

PUBLIC NOTICE

U.S. Army Corps of Engineers
New York District, CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington Street, Bldg. 10, 3rd Fl. North
Watervliet, New York 12189-4000

In replying refer to:

Public Notice Number: NAN-2024-00749-UDO
Issue Date: May 22, 2025
Expiration Date: June 20, 2025

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).

APPLICANT: Lake Champlain Transportation
1 King Street Dock
Burlington, Vermont 05401

ACTIVITY: Replacement and Reconfiguration of Existing Commercial Marinas, doing business as Olde Valcour and Snug Harbor Marinas

WATERWAY: Lake Champlain

LOCATION: Town of Peru, Clinton 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 SENT VIA ELECTRONIC MAIL TO DUSTIN.A.DORR@USACE.ARMY.MIL, OR PREPARED IN WRITING AND MAILED TO THE ATTENTION OF DUSTIN DORR AT THE ABOVE ADDRESS, 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 can also be submitted through the USACE Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs/public-notice>.

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.

Based upon a review of the GIS resources map on the N.Y.S. Office of Parks, Recreation and Historic Preservation (SHPO) website, the project site is located within areas identified by the SHPO as "Archeo Sensitive Areas". Based upon a review of the properties listed or eligible for listing in the latest available version of the National Register Information System computer listing for National Register of Historic Places, the site "Valcour Bay," NRHP Reference No. 66000508, is within the permit area. Further consultation with SHPO regarding these "Archeo Sensitive Areas" and potential effects to "Valcour Bay" is being conducted and will be concluded prior to the final decision.

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:

- Adirondack Park Agency
- New York State Department of Environmental Conservation
- New York State Office of General Services

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. Please send all comments and questions concerning this application to Dustin.A.Dorr@usace.army.mil.

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 ON BEHALF OF
Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Lake Champlain Transportation, has requested Department of the Army (DA) authorization for the replacement and reconfiguration of existing commercial marinas, doing business as Olde Valcour Marina and Snug Harbor Marina, located on Lake Champlain off the east side of Route 9, south of the intersection with South Junction Road in the Town of Peru, Clinton County, New York.

The proposed work would involve the following:

Marina Structures Removal:

The removal of two (2) existing “L” shaped floating piers, eight (8) existing wooden floating piers oriented perpendicular to shore, existing finger piers, four (4) floating tire breakwaters covering approximately twenty-seven thousand one hundred and fifty (27,150) square feet, and one hundred and twelve (112) mooring buoys.

Marina Construction and Expansion:

Following removal of structures, the two marinas will be reconstructed and expanded by constructing two (2) floating pier assemblies, placement of 68 new moorings, and the placement of two (2) new steel wave attenuators.

North Pier Assembly (Olde Valcour Marina):

The construction of an 8-foot-wide by approximately 600-foot long “L” shaped floating main pier. The main pier will protrude one-hundred and twenty-three (123) feet from shore. From the main pier, four (4) 6-foot-wide piers will be constructed perpendicular to shore, varying in length from approximately three-hundred (300) feet to three-hundred and thirty (330) feet. A total of seventy-two (72) 6-foot-wide finger piers will also be constructed, varying in length from thirty (30) to forty (40) feet. Each pier section will be anchored by a minimum two-thousand (2,000) lb concrete anchor block to the bed of Lake Champlain.

South Pier Assembly (Snug Harbor Marina):

The construction of an 8-foot wide by approximately 450-foot long “L” shaped floating main pier. The main pier will protrude one-hundred and thirty-three (133) feet from shore. From the main pier, four (4) 6-foot-wide piers will be constructed, perpendicular to shore, varying in length from two-hundred and forty (240) to three-hundred and thirty (330) feet. A total of seventy-three (73) 6-foot-wide finger piers will also be constructed, varying in length from thirty (30) to forty (40) feet. Each pier section will be anchored by a minimum two-thousand (2,000) lb concrete anchor block to the bed of Lake Champlain.

Breakwaters:

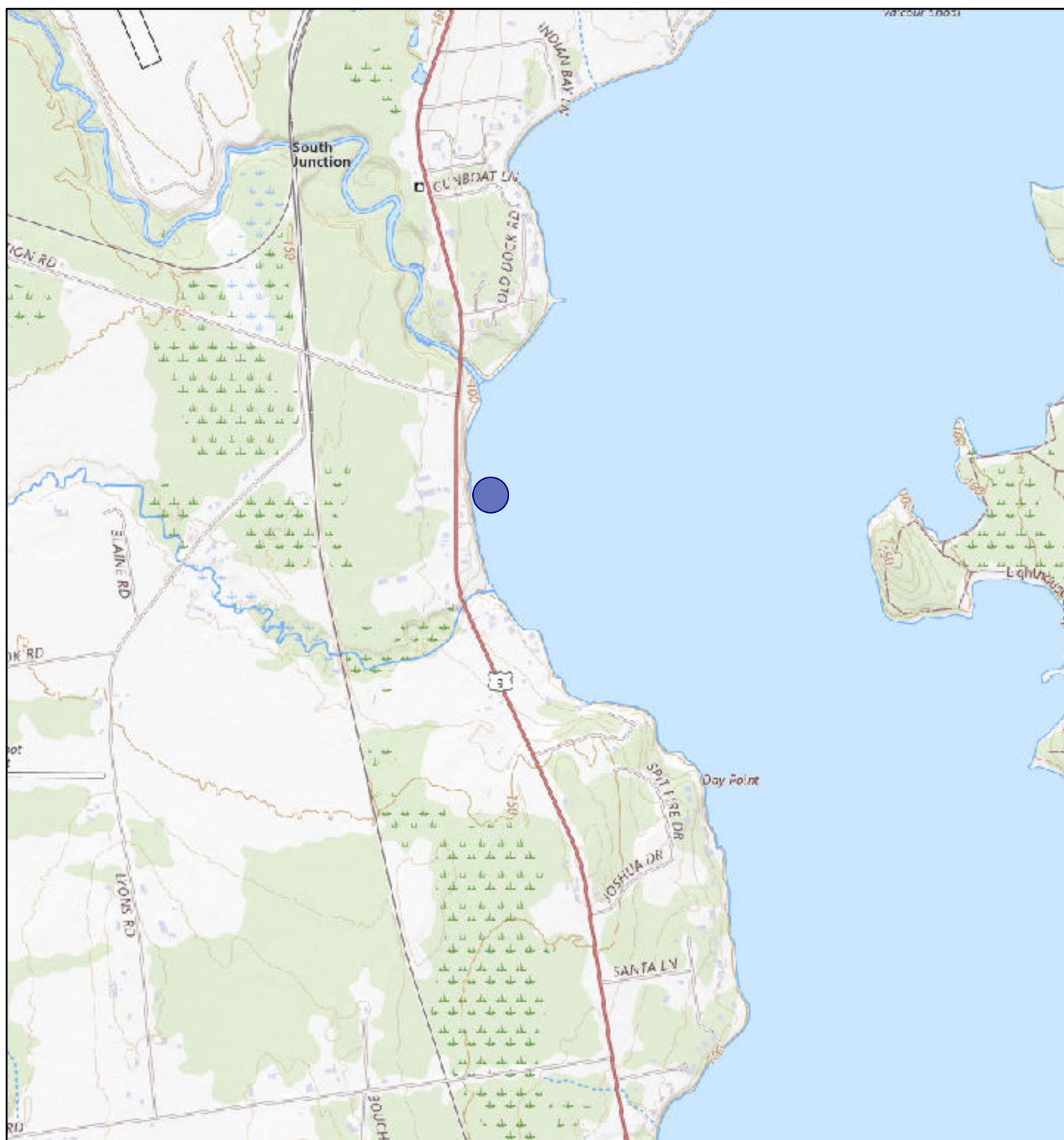
A total of two (2) floating metal wave attenuating breakwaters covering six thousand seven hundred and fifty (6,750) square feet will be installed approximately one hundred (100) feet lakeward of the proposed floating piers. The northernmost breakwater will consist of a single five (5) foot by one hundred (100) foot long section, and the southernmost breakwater will consist of an identical section connected to a five (5) foot by three-hundred and fifty (350) foot section at a ninety-nine (99) degree angle. The proposed breakwaters will be moored by twenty (20) two-thousand (2,000) lb concrete anchor blocks to the bed of Lake Champlain.

Moorings:

A total of sixty-eight (68) seasonal mooring buoys will be installed beginning approximately one hundred (100) feet lakeward of the replacement breakwaters and will not be installed beyond the existing marina limit of nine hundred and sixty (960) feet lakeward from the ordinary high-water mark of Lake Champlain. Each buoy will be moored by a minimum two-thousand (2,000) lb concrete anchor block to the bed of Lake Champlain, and each anchor block will remain in place when the buoys are removed during winter months.

The proposed reconfiguration will increase the overall capacity of the marinas from three hundred and forty-six (346) vessels to three hundred and seventy (370). The marinas will continue to be operated only on a seasonal basis. The floating piers and breakwaters will be removed seasonally via crane and stored on-site. No changes to existing onshore facilities or the perimeter boundary of the marinas are proposed for this project.

The National Map Advanced Viewer

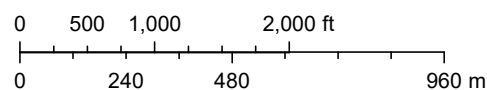


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Approximate Site Location

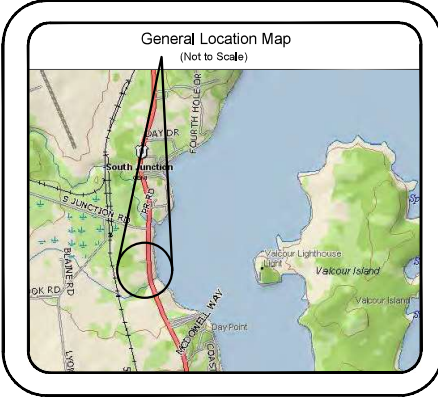
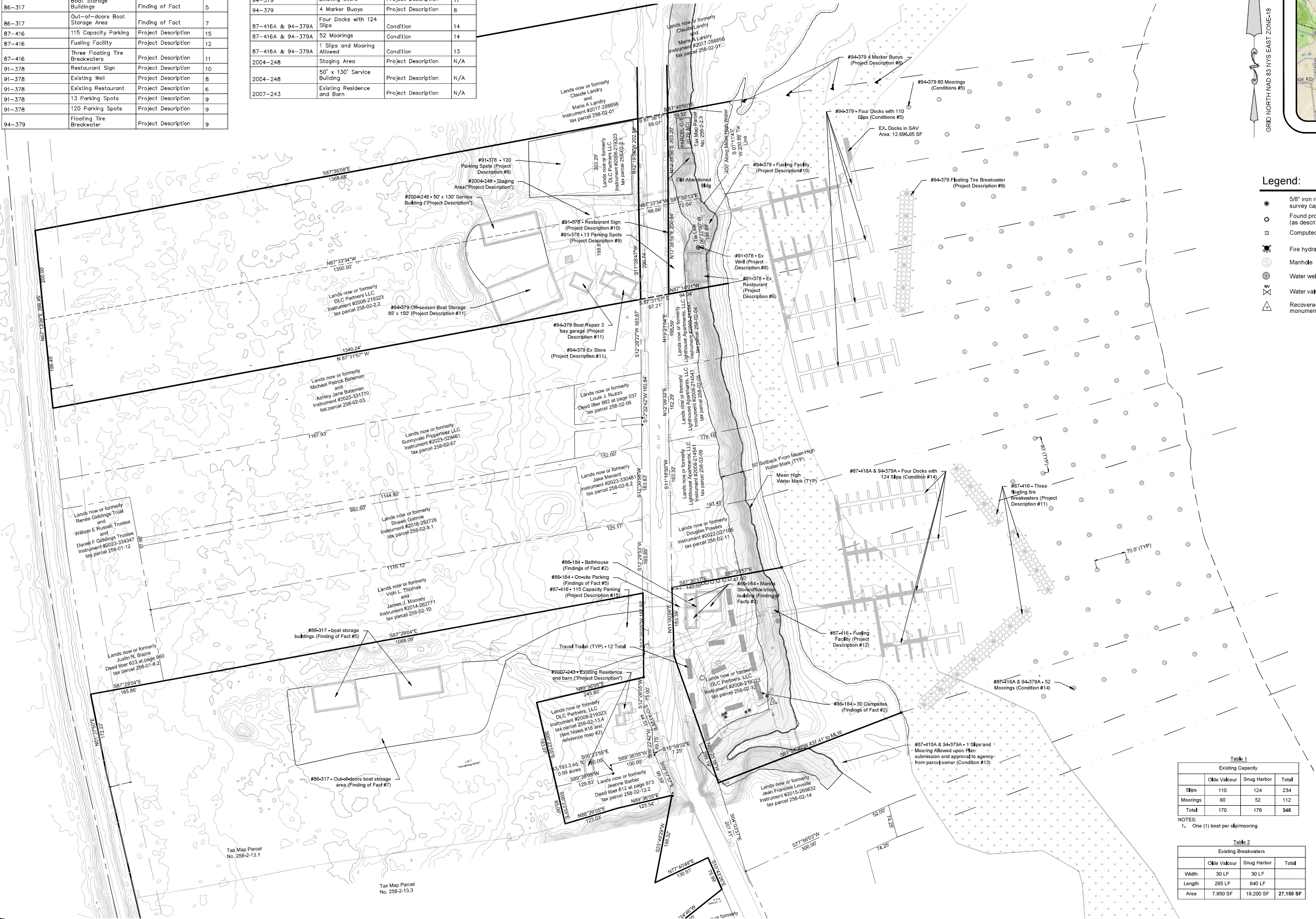
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USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

Permit #	Description	Location	Ref #
N/A	Old Abandoned Building	N/A	N/A
86-184	On-Site Parking	Finding of Fact	5
86-184	Marina Store/Office/Shop Bldg	Finding of Fact	3
86-184	Bathhouse	Finding of Fact	2
86-184	30 Campsites	Finding of Fact	2
86-317	Boat Storage Buildings	Finding of Fact	5
86-317	Out-of-doors Boat Storage Area	Finding of Fact	7
87-416	115 Capacity Parking	Project Description	15
87-416	Fueling Facility	Project Description	12
87-416	Three Floating Tire Breakwaters	Project Description	11
91-378	Restaurant Sign	Project Description	10
91-378	Existing Well	Project Description	8
91-378	Existing Restaurant	Project Description	6
91-378	13 Parking Spots	Project Description	9
91-378	120 Parking Spots	Project Description	9
94-379	Floating Tire Breakwater	Project Description	9

Permit #	Description	Location	Ref #
94-379	60 Moorings	Condition	5
94-379	Fueling Facility	Project Description	10
94-379	Four Docks with 110 Slips	Condition	5
94-379	Off-Season Boat Storage	Project Description	11
94-379	Boat Repair 3-Bay Garage	Project Description	11
94-379	Existing Store	Project Description	11
94-379	4 Marker Buoys	Project Description	8
87-416A & 94-379A	Four Docks with 124 Slips	Condition	14
87-416A & 94-379A	52 Moorings	Condition	14
87-416A & 94-379A	1 Slips and Mooring	Condition	13
2004-248	Staging Area	Project Description	N/A
2004-248	50' x 130' Service Building	Project Description	N/A
2007-243	Existing Residence and Barn	Project Description	N/A



Tax Map Reference:
Section 258 - Block 02 - Lot 2,3
Section 258 - Block 02 - Lot 12
Town of Plattsburgh / County of Clinton

Legend:

●	5/8" iron rod w/ RMS survey cap (to be set)	☆	Lamp post
○	Found property evidence (as described)	⋈	Utility pole
□	Computed corner	●	Ex Mooring
⚡	Fire hydrant	—	Property line
⊙	Manhole	—	Overhead utility line
⊕	Water well	---	Building setback line
⊗	Water valve	—	Stone wall
⚠	Recovered concrete monument	—	Fence
		—	Edge of woods



Scale: 1 Inch = 100 Feet

No.	Revision/Issue	Date



Project Name & Address
Map prepared for
Olde Valcour & Snug Harbor Marina
~ Situate ~
Stewart's Patent
Town of Peru
Clinton County State of New York

Project #	24052	Sheet	Existing Permitted Exhibit
Date	10/10/2024		C100
Scale	1" = 100'		
Drawn	TJS	Checked	AJO

Table 1
Existing Capacity

	Olde Valcour	Snug Harbor	Total
Slips	110	124	234
Moorings	60	52	112
Total	170	176	346

NOTES:
1. One (1) boat per slip/mooring

Table 2
Existing Breakwaters

	Olde Valcour	Snug Harbor	Total
Width	30 LF	30 LF	
Length	265 LF	640 LF	
Area	7,950 SF	19,200 SF	27,150 SF

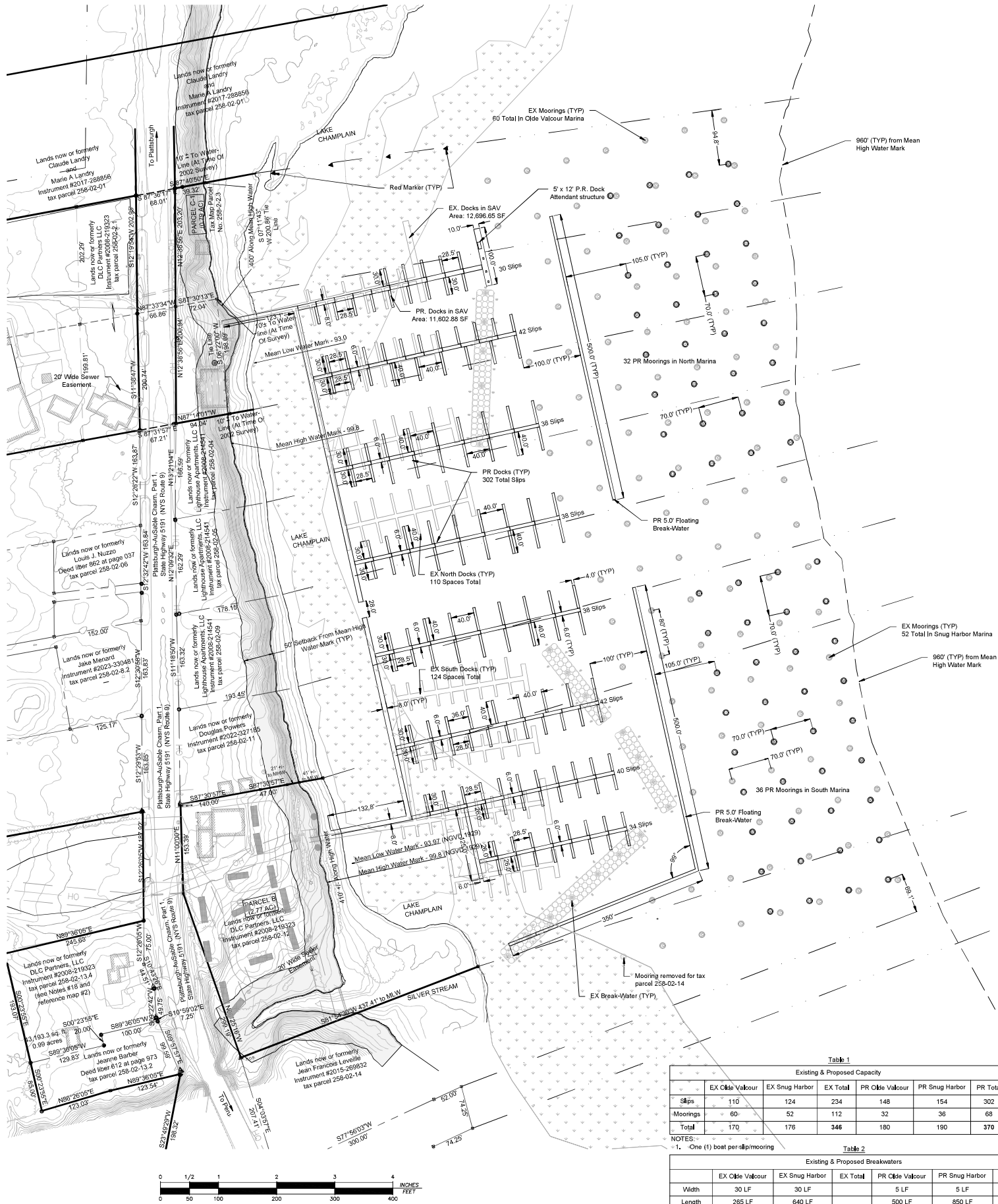
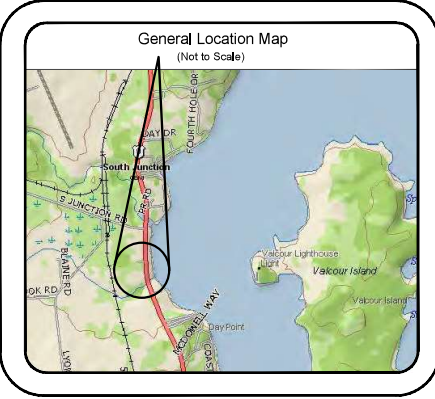


Table 1 Existing & Proposed Capacity					
	EX Olde Valcour	EX Snug Harbor	EX Total	PR Olde Valcour	PR Snug Harbor
Slips	110	124	234	148	154
Moorings	60	52	112	32	36
Total	170	176	346	180	190

Table 2 Existing & Proposed Breakwaters					
	EX Olde Valcour	EX Snug Harbor	EX Total	PR Olde Valcour	PR Snug Harbor
Width	30 LF	30 LF		5 LF	5 LF
Length	265 LF	640 LF		500 LF	850 LF
Area	7,950 SF	19,200 SF	27,150 SF	2,500 SF	4,250 SF

Table 3 Submerged Aquatic Vegetation (SAV)	
EX Docks in SAV	Area: 12,696.65 SF
PR Docks in SAV	Area: 11,602.88 SF



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- Legend:**
- 5/8" iron rod w/ RMS survey cap (to be set)
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 - Fire hydrant
 - Manhole
 - Water well
 - Water valve
 - Recovered concrete monument
 - Lamp post
 - Utility pole
 - Ex Mooring
 - Pr Mooring
 - Property line
 - Overhead utility line
 - Building setback line
 - Stone wall
 - Fence
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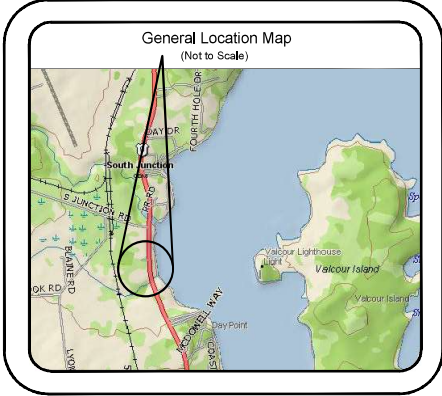
Project #	24052	Sheet	Current Permitted Configuration with Proposed Overlay
Date	10/10/2024		C200
Scale	1" = 100'		
Drawn	TJS	Checked	AJO



Table 1 Proposed Capacity			
	Olde Valcour	Snug Harbor	Total
Slips	148	154	302
Moorings	32	36	68
Total	180	190	370

NOTES:
1. One (1) boat per slip/mooring

Table 2 Proposed Breakwaters			
	Olde Valcour	Snug Harbor	Total
Width	5 LF	5 LF	
Length	500 LF	850 LF	
Area	2,500 SF	4,250 SF	6,750 SF



Tax Map Reference:

Section 258 - Block 02 - Lot 2,3
Section 258 - Block 02 - Lot 12
Town of Plattsburgh / County of Clinton

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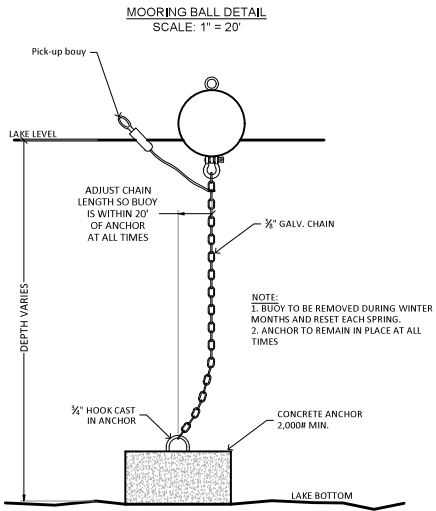
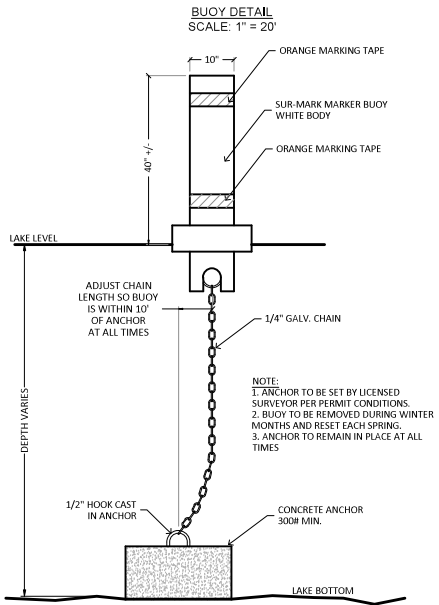
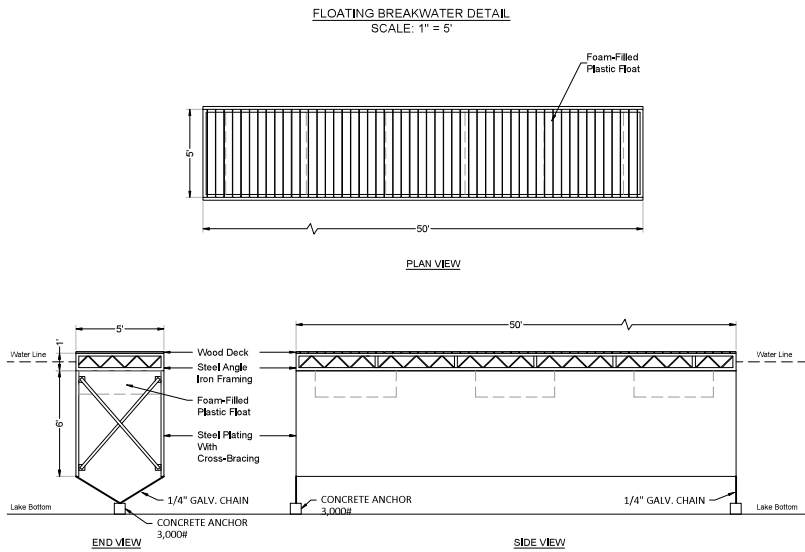
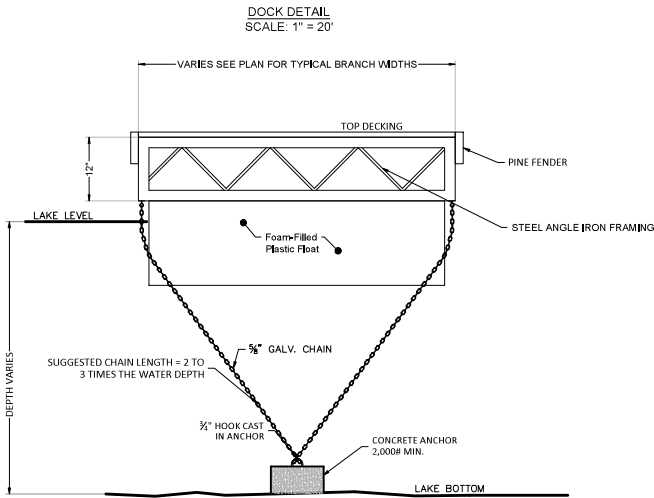
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Project #	Sheet
24052	Proposed Configuration
Date	10/10/2024
Scale	1" = 100'
Drawn	TJS
Checked	AJO



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Project #	24052	Sheet	DETAILS
Date	10/10/2024		
Scale	VARIES		D100
Drawn	LSC	Checked	AJO