

# PUBLIC NOTICE

U.S. Army Corps  
of Engineers

New York District, CENAN-OP-RU

Upstate Regulatory Field Office

1 Buffington Street, Bldg. 10, 3<sup>rd</sup> Fl. North

Watervliet, New York 12189-4000

**In replying refer to:**

Public Notice Number: NAN-2021-00412-UCO

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). The purpose of this notice is to solicit comments and recommendations from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties so that we may consider and evaluate the impacts for the work described below and determine whether to issue, modify, condition, or deny a Department of the Army permit.

**APPLICANT:** Bridgeview Harbour LLC, d/b/a Bridgeview Harbour Marina  
54 Harbour Lane  
Port Henry, New York 12974

**ACTIVITY:** The maintenance of structures as previously placed, and the accomplishment of new work, including placement of new moorings, in navigable waters of the United States to expand an existing marina with associated docking facilities and services.

**WATERWAY:** Lake Champlain (Richelieu River watershed)

**LOCATION:** Town of Moriah, Essex 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 THE ATTENTION OF John Connell AT THE ABOVE ADDRESS, OR SENT VIA ELECTRONIC MAIL TO [john.r.connell@usace.army.mil](mailto:john.r.connell@usace.army.mil), TO REACH THIS OFFICE BY 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.

According to the list of Federally-listed species on the Information for Planning and Consultation website for the New York Field Office of the U.S. Fish and Wildlife Service, the Indiana bat (*Myotis sodalis*), a Federally endangered species, and Northern Long-eared bat (*Myotis septentrionalis*), a species listed as threatened, are expected to occur in the vicinity of the project site. However, because this undertaking will not involve any tree clearing our preliminary determination is that the activity for which authorization is sought herein will not affect Federally endangered or threatened species or their critical habitat. Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), if new information warrants, the District Engineer will consult with the appropriate Federal agency to determine the presence of and any potential impacts to listed species or their critical habitat in the project area.

Based upon a review of the GIS resources map on the N.Y.S. Office of Parks, Recreation and Historic Preservation (SHPO) website, the preliminary determination is that the following site, D&H Railroad Depot (USN no. 03146.000020) is located within 500 feet of the permit area. Any necessary consultation with SHPO regarding this site is being conducted and will be concluded prior to the final decision.

The applicant has obtained or requested the following governmental authorization for the activity under consideration:

- New York State Department of Environmental Conservation - Navigation Law Article 3, Section 35-a Floating Objects other than Aids to Navigation

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>

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 John Connell of this office at (518) 266-6357.

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

*Christine Delorier*

**For and on Behalf of**  
Stephan A. Ryba  
Chief, Regulatory Branch

Enclosures

## **WORK DESCRIPTION**

The applicant, Bridgeview Harbour LLC, d/b/a Bridgeview Harbour Marina, has requested Department of the Army permit for work, including the maintenance of structures, as previously completed, and the placement of additional structures, in Lake Champlain, at 54 Harbour Lane in the Town of Moriah, Essex County, New York.

According to submitted information, the existing marina facility, formerly known as Van Slooten Harbour Marina, began operations at the site in 1989. On September 18, 1990, the previous landowner, Dr. Ronald Van Slooten, received Department of the Army permit no. 15869 which authorized, as previously completed, the discharge of fill material to construct a boat ramp, the installation of a boat lift, placement of floating dock assemblies extending out from an existing bulkhead, and a floating tire breakwater. The stated purpose was to establish and maintain an existing marina facility with a total permanent mooring capacity of 122 vessels, including of 108 docking slips and 14 moorings, and various boat services including fueling and pump-out facilities. The applicant has indicated that when they purchased the facility in January of 2021 the marina was being operated with 42 docking slips and approximately 60 moorings for a total non-transient mooring capacity of 102 vessels. Additionally, the facility included 378 feet of linear tie space for up to 17 additional transient vessels. The proposed project would maintain the existing marina configuration including all work performed by the prior landowner.

The proposed marina would consist of an 8 feet wide by 369.75 feet long floating main pier and a 78.84 feet long service pier, both oriented parallel to the existing retaining wall, and attached to each other and the wall via a 6 feet by 12 feet cantilever dock. The main pier would also include thirteen (13) finger docks of various sizes and tapering widths. Three (3) of the main finger docks would be 30 feet long with a width tapering from 4'10" at its base to 2' at its end. Five (5) of the main finger docks would be 23 feet long with a width tapering from 4'1.75" at its base to 2' at its end. The other five (5) main finger docks would be 20 feet long with a width tapering from 3'10.25" at its base to 2' at its end. The total area of this main pier assembly would be 3,911.5 square feet. The service pier would be utilized for fuel and pump-out services, as well as transient docking. The marina would also include a second floating pier, which would be 10 feet wide by 305 feet long and also operate as a floating breakwater. The breakwater pier would also include eight (8) finger docks, all of which would be 24 feet long by 6 feet wide. The breakwater pier assembly would also include a 6 feet wide by 30 feet long access ramp attached to the shoreline, and have an area totaling 4,332 square feet.

The applicant also proposes to maintain a mooring field consisting of 60 moorings. The maximum proposed non-transient mooring capacity would total 102 vessels, including 42 non-transient docking slips, 26 of which with electrical and water service, and 60 moorings, all on a seasonal basis. The facility would also continue to maintain 378 feet of linear tie space, including along 300 feet of the breakwater pier and 78 linear feet of the service pier, for up to 17 transient-only vessels. In addition, the applicant proposes to establish and maintain a reconfiguration perimeter to authorize the future maintenance and reconfiguration of mooring buoys within the limits as shown. The expanded marina would also continue to include access to a boat lift and associated ramp, fueling, pump-out, and freshwater filling services, as well as additional on-shore marina services such as winter storage, boat maintenance and repair services, and a retail store and restaurant.



UNITED STATES  
LAKE CHAMPLAIN - NEW YORK - VERMONT

# BARBER POINT TO WHITEHALL

Polyconic Projection  
Scale 1:40,000  
North American Datum of 1983  
(World Geodetic System 1984)  
SOUNDINGS IN FEET

NOTES  
COMPARATIVE ELEVATIONS ON LAKE CHAMPLAIN  
Referred to National Geodetic Vertical Datum of 1929.  
Mean stage 1900-1989, both inclusive.....95.8 ft.  
PLANE OF REFERENCE OF THIS CHART (Low Water Datum).....93.0 ft.

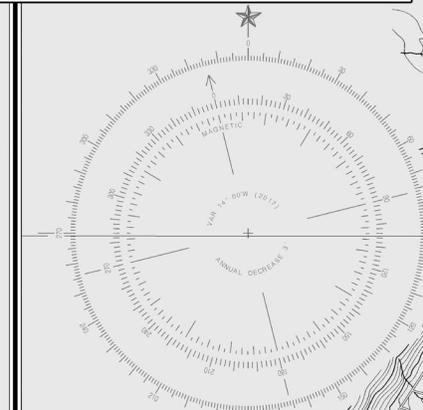
AIDS TO NAVIGATION. Consult U.S. Coast Guard Light List for supplemental information concerning aids to navigation.  
SYMBOLS AND ABBREVIATIONS. For complete list of symbols and abbreviations see Chart No. 1  
BRIDGE AND OVERHEAD CABLE CLEARANCES. When the water surface is above Low Water Datum, bridge and overhead clearances are reduced correspondingly. For clearances see U.S. Coast Pilot 6.  
AUTHORITIES: Hydrography and Topography by the National Ocean Service, Coast Survey, with additional data from the Corps of Engineers, Geological Survey, U.S. Coast Guard, and Canadian authorities.  
SUPPLEMENTAL INFORMATION. Consult U.S. Coast Pilot 6 for important supplemental information.

Additional information can be obtained at nauticalcharts.noaa.gov.

SCALE 1:40,000  
Nautical Miles



Title:  
Bridgeview Harbour Marina Location Map  
Prepared By:  
Gabriel Jaquish, Bridgeview Harbour Marina  
Prepared On:  
29 April 2021



**MARINA LOCATION**

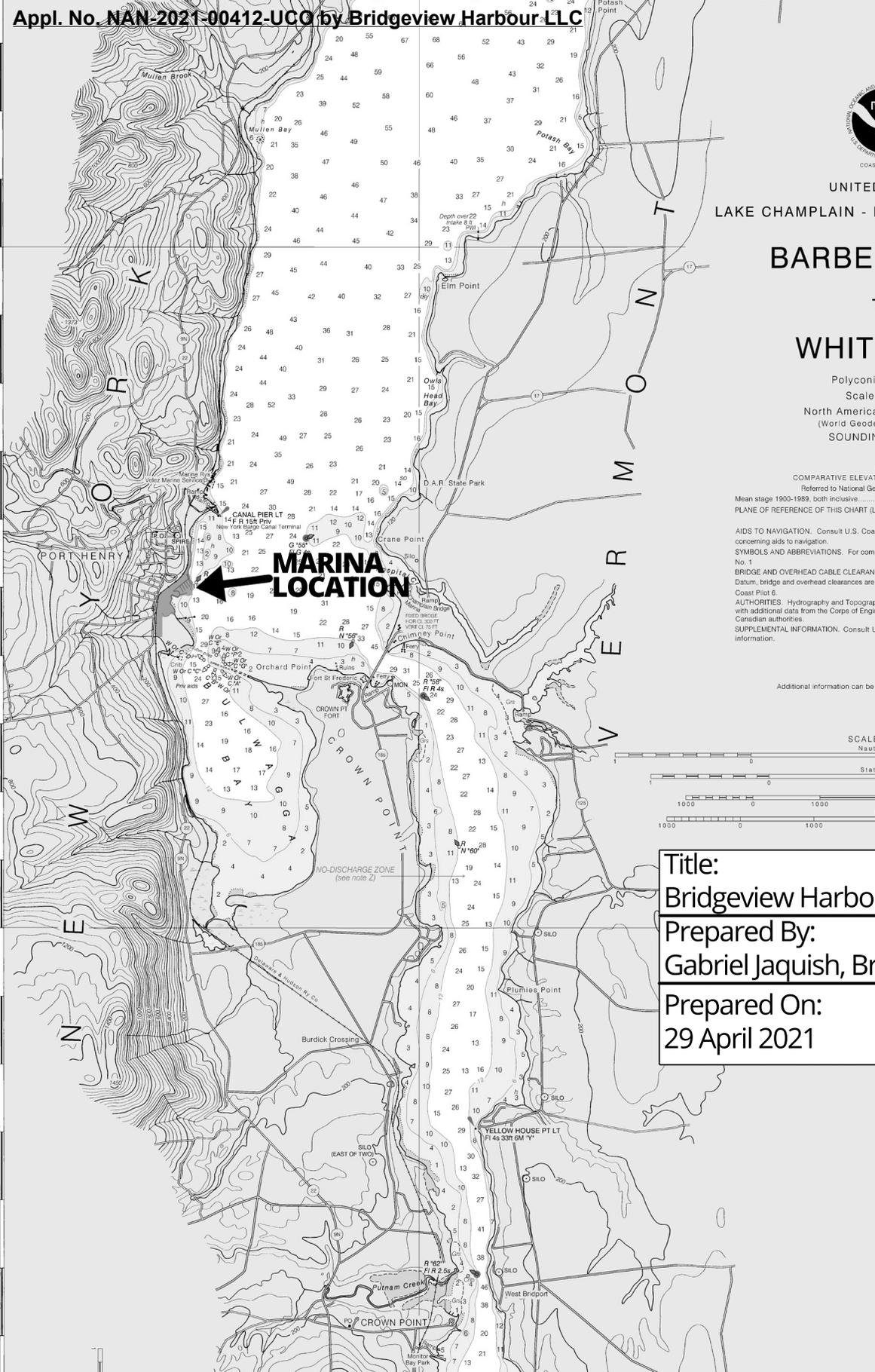


44° 05'

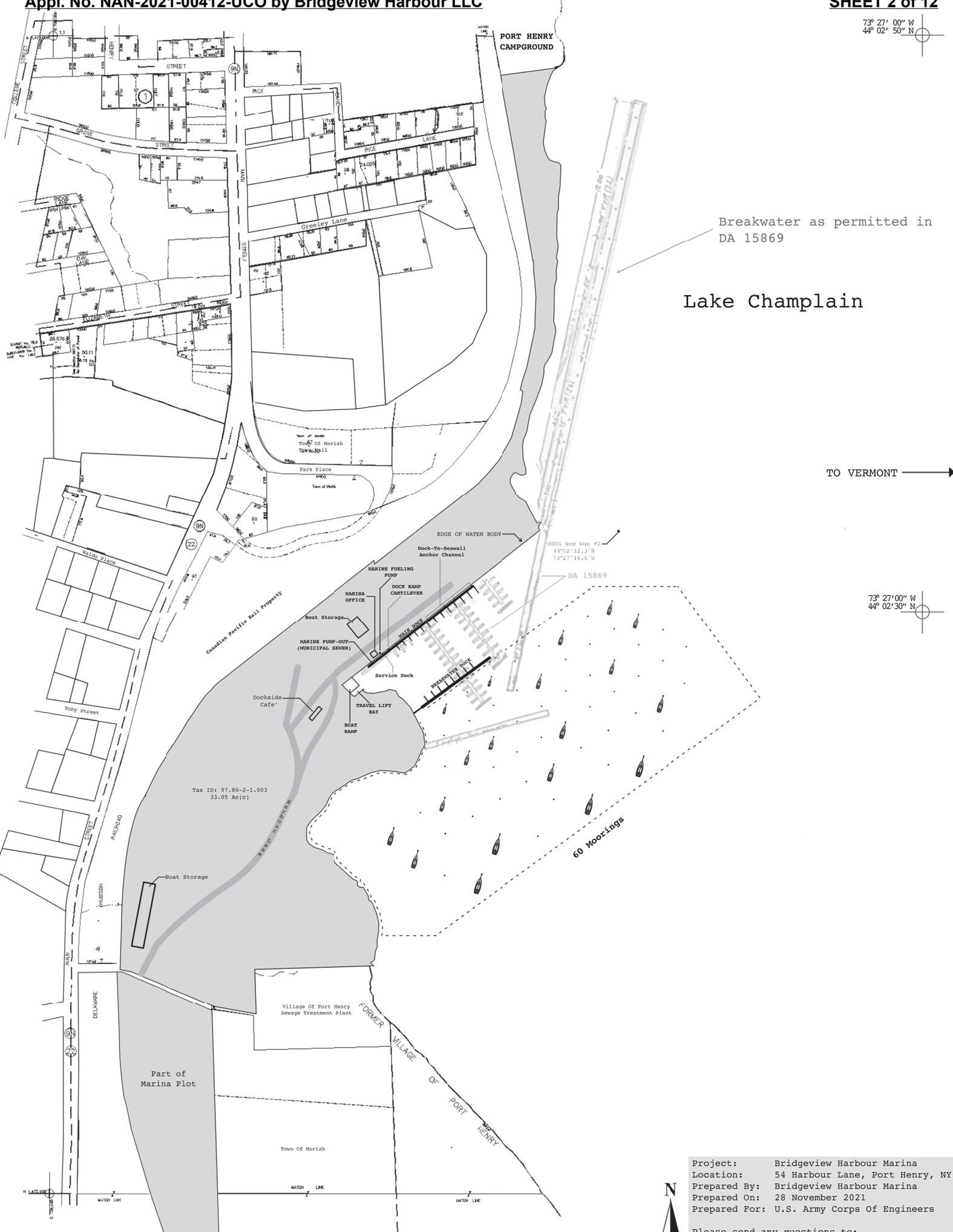
44° 00'

45° 15'

59° 00'



73° 27' 00" W  
44° 02' 50" N



Breakwater as permitted in DA 15869

Lake Champlain

TO VERMONT →

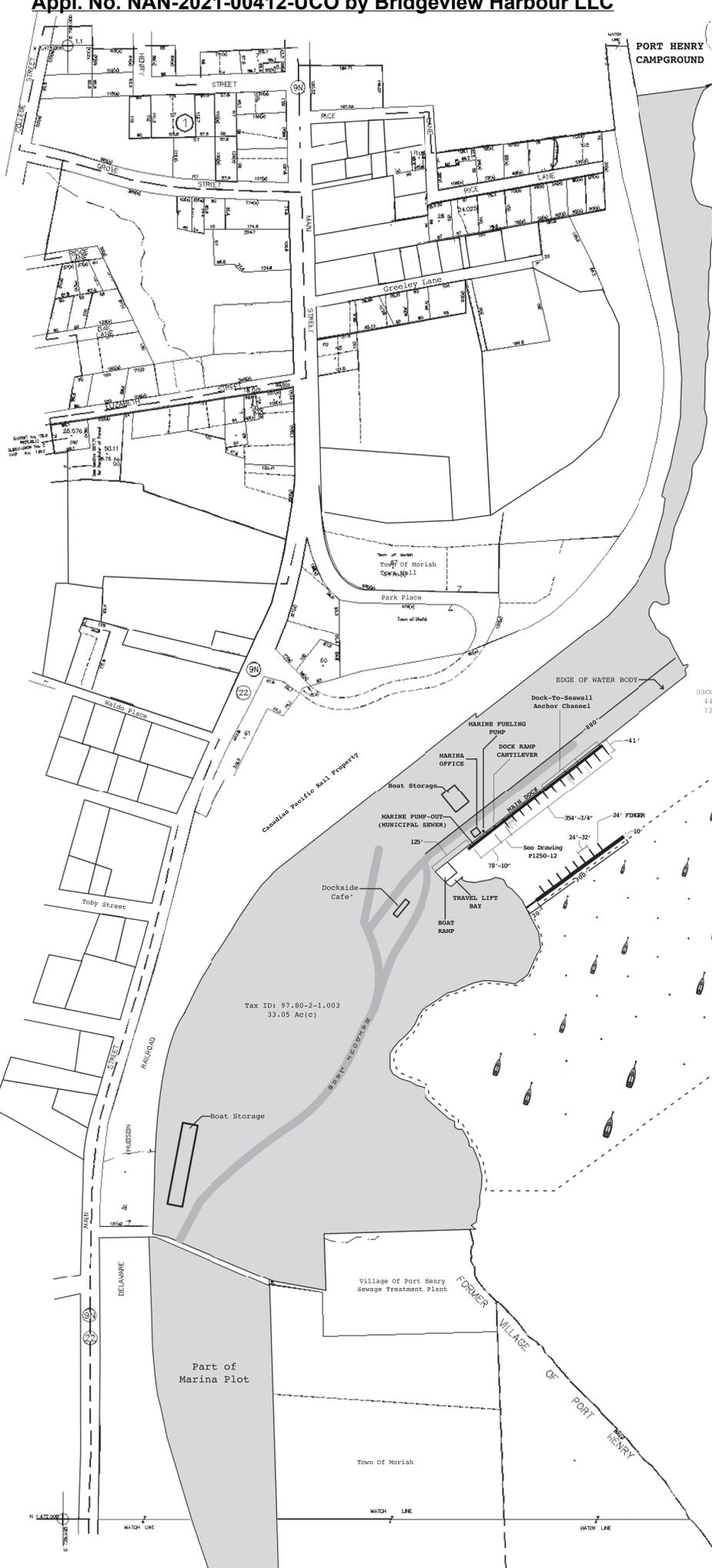
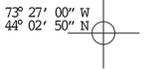
73° 27' 00" W  
44° 02' 30" N

Project: Bridgeview Harbour Marina  
Location: 54 Harbour Lane, Port Henry, NY  
Prepared By: Bridgeview Harbour Marina  
Prepared On: 28 November 2021  
Prepared For: U.S. Army Corps Of Engineers

Please send any questions to:  
crew@bridgeviewharbour.com

0 75' 150' 300'





PORT HENRY CAMPGROUND

Lake Champlain

TO VERMONT →



Tax ID: 97-80-2-1.003  
33.05 Ac(c)

Village of Port Henry  
Sewage Treatment Plant

Part of  
Marina Plot

Town of Moriah

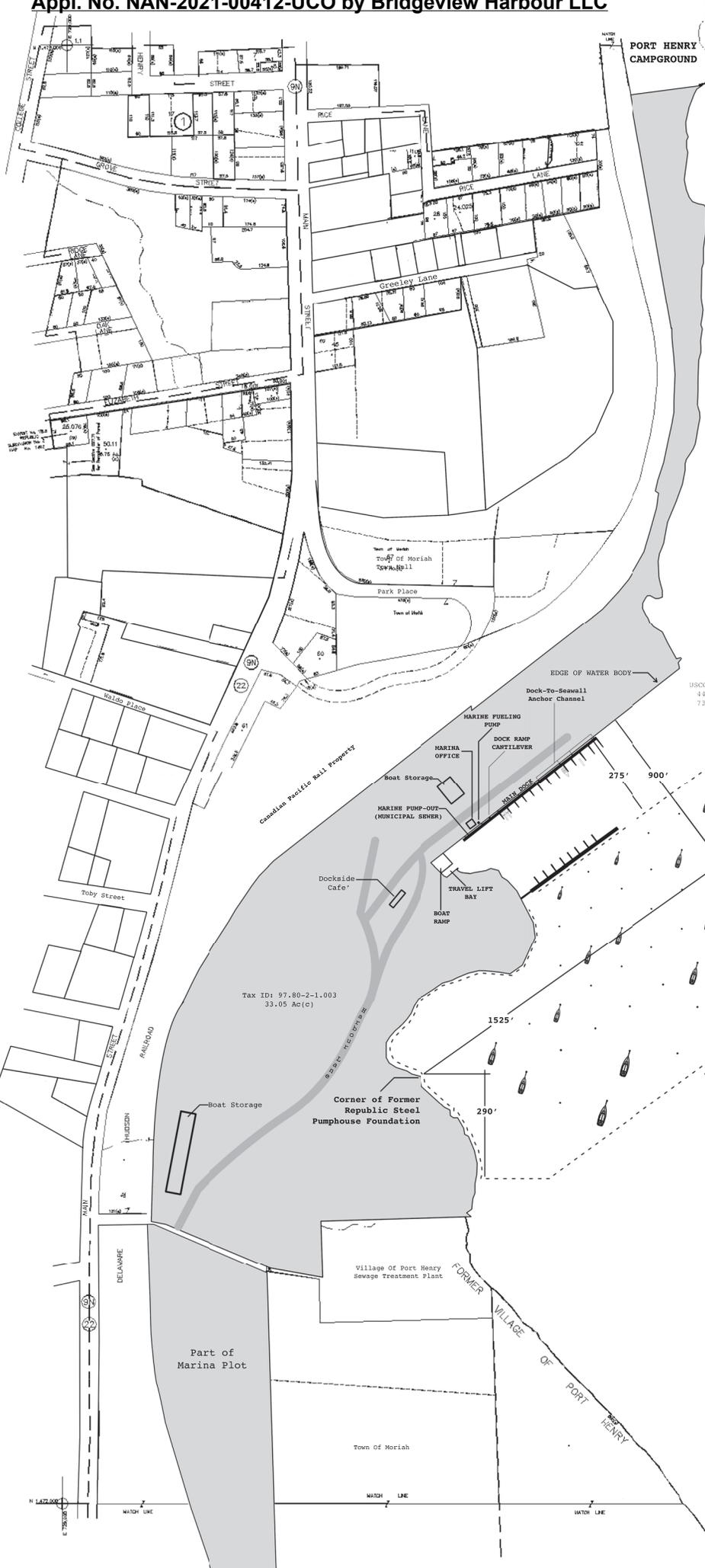
FORMER VILLAGE OF PORT HENRY

Project: Bridgeview Harbour Marina  
Location: 54 Harbour Lane, Port Henry, NY  
Prepared By: Bridgeview Harbour Marina  
Prepared On: 28 November 2021  
Prepared For: U.S. Army Corps Of Engineers

Please send any questions to:  
crew@bridgeviewharbour.com



73° 27' 00" W  
44° 02' 50" N



Lake Champlain

TO VERMONT →

USCG Red Run #2  
44°02'32.3"N  
73°27'16.5"W

73° 27' 00" W  
44° 02' 30" N

Tax ID: 97-80-2-1.003  
33.05 Ac(c)

Corner of Former  
Republic Steel  
Pumphouse Foundation

Village of Port Henry  
Sewage Treatment Plant

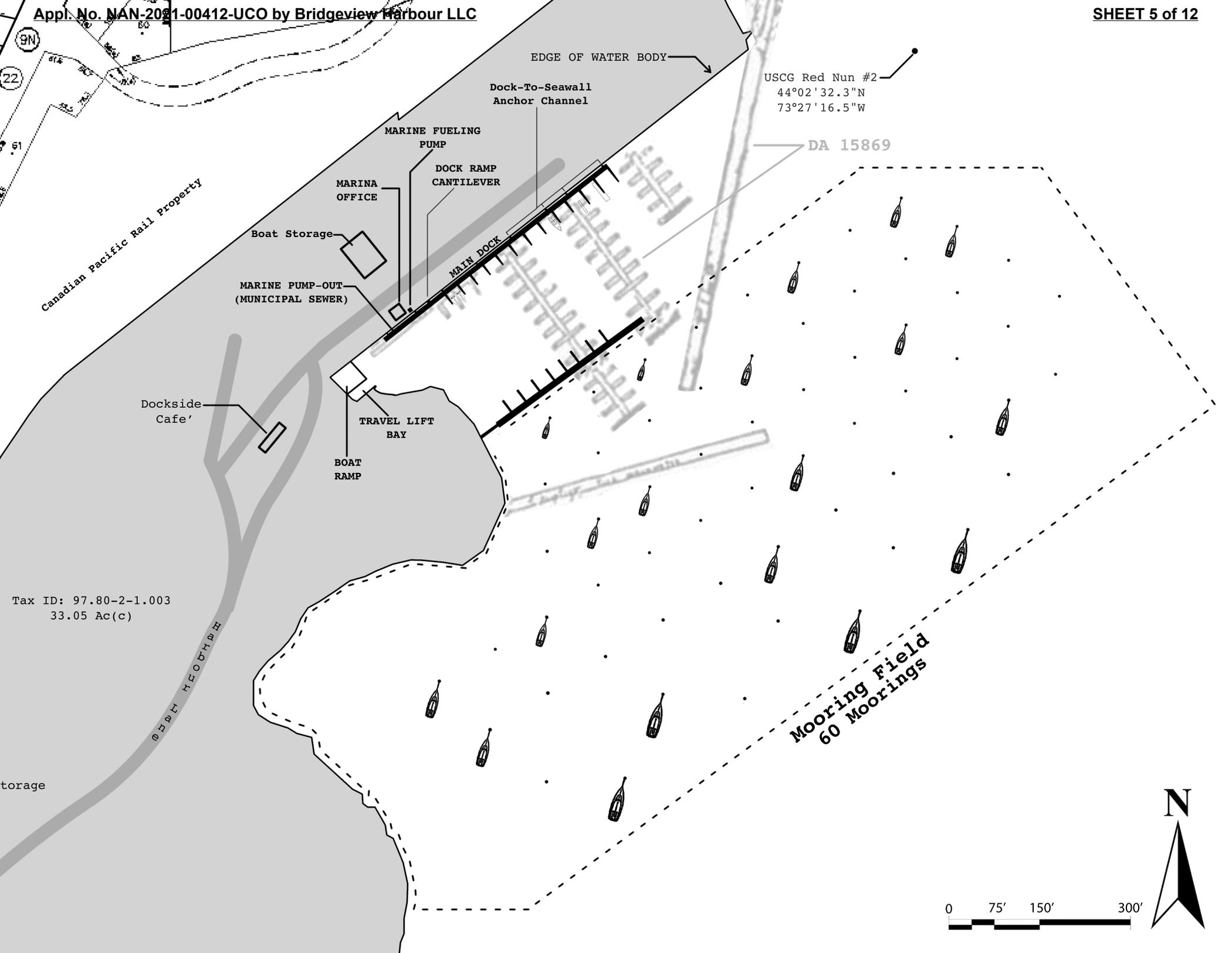
Part of  
Marina Plot

Town of Moriah

Project: Bridgeview Harbour Marina  
Location: 54 Harbour Lane, Port Henry, NY  
Prepared By: Bridgeview Harbour Marina  
Prepared On: 28 November 2021  
Prepared For: U.S. Army Corps Of Engineers

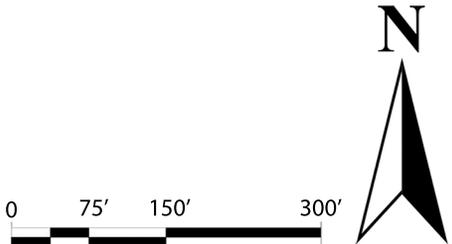
Please send any questions to:  
crew@bridgeviewharbour.com

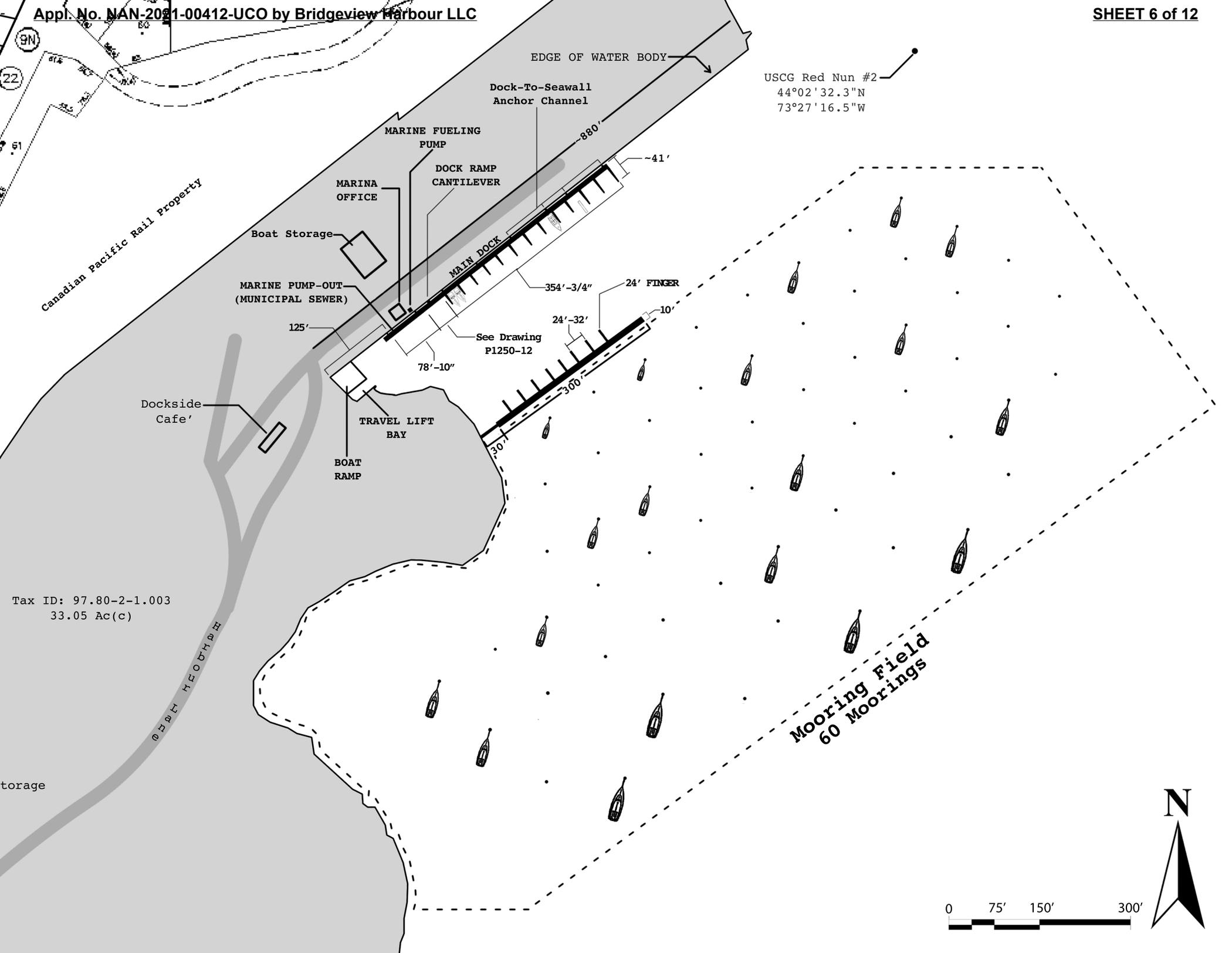


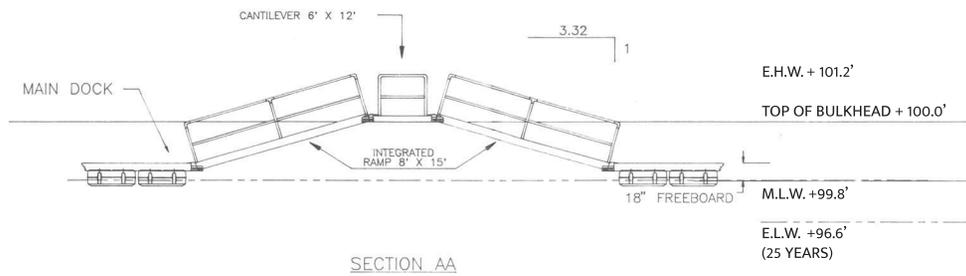


Tax ID: 97.80-2-1.003  
33.05 Ac(c)

Mooring Field  
60 Moorings





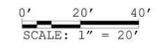
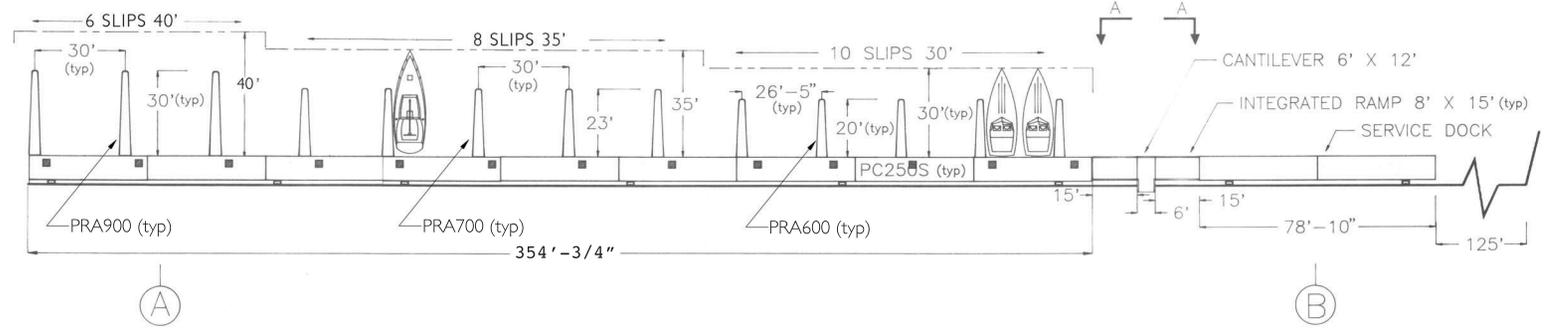


Linear Tie To Service Dock (Transient)

BERTHING SCHEDULE			
BOAT SIZE	FINGER LENGTH	QUANTITY	BERTHING FOOTAGE
40'	—	2	80'
40'	30'	6	240'
35'	23'	8	280'
30'	20'	10	540'
TOTAL		26	1140'

NOTES:  
 FREEBOARD: 18"  
 BUDYANCY: MAIN DOCKS, 30 PSF  
 FINGER DOCKS, 25 PSF  
 SERVICE DOCK, 50 PSF

LEGEND:  
 PEDESTAL DESCRIPTION  
 ■ 2 X 30 AMP.



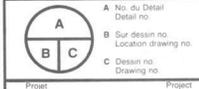
Liste du matériel  
Material list

No. no.	Description	Quantité
SECTION A		
PC250S	8' X 39' - 5"	11
PRA900	30' LENGTH	3
PRA700	23' LENGTH	4
PRA600	20' LENGTH	5
CANTILEVER	6' X 12'	1
INTEGRATED RAMP	8' X 15'	2
H-BEAM GUIDE		6
H-BEAM		6
SECTION B		
PC250 1/2 S	8' X 39' - 5" (78'-10")	2
H-BEAM GUIDE		2
H-BEAM		2

Technomarine  
 598, rue Leclerc  
 Repentigny, (Québec)  
 Canada J6A 6W6  
 Téléphone: (514) 585-6114  
 FAX: (514) 585-6840

1989-04-18	Cut Slips	M.R.
1989-04-13	Cut A-M.C.B	M.R.

Date	Revision	par
		by



Project: Bridgeview Harbour Marina

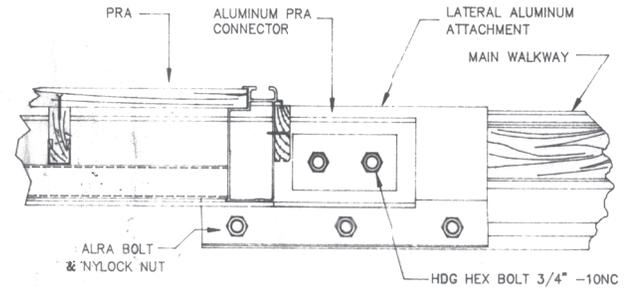
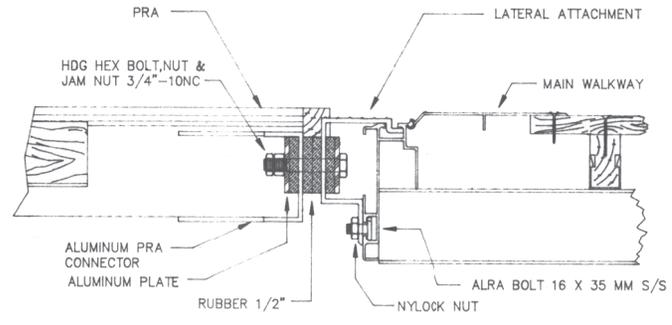
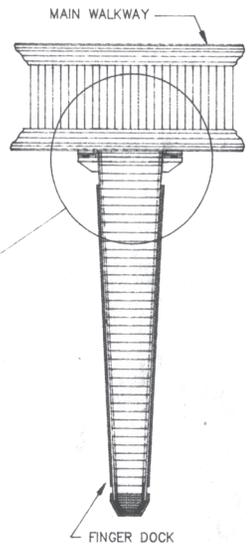
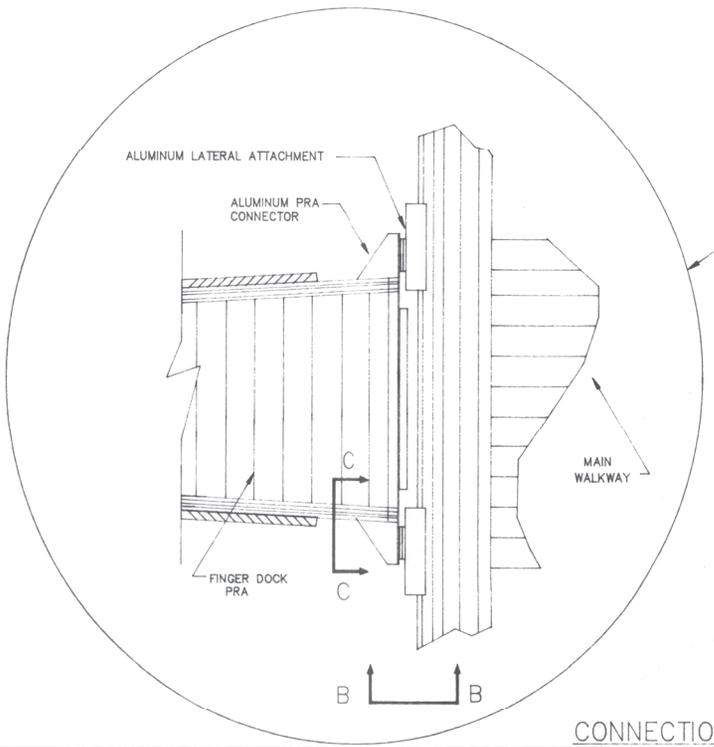
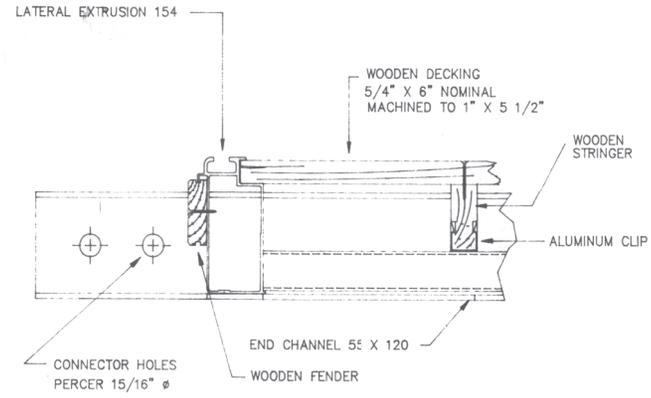
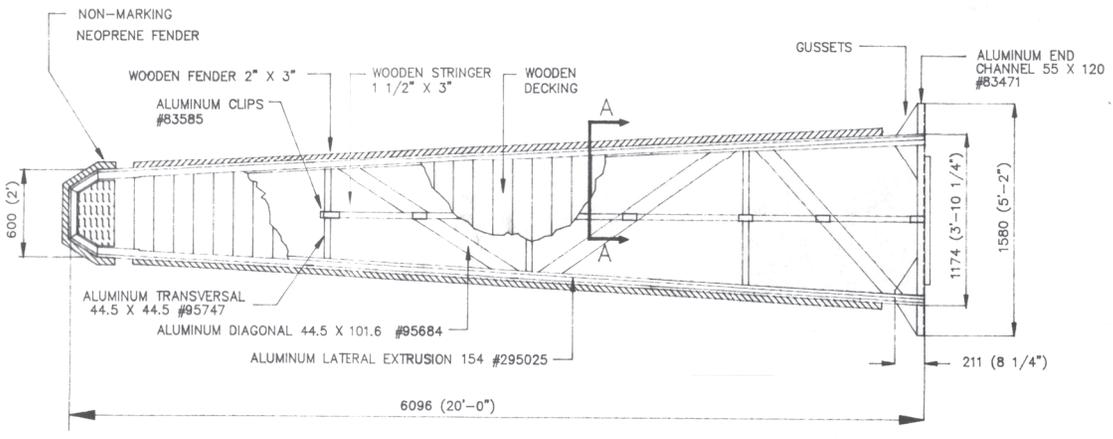
GENERAL LAYOUT

Conçu par: M. RENAUD  
 Dessiné par: J. P. SANSREGRET  
 Echelle: 1" = 20'  
 Date: 1989-03-23  
 No du projet: 1250  
 No de dessin: P1250-12

TECHNOMARINE







**SPECIFICATIONS**

- ALUMINUM EXTRUSION & PLATE:**  
6061-t6 alloy
- WOODEN DECKING & STRINGERS:**  
southern yellow pine coac 50  
pressure treated at 0.40pcf  
premium grade
- HARDWARE & BOLTS:**  
structural steel astrn a-36  
hot dipped galvanised 2 oz  
coating after fabrication as  
per astrn a-123 or CSA g164
- ALRA BOLTS:**  
m-16 stainless steel a-304
- DECKING SCREW:**  
#8 x 2" flat head phillips  
stainless steel screw
- WELDING:**  
mig welding with 5356  
filling alloy all around according  
to CSA w47.2 procedure

Technomarine Inc.  
588 rue Leclerc  
Repentigny, (Quebec)  
Canada J6A 6W6  
Telephone: (514) 585-6114  
Fax: (514) 585-6840

Date	Revision	Par
Date	Revision	By

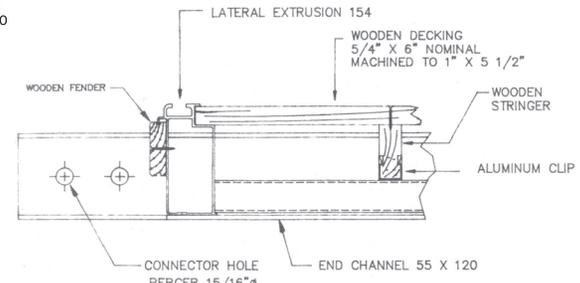
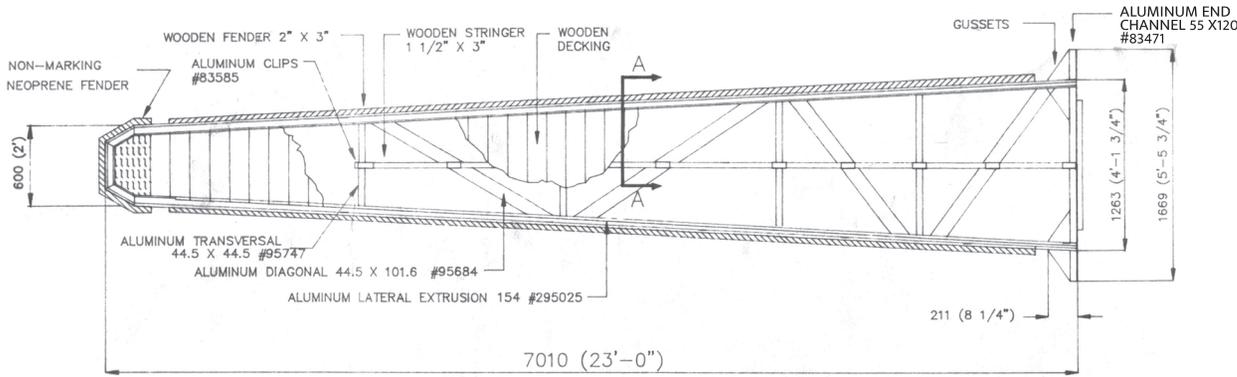
**TECHNOMARINE**

Projkt: PRA 600 FINGER DOCK

**TECHNICAL INFORMATION**

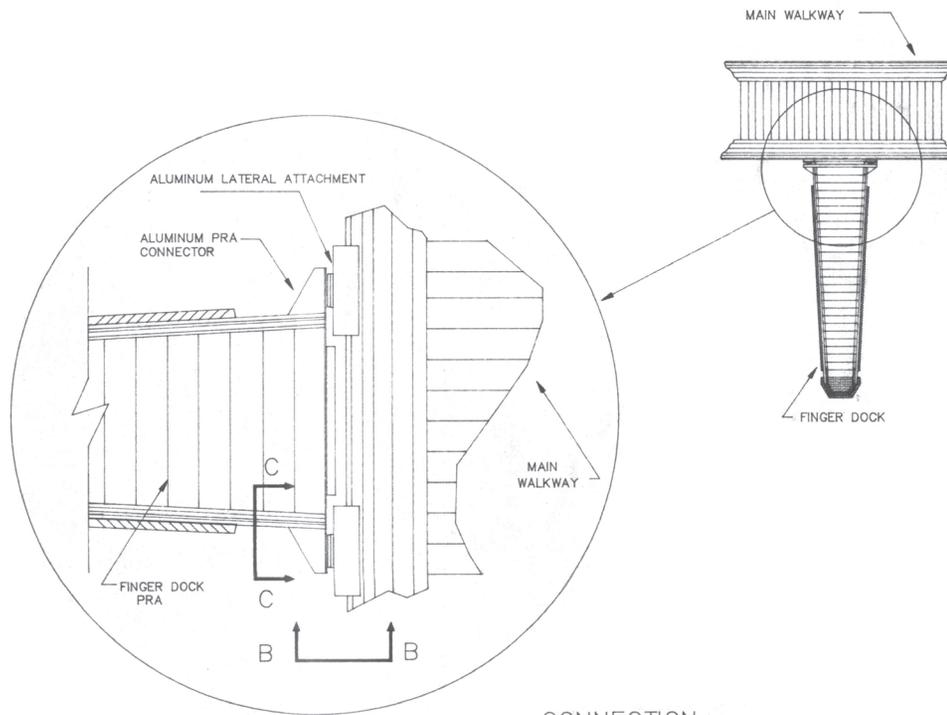
Desch: PRA 600 FINGER DOCK

Conçu par	Designed by
Designé par	Drawn by
J-P. SANSREGRET	
Echelle	Scale
N.T.S.	
Date	Date
NOVEMBER 1988	
No. du projet	Project no.
No. de desch	Drawing no.
128430	

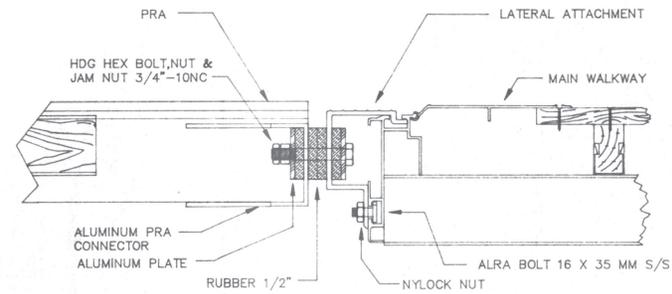


SECTION A-A

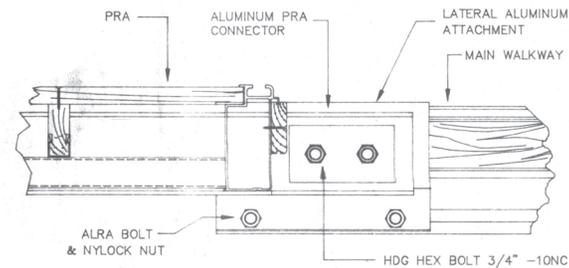
CONSTRUCTION



CONNECTION



SECTION B-B



SECTION C-C

SPECIFICATIONS

- ALUMINUM EXTRUSION & PLATE:  
6061-t6 alloy
- WOODEN DECKING & STRINGERS:  
southern yellow pine cocoe 50  
pressure treated at 0.40pcf  
premium grade
- HARDWARE & BOLTS:  
structural steel astm a-36  
hot dipped galvanized 2 oz  
coating after fabrication as  
per astm a-123 or CSA g184
- ALRA BOLTS:  
m-16 stainless steel a-304
- DECKING SCREW:  
#8 x 2" flat head phillips  
stainless steel screw
- WELDING:  
mig welding with 5356  
filling alloy all around according  
to CSA w47.2 procedure

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Date	Revision	Par
Date	Revision	By

A A No. du Detail  
B B Sur dessin no.  
C C Dessin no.  
 Drawing no.

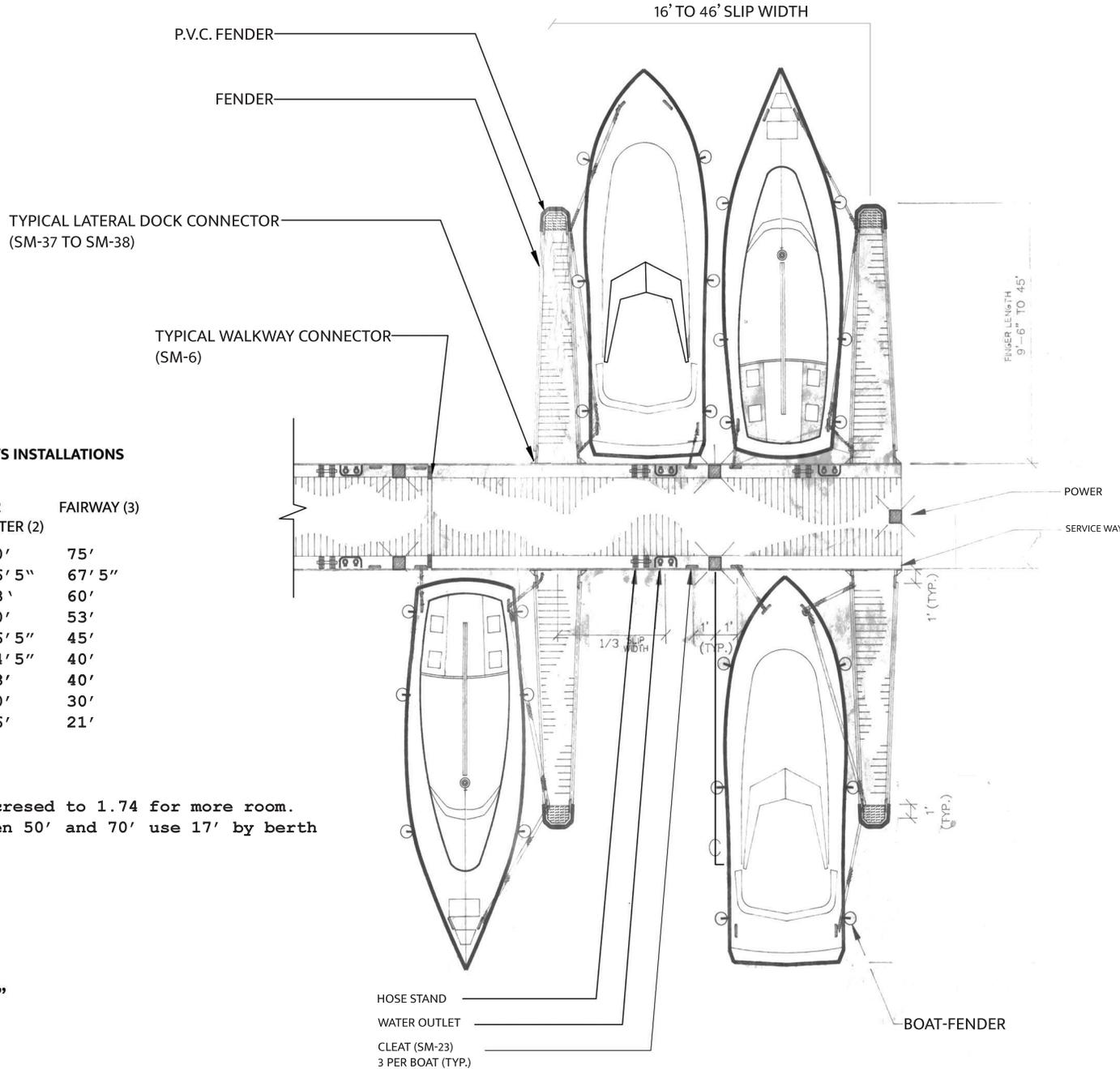
Projet \_\_\_\_\_ Project \_\_\_\_\_  
**TECHNICAL INFORMATION**  
 Dessin \_\_\_\_\_ Drawing \_\_\_\_\_  
**PRA 700 FINGER DOCK**

Conçu par _____	Designed by _____
Dessiné par J.-P. SANSREGRET	Drawn by _____
Echelle N.T.S.	Scale _____
Date NOVEMBER 1988	Date _____
No. du projet _____	Project no. _____
No. de dessin 128440	Drawing no. 128440

SPECIFICATIONS

MARINA DESIGN GUIDELINES

R  
SLIP



MARINA DESIGN GUIDELINES FOR CATWAYS INSTALLATIONS ("CRUISER")

BOAT LENGTH (L)	CATWAY TYPE	CATWAY LENGTH (1)	CENTER TO CENTER (2)	FAIRWAY (3)
50'	970	31' 6"	40'	75'
45'	900	29' 6"	36' 5"	67' 5"
40'	830	27'	33'	60'
35'	700	22' 6"	30'	53'
30'	600	20'	26' 5"	45'
27'	560	18' 6"	24' 5"	40'
25'	560	18' 6"	23'	40'
20'	430	13' 6"	20'	30'
14'	290	9' 5"	16'	21'

- (1) L/3 x 2
  - (2) L/3 x 2 - 6' 5"
  - (3) L x 1.5 could be increased to 1.74 for more room.
- NOTE: for sailboats between 50' and 70' use 17' by berth

TYPICAL MOORING STANDARD

TECHNOMARINE STANDARD FOR CURISER AND SAILBOAT

FINGER LENGTH = BOAT LENGTH x 2/3  
 SLIP WIDTH = BOAT LENGTH x 2/3 - 6' 5"

**TECHNOMARINE**

Technomarine Inc.  
 598 rue Leclerc  
 Repentigny, (Quebec)  
 Canada J6A 6H6  
 Telephone: (514) 585-6114  
 Fax: (514) 585-6840

Date	Revision	Par

Project: BRIDGEVIEW HARBOUR MARINA

Conçu par: J-P. SANSREGRET  
 Dessiné par: J-P. SANSREGRET  
 Echelle: N.T.S.

Date: NOVEMBER 1988  
 No. du projet: Project no.  
 No. de dessin: Drawing no.