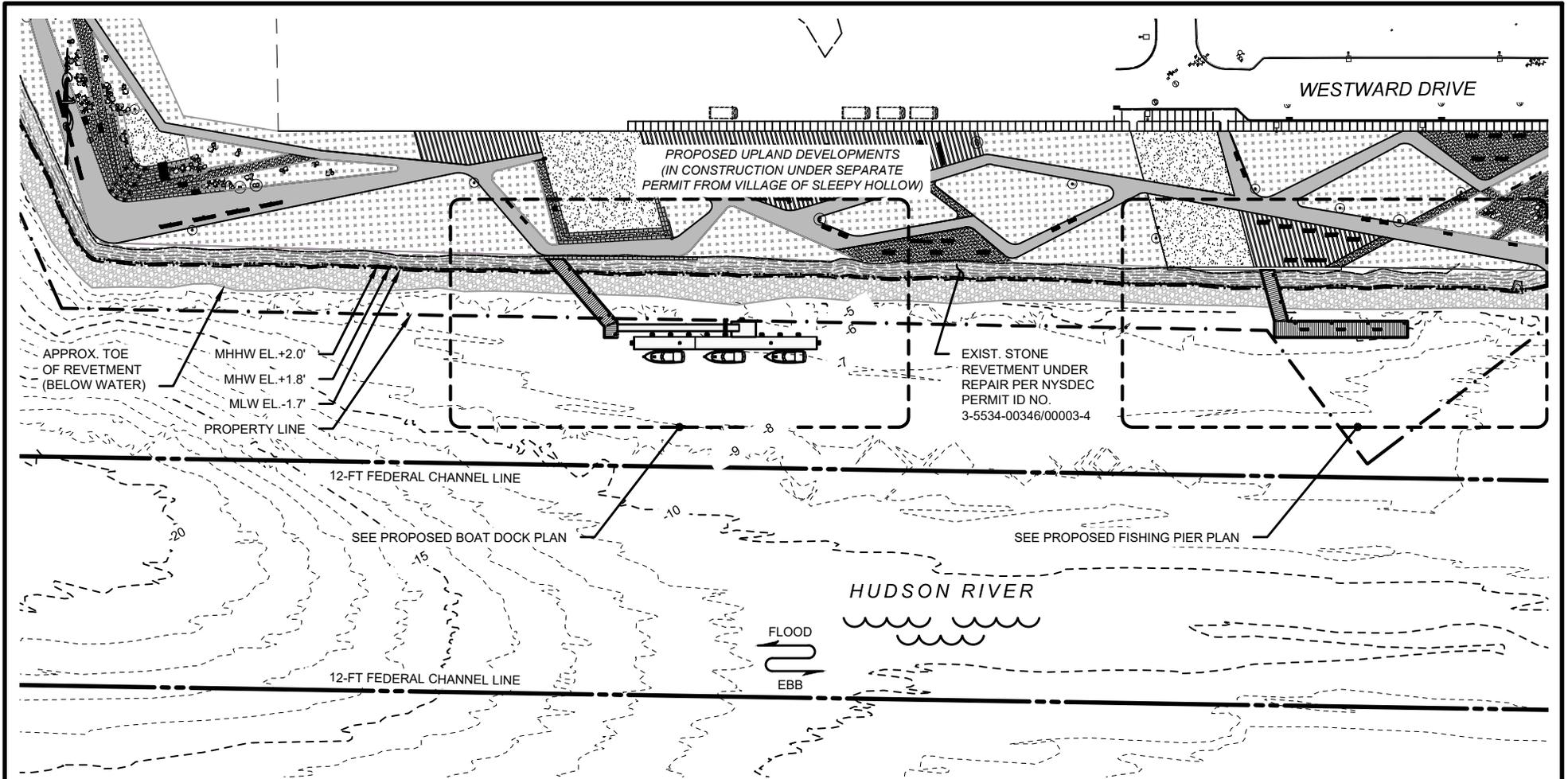
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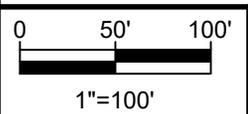
EXISTING PARTIAL PLAN I

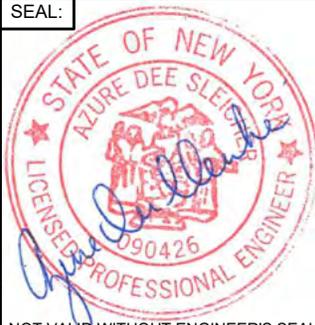


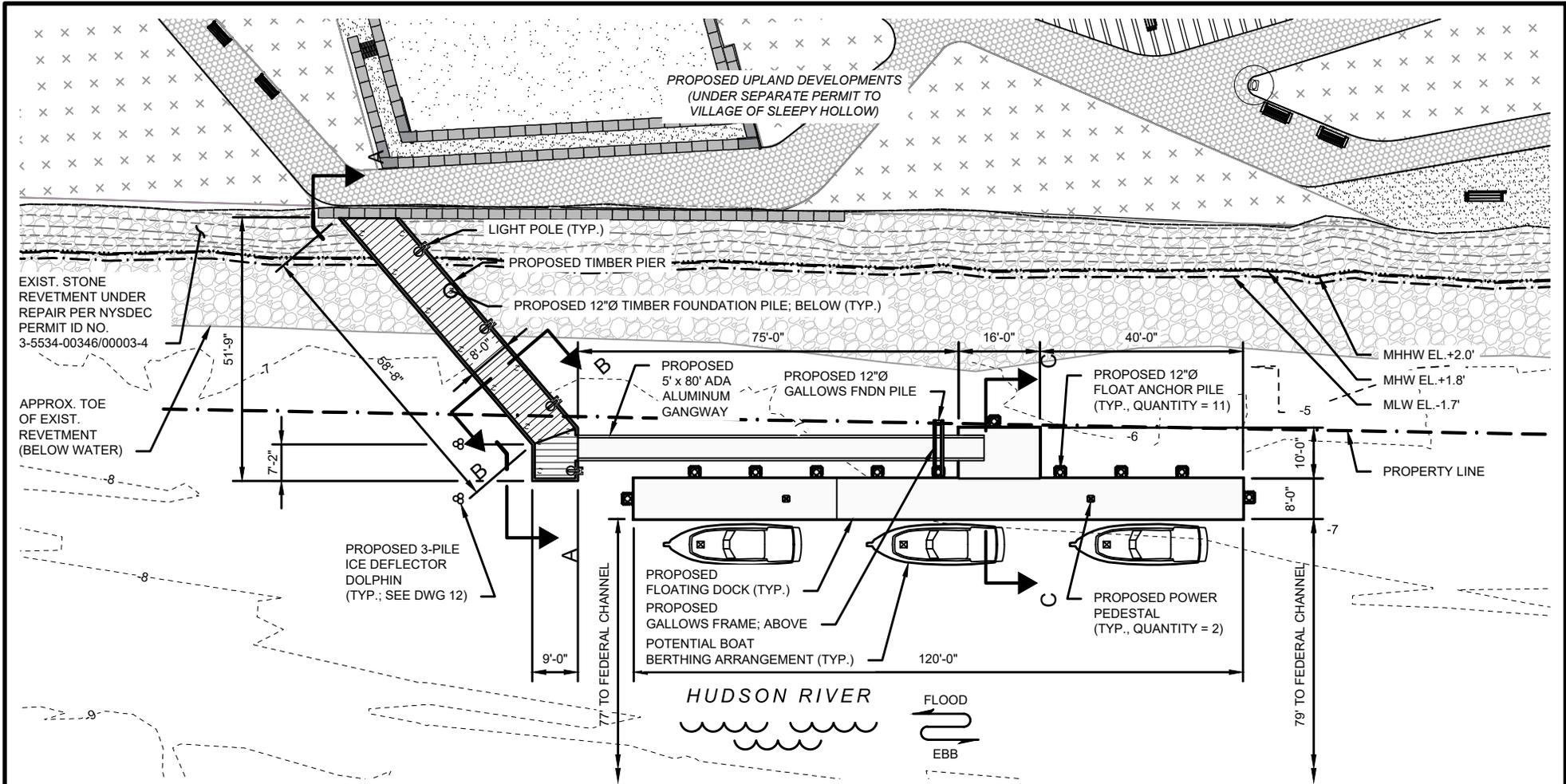
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| | | | 2020054 | 4 of 16 |



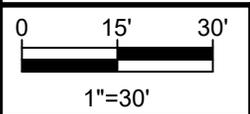
PROPOSED PARTIAL PLAN I



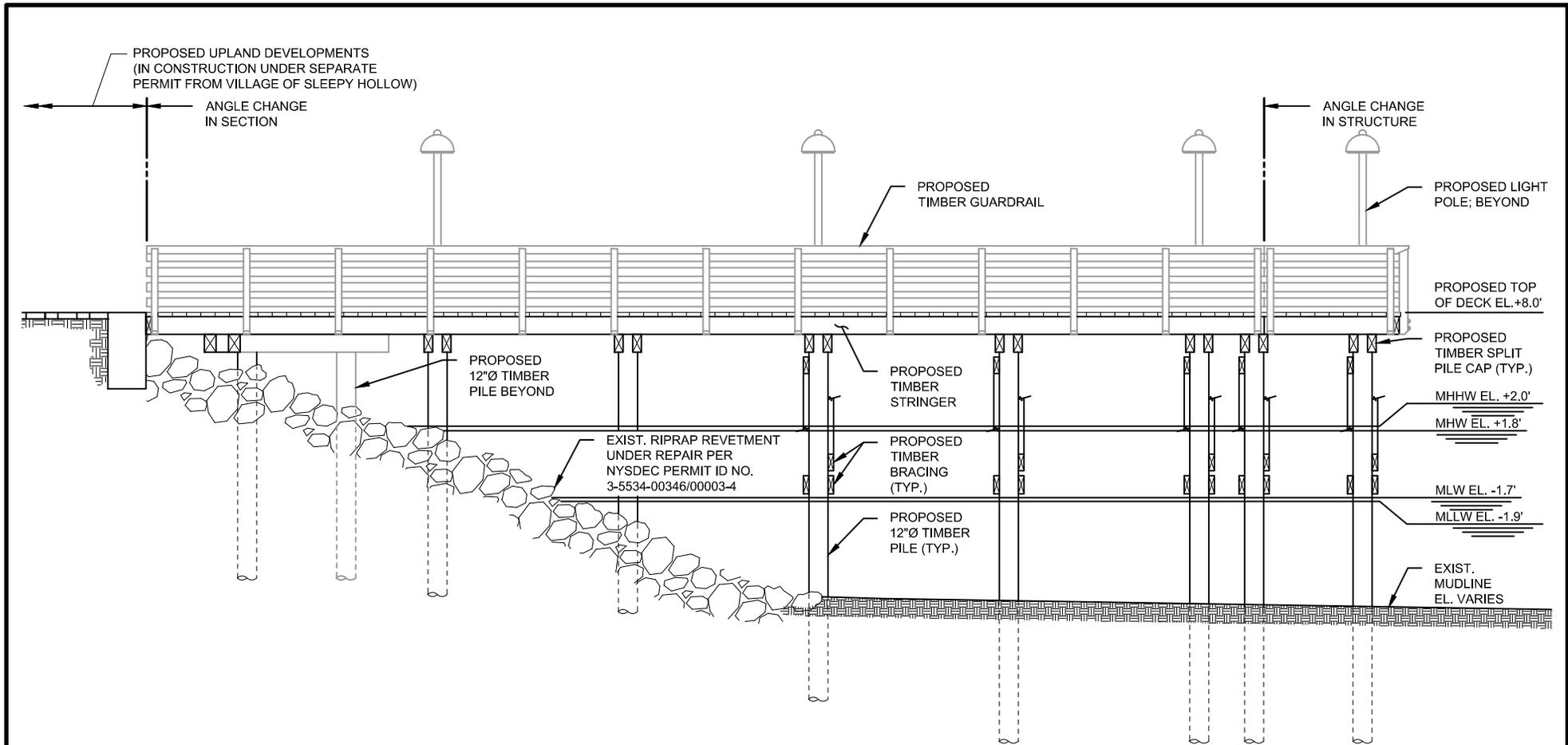
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| | Project: EDGE-ON-HUDSON WATERFRONT IMPROVEMENT 199 BEEKMAN AVENUE VILLAGE OF SLEEPY HOLLOW, NY 10591 | Drawn By: CLW | Checked By: SCS | 7-13-2021 |
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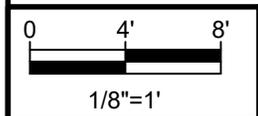
PROPOSED BOAT DOCK PLAN

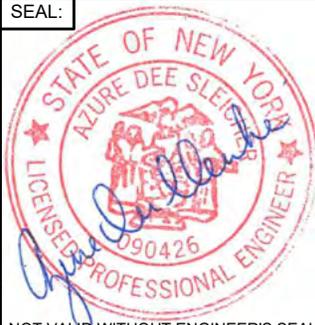


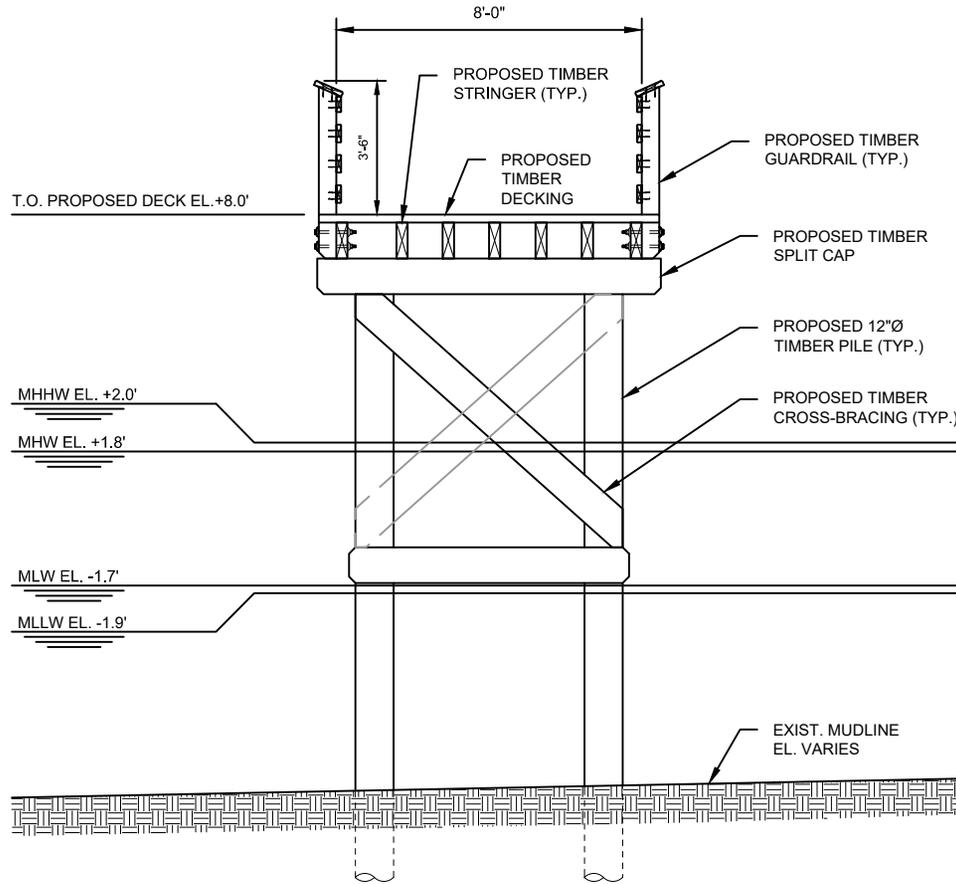
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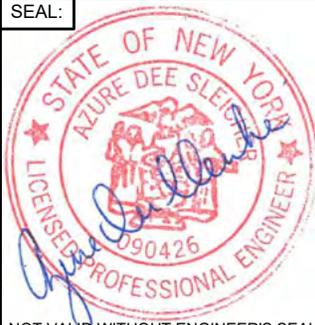
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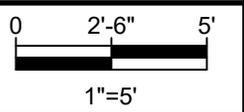


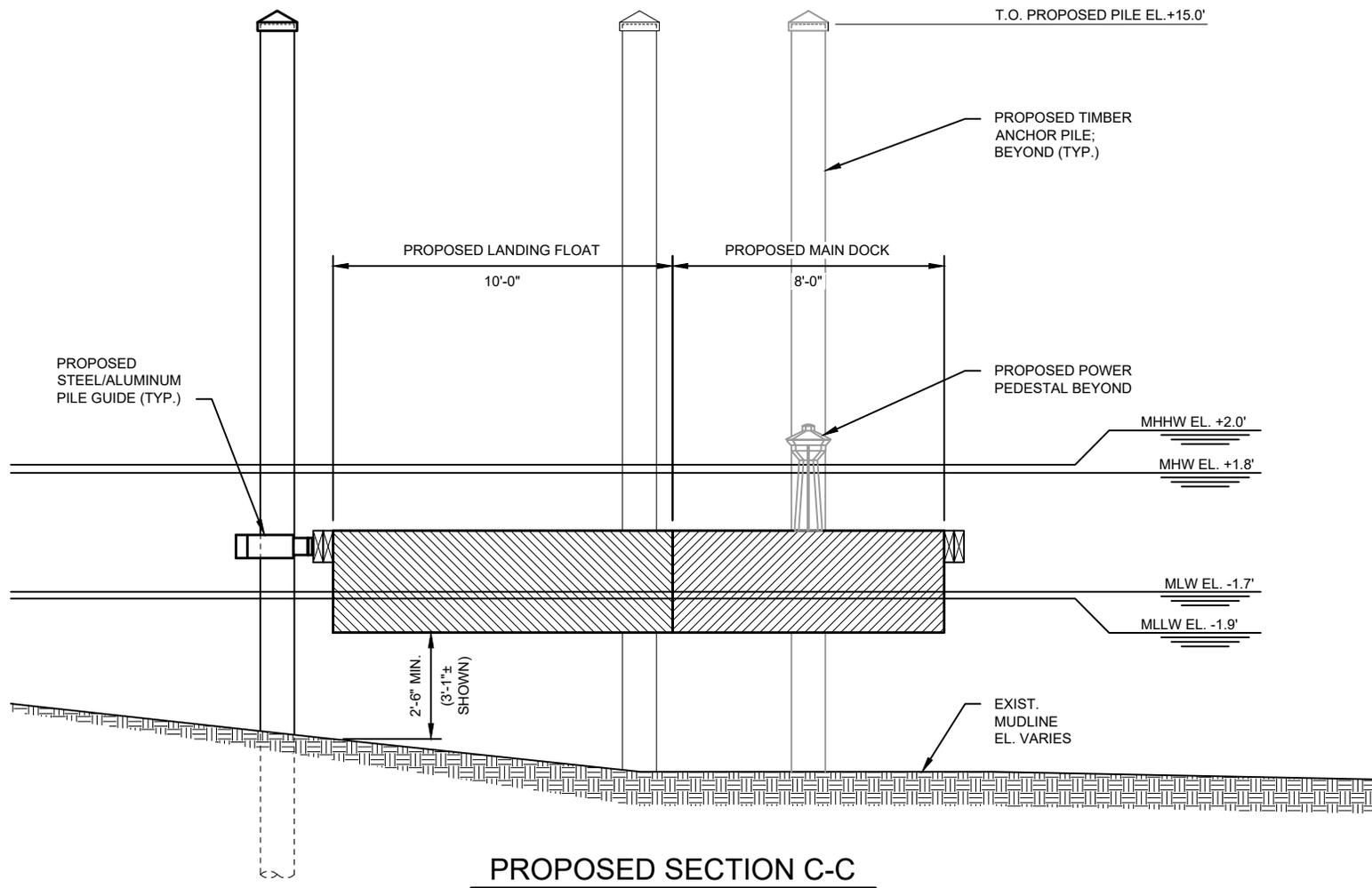
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| | <p>Project: EDGE-ON-HUDSON WATERFRONT IMPROVEMENT 199 BEEKMAN AVENUE VILLAGE OF SLEEPY HOLLOW, NY 10591</p> | <p>Drawn By: CLW</p> | <p>Checked By: SCS</p> | <p>Datum: NAVD88</p> |
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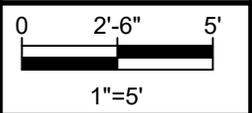
PROPOSED SECTION B-B

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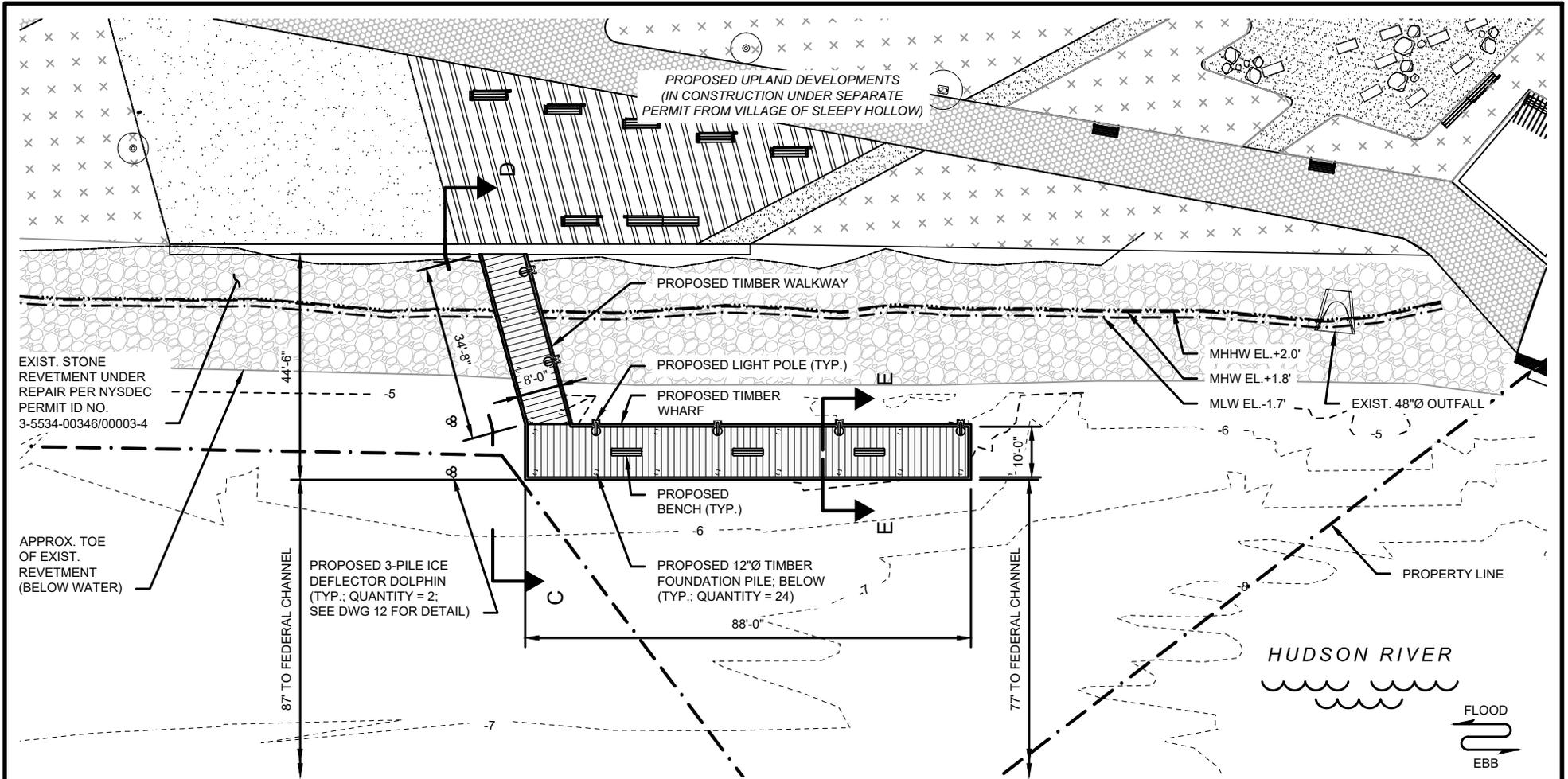




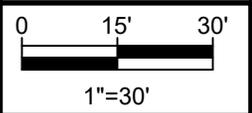
PROPOSED SECTION C-C



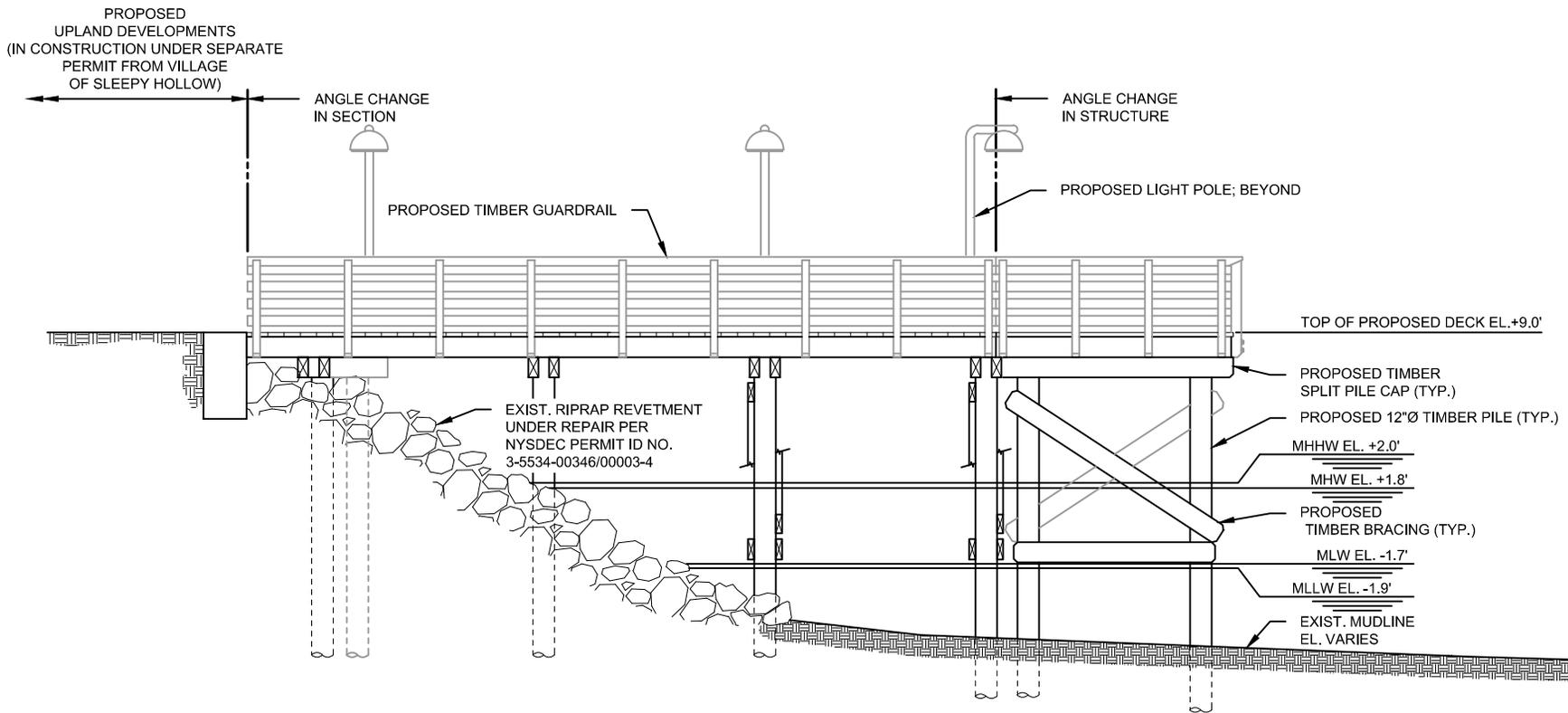
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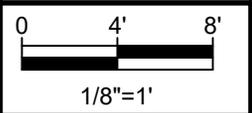
PROPOSED FISHING PIER PLAN



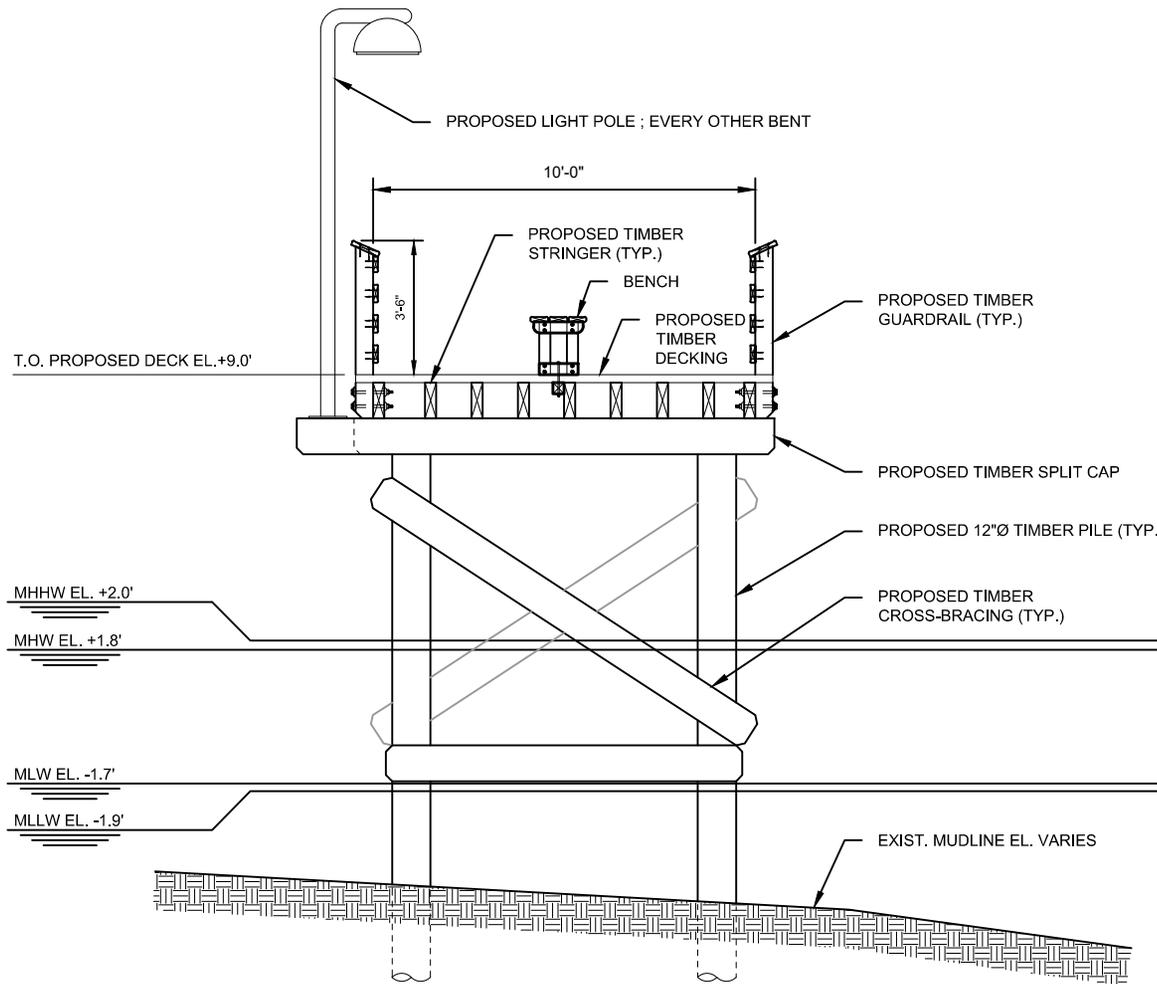
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| | Project: EDGE-ON-HUDSON WATERFRONT IMPROVEMENT 199 BEEKMAN AVENUE VILLAGE OF SLEEPY HOLLOW, NY 10591 | Drawn By: CLW | Checked By: SCS | Datum: NAVD88 |
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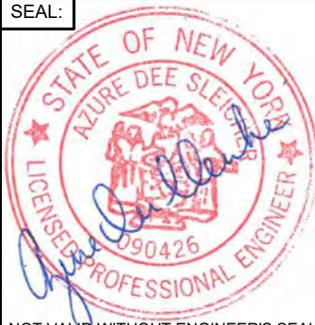
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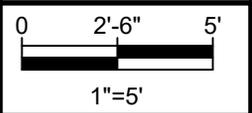


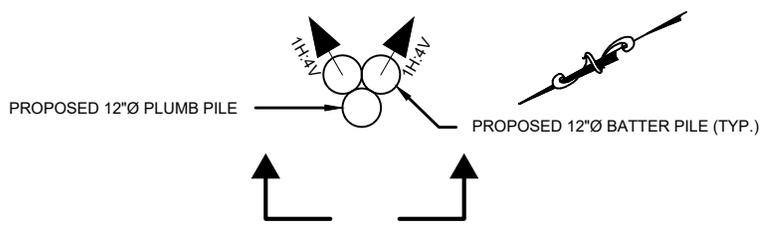
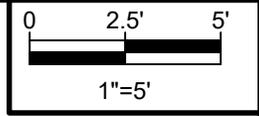
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| | NOT FOR CONSTRUCTION FOR REGULATORY REVIEW ONLY | Datum: NAVD88 | Scale: 1/8"=1' | | |
| | NOT VALID WITHOUT ENGINEER'S SEAL | Project No.: 2020054 | Drawing No.: 11 of 16 | | |



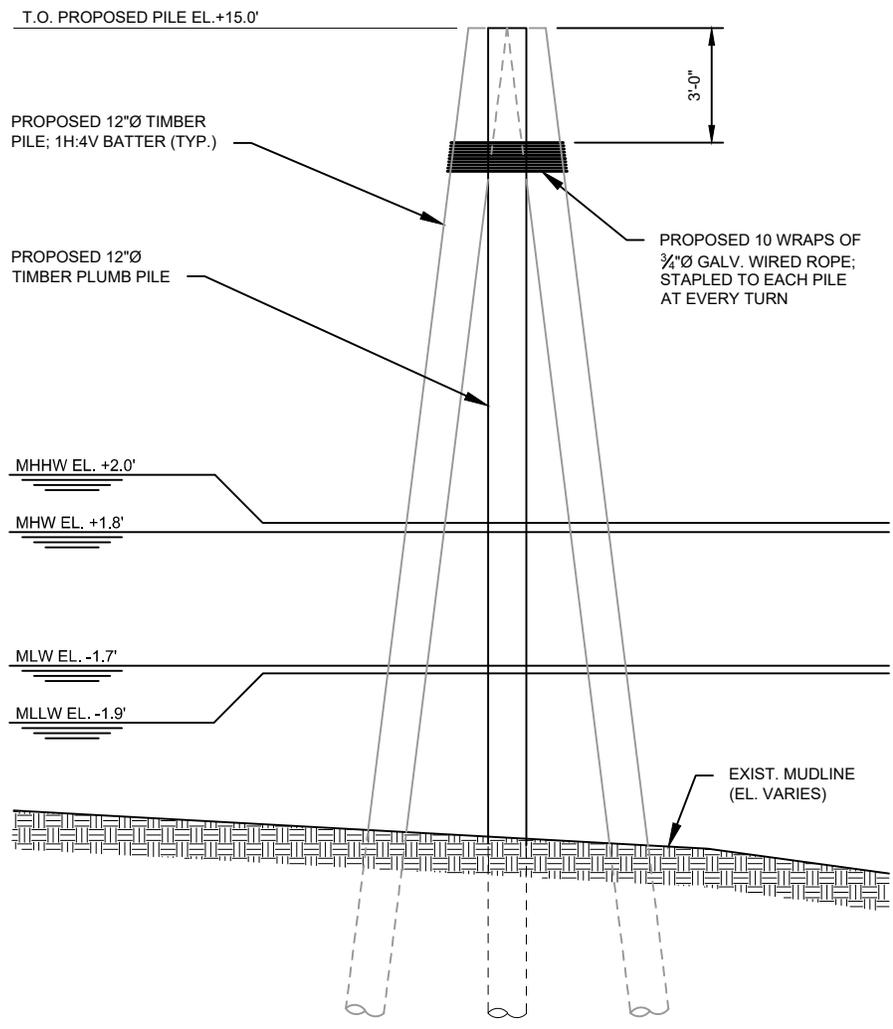
PROPOSED SECTION E-E

| | | | | | |
|--|---|--|-----------------------------------|--------------|--------|
|  <p>611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com</p> | Prepared For: LIGHTHOUSE LANDING COMMUNITIES, LLC 50 RIVER STREET SLEEPY HOLLOW, NY 10593 | SEAL:  | Date: | Rev.: | |
| | Project: EDGE-ON-HUDSON WATERFRONT IMPROVEMENT 199 BEEKMAN AVENUE VILLAGE OF SLEEPY HOLLOW, NY 10591 | Drawn By: CLW | Checked By: SCS | 7-13-2021 | |
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| | | | | NAVD88 | 1"=5' |
| | | | Project No.: | Drawing No.: | |
| | | | 2020054 | 12 of 16 | |





3-PILE TIMBER DOLPHIN PLAN



3-PILE TIMBER DOLPHIN ELEVATION

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Prepared For:
LIGHTHOUSE LANDING COMMUNITIES, LLC
50 RIVER STREET
SLEEPY HOLLOW, NY 10593

Project:
**EDGE-ON-HUDSON
WATERFRONT IMPROVEMENT**
199 BEEKMAN AVENUE
VILLAGE OF SLEEPY HOLLOW, NY 10591

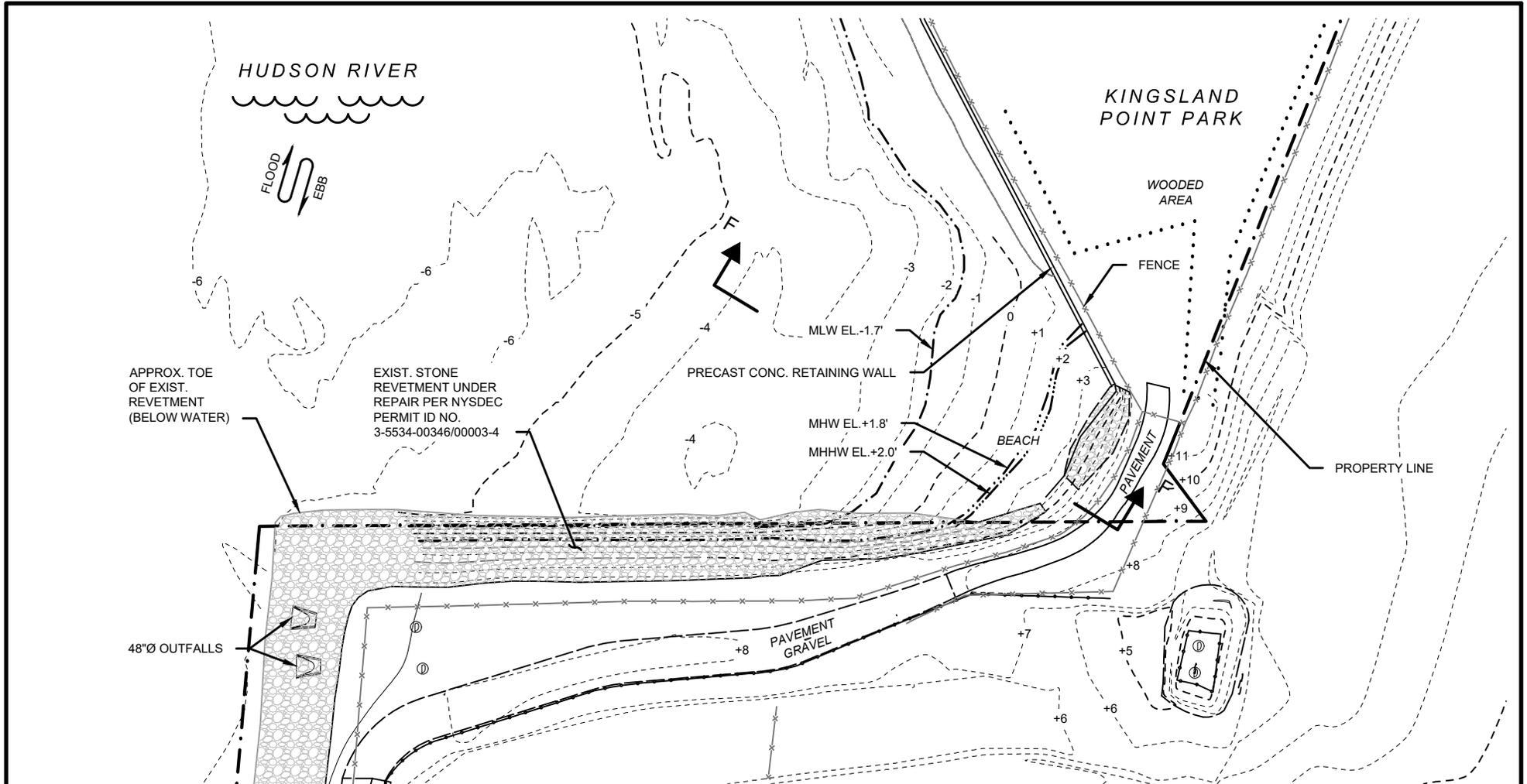
SEAL:

STATE OF NEW YORK
AZURE DEE SLEIGHT
LICENSED PROFESSIONAL ENGINEER
090426

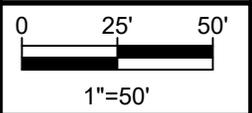
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| Date: | 7-13-2021 | Rev.: | |
| Drawn By: | CLW | Checked By: | SCS |
| Datum: | NAVD88 | Scale: | 1"=5' |
| Project No.: | 2020054 | Drawing No.: | 13 of 16 |

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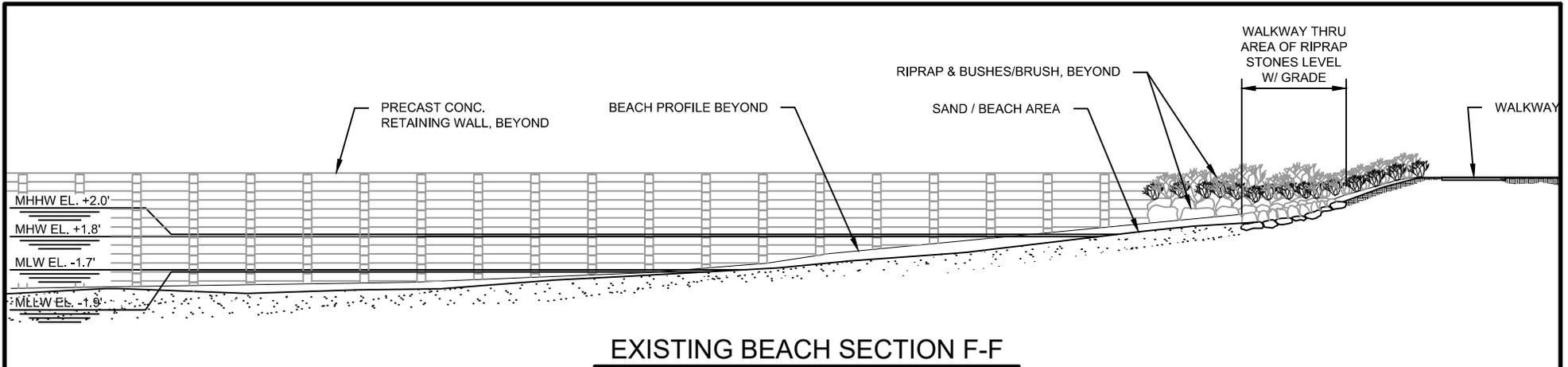
NOT VALID WITHOUT ENGINEER'S SEAL



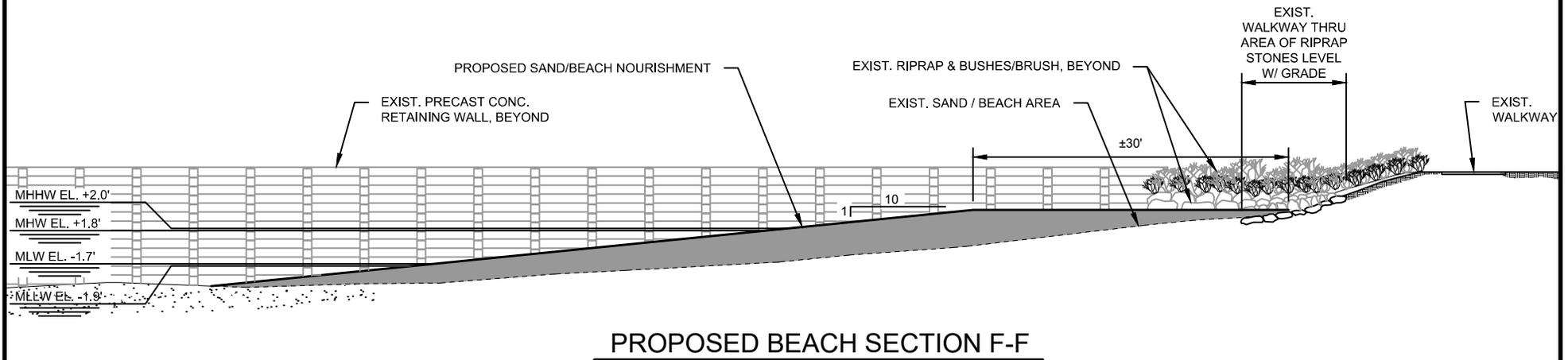
EXISTING PARTIAL PLAN II



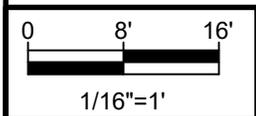
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|  <p>611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com</p> | Prepared For: LIGHTHOUSE LANDING COMMUNITIES, LLC 50 RIVER STREET SLEEPY HOLLOW, NY 10593 | SEAL:  | Date: | Rev.: |
| | Project: EDGE-ON-HUDSON WATERFRONT IMPROVEMENT 199 BEEKMAN AVENUE VILLAGE OF SLEEPY HOLLOW, NY 10591 | Drawn By: CLW | Checked By: SCS | 7-13-2021 |
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| | | | NAVD88 | 1"=50' |
| | | | Project No.: | Drawing No.: |
| | | | 2020054 | 14 of 16 |



EXISTING BEACH SECTION F-F



PROPOSED BEACH SECTION F-F



| | | | | | |
|--|---|--|-----------------------------------|--------------|-------------|
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| | | | | CLW | SCS |
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| | | | NAVD88 | 1/16"=1' | |
| | | | Project No.: | Drawing No.: | |
| | | | 2020054 | 16 of 16 | |