



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-2024-00796-EMI**
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: New York City Economic Development Corporation
One Liberty Plaza, 14th Floor
New York, New York 10006

ACTIVITY: Marina Rehabilitation and Maintenance

WATERWAY: East River

LOCATION: 2430 FDR Drive, Borough of Manhattan, New York County, City of New York,
New York

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING

CENAN-OP-RE
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AND EMAILED 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 email is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

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

Based upon a review of the latest published version of the National Register of Historic Places, the 107th Street Recreational Pier is eligible for listing in the State and National Register of Historic Places and the East River Bulkhead is under evaluation for potential eligibility with the New York State Historic Preservation Office (NYSHPO). Our preliminary determination is that the proposed project would have adverse effect upon historic properties and this office is consulting with the NYSHPO pursuant to Section 106 of the National Historic Preservation Act to address adverse effects. 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.

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1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occur. For activities within the coastal zone of New York State, the applicant's certification and accompanying information is available from the Consistency Coordinator, New York State Department of State, Division of Coastal Resources and Waterfront Revitalization, Coastal Zone Management Program, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231, Telephone (518) 474-6000. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.

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

- New York State Department of Environmental Conservation

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. Please send all comments and questions concerning this application to Christopher.W.Minck@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 IN BEHALF OF
Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The permit applicant, New York City Economic Development Corporation (NYCEDC) has requested Department of the Army (DA) authorization to rehabilitate the Skyport Marina and Garage in the East River in the Borough of Manhattan, New York County, City of New York, New York. The proposed work would involve the following:

Garage:

Perform various maintenance activities including encasing fourteen (14) individual piles with a fiberglass reinforced plastic (FRP) jacket pumped with epoxy grout and eleven (11) additional piles will receive a group encasing as well as other spall repairs.

Marina:

The existing approximately 12-foot-wide by 137.5-foot-long north-south walkway will be demolished and replaced with a pre-cast concrete deck supported by sixteen (16) 18-inch diameter steel pipe piles.

Along the east-west marina walkway, existing spalls and cracks will be repaired and seven (7) 24-inch diameter piles will be encased with concrete.

A new approximately 220-foot-long timber wave screen will be constructed along the walkways. The wave screen will be constructed on twenty-nine (29) 12-inch diameter timber piles equally spaced eight feet apart along the length of the walkway.

The existing floats within the marina will be temporarily removed during construction and reinstalled in place.

Relieving Platform:

The existing approximately 43-foot-wide by 400-foot-long relieving platform will have thirteen (13) piles encased in FRP jackets and pumped with epoxy grout. Eighty-six (86) additional timber pile caps will be repaired.

Seaplane Float:

The existing 30-foot-wide by 40-foot-long seaplane float, ramp, and associated piles will be removed and replaced with a new 30-foot-wide by 90-foot-long float secured by four (4) 36-inch diameter steel pipe piles with anchor pile collars. Two (2) new six-foot-wide by 25-foot-long aluminum ramps will be installed to extend the marina walkway to the seaplane float.

In total approximately 42.5 cubic yards of fill will be discharged for the pile encasements and into the new steel piles over a total of 891.8 square feet.

The applicant has stated that they have avoided, minimized, and mitigated for potential impacts proposed to the maximum extent practicable by limiting construction to the existing area and minimizing seaward encroachment of the structures. Additionally the applicant proposed to utilize a turbidity curtain around the construction area mitigate the spread of turbidity in the waterway. A soft-start will be utilized during pile driving and work will be completed using a vibratory hammer, as practicable.

The purpose of the project is to improve the Skyport Marina and infrastructure to ensure continuity of operations and protect the site from future storm events.

NTS

SHT 1 OF 32 06/14/2024



VICINITY MAP

1"= 80'

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

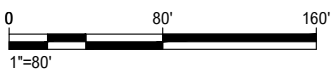
SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

VICINITY MAP

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



SHT 2 OF 32 06/14/2024

TIDAL DATUM				
	REFERENCE DATUM (ft)			
	MHHW	NAVD88	NGVD29	MLLW
FEMA BASE FLOOD ELEVATION (VE ZONE) PRELIMINARY FIRM 01/30/2015 - ZONE VE15	12.48	15.00	16.10	17.67
HIGHEST OBSERVED - HURRICANE SANDY (10/29/2012 LOCAL TIME 21:24)	7.68*	11.27*	12.36*	15.13*
SPRING HIGH TIDE (SHT)	0.17	2.44	3.54	5.04
MEAN HIGHER-HIGH WATER (MHHW)	0.00	2.27	3.37	4.87
MEAN HIGH WATER (MHW)	-0.33	1.94	3.04	4.54
NORTH AMERICAN VERTICAL DATUM (NAVD88)	-2.27	0.00	1.10	2.60
MEAN SEA LEVEL (MSL)	-2.47	-0.20	0.9	2.40
NATIONAL GEODETIC VERTICAL DATUM (NGVD29)	-3.37	-1.10	0.00	1.50
MEAN LOW WATER (MLW)	-5.66	-2.39	-1.29	0.21
MEAN LOWER-LOW WATER (MLLW)	-5.87	-2.60	-1.50	0.00
LOWEST OBSERVED WATER LEVEL (02/02/1976)	-10.65*	-7.06*	-5.97*	-3.20

- NOTES:
- 1. PROJECT HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 3104 NEW YORK LONG ISLAND.
 - 2. PROJECT VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 3. ELEVATIONS SHOWN IN FEET.
 - 4. TIDAL INFORMATION WAS OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) VDATUM V4.6 "NEW JERSEY/ NEW YORK/ CONNECTICUT - NORTHERN NJ, NY HARBOR, WESTERN LONG ISLAND SOUND V4.6.
 - 5. * INDICATES TIDAL DATA TAKEN FROM NOAA TIDAL LEVEL BENCHMARKS AT THE BATTERY, NY - STATION 8518750 (PRESENT EPOCH 1983-2001)
LATITUDE: 40.735507°
LONGITUDE: -73.973430°

TIDAL DATUM CHART

<p>PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS:</p> <p>1. SEE ATTACHED LIST</p>	<p>SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR</p> <p>APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION One Liberty Plaza, 14th Floor, NY 10006</p> <p>AGENT: M.G. McLaren Engineering and Land Surveying, P.C. 131 W 35th St 4th floor, NY, NY 10001</p>	<p>TIDAL DATUM CHART</p> <p>IN: EAST RIVER AT: MANHATTAN, NY 10010 COUNTY OF: NEW YORK STATE: NY</p> <p>SHT 3 OF 32 06/14/2024</p>
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BLOCK 991
LOT 59

- PROPERTY LINE

FLOATING DOCK "A"

– NYSDOT OUTFALL

FLOATING DOCK "B"

EXISTING 48"Ø CAST ISLAND
- SUBMERGED DEP OUTFALL
(MANHATTAN REC) (V.I.F.)

- FLOATING DOCK "D")

FLOATING DOCK "E"

FLOATING DOCK "F"

MARINA WAI KWAY

- FLOATING DOCK "C"

BLOCK 991
LOT 50

- FLOATING DOCK "G"

MARINA
WALKWAY

SEAPLANE
FLOAT

- SKYPORT GARAGE

FLOATING DOCK "H"

4.0

EXISTING SITE PLAN

$$1'' = 80'-0''$$

NOTE:

1. TOPOGRAPHIC AND BATHYMETRIC SURVEYS WERE PERFORMED BY MFS CONSULTING ENGINEERS & SURVEYOR ON JUNE 28, 2023.

LEGEND:

MHW, MLW AND SHT

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

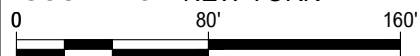
SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

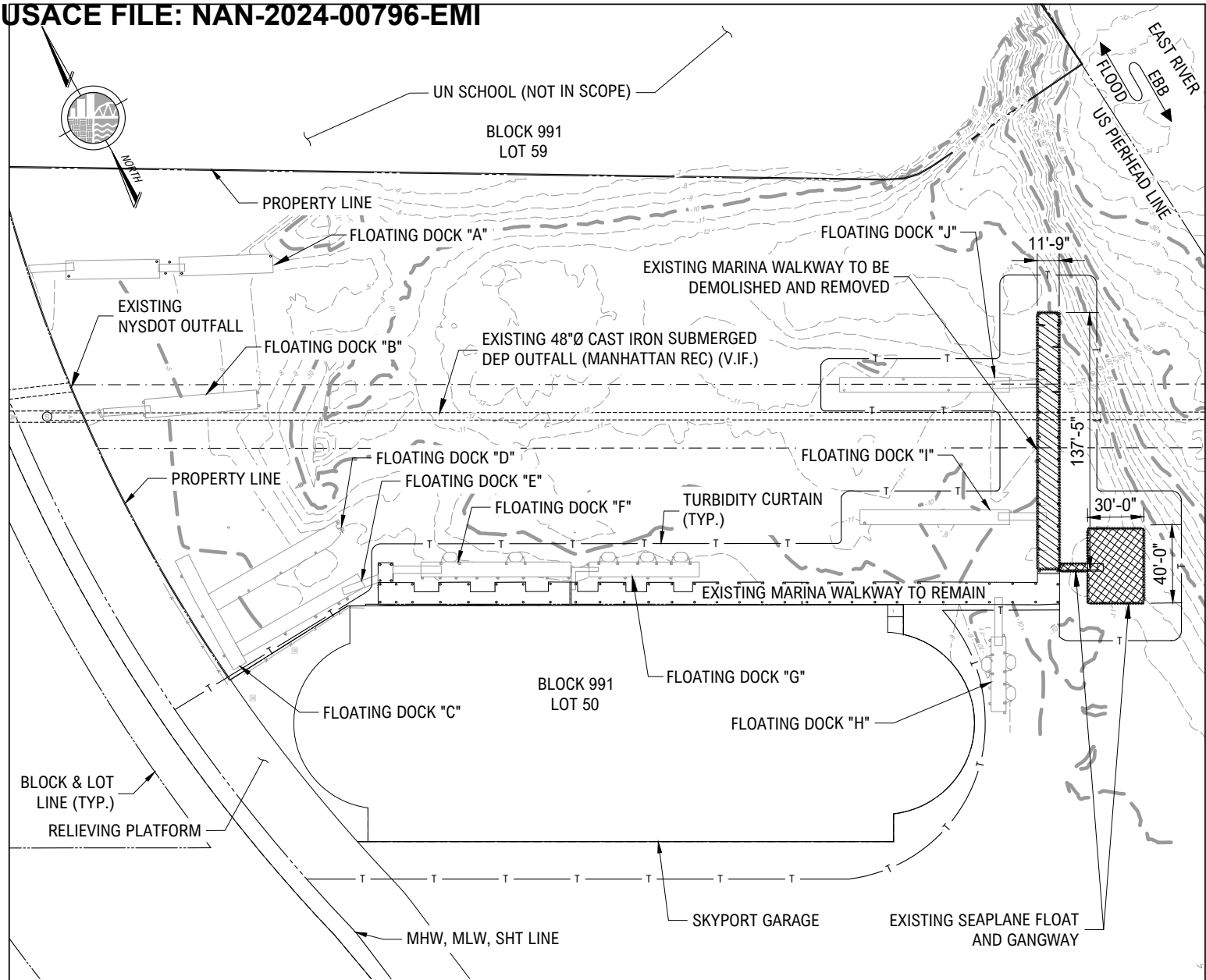
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

EXISTING SITE PLAN

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



SHT 4 OF 32 06/14/2024

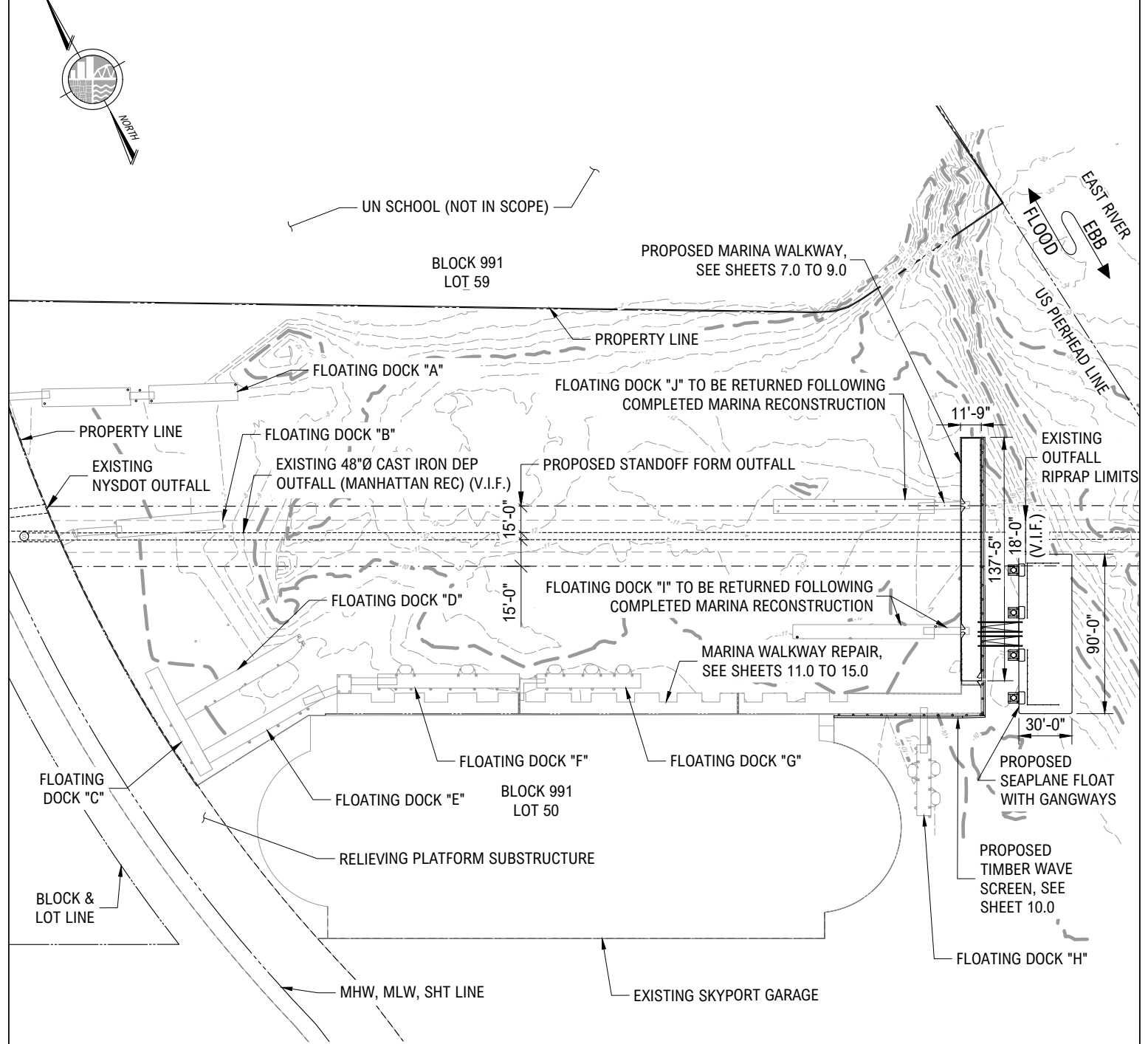


5.0 DEMOLITION PLAN

- NOTES:
1. TURBIDITY CURTAIN TO BE INSTALLED AROUND AREAS OF ACTIVE DEMOLITION.
 2. FLOATING DOCKS MAY BE TEMPORARILY RELOCATED FOR CONTRACTOR ACCESS AS DETERMINED BY CONTRACTOR MEANS AND METHODS.

- LEGEND:
- TURBIDITY CURTAIN
 - DEMOLISH DECK, PILE CAPS, AND PILES
 - DISASSEMBLE AND REMOVE THE SEAPLANE FLOAT, ANCHOR PILES, AND GANGWAY. SALVAGE GANGWAY FOR PROPOSED SEAPLANE FLOAT
 - MHW, MLW AND SHT

<p>PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS:</p> <p>1. SEE ATTACHED LIST</p>	<p>SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR</p> <p>APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION One Liberty Plaza, 14th Floor, NY 10006</p> <p>AGENT: M.G. McLaren Engineering and Land Surveying, P.C. 131 W 35th St 4th floor, NY, NY 10001</p>	<p>DEMOLITION PLAN</p> <p>IN: EAST RIVER AT: MANHATTAN, NY 10010 COUNTY OF: NEW YORK STATE: NY</p> <p>0 80' 160'</p> <p>1"=80'</p> <p>SHT 5 OF 32 06/14/2024</p>
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6.0

PROPOSED GENERAL PLAN

1"=80'-0"

LEGEND:

———— MHW, MLW AND SHT

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

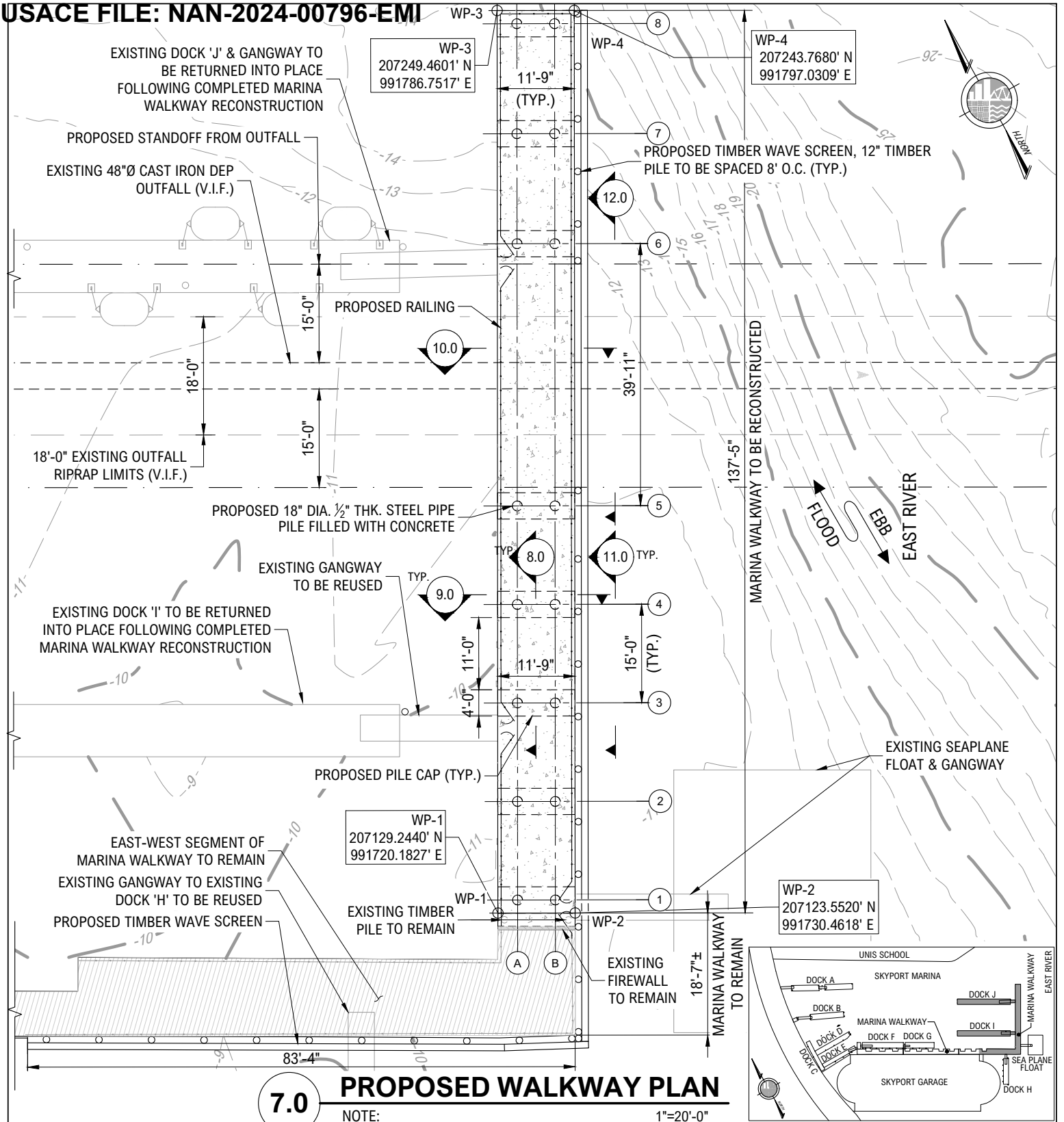
GENERAL PLAN

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 80' 160'

1"=80'

SHT 6 OF 32 06/14/2024

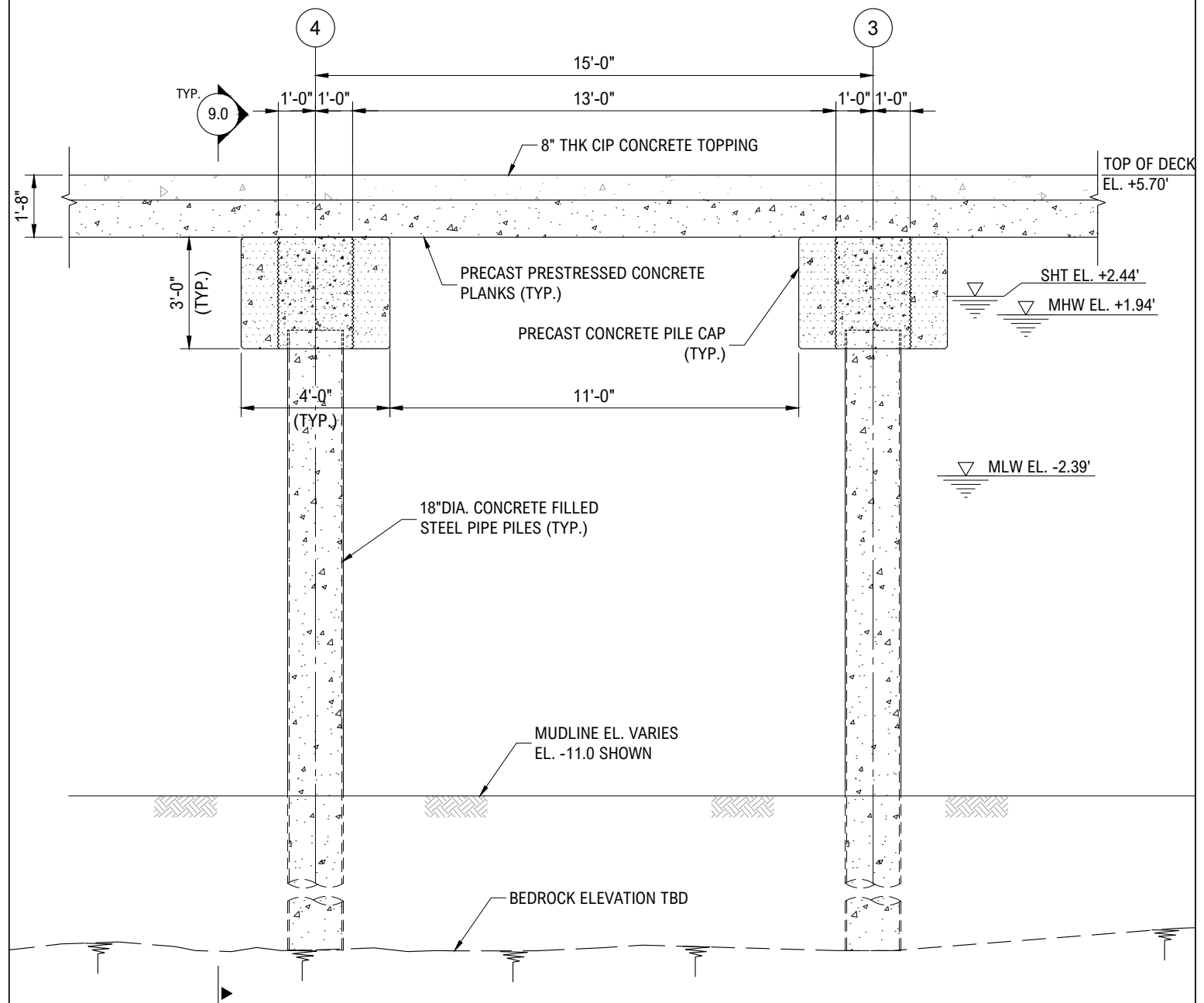


7.0 PROPOSED WALKWAY PLAN
NOTE:
1. SEAPLANE FLOAT NOT SHOWN FOR CLARITY.
2. MHW, SHT AND MLW ARE AT THE BULKHEAD UPLAND OF THIS SHEET.
1"=20'-0"

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION
DATUM: NAVD88
ADJACENT OWNERS:
1. SEE ATTACHED LIST

**SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR**
APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

PROPOSED WALKWAY PLAN
IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY
0 20' 40'
1"=20'
SHT 7 OF 32 06/14/2024

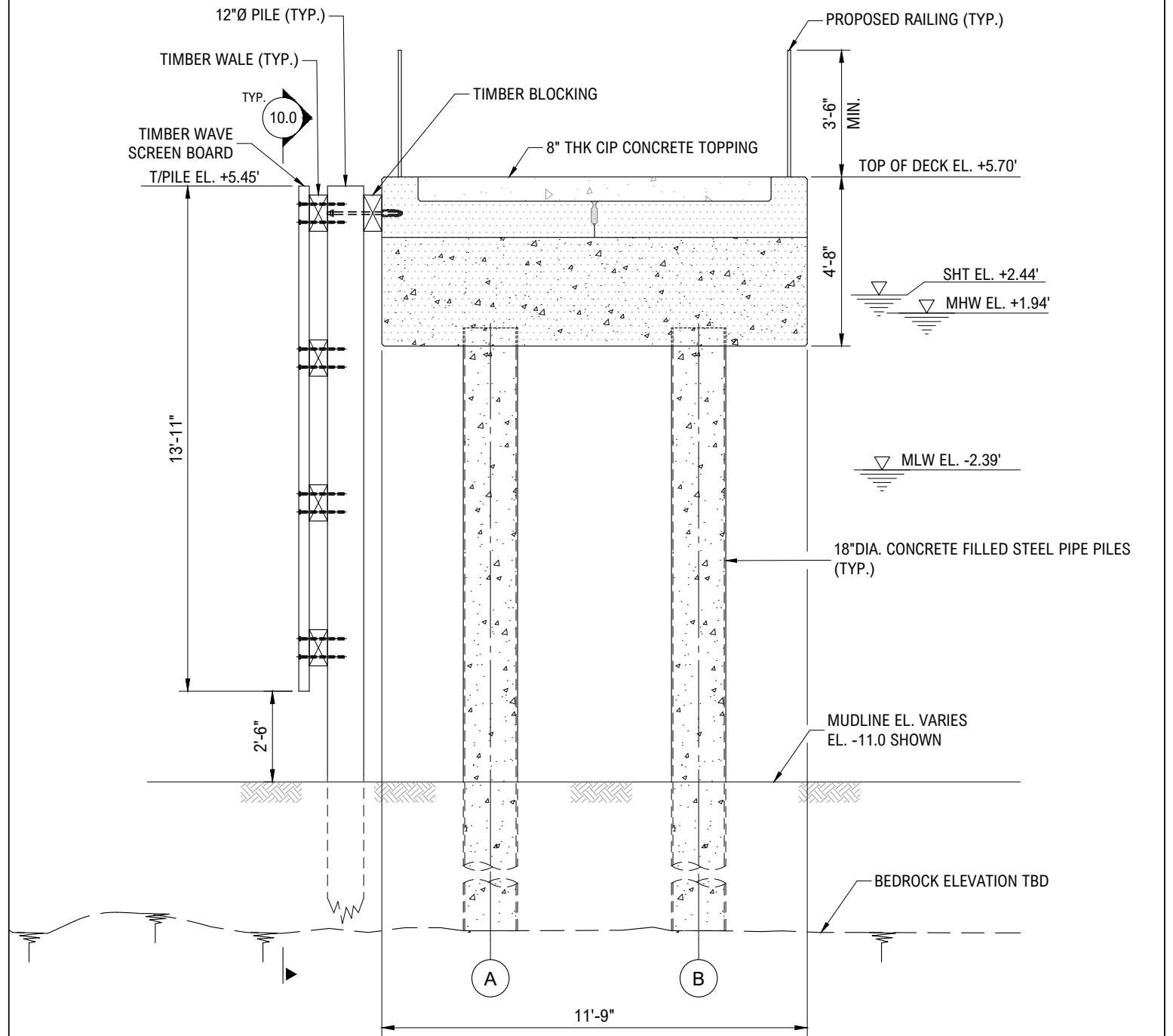


8.0 PROPOSED MARINA WALKWAY ELEVATION

NOTE:
1. SEE SHEET 7.0 FOR ELEVATION CUT.

1/4"=1'-0"

<p>PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS: 1. SEE ATTACHED LIST</p>	<p>SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR</p> <p>APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION One Liberty Plaza, 14th Floor, NY 10006</p> <p>AGENT: M.G. McLaren Engineering and Land Surveying, P.C. 131 W 35th St 4th floor, NY, NY 10001</p>	<p>PROPOSED WALKWAY ELEVATION</p> <p>IN: EAST RIVER AT: MANHATTAN, NY 10010 COUNTY OF: NEW YORK STATE: NY</p> <p>0 4' 8'</p> <p>1/4"=1'-0"</p> <p>SHT 8 OF 32 06/14/2024</p>
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9.0

PROPOSED MARINA WALKWAY SECTION

NOTE:

1. SEE SHEET 7.0 FOR SECTION CUT.

1/4"=1'-0"

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

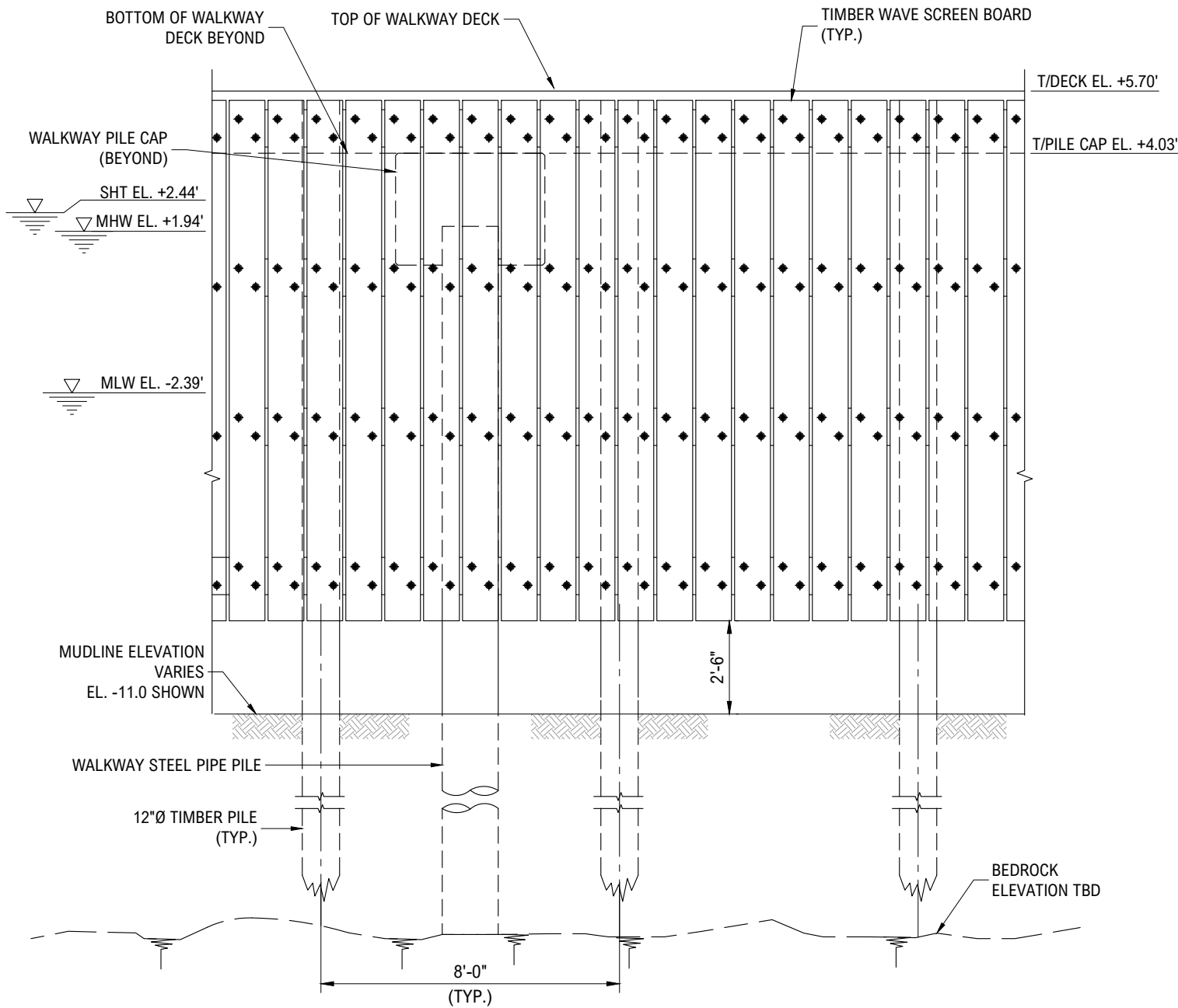
PROPOSED WALKWAY SECTION

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



SHT 9 OF 32

06/14/2024



10.0 WAVE SCREEN SECTION

1/4"=1'-0"

NOTE:
1. SEE SHEET 7.0 FOR SECTION CUT.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

**SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR**

APPL.: NEW YORK CITY ECONOMIC
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131 W 35th St 4th floor, NY, NY 10001

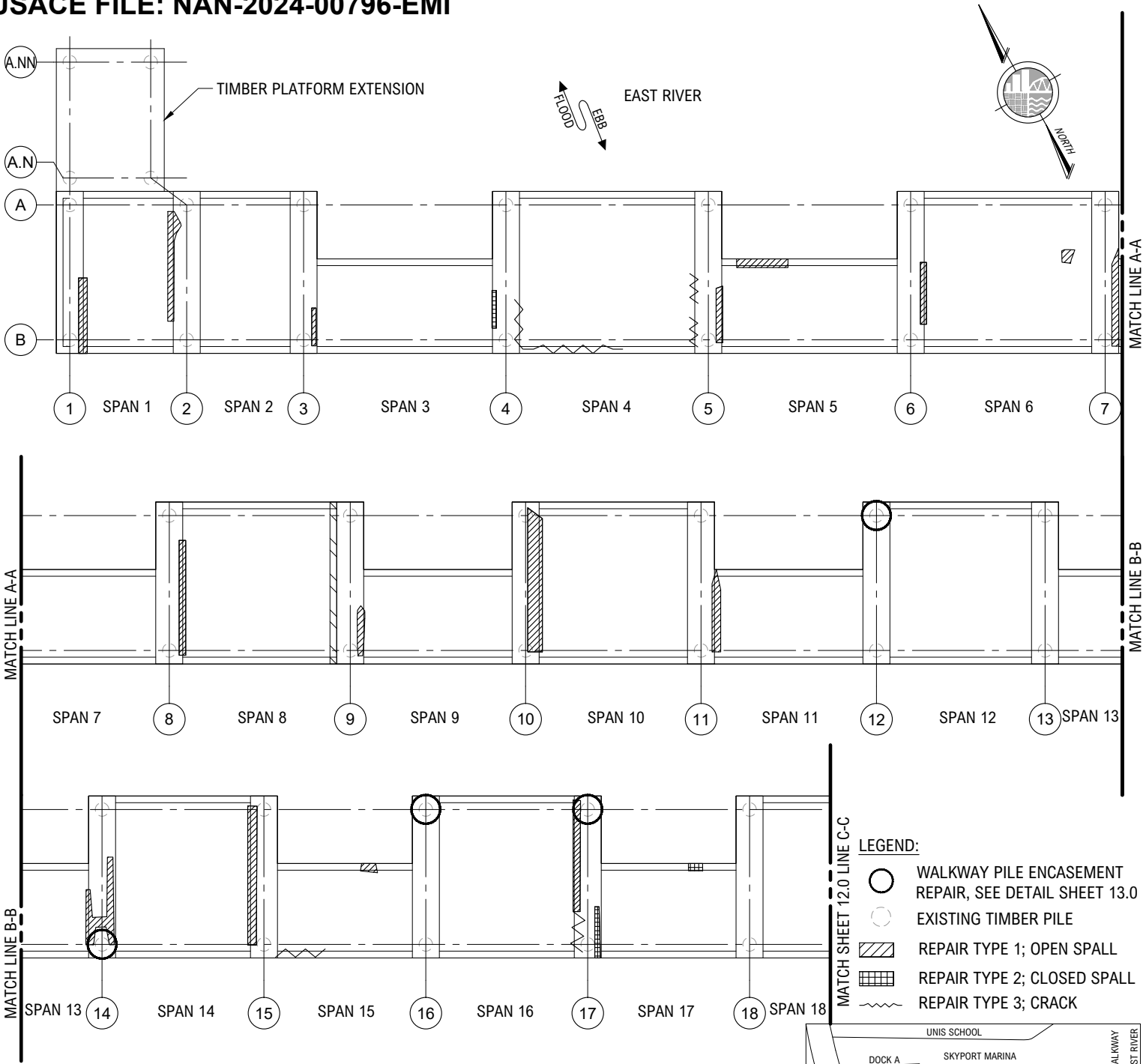
**PROPOSED TIMBER
WAVE SCREEN SECTION**

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 4' 8'

1/4"=1'-0"

SHT 10 OF 32 06/14/2024



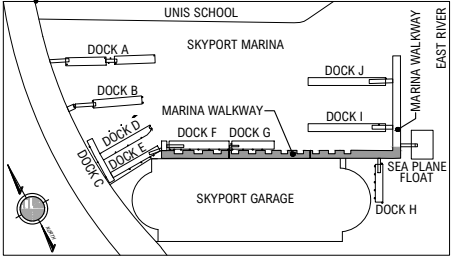
11.0

EXISTING MARINA WALKWAY PILE
CAP AND UNDERDECK REPAIR PLAN

3/32"=1'-0"

- NOTES:
- 1. SPALL REPAIRS ARE REPRESENTATIVE IN SIZE.
 - 2. REPAIRS BASED ON FIELD OBSERVATIONS BY McLAREN AUGUST 2023.
 - 3. REBAR WITH OVER 50% SECTION LOSS TO BE REPLACED AFTER CLEANING OF CONCRETE.
 - 4. MHW, SHT AND MLW ARE AT THE BULKHEAD UPLAND OF THIS SHEET.

- LEGEND:
- WALKWAY PILE ENCASEMENT REPAIR, SEE DETAIL SHEET 13.0
 - EXISTING TIMBER PILE
 - REPAIR TYPE 1; OPEN SPALL
 - REPAIR TYPE 2; CLOSED SPALL
 - REPAIR TYPE 3; CRACK



KEY PLAN
NTS

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

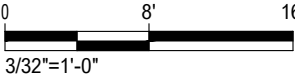
SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
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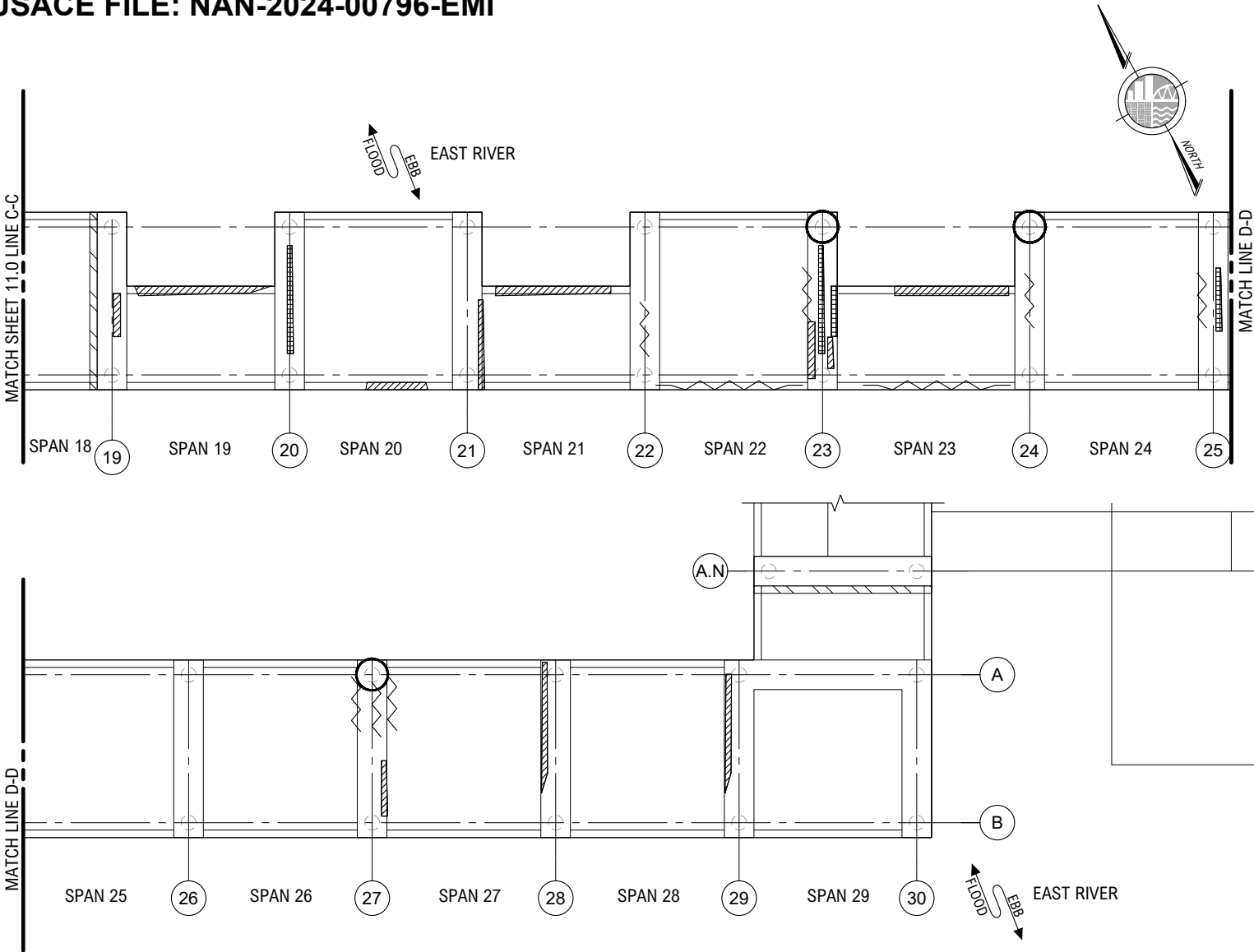
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

EXISTING MARINA
WALKWAY REPAIR PLAN
1 OF 2

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



SHT 11 OF 32 06/14/2024



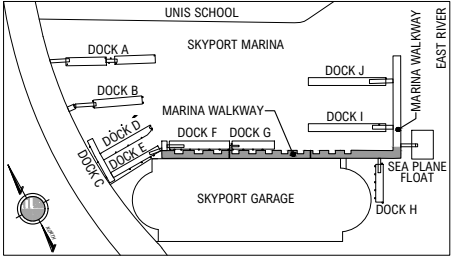
**EXISTING MARINA WALKWAY PILE
CAP AND UNDERDECK REPAIR PLAN**

3/32"=1'-0"

- NOTES:
- 1. SPALL REPAIRS ARE REPRESENTATIVE IN SIZE.
 - 2. REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST 2023.
 - 3. REBAR WITH OVER 50% SECTION LOSS TO BE REPLACED AFTER CLEANING OF CONCRETE.
 - 4. MHW, SHT AND MLW ARE AT THE BULKHEAD UPLAND OF THIS SHEET.

LEGEND:

- WALKWAY PILE ENCASEMENT REPAIR, SEE DETAIL SHEET 13.0
- EXISTING TIMBER PILE
- REPAIR TYPE 1; OPEN SPALL
- REPAIR TYPE 2; CLOSED SPALL
- REPAIR TYPE 3; CRACK



KEY PLAN

NTS

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

**SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR**

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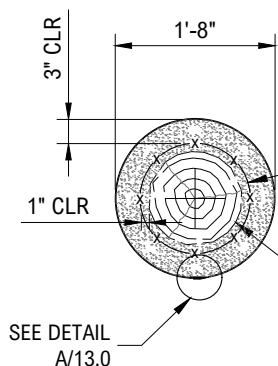
**EXISTING MARINA
WALKWAY REPAIR
PLAN 2 OF 2**

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

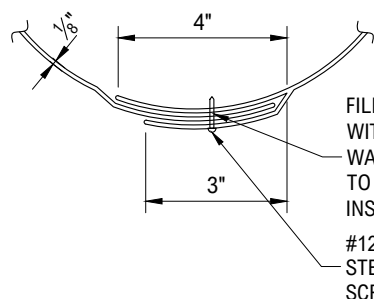
0 8' 16'

3/32"=1'-0"

SHT 12 OF 32 06/14/2024

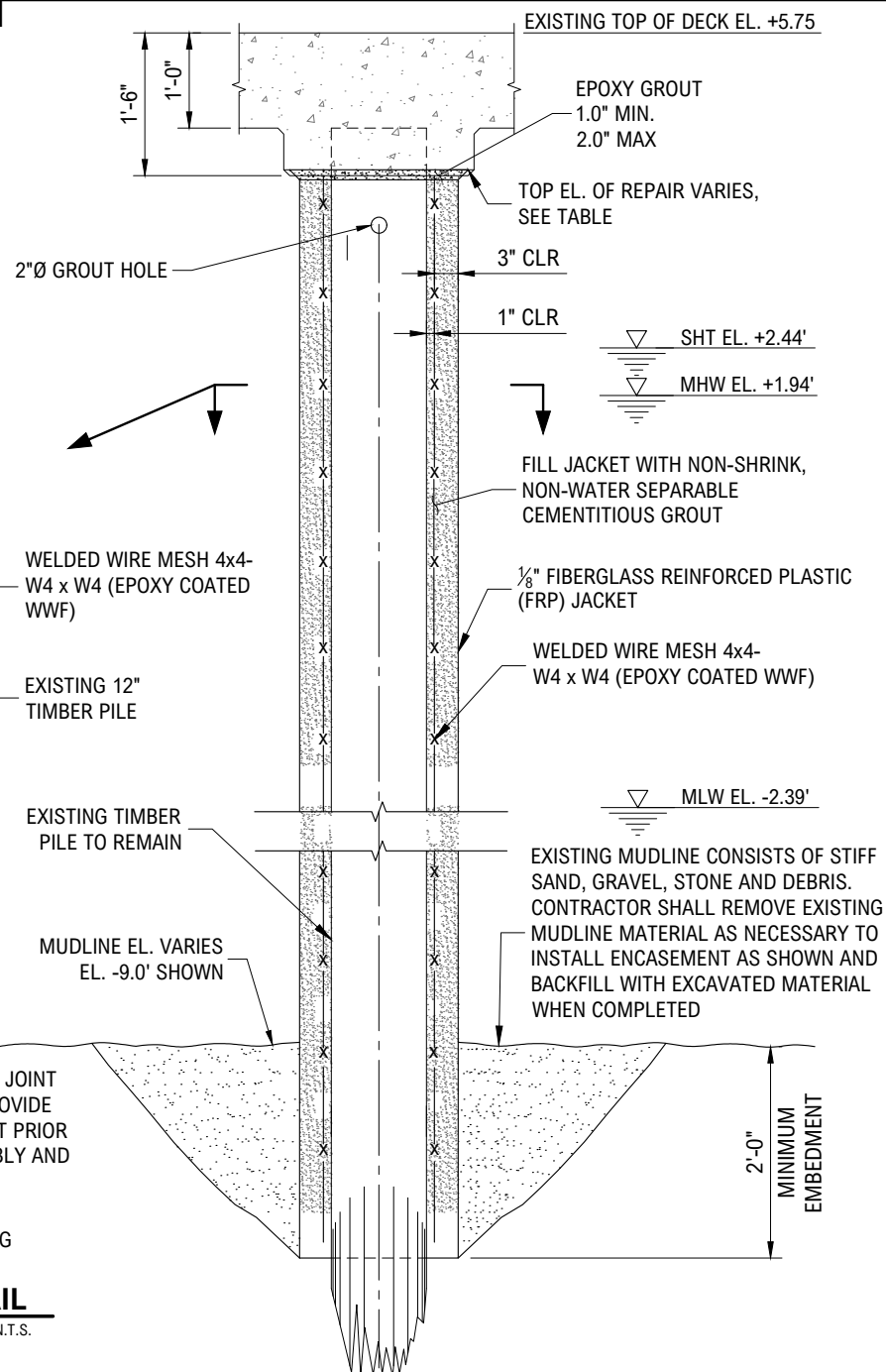


SECTION
1/2"=1'-0"



PILE ENCASEMENT JOINT DETAIL

NTS



13.0 WALKWAY PILE ENCASEMENT REPAIR DETAIL

$$1/2'' = 1'-0''$$

NOTE:

1. SEE REPAIR PLAN ON SHEET 11.0 AND 12.0 FOR PILE LOCATIONS.

SEQUENCE OF REPAIR:

1. BLAST CLEAN TIMBER PILE.
2. EXCAVATE AROUND PILE TO SPECIFIED DEPTH.
3. INSTALL WELDED WIRE FABRIC AND FIBERGLASS JACKET.
4. PUMP CEMENTITIOUS GROUT TO FILL JACKET.
5. SEAL TOP WITH EPOXY PASTE.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

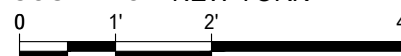
SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

EXISTING MARINA WALKWAY REPAIR DETAILS - 1

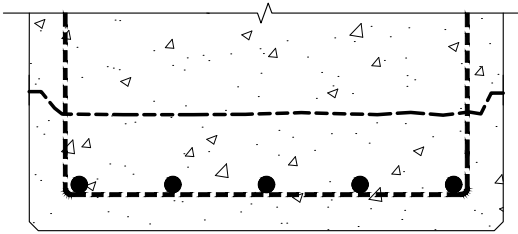
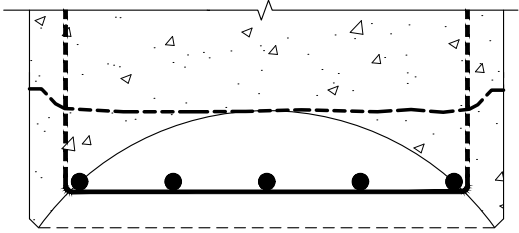
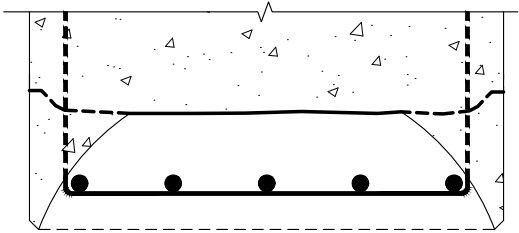
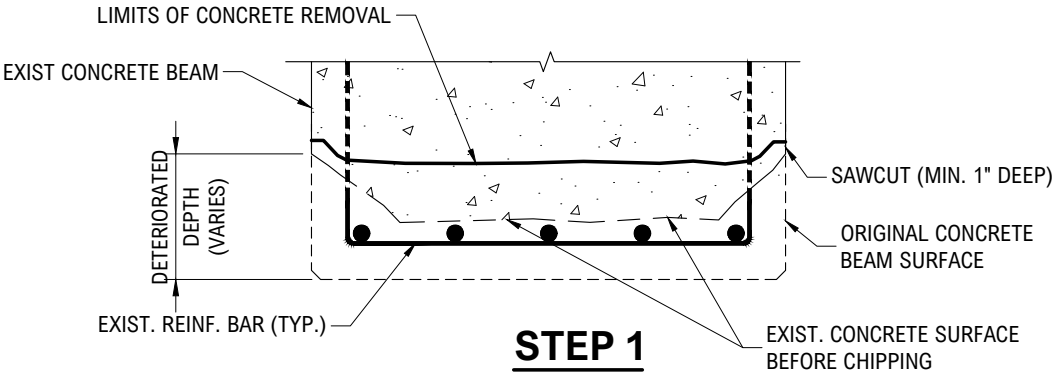
IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



1/2"=1'-0"

SHT 13 OF 32

06/14/2024



14.0 TYP. SHOTCRETE REPAIRS DETAIL

N.T.S.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

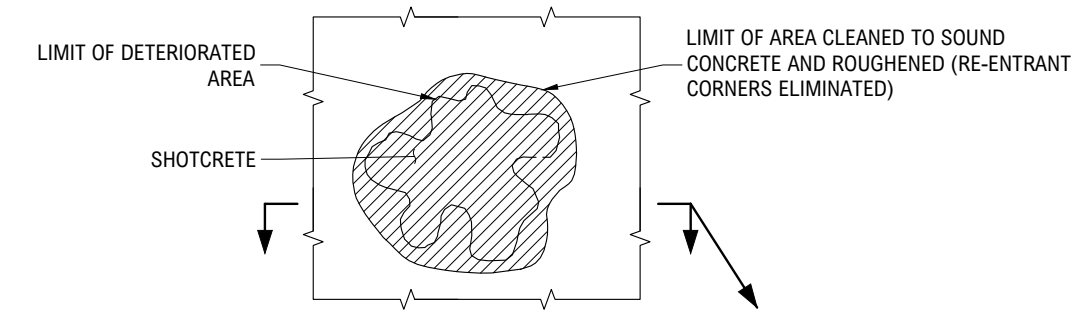
SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

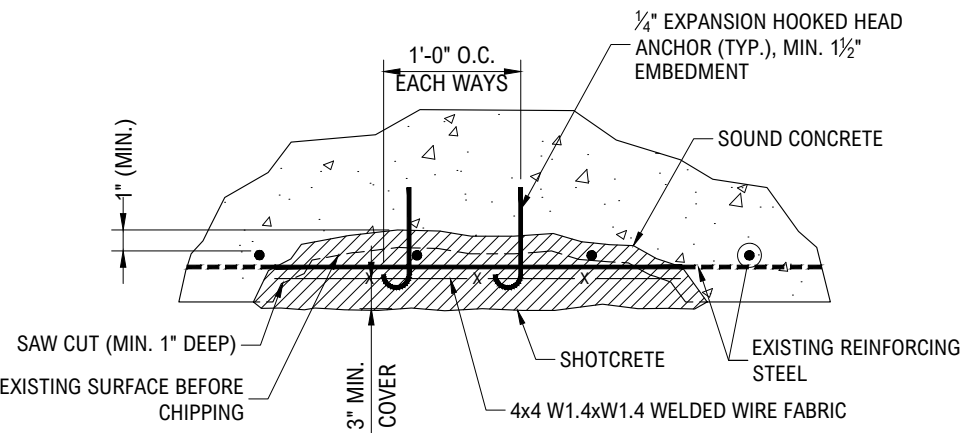
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

EXISTING MARINA WALKWAY
REPAIR DETAILS - 2

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



PLAN - UNDERDECK REPAIR



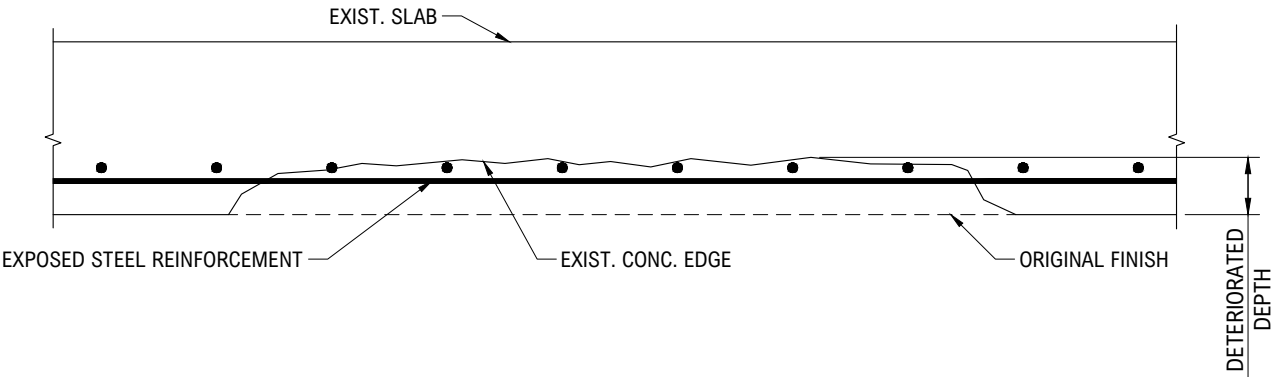
SECTION

15.0 CONCRETE DECK REPAIR DETAIL

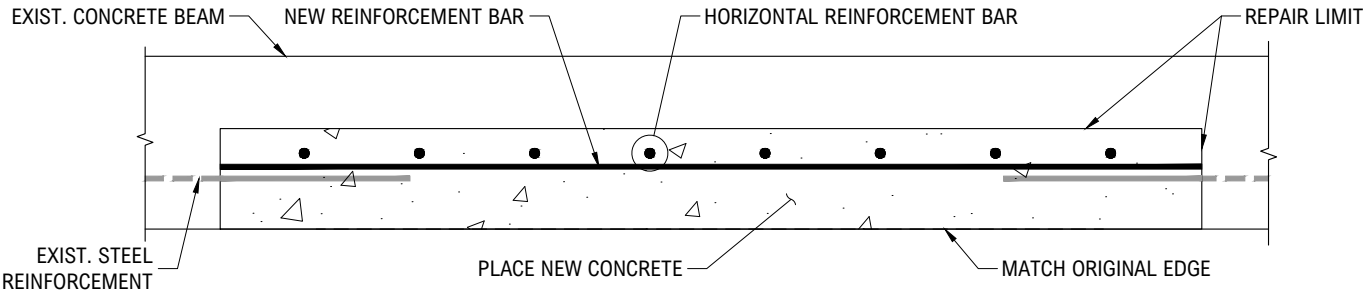
N.T.S.

- NOTES:
1. REMOVE DETERIORATED CONCRETE AND LOOSE/LATENT MATERIALS TO A SOUND SUBSTRATE, CONTRACTORS SHALL PROVIDE A MINIMUM 1" CLEARANCE AROUND ALL EXPOSED EXISTING REINFORCING STEEL BARS THAT WILL REMAIN IN PLACE.
 2. CONTRACTOR SHALL LIMIT THE REMOVAL AREA BY CHIPPING HAMMER AND PROVIDE SAW CUTS ALONG THE BOUNDARY OF THE PREPARED LENGTH AND DEPTH TO EXISTING REINFORCEMENT MAINTAINING CLEAN EDGES ON REPAIR FACES.
 3. REMOVE ALL CORRODED REINFORCING STEEL WITH CROSS-SECTION LOSSES GREATER THAN 50 PERCENT. MECHANICALLY CLEAN ALL STEEL TO REMAIN IN PLACE FREE OF CONCRETE DEBRIS, OLD COATING OR LATENT MATERIAL. SAFEGUARD CONDITION OF EMBEDDED REINFORCING STEEL AT ALL BOUNDARY SAW CUTS.

<p>PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS:</p> <p>1. SEE ATTACHED LIST</p>	<p>SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR</p> <p>APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION One Liberty Plaza, 14th Floor, NY 10006</p> <p>AGENT: M.G. McLaren Engineering and Land Surveying, P.C. 131 W 35th St 4th floor, NY, NY 10001</p>	<p>EXISTING MARINA WALKWAY REPAIR DETAILS - 3</p> <p>IN: EAST RIVER AT: MANHATTAN, NY 10010 COUNTY OF: NEW YORK STATE: NY</p> <p>SHT 15 OF 32 06/14/2024</p>
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EXISTING SECTION



REPAIR SECTION

16.0

CONCRETE BEAM REPAIR ELEVATION

N.T.S.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

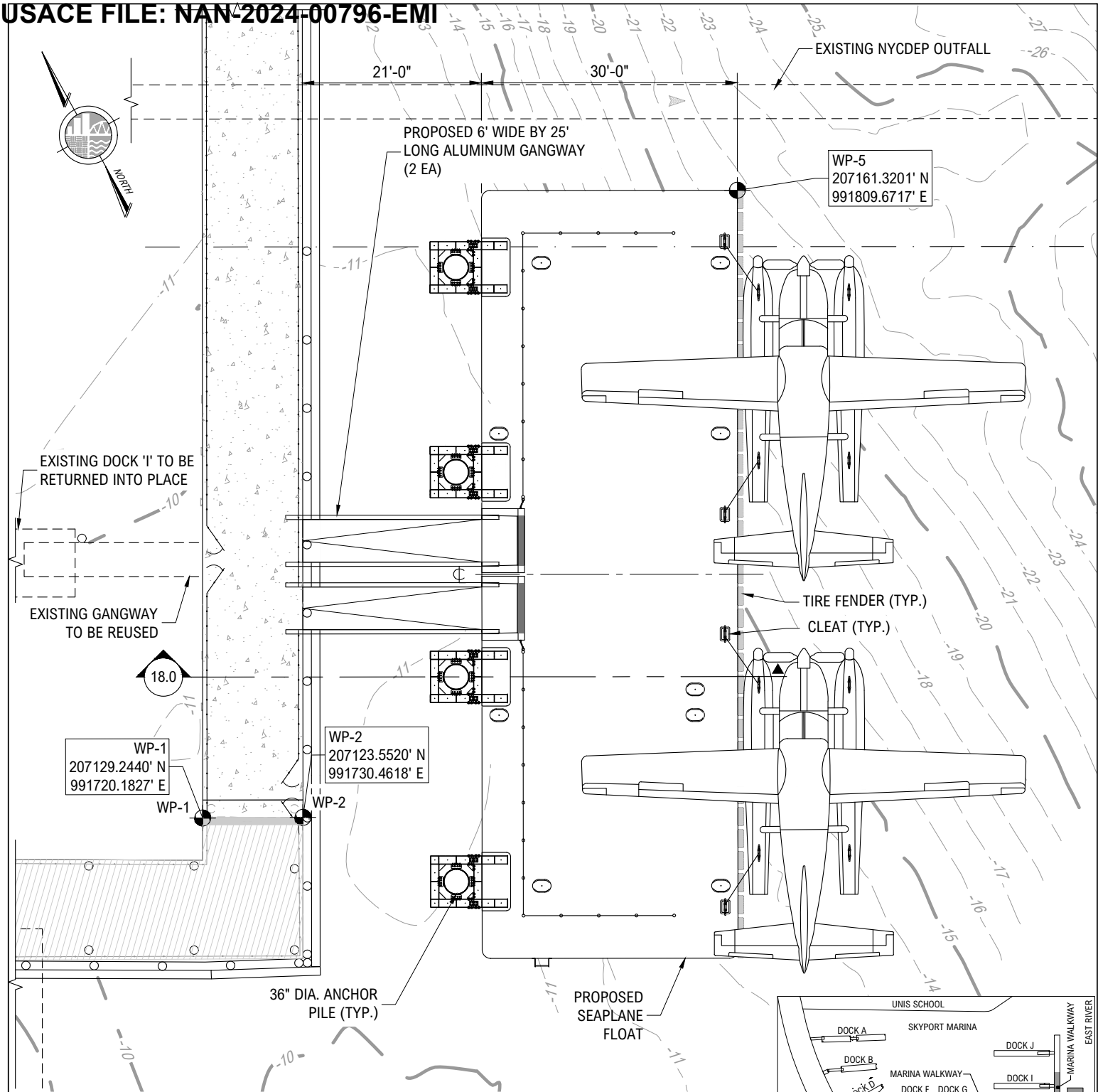
APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

EXISTING MARINA WALKWAY
REPAIR DETAILS - 4

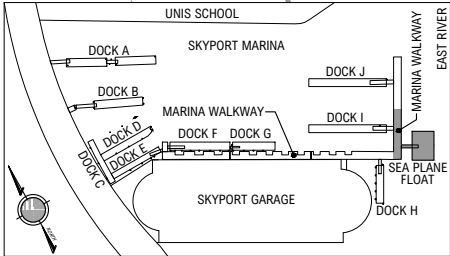
IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

SHT 16 OF 32 06/14/2024



17.0 PROPOSED SEAPLANE FLOAT PLAN

NOTE:
1. MHW, SHT AND MLW ARE AT THE BULKHEAD UPLAND OF THIS SHEET.



PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

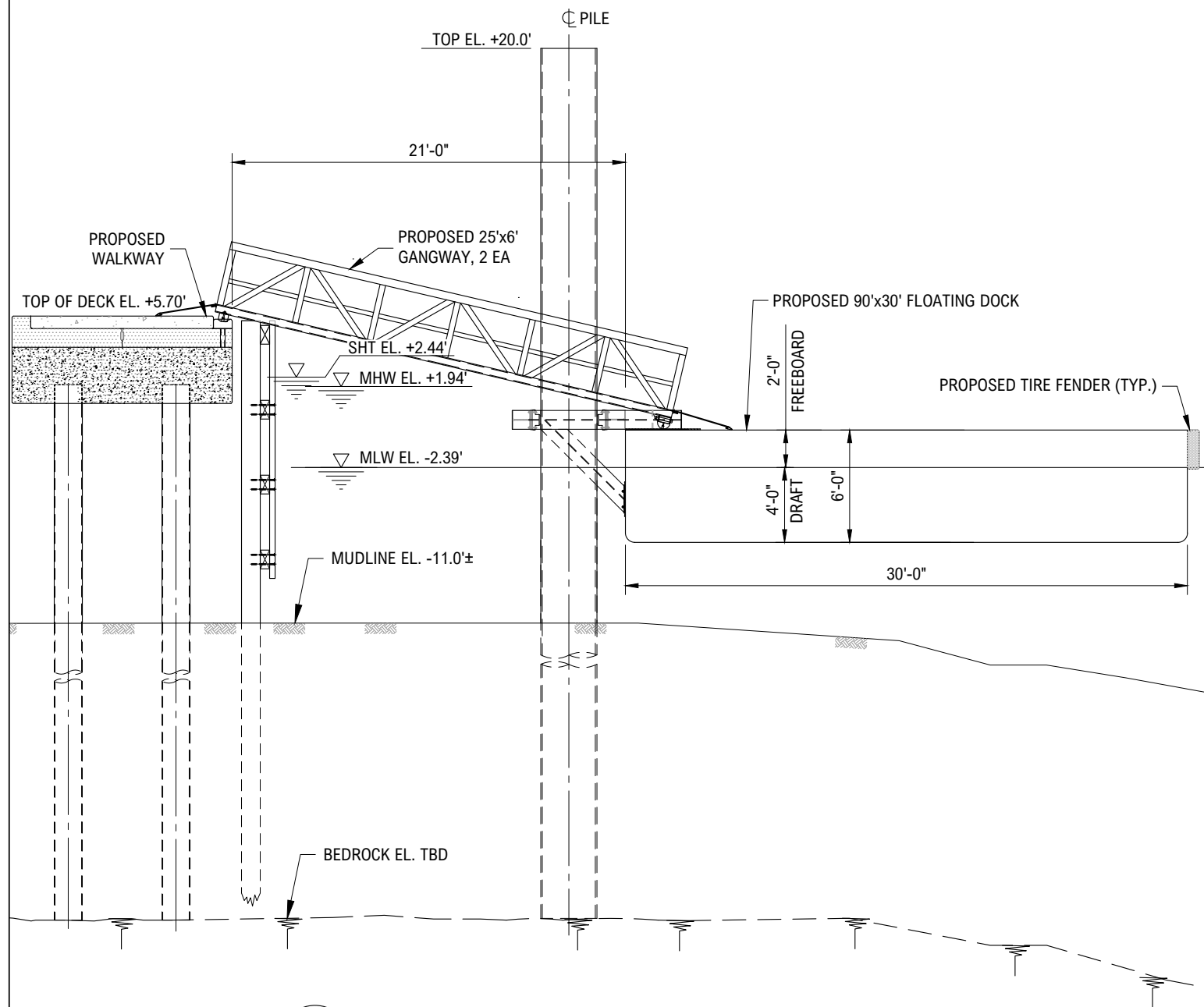
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

PROPOSED SEA PLANE
FLOAT PLAN

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 16' 32'
1/16"=1'-0"

SHT 17 OF 32 06/14/2024

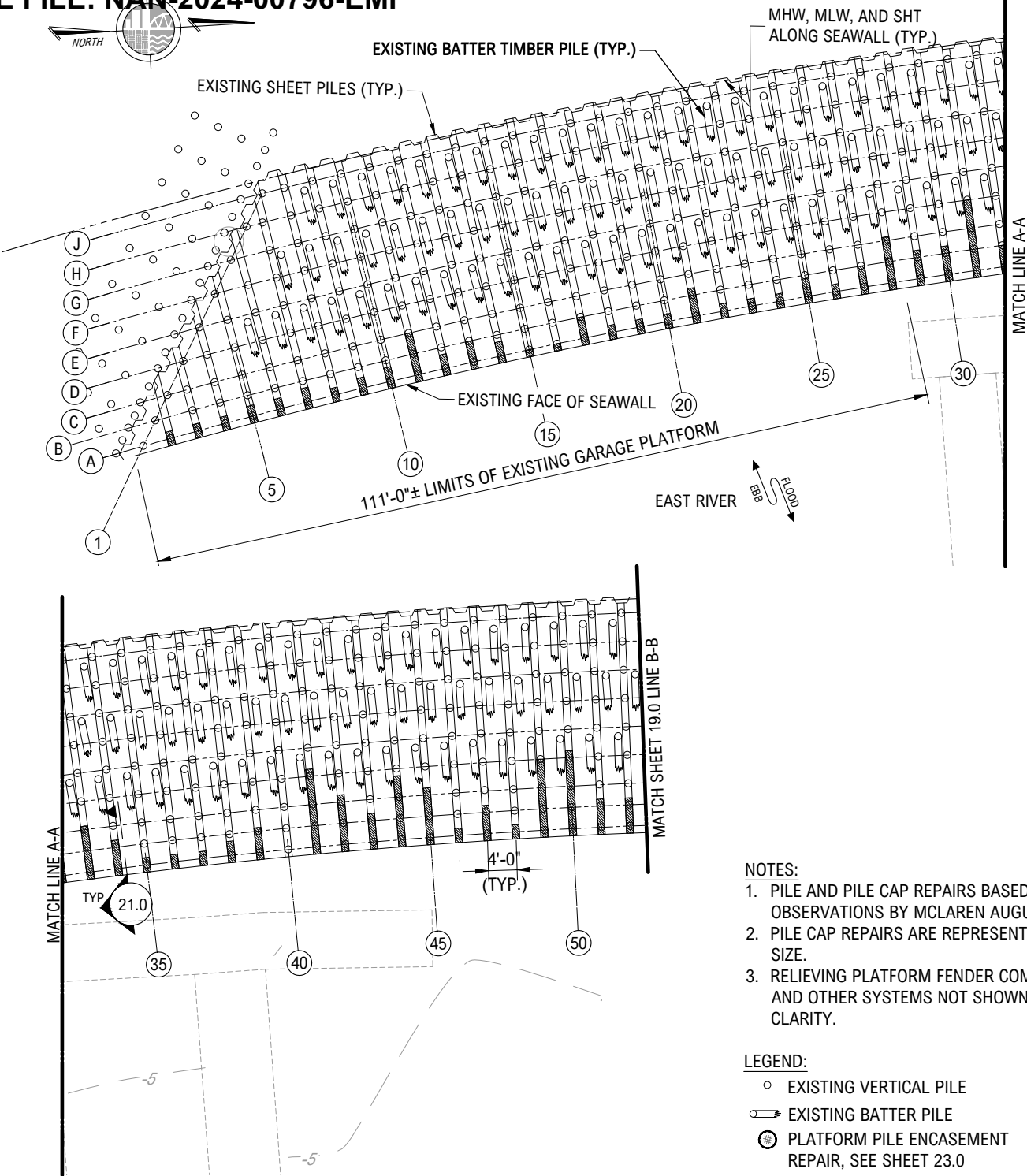


18.0 **PROPOSED SEAPLANE FLOAT SECTION**
NOTE: 1. SEE SHEET 17.0 FOR SECTION LOCATION.
1/8"=1'-0"

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION
DATUM: NAVD88
ADJACENT OWNERS:
1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR
APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

PROPOSED SEAPLANE
DOCK SECTION
IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY
0 8' 16'
1/8"=1'-0"
SHT 18 OF 32 06/14/2024



- NOTES:
- 1. PILE AND PILE CAP REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST 2023.
 - 2. PILE CAP REPAIRS ARE REPRESENTATIVE IN SIZE.
 - 3. RELIEVING PLATFORM FENDER COMPONENTS AND OTHER SYSTEMS NOT SHOWN FOR CLARITY.

- LEGEND:
- EXISTING VERTICAL PILE
 - ◡ EXISTING BATTER PILE
 - ⊙ PLATFORM PILE ENCASEMENT REPAIR, SEE SHEET 23.0
 - TIMBER PILE CAP REPLACEMENT, SEE SHEET 21.0 TO 22.0

**EXISTING TIMBER
RELIEVING PLATFORM REPAIR PLAN - 1 OF 2**

3/64"=1'-0"

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

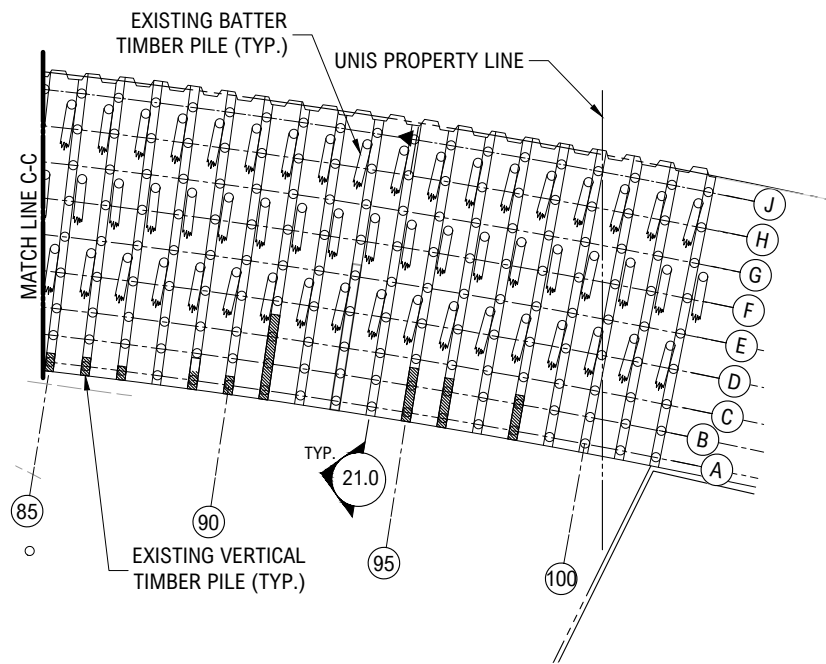
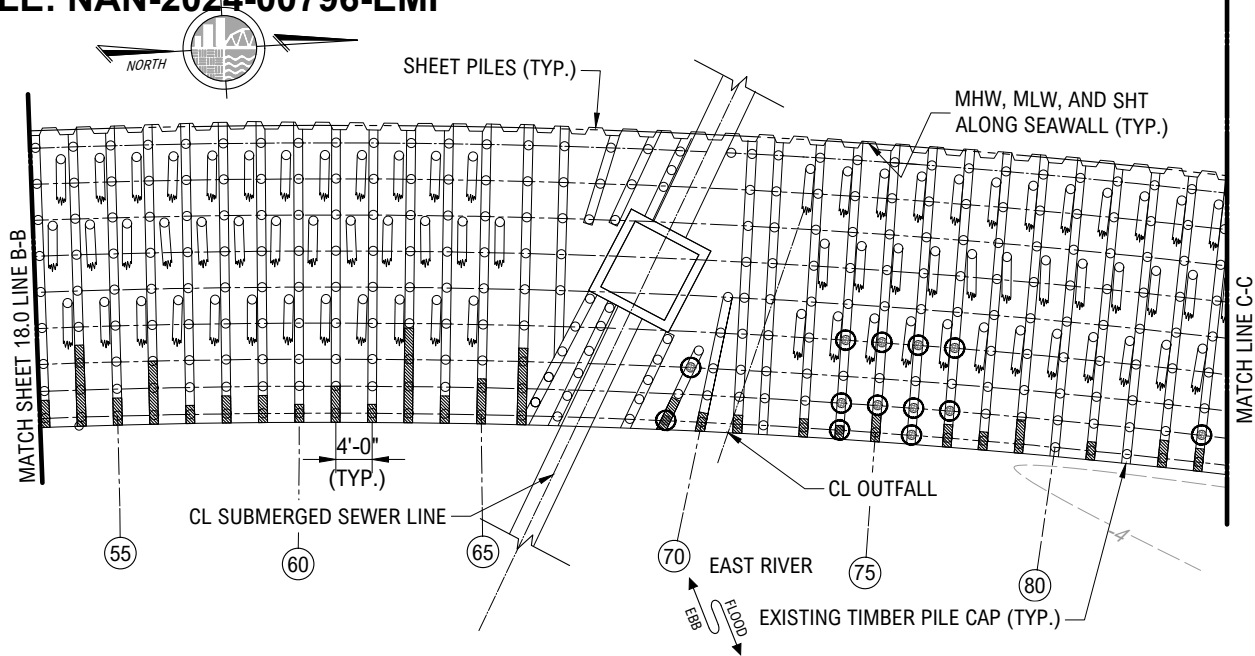
EXISTING TIMBER
RELIEVING PLATFORM
REPAIR PLAN 1 OF 2

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 16' 32'

3/64"=1'-0"

SHT 19 OF 32 06/14/2024



- NOTES:
- 1. PILE AND PILE CAP REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST 2023.
 - 2. PILE CAP REPAIRS ARE REPRESENTATIVE IN SIZE.
 - 3. RELIEVING PLATFORM FENDER COMPONENTS AND OTHER SYSTEMS NOT SHOWN FOR CLARITY.

- LEGEND:
- EXISTING VERTICAL PILE
 - ◡ EXISTING BATTER PILE
 - ⊙ PLATFORM PILE ENCASEMENT REPAIR, SEE SHEET 23.0
 - TIMBER PILE CAP REPLACEMENT, SEE SHEET 21.0 TO 22.0

20.0 EXISTING TIMBER RELIEVING PLATFORM REPAIR PLAN - 2 OF 2

3/64"=1'-0"

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

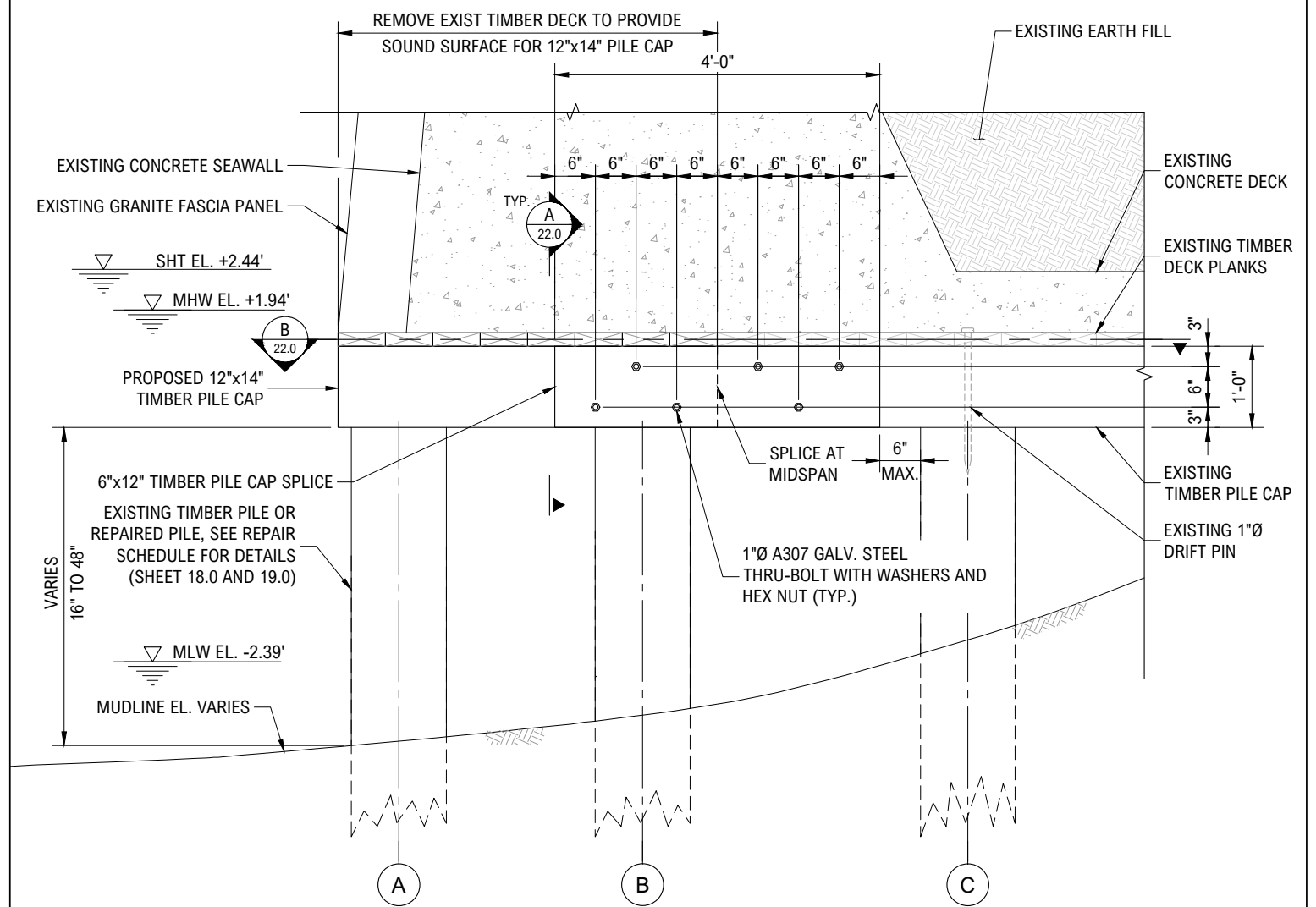
EXISTING TIMBER RELIEVING PLATFORM REPAIR PLAN 2 OF 2

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 16' 32'

3/64"=1'-0"

SHT 20 OF 32 06/14/2024



21.0

TIMBER PILE CAP REPLACEMENT

1/2"=1'-0"

- NOTES:
1. SEE PLAN SHEETS 19.0 & 20.0 FOR SECTION LOCATION.
 2. REMOVE DEBRIS, PILES, PILE STUBS, ETC. AS REQ'D TO INSTALL REPAIRS.
 3. FENDER AND TOPSIDE COMPONENTS NOT SHOWN FOR CLARITY.
 4. CONTRACTOR TO SHORE EXISTING STRUCTURES AS REQUIRED.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

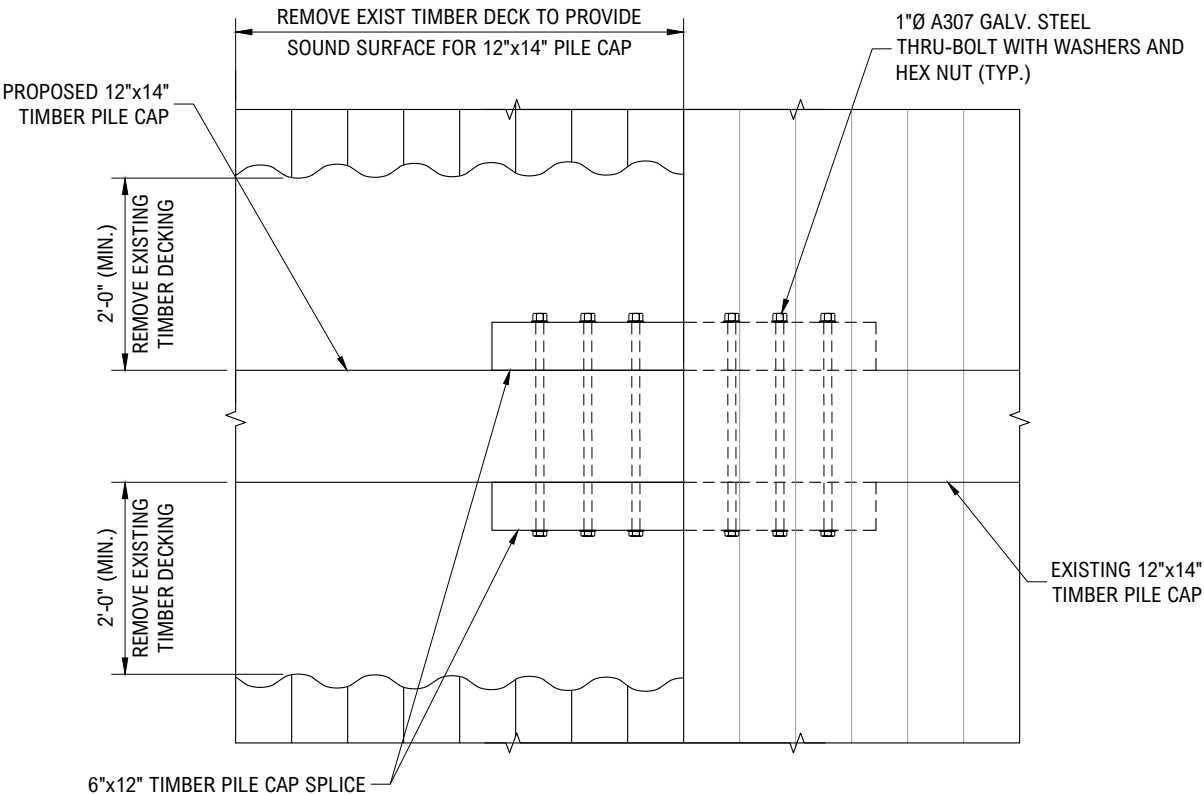
EXISTING TIMBER
RELIEVING TIMBER PILE CAP
REPLACEMENT SECTION

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 1' 2' 4'

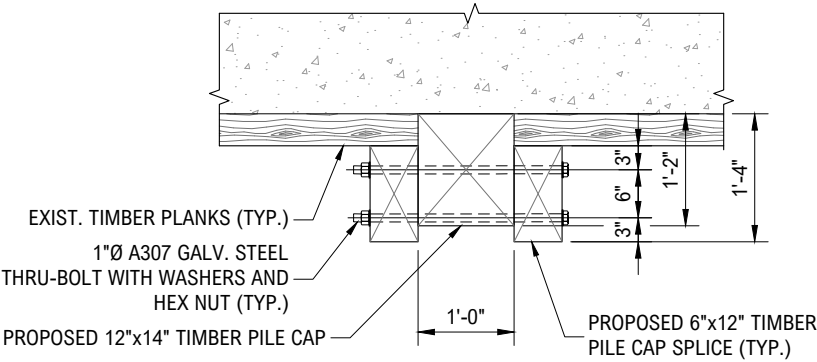
1/2"=1'-0"

SHT 21 OF 32 06/14/2024



A-A PLAN VIEW

- NOTES:
- 1. SHIM PILES AS NEEDED PER SHIM REPAIR DETAIL TO RESTORE BEARING.
 - 2. EXCAVATION OF LARGE DIAMETER RIP RAP AND MISCELLANEOUS DEBRIS MAY BE REQUIRED FOR ACCESS TO PERFORM PILE CAP REPLACEMENT REPAIRS AT THE 'G' ROW.



B-B SECTION

- NOTE:
- 1. FOUNDATION PILES NOT SHOWN FOR CLARITY.

22.0

TIMBER PILE CAP REPLACEMENT DETAILS

1/2"=1'-0"

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

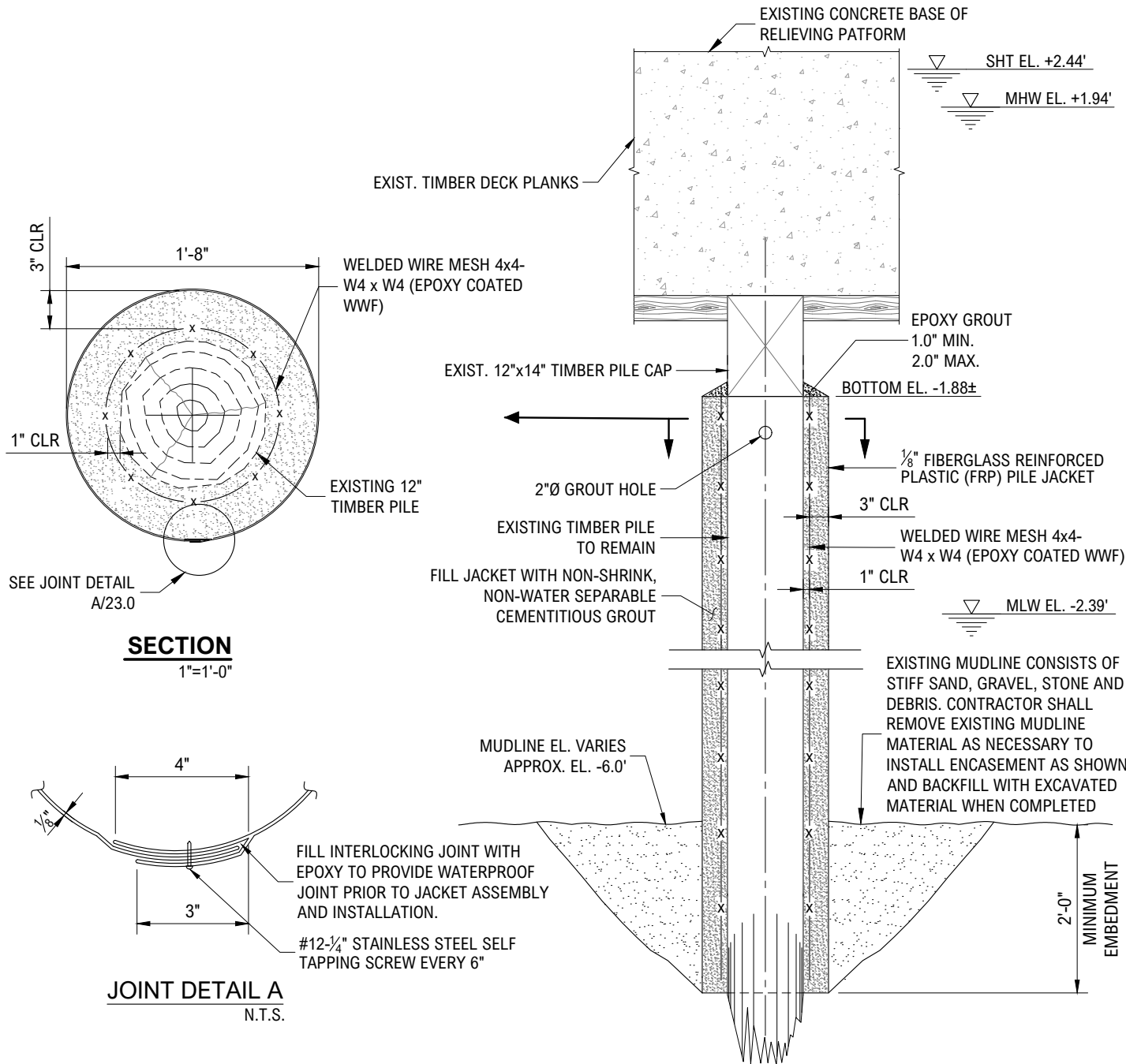
EXISTING TIMBER RELIEVING TIMBER PILE CAP REPLACEMENT DETAILS

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 1' 2' 4'

1/2"=1'-0"

SHT 22 OF 32 06/14/2024



23.0

PLATFORM PILE ENCASEMENT REPAIR DETAIL

1/2"=1'-0"

- NOTE: SEE PLAN ON SHEETS 19.0 AND 20.0 FOR PILE REPAIR LOCATIONS
- SEQUENCE OF REPAIR:
1. BLAST CLEAN TIMBER PILE.
 2. EXCAVATE AROUND PILE TO SPECIFIED DEPTH.
 3. INSTALL WELDED WIRE FABRIC AND FIBERGLASS JACKET.
 4. PUMP CEMENTITIOUS GROUT TO FILL JACKET.
 5. SEAL TOP WITH EPOXY PASTE.

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

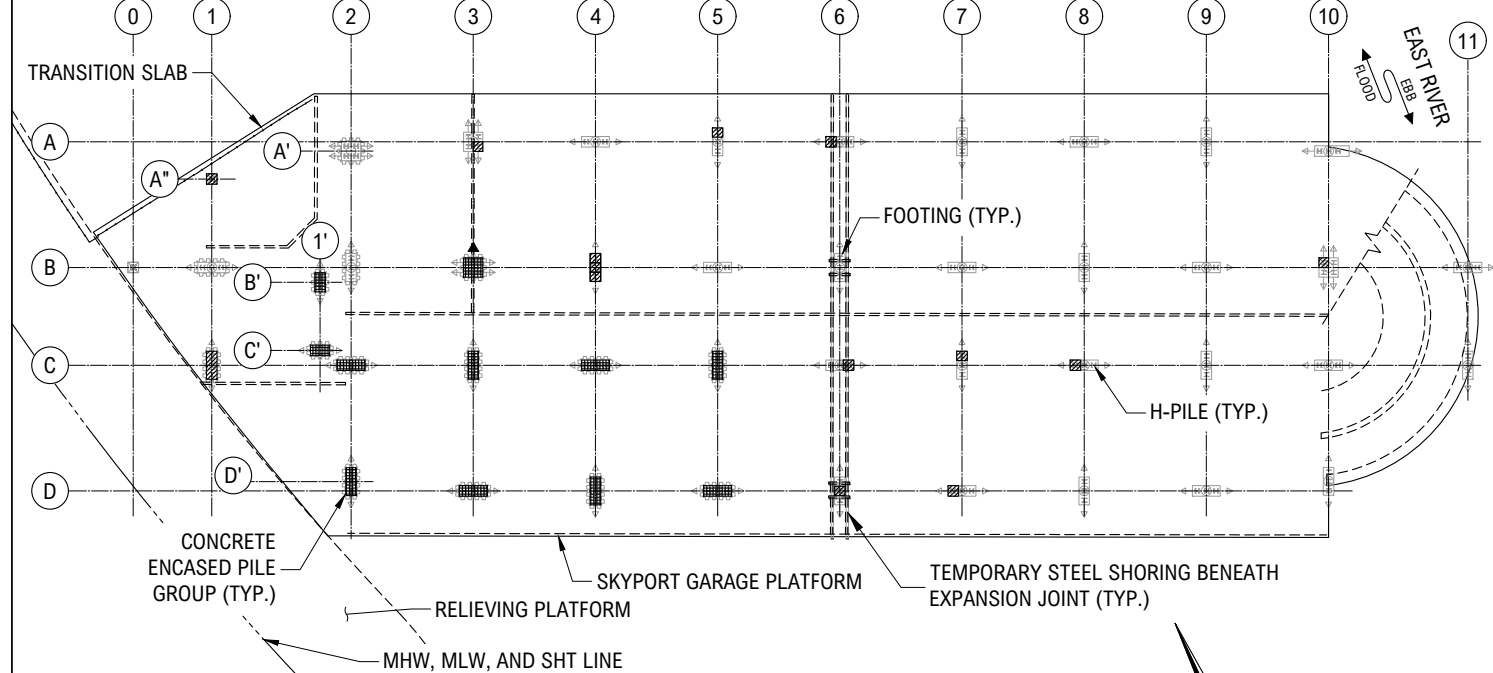
EXISTING TIMBER RELIEVING PLATFORM PILE ENCASEMENT DETAIL

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 1' 2' 4'

1/2"=1'-0"

SHT 23 OF 32 06/14/2024



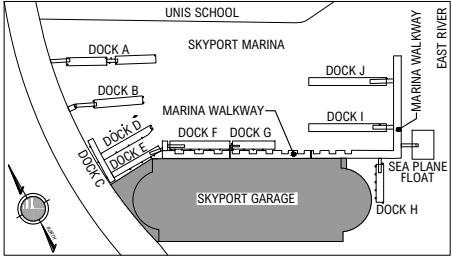
24.0 GARAGE PILE REPAIR PLAN

GARAGE PILE REPAIR SCHEDULE				
REPAIR NUMBER	BENT	ROW	POSITION	REPAIR TYPE
1	1	A"	CENTER	1
2	1	C	GROUP	1
3	1'	B'	GROUP	2
4	1'	C'	GROUP	2
5	2	C	GROUP	2
6	2	D'	GROUP	2
7	3	A	SE	1
8	3	B	GROUP	2
9	3	C	GROUP	2
10	3	D	GROUP	2
11	4	B	NORTH	1
12	4	B	CENTER	1
13	4	B	SOUTH	1

GARAGE PILE REPAIR SCHEDULE				
REPAIR NUMBER	BENT	ROW	POSITION	REPAIR TYPE
14	4	C	GROUP	2
15	4	D	GROUP	2
16	5	A	NORTH	1
17	5	C	GROUP	2
18	5	D	GROUP	2
19	6	A	WEST	1
20	6	C	EAST	1
21	6	D	CENTER	1
22	7	C	NORTH	1
23	7	D	WEST	1
24	8	C	WEST	1
25	10	B	NW	1

- NOTES:
- SKYPORT GARAGE PLANS BASED ON "MARINA, SEAPLANE BASE, AND PARKING GARAGE" DRAWING SET BY PRAEGER-KAVANAGH-WATERBURY ENGINEERS-ARCHITECTS DATED JUNE-3-1960.
 - REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST 2023.

- LEGEND:
- REPAIR TYPE 1; INDIVIDUAL PILE ENCASEMENT REPAIR SEE SHEET 25.0
 - REPAIR TYPE 2; GROUP ENCASEMENT UNDERMINING SEE SHEET 26.0
 - EXISTING STEEL H-PILE
 - DIRECTION OF BATTER PILE
 - EXISTING PILE CAP
 - EXISTING PILE GROUP ENCASEMENT
 - EXISTING CONCRETE COLUMN



KEY PLAN
NTS

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

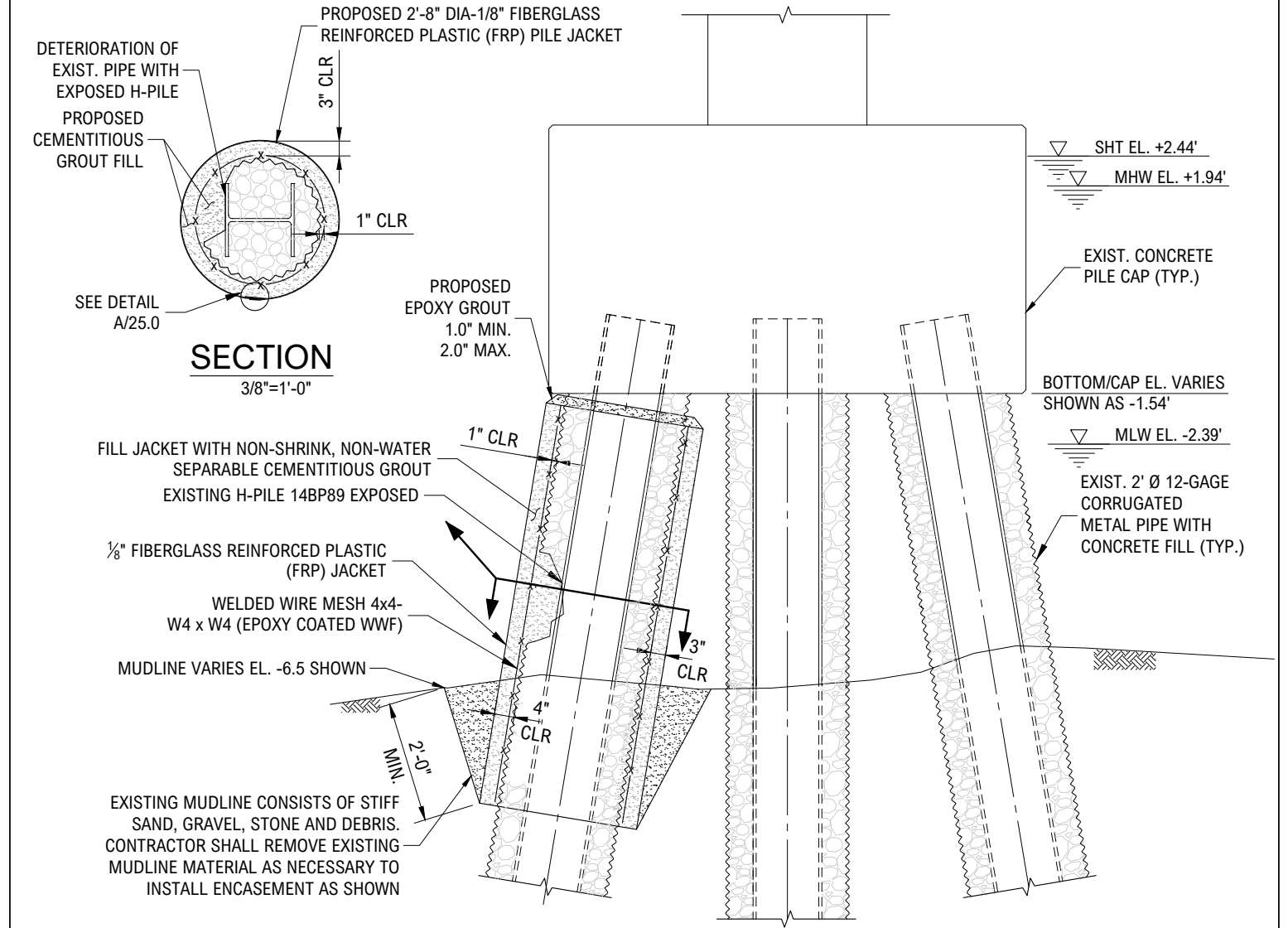
SKYPORT GARAGE PILES REPAIR PLAN

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 55' 110'

1"=55'

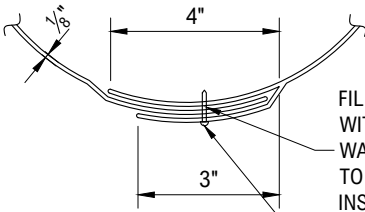
SHT 24 OF 32 06/14/2024



REPAIR TYPE 1
TYPICAL INDIVIDUAL PILE ENCASEMENT REPAIR

25.0

3/8"=1'-0"



FILL INTERLOCKING JOINT WITH EPOXY TO PROVIDE WATERPROOF JOINT PRIOR TO JACKET ASSEMBLY AND INSTALLATION

#12-3/4" STAINLESS STEEL SELF TAPPING SCREW EVERY 6"

NOTE(S):
1. SEE DRAWING SHEET 24.0 FOR REPAIR LOCATION.

- SEQUENCE OF REPAIR:
- 1. BLAST CLEAN AREA OF PROPOSED REPAIR
 - 2. COAT STEEL EXTENSION WITH CARBOLINE BITUMASTIC 300 M OR APPROVED EQUAL.
 - 3. CUT 2" GROUT ACCESS HOLE IN STEEL EXTENSION.
 - 4. FILL STEEL EXTENSION WITH GROUT.
 - 5. EXCAVATE AROUND PILE TO SPECIFIED DEPTH.
 - 6. INSTALL WELDED WIRE FABRIC AND FIBERGLASS JACKET.
 - 7. PUMP CEMENTITIOUS GROUT TO FILL JACKET.
 - 8. SEAL TOP WITH EPOXY PASTE.

A PILE ENCASEMENT JOINT DETAIL

N.T.S.

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
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131 W 35th St 4th floor, NY, NY 10001

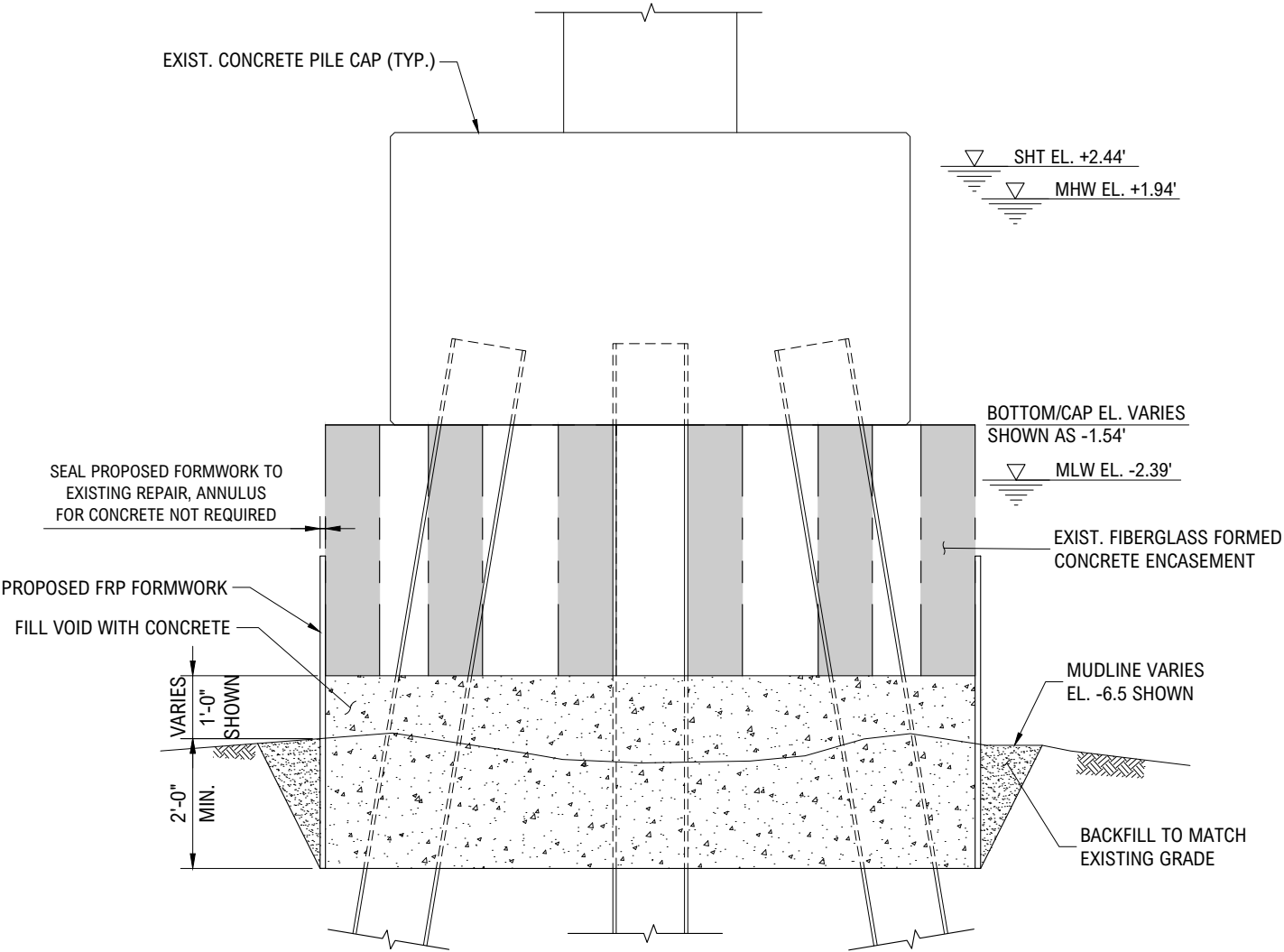
SKYPORT GARAGE PILE
REPAIR DETAIL TYPE 1

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 1' 2' 4'

3/8"=1'-0"

SHT 25 OF 32 06/14/2024



REPAIR TYPE 2
TYPICAL GROUP PILE ENCASEMENT UNDERMINING REPAIR

26.0

3/8"=1'-0"

- NOTE(S):
- 1. SEE DRAWING SHEET 24.0 FOR REPAIR LOCATION.

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

SKYPORT GARAGE PILE REPAIR DETAIL TYPE 2

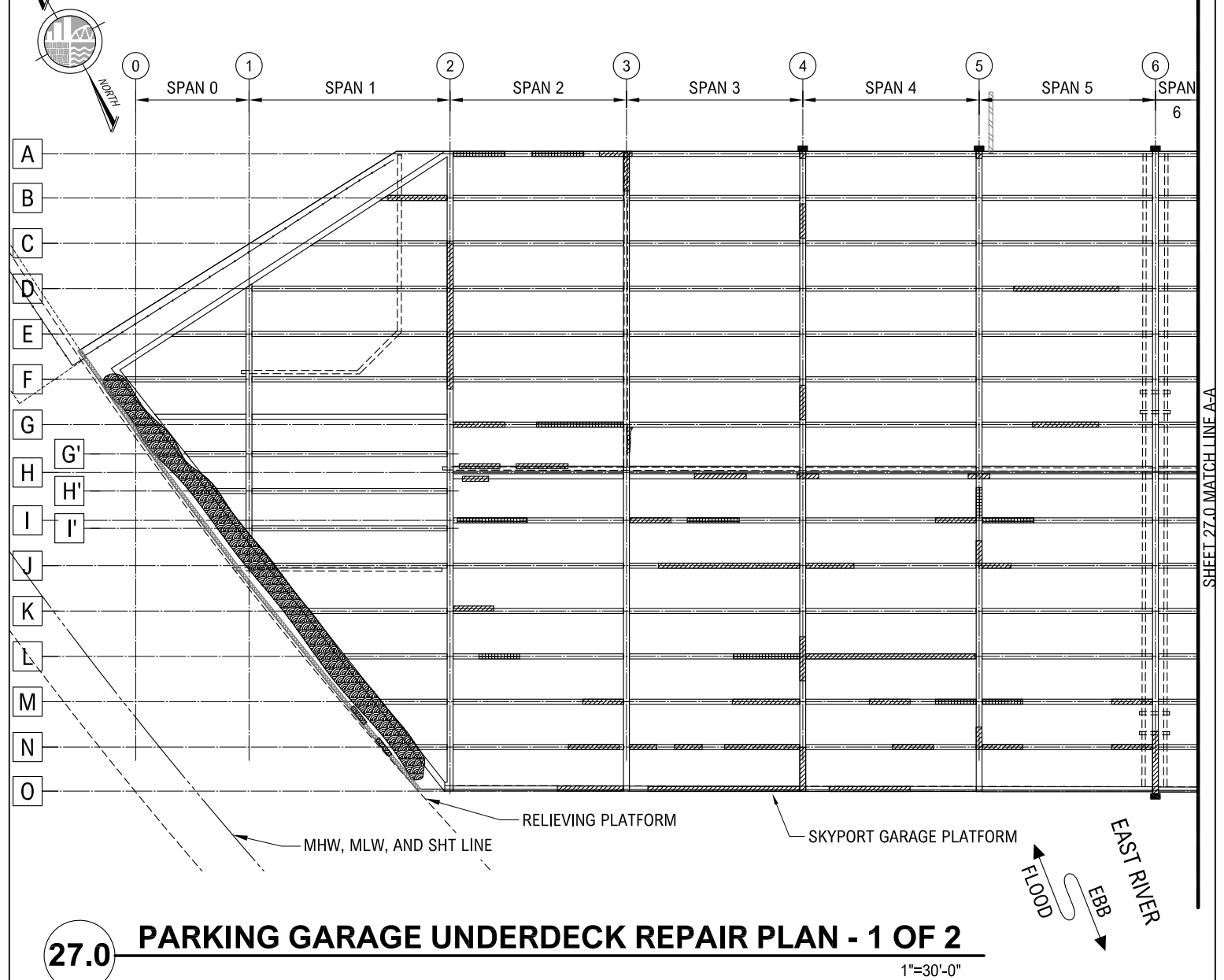
IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 1' 2' 4'

3/8"=1'-0"

SHT 26 OF 32

06/14/2024

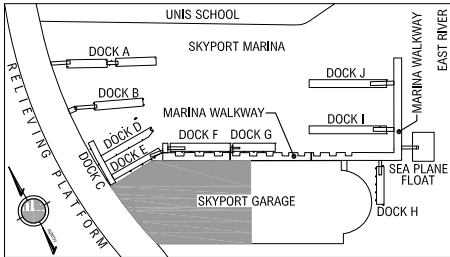


27.0 PARKING GARAGE UNDERDECK REPAIR PLAN - 1 OF 2

1"=30'-0"

- NOTES:
- 1. SKYPORT GARAGE PLANS BASED ON "MARINA, SEAPLANE BASE, AND PARKING GARAGE" DRAWING SET BY PRAEGER-KAVANAGH-WATERBURY ENGINEERS-ARCHITECTS DATED JUNE 3, 1960.
 - 2. REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST, 2023.
 - 3. SPALL REPAIRS ARE REPRESENTATIVE IN SIZE.
 - 4. REBAR WITH OVER 50% SECTION LOSS TO BE REPLACED AFTER CLEANING CONCRETE.

- LEGEND:
- REPAIR TYPE 1; BEAM REPAIR (E/W)
 - REPAIR TYPE 2; GIRDER REPAIR (N/S)
 - REPAIR TYPE 3; TRANSITION SLAB / OTHER SPALL REPAIR
 - TRANSITION SLAB SUPPORT REPLACEMENT SEE SHEET 28.0



KEY PLAN
NTS

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

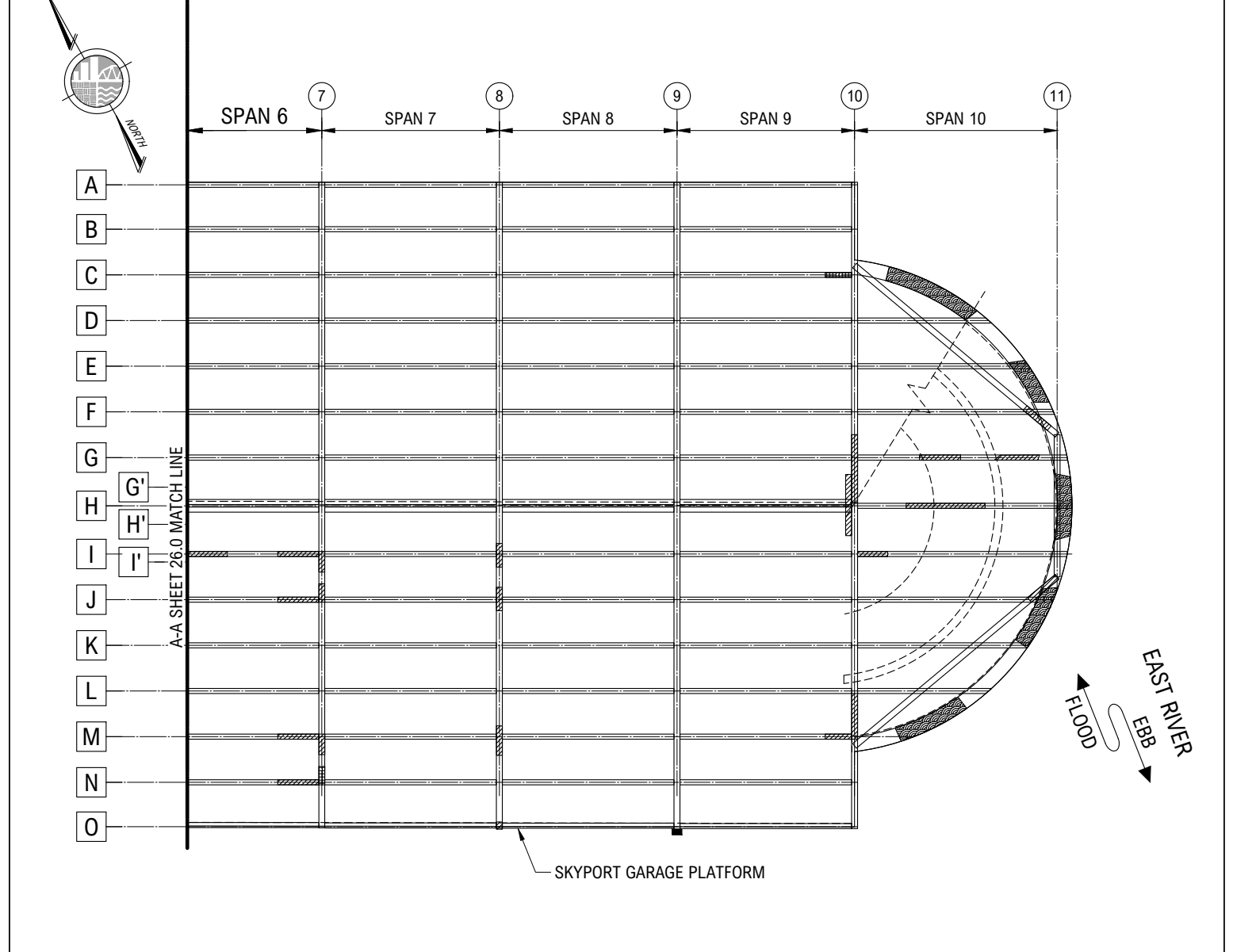
SKYPORT GARAGE UNDERDECK REPAIR PLAN 1 OF 2

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

0 30' 60'

1"=30'

SHT 27 OF 32 06/14/2024



28.0

PARKING GARAGE UNDERDECK REPAIR PLAN - 2 OF 2

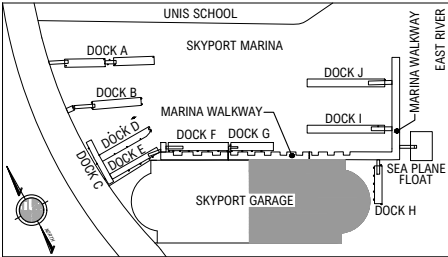
1"=30'-0"

NOTES:

1. SKYPORT GARAGE PLANS BASED ON "MARINA, SEAPLANE BASE, AND PARKING GARAGE" DRAWING SET BY PRAEGER-KAVANAGH-WATERBURY ENGINEERS-ARCHITECTS DATED JUNE 3, 1960.
2. REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST, 2023.
3. SPALL REPAIRS ARE REPRESENTATIVE IN SIZE.
4. REBAR WITH OVER 50% SECTION LOSS TO BE REPLACED AFTER CLEANING CONCRETE.
5. MHW, SHT AND MLW ARE AT THE BULKHEAD UPLAND OF SHEET 27.0.

LEGEND:

- REPAIR TYPE 1; BEAM REPAIR (E/W)
- REPAIR TYPE 2; GIRDER REPAIR (N/S)
- REPAIR TYPE 3; TRANSITION SLAB / OTHER SPALL REPAIR



KEY PLAN

NTS

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

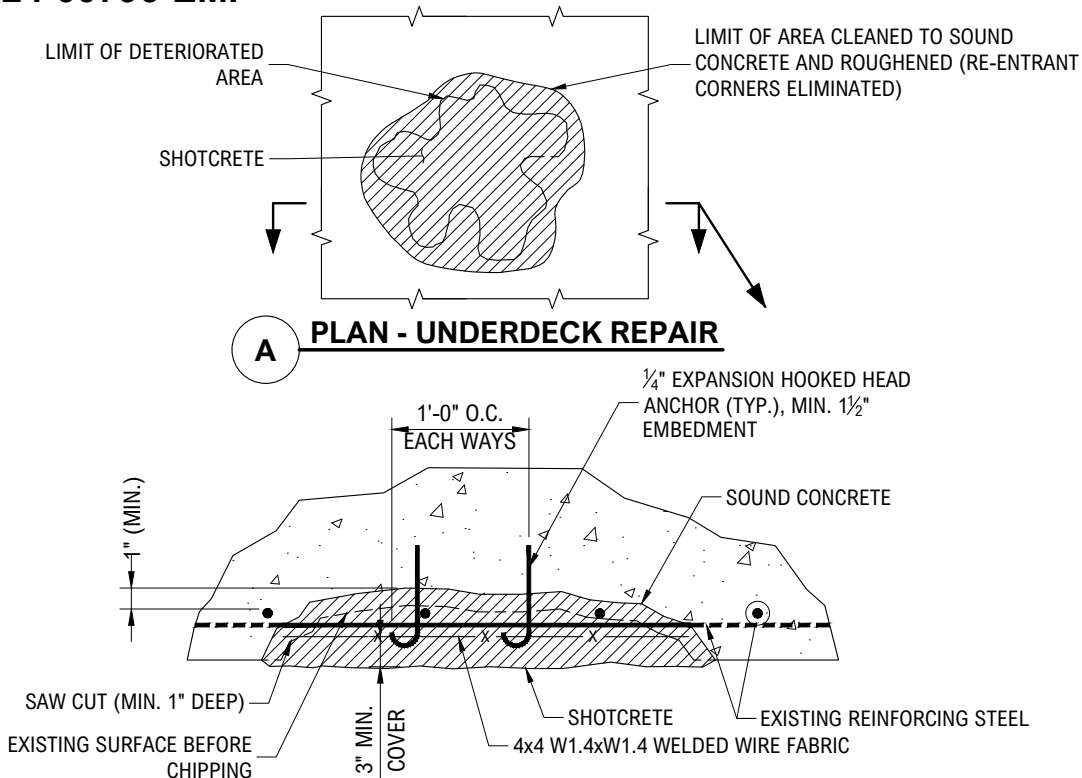
SKYPORT GARAGE UNDERDECK REPAIR PLAN 2 OF 2

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

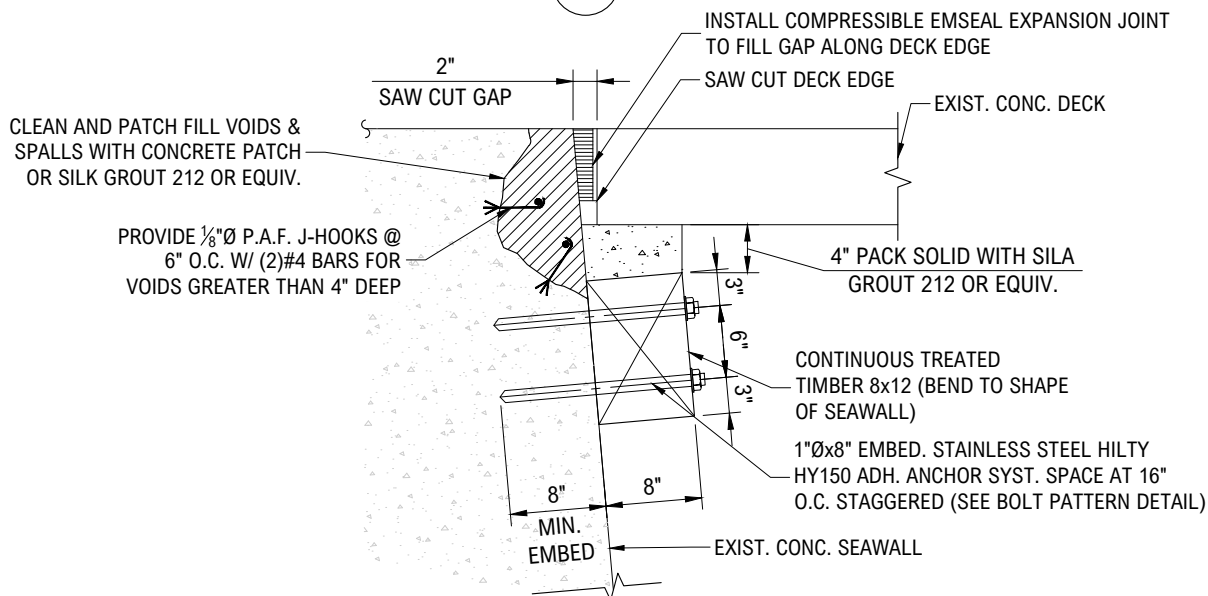
0 30' 60'

1"=30'

SHT 28 OF 32 06/14/2024



SECTION



TYPICAL TRANSITION SLAB SUPPORT REPLACEMENT DETAIL

NOTE: SEE SHEET 27.0 AND 28.0 FOR REPAIR LOCATION.

29.0 PARKING GARAGE UNDERDECK REPAIR DETAIL

N.T.S.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

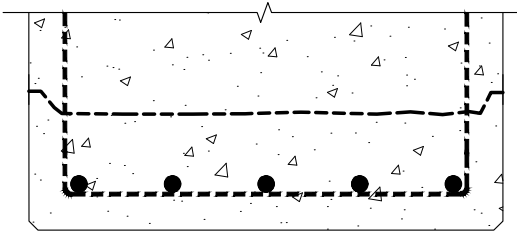
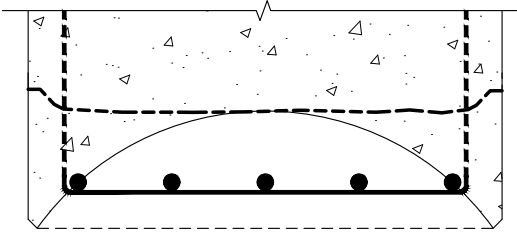
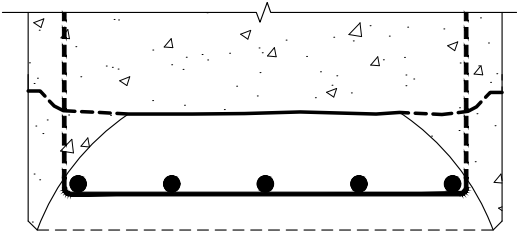
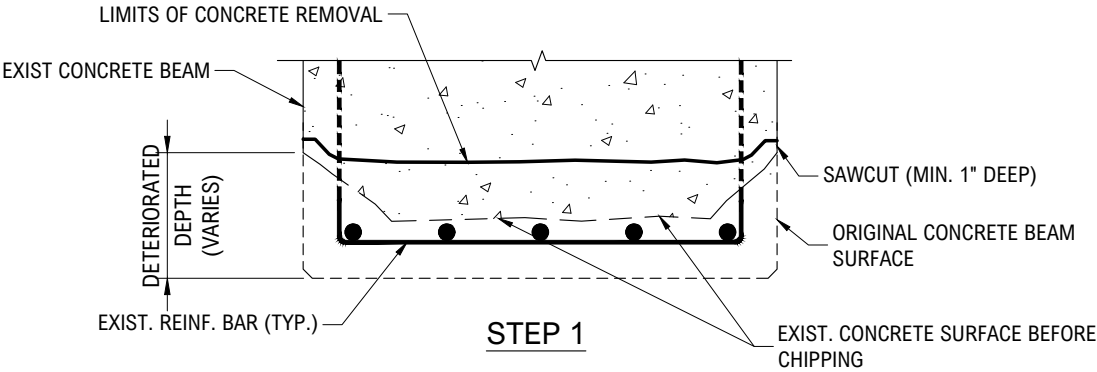
AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

SKYPORT GARAGE UNDECK REPAIR DETAIL

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

SHT 29 OF 32

06/14/2024



30.0 **TYP. SHOTCRETE PARKING GARAGE BEAM REPAIR DETAIL**

N.T.S.

PURPOSE: WATERFRONT STRUCTURE
CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED LIST

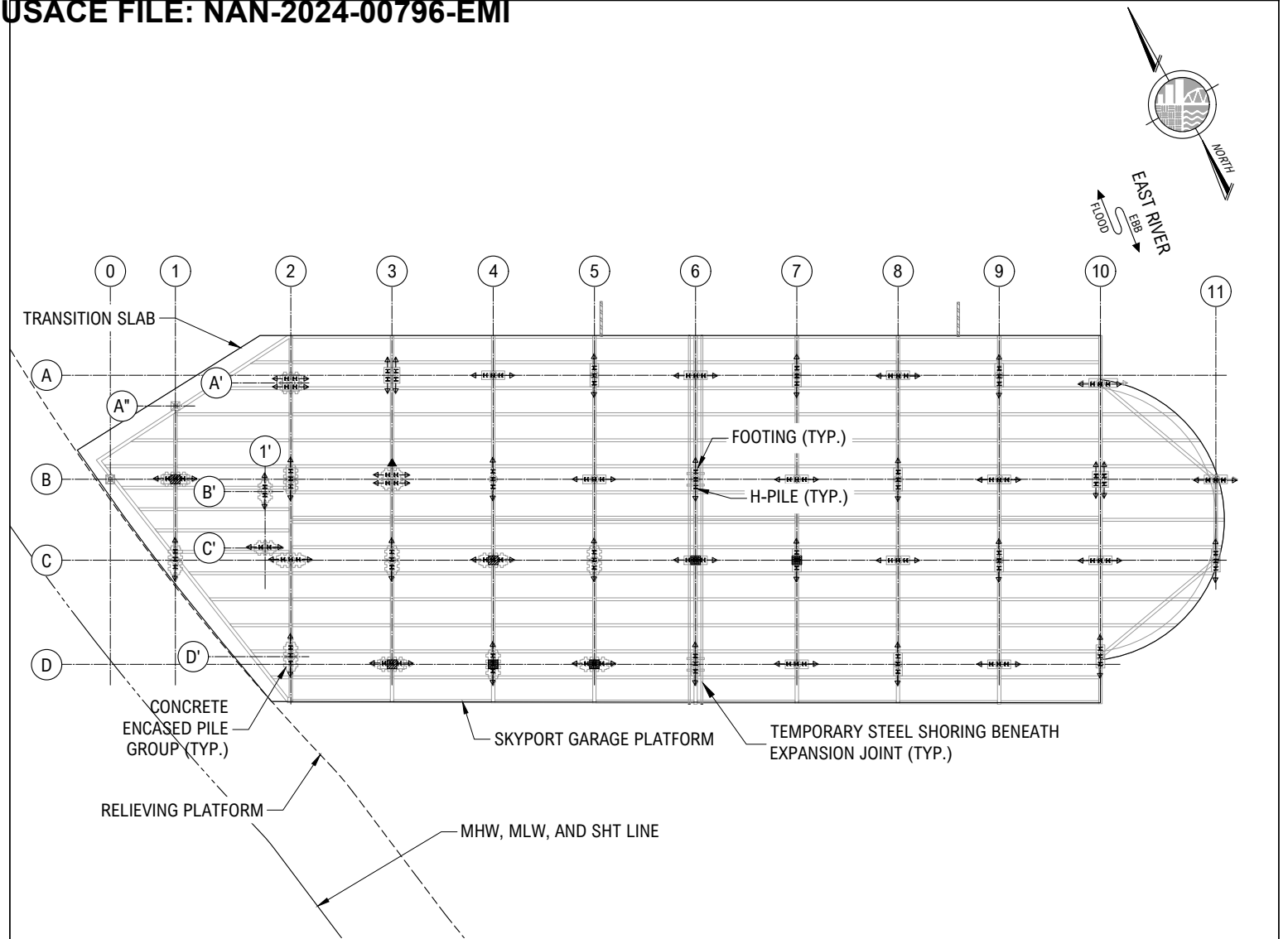
SKYPORT MARINA AND GARAGE
REHABILITATION AND
MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC
DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land
Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

SKYPORT GARAGE BEAM
REPAIR DETAIL

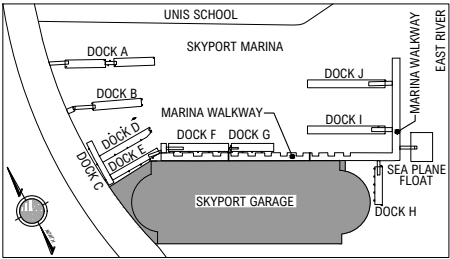
IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY



31.0 GARAGE COLUMN REPAIR PLAN

- NOTES:
- 1. SKYPORT GARAGE PLANS BASED ON "MARINA, SEAPLANE BASE, AND PARKING GARAGE" DRAWING SET BY PRAEGER-KAVANAGH-WATERBURY ENGINEERS-ARCHITECTS DATED JUNE 3, 1960.
 - 2. REPAIRS BASED ON FIELD OBSERVATIONS BY MCLAREN AUGUST, 2023.
 - 3. SPALL REPAIRS ARE REPRESENTATIVE IN SIZE.
 - 4. REINFORCEMENT WITH OVER 50% SECTION LOSS TO BE REPLACED AFTER CLEANING OF CONCRETE.

- LEGEND:
- REPAIR TYPE 1; NO EXPOSED REBAR, RUST STAINING
 - REPAIR TYPE 2; EXPOSED REBAR



KEY PLAN
NTS

PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED LIST

SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR

APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
One Liberty Plaza, 14th Floor, NY 10006

AGENT: M.G. McLaren Engineering and Land Surveying, P.C.
131 W 35th St 4th floor, NY, NY 10001

SKYPORT GARAGE COLUMN REPAIR PLAN

IN: EAST RIVER
AT: MANHATTAN, NY 10010
COUNTY OF: NEW YORK STATE: NY

SCOPE OF WORK	SUMMARY	CUT BELOW MHW (CY)	FILL BELOW MHW (CY)	CUT BELOW SHT (CY)	FILL BELOW SHT (CY)
REPLACEMENT SEAPLANE FLOAT	DEMOLISH 3 EA STEEL PIPE PILES, CONSTRUCT 4 EA STEEL PIPE PILES	0.0	0.0	0.0	0.0
WALKWAY REPAIR	7 EA EPOXY PILE ENCASEMENTS	0.0	2.4	0.0	2.4
WALKWAY CONSTRUCTION	DEMOLISH 28 EA TIMBER PILES, CONSTRUCT 16 EA STEEL PIPE PILES	12.0	13.6	12.1	13.6
GARAGE PILE REPAIRS	13 EA HP14x89 INDIVIDUAL PILE EPOXY ENCASEMENT (1ST GENERATION)	0.0	5.8	0.0	5.8
	1 EA HP14x89 INDIVIDUAL PILE EPOXY ENCASEMENT (2ND GENERATION)	0.0	1.3	0.0	1.3
	11 EA GROUP UNDERMINING ENCASEMENT	0.0	16.6	0.0	16.6
RELIEVING PLATFORM PILE REPAIRS	13 EA EPOXY PILE ENCASEMENTS	0.0	2.8	0.0	2.8
TOTAL (CY)		12.0	42.5	12.1	42.5
NET FILL (CY)		30.5		30.4	

NOTE:
1. ALL ENCASEMENT ANNULI ARE LESS THAN 4 INCHES.

32.0

CUT AND FILL TABLE

<div>PURPOSE: WATERFRONT STRUCTURE CONSTRUCTION</div> <div>DATUM: NAVD88</div> <div>ADJACENT OWNERS: 1. SEE ATTACHED LIST</div>	<div>SKYPORT MARINA AND GARAGE REHABILITATION AND MAINTENANCE REPAIR</div> <div>APPL.: NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION One Liberty Plaza, 14th Floor, NY 10006</div> <div>AGENT: M.G. McLaren Engineering and Land Surveying, P.C. 131 W 35th St 4th floor, NY, NY 10001</div>	<div>CUT AND FILL TABLE</div> <div>IN: EAST RIVER AT: MANHATTAN, NY 10010 COUNTY OF: NEW YORK STATE: NY</div> <div>SHT 32 OF 3206/14/2024</div>
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