PROJECT NARRATIVE

1. Introduction:

On behalf of the Applicant and Owner, Eric Carter, TMS respectfully submits this Application for the proposed waterfront development at 503 North Broadway, Upper Nyack, New York. The purpose of this project is to restore safe access to the Hudson River for recreational, water-dependent uses. Waterfront improvements proposed include constructing a fixed timber pier, gangway, and floating dock to enable the Owner to safely access their vessel and use their waterfront as intended.

2. Site Location and Description:

The project address is 503 North Broadway, Upper Nyack, New York, 10960. This project is in Rockland County, along the west bank of the Hudson River, north of the Mario Cuomo Bridge. The private property is located at:

Latitude:	41 degrees, 6 minutes, 23.65 seconds North
Longitude:	73 degrees, 54 minutes, 52.65 seconds West

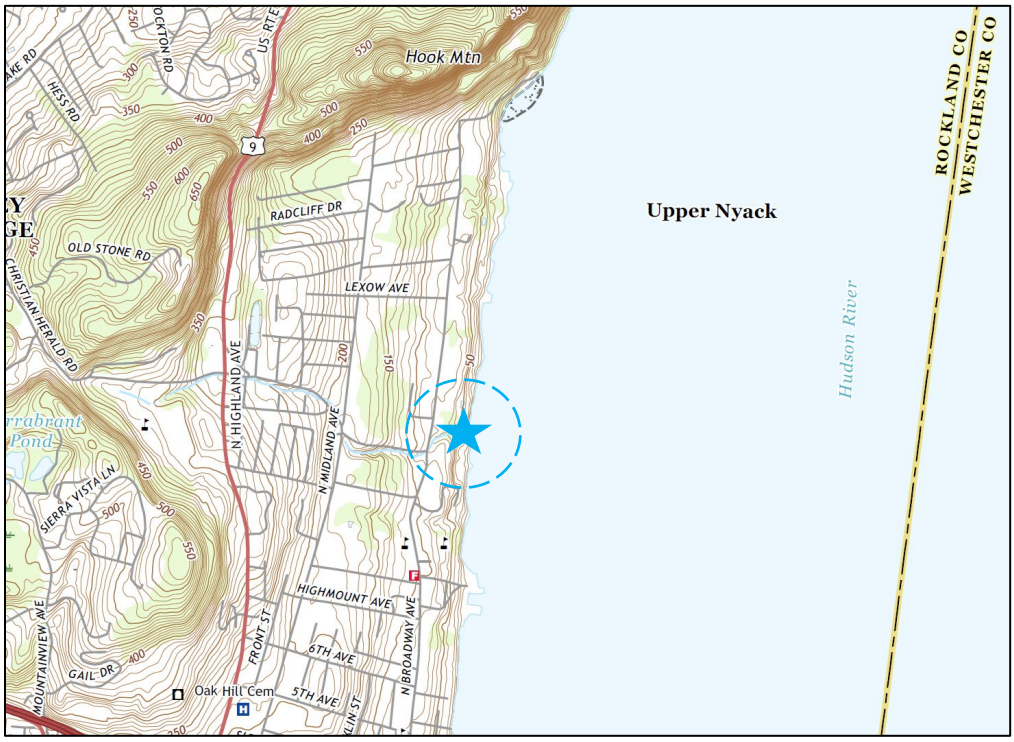

Figure 1: Project location (Source: USGS).

Figure 2: Existing shoreline and waterfront structures – Facing north.

3. Project Purpose and Need

The purpose of the proposed project is to facilitate the property owners' water dependent recreational use and access to the waterfront. The previously existing dock has not been on the property since the time the Owner acquired it in 2020; only 5 piles remain, which will not provide access to the depth of water in the Hudson River that the Owner requires for his vessel. The previously existing platform deck was at approximately elevation +5 ft (NAVD88), which does not provide adequate clearance over the Hudson River and may flood during extreme weather events. Additionally, at present the gabion seawall structure and stair access is collapsed; a rehabilitation is required to encourage safe access to the waterfront.

Therefore, access to the Owner's vessel will be provided through reconstructing the seawall, a fixed pier and installing a floating dock which will be accessed by a gangway.

The proposed actions are reasonable measures to sufficiently provide safe, long-term waterfront access for the property for water-based recreational activities and reduce potential impacts of storms and sea level rise while minimizing exposure to unnecessary environmental impacts. Permits for the work have been received by the New York State Department of State (NYS DOS), the New York State Department of Environmental Conservation (NYSDEC), and the U.S. Army Corps of Engineers (USACE), which are provided with the Application.

4. Description of Proposed Action

Existing Structures Removal
5 timber piles will be removed. Refer to Figure 2 above for visuals of the existing conditions and structures on-site.

Pier
A fixed, timber pier is proposed to provide access to a floating dock via gangway. The pier will connect to the existing seawall and will extend approximately 112 feet into the Hudson River, reaching a depth of approximately -3 ft (NAVD88). The pier will be 112 feet long by 6'-8" feet wide, with two 12-inch diameter timber piles located at 10-foot intervals (approximate), with 22 piles in total. The top of deck height will be at elevation +9 ft (NAVD88) or greater to keep the deck above the water in cases of flooding or sea level rise. The increased elevation will preserve the pier materials and reduce maintenance requirements and associated disruption. This design seeks to balance both structural load requirements and jurisdictional recommendations. Work on the pier will be done from a floating barge.

Floating Dock and Gangway
A new floating dock (8 ft wide by 26 ft long) will be connected to the timber pier by a new, 35 ft long by 4 ft wide gangway. The gangway and dock will extend east into the Hudson River to reach greater water depths for the Owner's vessel. As the gangway is elevated over the water, sunlight will easily pass beneath the gangway to the Hudson River below. The floating dock will extend east-west from the gangway, enabling the berthing of the Owner's vessel in an east-west orientation. The proposed floating dock would draft approximately 6 to 12 inches; water depths along the length of the floating dock range from approximately - 3.4 ft to -3.6 ft at mean lower low water (MLLW). The floating dock will be secured with two, 16-inch diameter steel anchor piles. The piles will extend to a height of +12 ft (NAVD88). A total of five piles exist on-site presently and are intended for reuse, either to support the pier or to secure the floating dock. Work on the dock and gangway will be done from a floating barge and crane.

The orientation of the pier and dock was determined by considering the shape of the shoreline and associated navigational/use significance, water depths in the project vicinity and the draft of the design vessel, and reducing encroachment into the Hudson River.

New Concrete Retaining Wall, Steps, and Stone Slope Repairs
In areas above elevation +10, concrete retaining walls and steps will be constructed. The collapsed gabion walls and damaged structures below elevation +10 will be removed and the slopes will be repaired with stones, where required. In total, 41.1 cubic yards of damaged structure will be removed. Several sections detailing the shoreline work may be found on attached drawing SEA-201.