



April 7, 2021

Village of Upper Nyack
328 North Broadway
Upper Nyack, NY 10960
Attention: Building Department

Re: Building Permit Application for Exterior Renovation
517 North Broadway Waterfront Improvements

Dear Village of Upper Nyack Building Department,

On behalf of Raz Tirosh, the Applicant and Property Owner, attached is the Project Narrative to supplement the Building Permit Application for Exterior Renovation for the proposed changes to 517 North Broadway, Upper Nyack, NY. Digital copies of the application and supplemental documents have been emailed to the Village of Upper Nyack's Building Department.

Should you have any questions or concerns, please feel free to contact me at (845) 598-1042 or via email at eleanor@tms-waterfront.com.

Very truly yours,

Eleanor Beckwith
Project Manager

Attachments: Project Narrative (11 copies)



Project Narrative

The Owner proposes several waterfront improvements for their property located at 517 North Broadway, Upper Nyack, New York. The proposed work includes repairing and reconstructing an existing stone seawall in the original footprint and “in-kind”, constructing a fixed timber pier, and installing a floating dock and mooring for the Owner’s vessel. This work aims to restore the structural support and erosion prevention that the original seawall provided and restore access to the Hudson River for recreational, water-dependent uses.

Seawall

The existing seawall is composed of large stones and is deteriorating along the length of the property shoreline on the Hudson River. Upland settlement and shoreline erosion are apparent, especially along approximately 30 linear feet of seawall extending from the northern edge of the shoreline south to the existing masonry stairs. In this area, the stone seawall has failed and backfill is eroding into the Hudson River (see Photograph 1). This section must be reconstructed to the original footprint of the seawall. The stairs will be reset in coordination with the seawall construction. Continuing south from the stairs, the next 45 linear feet of seawall is proposed to be repointed with the same materials; the seawall is beginning to show signs of erosion and deterioration and maintenance work on the seawall is required now to prevent more intensive and intrusive work later.

If no action is taken regarding the existing stone seawall, the wall will continue to erode, threatening upland stability and erosion control, as well as risking fill entering the Hudson River from a collapsed wall. The proposed work is preventative to ensure continued functionality and safety. Natural hand-laid stone seawalls are dependent upon each of the stones forming a key that supports the entire wall. Loss of larger stones can compromise the entire structure. With existing seawall heights ranging from 5 to 16 feet, a “No Action” alternative may threaten the structural support for the shoreline and earthen slope upland and risk seawall collapse into the Hudson River.

Along approximately 30 linear feet on the northern-most section of seawall, the contractor will rebuild the stone seawall to elevation 5’ (NAVD88). The area behind this section of seawall will be backfilled and sloped to meet the existing grade. The contractor will excavate the soils and materials from behind the seawall and stabilize the slopes prior to reconstructing the seawall. The seawall will be reconstructed from bottom to top, placing the stone in order of largest stones at the base and smaller stones at the top. One tree is in the vicinity of the proposed work and requires removal. Refer to the Site Plan for the location of this tree.

Seawall rehabilitation construction will be performed with a land-based excavator. A staging area will be established by the Contractor in the area shown on the site plan and the Contractor will access this area along the northern edge of the property. The staging area and all work areas will implement the appropriate best management practices, including silt fences and hay bales, as needed. Work on the seawall will be conducted from land and at low tides in order to minimize disruption or impacts to water quality.



Photograph 1: Eroded seawall to be reconstructed – facing north.

In-Water Work

A fixed, timber pier is proposed to provide access to a floating dock and the Owner's vessel. A gangway will connect the fixed pier and the floating dock. The pier will be 107'-10" long by 6'-8" wide, with two, 12-inch diameter, timber piles located at 10-foot intervals. A new floating dock (8'-0" wide by 40'-6" long) will be connected to the timber pier by a new, 35'-0" by 4'-0", gangway. The gangway and dock will extend east into the Hudson River to reach greater water depths. The floating dock will accommodate a motorized vessel, approximately 43-foot long with a draft of up to 43 inches. The dock will be secured by two, 16-inch diameter steel pipe piles. A mooring will be installed approximately 140 feet east of the dock to accommodate the owner's vessel at low tides. Work on all in-water structures will be done from a floating barge.

The size and location of the dock meets the requirements for berthing, minimizes shading, and is designed with consideration of the ASCE 24-14 guidance, *Flood Resistant Design and Construction*. For construction of the floating dock, piles will be installed by an excavator or crane aboard a small work barge.