



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-2023-00841-ENE
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: 527 ELD LLC
10 Sterling Blvd. STE 302
Englewood, NJ 07631

ACTIVITY: Ten-Year Maintenance Dredging with Upland Disposal and Return Flow to the Waterway and Installation of Float and Pier Structures

WATERWAY: Lake Montauk

LOCATION: Town of East Hampton, Montauk, Suffolk County, New York.

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

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

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

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

Comments submitted in response to this notice will be fully considered during the public interest

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review for this permit application. Comments provided will become part of the public record for this permit application. All written comments, including contact information, will be made a part of the administrative record, available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

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

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

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision. This public notice serves as notification to the Administrator of the Environmental Protection Agency (EPA) pursuant to section 401(a)(2) of the Clean Water Act. If EPA determines that the proposed discharge may affect the quality of the waters of any state other than New York, it will so notify such other state, the district engineer, and the applicant. If such notice or a request for supplemental information is not received within 30 days of issuance of this public notice, the district engineer will assume EPA has made a negative determination with respect to section 401(a)(2).

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

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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 lindsey.neuwirth@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>.

FOR AND IN BEHALF OF
Stephan A. Ryba
Chief, Regulatory Branch

WORK DESCRIPTION

The applicant, 527 ELD LLC, has requested Department of the Army authorization to conduct dredging, with ten-years maintenance with return flow and installation of float and pier structures. The project is located in Lake Montauk, Town of East Hampton, Montauk, Suffolk County, New York.

The work would involve the following:

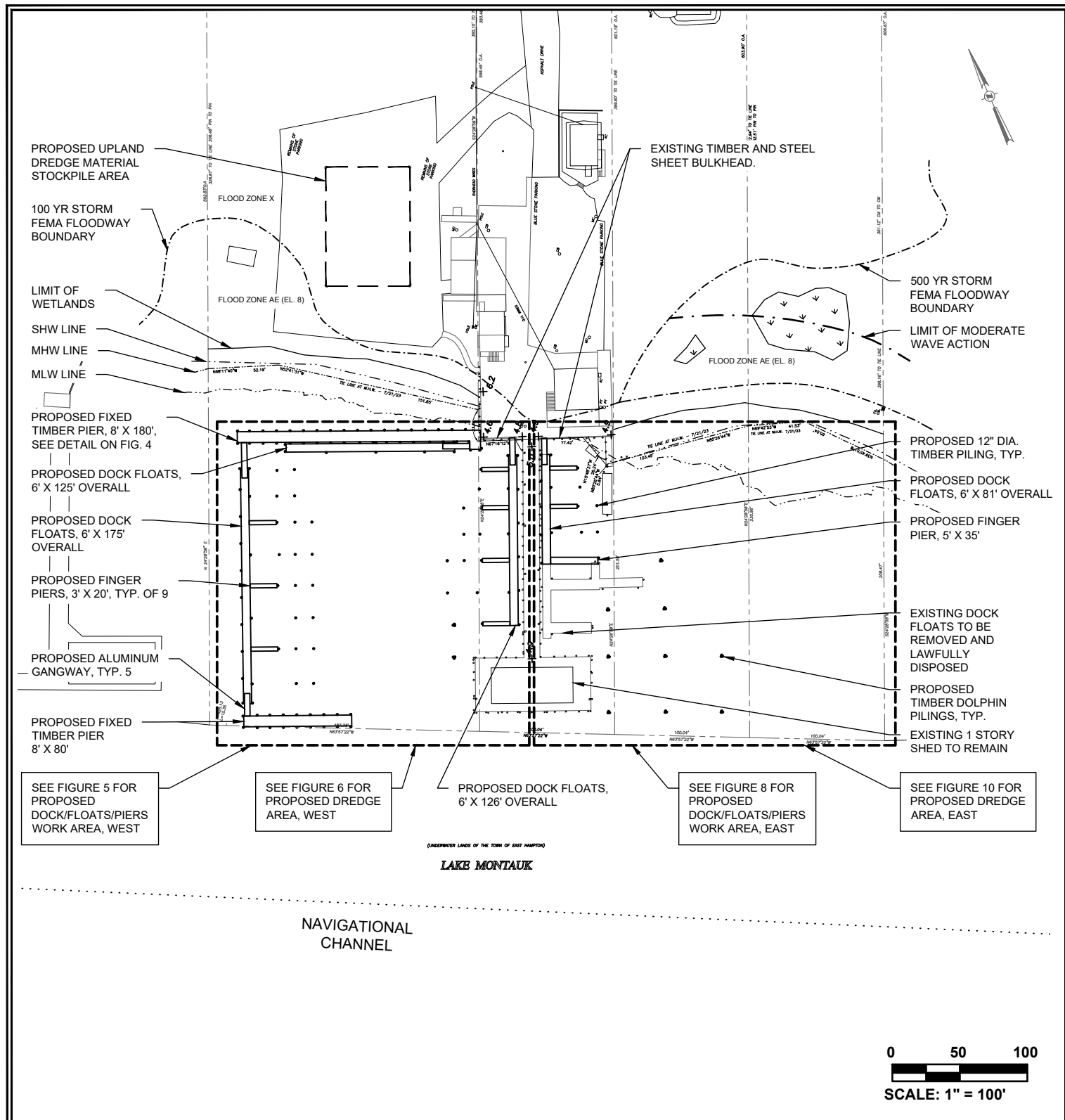
Dredge with ten-years maintenance, by hydraulic dredge, approximately 14,000 cubic yards (CY) of material from an approximately 122,000 square-foot area within a marina and extend to a depth of 14 feet below the plane of Mean Low Water (MLW). The dredged material will be dewatered upland with a return pipe to the waterway approximately 20-feet offshore.

The applicant plans to conduct two (2) additional dredging events within the ten-year maintenance dredging period removing a maximum of approximately 2,800 cubic yards of material per event from within the same dredging area with the same dewatering and disposal locations.

In addition, on the west side of the existing one story shed, the applicant plans to install an approximately 180-foot-long by 8-foot-wide fixed timber pier, leading to an approximately 20-foot-long by 4-foot-wide aluminum gangway, leading to an approximately 125-foot-long by 6-foot-wide float. The proposed work also includes an approximately 26-foot-long by 4-foot-wide aluminum gangway leading to an approximately 175-foot-long by 6-foot-wide float which leads to an approximately 17-foot-long by 4-foot-wide aluminum gangway that leads to an approximately 80-foot-long by 8-foot-wide fixed timber pier. Three approximately 20-foot-long by 3-foot-wide finger piers are proposed perpendicular to the 175-foot-long float. Additionally, a 20-foot-long by 4-foot-wide aluminum gangway is proposed leading to an approximately 126-foot-long by 6-foot-wide float with four 20-foot-long by 3-foot-wide finger piers. Approximately 24 timber piles are to be installed, as well as two (3) pile dolphins. On the east side of the existing one story shed, an approximately 20-foot-long by 4-foot-wide aluminum gangway leading to an approximately 81-foot-long by 6-foot-wide float with two approximately 20-foot-long by 3-foot-wide finger piers and an approximately 35-foot-long by 5-foot-wide finger pier is proposed. The existing fixed pier is to remain, and existing floats are to be removed. Approximately four 12-inch timber piles are proposed, as well as nine three pile timber dolphins. A total of approximately 50 timber piles will be used to secure all proposed floats.

The applicant has stated that they have avoided, minimized, and mitigated for potential impacts proposed to the maximum extent practicable by limiting the dredged area to the minimum area required for safe and reasonable navigation. Any potential impacts would be temporary and would be offset by implementing best management practices including the use of a turbidity curtain around the dredge area to minimize turbidity.

The stated purpose of this project is to maintain safe navigable depths and marina efficiency for vessel use in the waterway.

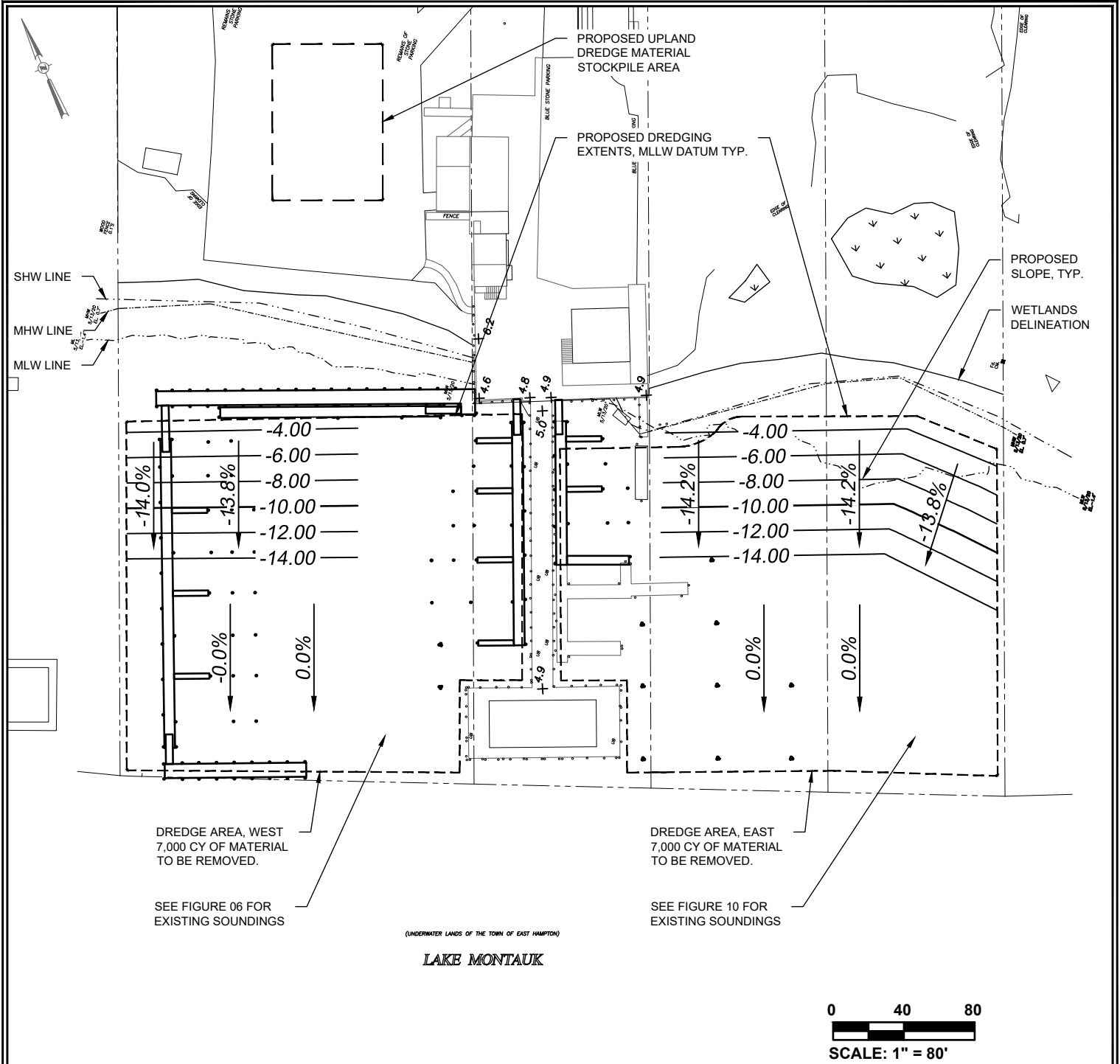


OVERALL SITE PLAN

SCALE: 1" = 100'

521 E. LAKE DRIVE DREDGING AND DOCK CONSTRUCTION
HAMLET OF MONTAUK, COUNTY OF SUFFOLK, NY
APPLICATION BY 527 ELD LLC

Project:	APB2302
Designed by:	BH/TS
Approved by:	BH
Drawn by:	TS
Date:	2023-09-19
Figure No:	02 OF 11



- NOTES:
1. PROPOSED DREDGE AREA IS APPROXIMATELY 2.8 ACRES WITH UP TO 14,000 CY OF MATERIAL TO BE DREDGED.
 2. DREDGING MEANS AND METHODS TO BE DETERMINED FOLLOWING DISCUSSIONS WITH NYSDEC AND SEDIMENT SAMPLING.
 3. EROSION AND SEDIMENT CONTROLS TO BE IMPLEMENTED AS NECESSARY DURING MARINA CONSTRUCTION/DREDGING BY THE CONTRACTOR.
 4. FLOOD ZONES TAKEN FROM FIRM NO. 36103C0258H, 9/25/2009.

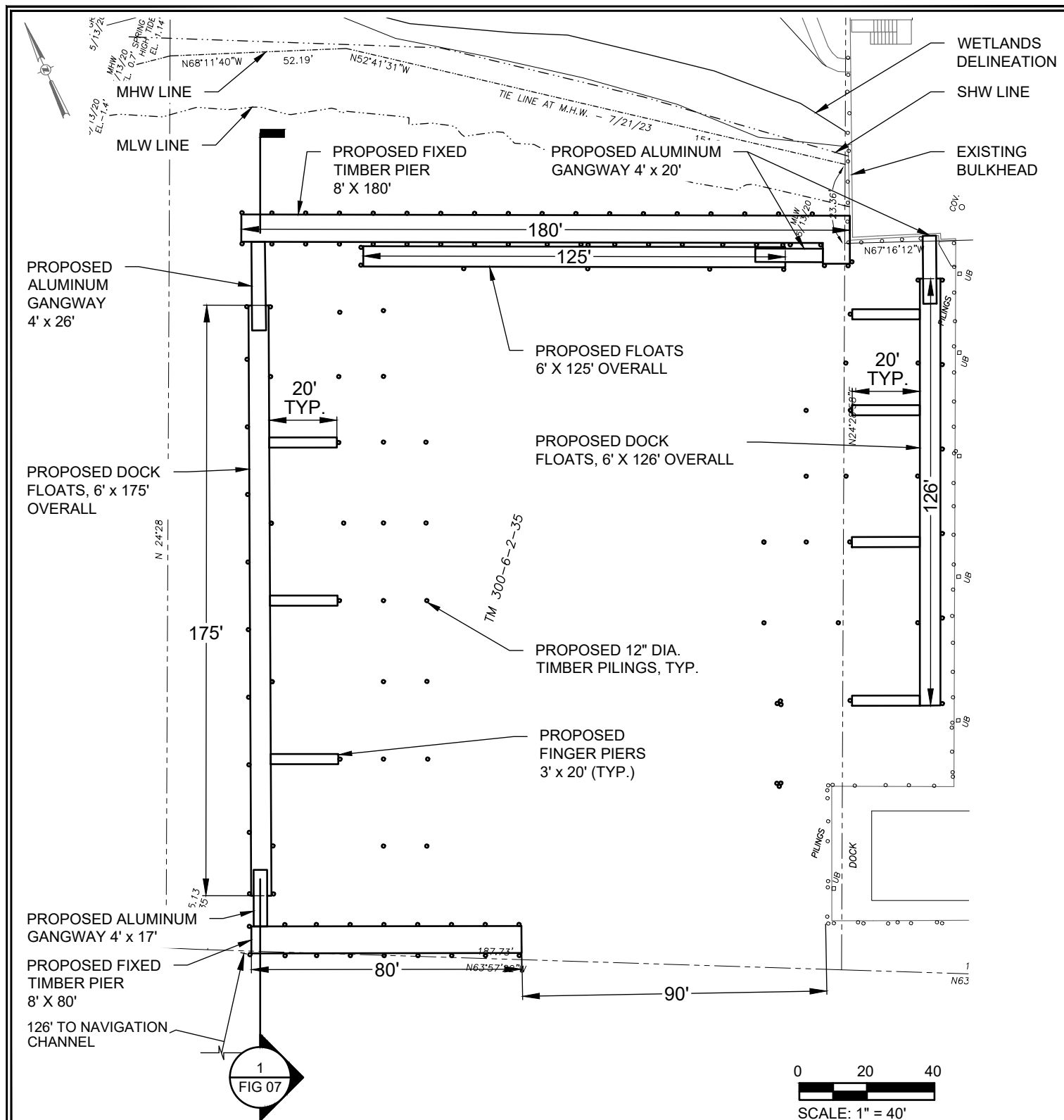


OVERALL SITE PLAN-DREDGING WORK

SCALE: 1" = 80'

521 E. LAKE DRIVE DREDGING AND DOCK CONSTRUCTION
HAMLET OF MONTAUK, COUNTY OF SUFFOLK, NY
APPLICATION BY 527 ELD LLC

Project:	APB2302
Designed by:	BH/TS
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Figure No:	03 OF 11

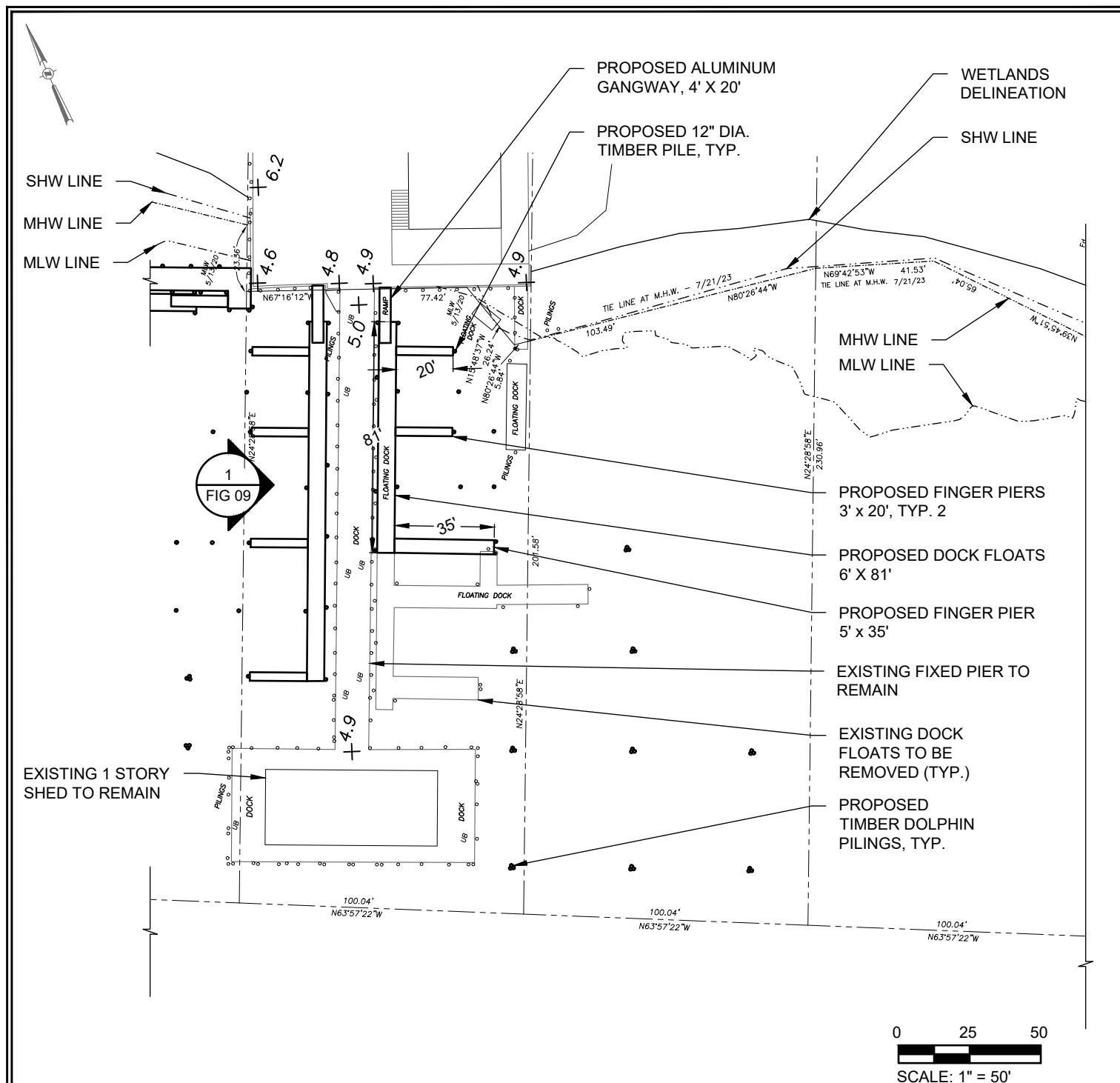


PARTIAL SITE PLAN, WEST - DOCK WORK

SCALE: 1" = 40'

521 E. LAKE DRIVE DREDGING AND DOCK CONSTRUCTION
HAMLET OF MONTAUK, COUNTY OF SUFFOLK, NY
APPLICATION BY 527 ELD LLC

Project:	APB2302
Designed by:	BH/TS
Approved by:	BH
Drawn by:	TS
Date:	2023-09-19
Figure No:	05 OF 11



NOTES:
1. SPOT ELEVATIONS ARE IN DATUM NAVD88

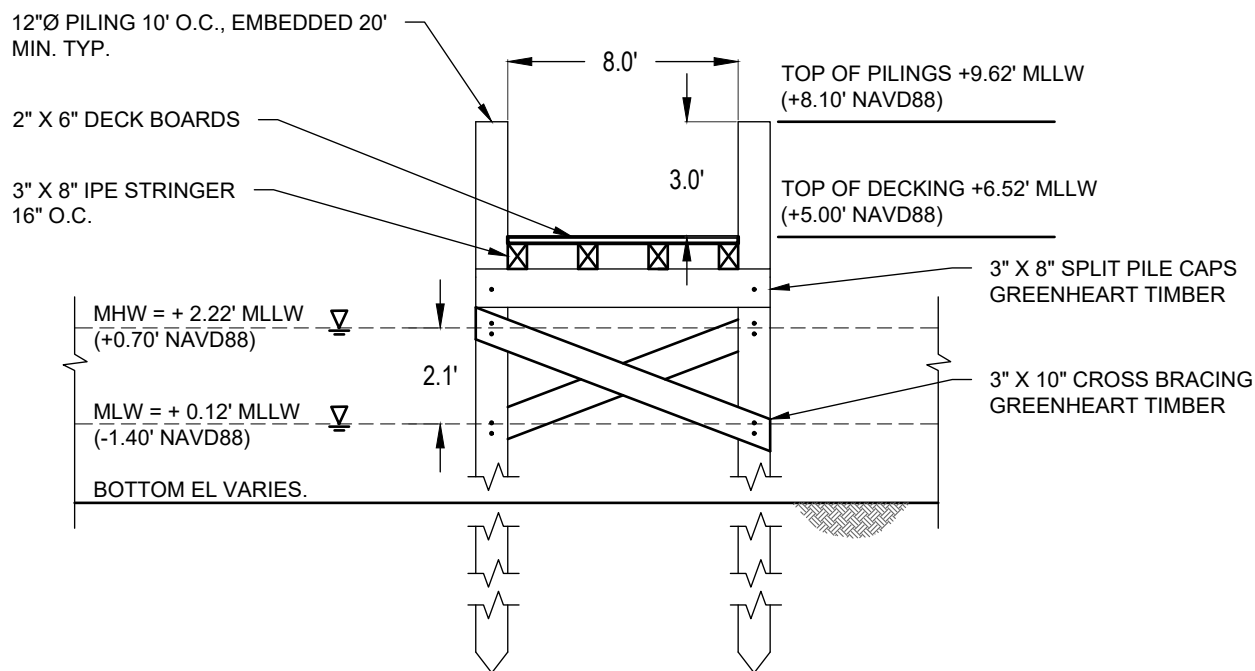


PARTIAL SITE PLAN, EAST - DOCK WORK

SCALE: 1" = 50'

521 E. LAKE DRIVE DREDGING AND DOCK CONSTRUCTION
HAMLET OF MONTAUK, COUNTY OF SUFFOLK, NY
APPLICATION BY 527 ELD LLC

Project:	APB2302
Designed by:	BH/TS
Approved by:	BH
Drawn by:	TS
Date:	2023-09-19
Figure No:	08 OF 11



GENERAL DOCK CONSTRUCTION NOTES:
1. ALL PILINGS TO BE GREENHEART TIMBER.
2. TREATED WOOD SHALL NOT BE USED FOR TIMBER MEMBERS.
3. TIMBER MEMBERS SHALL BE EITHER GREENHEART OR IPE.

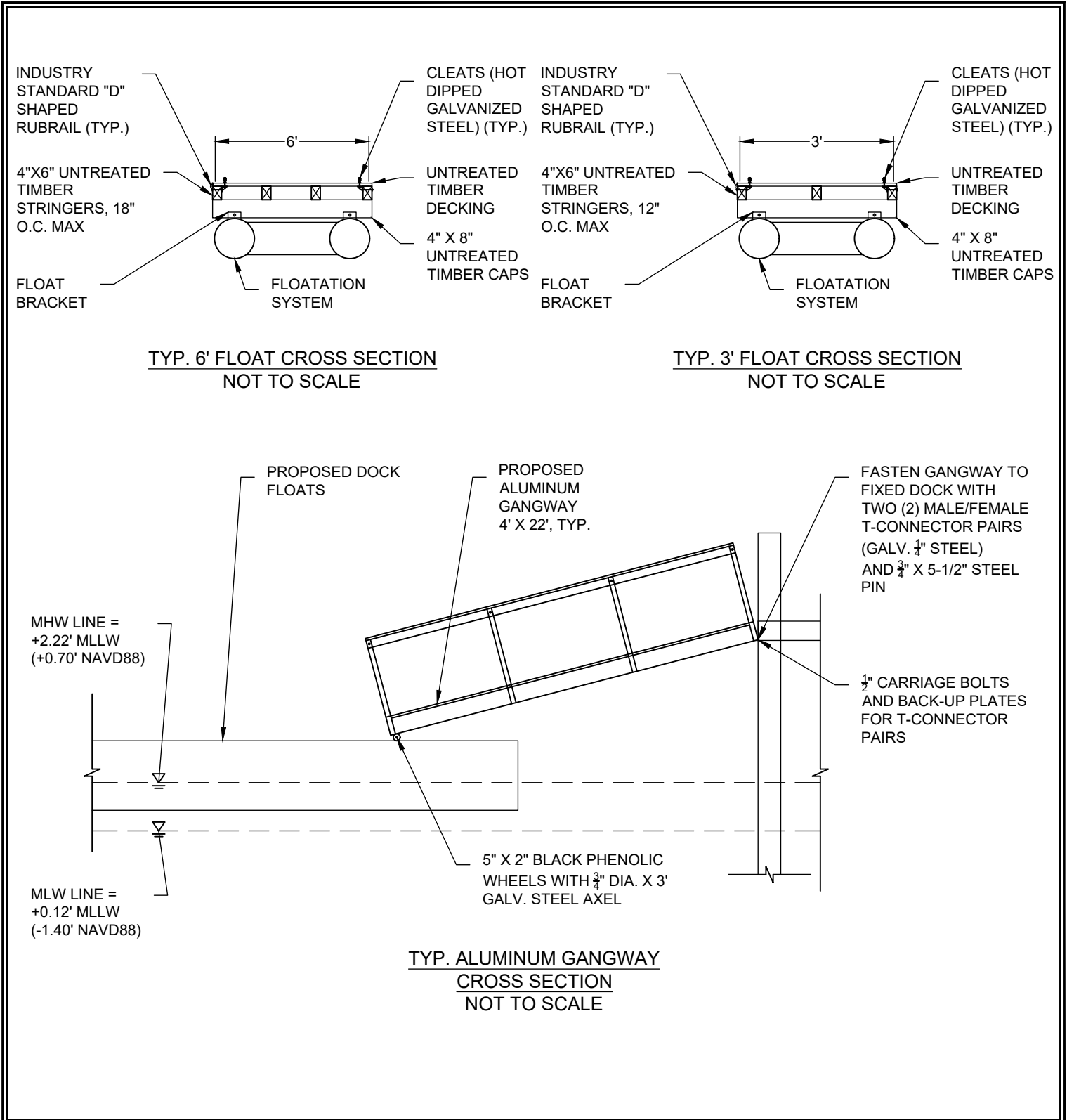



TYPICAL FIXED TIMBER PIER CROSS SECTION

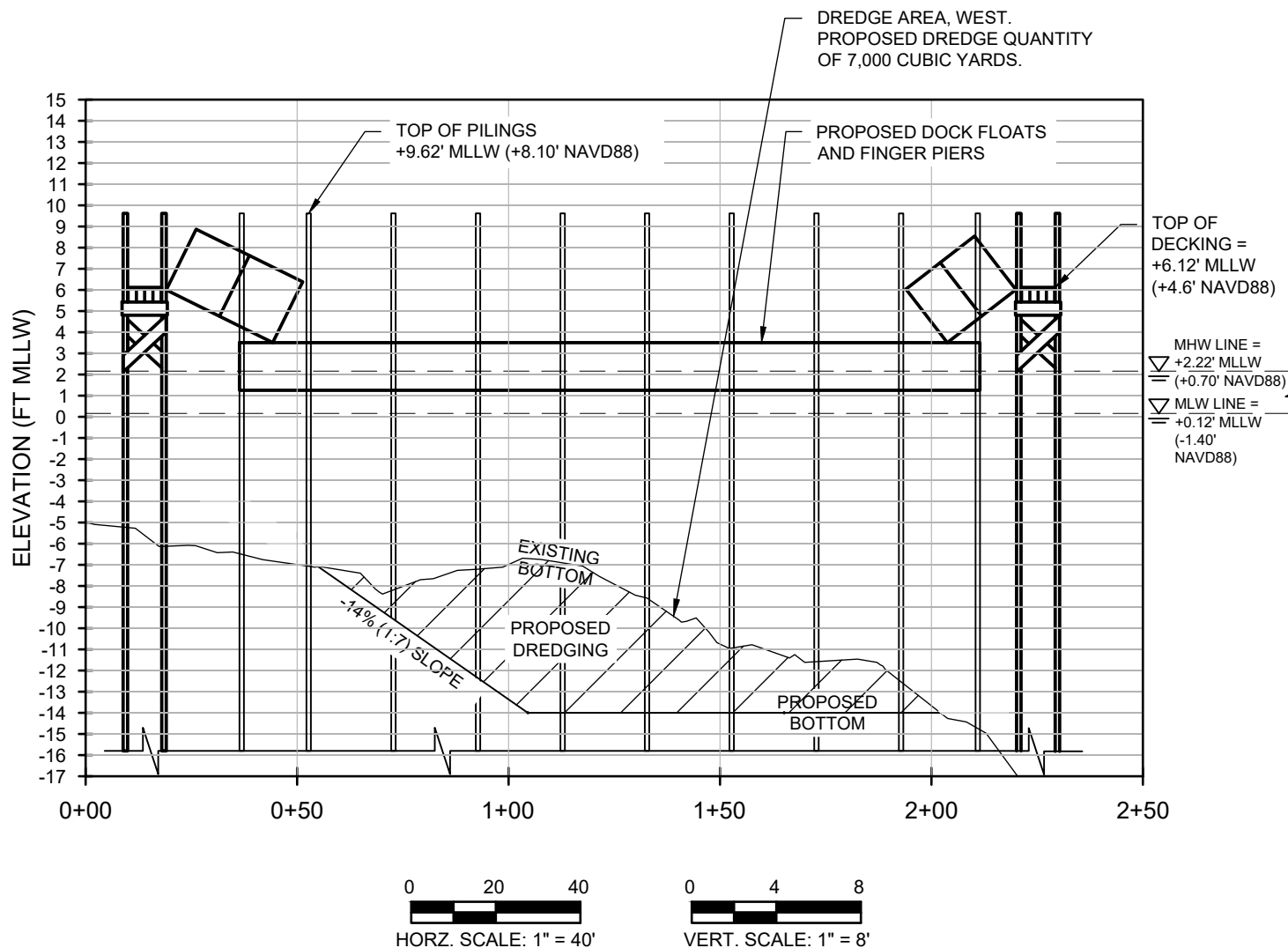
SCALE: NOT TO SCALE

521 E. LAKE DRIVE DREDGING AND DOCK CONSTRUCTION
HAMLET OF MONTAUK, COUNTY OF SUFFOLK, NY
APPLICATION BY 527 ELD LLC

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Figure No:	04 OF 11



 <p>PWGC CLIENT DRIVEN SOLUTIONS P.W. GROSSER CONSULTING INC. 630 Johnson Avenue - Suite 7 Bohemia - NY - 11716-2518 Phone: (631) 589-6353 - Fax: (631) 589-8705 E-mail: INFO@PWGROSSER.COM</p>	TYP. CROSS SECTIONAL DETAILS SCALE: AS SHOWN		Project: APB2302
	521 E. LAKE DRIVE DREDGING AND DOCK CONSTRUCTION HAMLET OF MONTAUK, COUNTY OF SUFFOLK, NY APPLICATION BY 527 ELD LLC		Designed by: BH/TS
			Approved by: BH
			Drawn by: TS
			Date: 2024-02-14
			Figure No: 01 OF 01

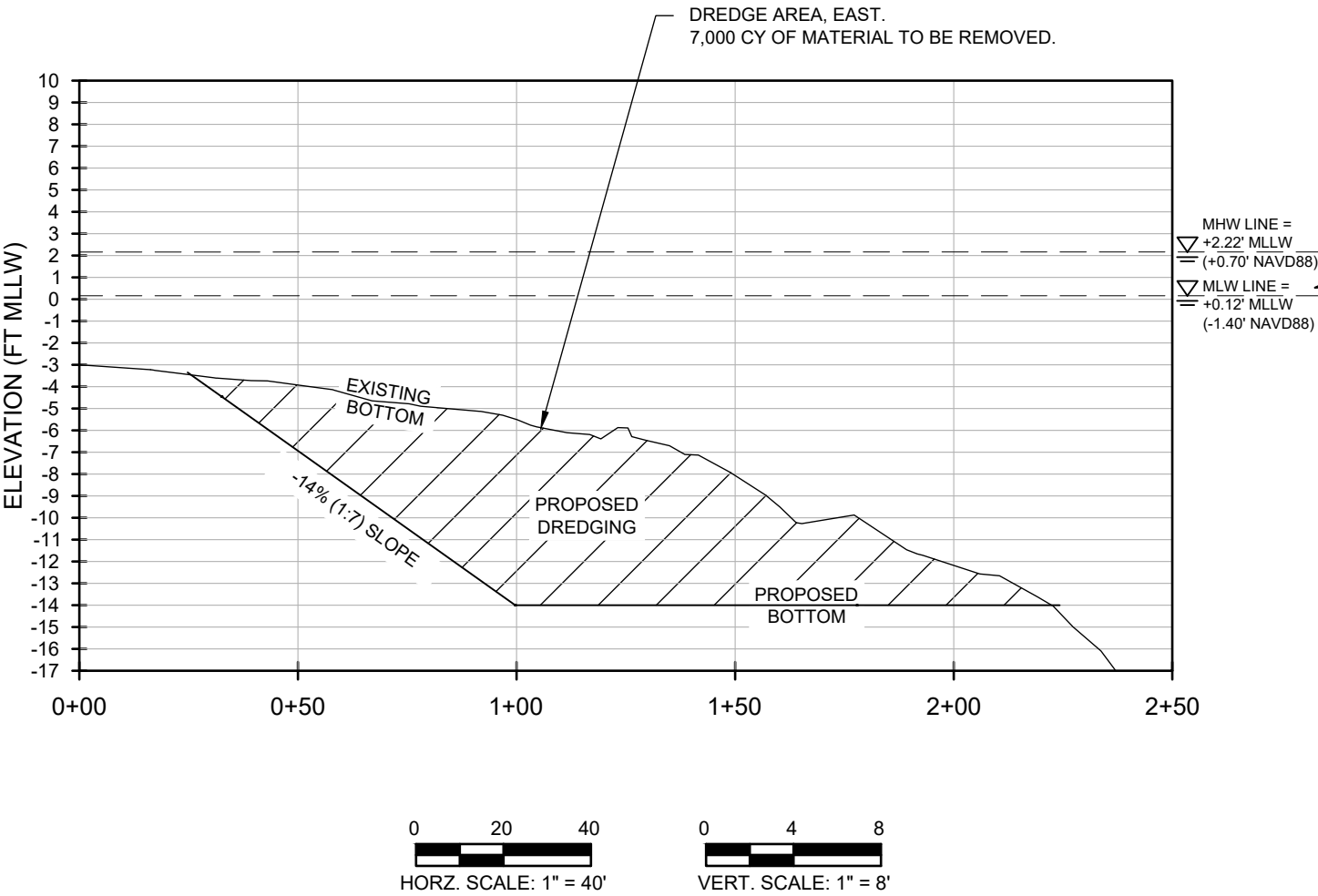


PROFILE: DOCK AND DREDGE WORK, WEST

SCALE: AS SHOWN

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APPLICATION BY 527 ELD LLC

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PROFILE: DREDGE WORK, EAST

SCALE: AS SHOWN

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APPLICATION BY 527 ELD LLC

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