



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK NEW YORK 10278-0090

REGULATORY BRANCH

March 8, 2023

SUBJECT: Letter of Coordination for Department of the Army Permit Application Number
NAN-2023-00098-EMI by Smileys One, LLC

The New York District, U.S. Army Corps of Engineers has received a request for Department of the Army authorization for the following activity:

APPLICANT: Smileys One, LLC
13-01 Red Fern Avenue
Far Rockaway, New York 11691

ACTIVITY: Construct a new approximately five-foot-wide by 10-foot-long fixed pier with an approximately four-foot-wide by 17.5-foot-long ramp leading to a four-foot-wide by six-foot-long landing float, two (2) six-foot-wide by 20-foot-long floats, and two (2) three-foot-wide by 30-foot-long finger floats extending perpendicular from the 20-foot-long floats. The dock structures will be secured in place by eight (8) 12-inch diameter timber piles.

The proposed structures would extend approximately 48 linear feet into the waterway from the plan of Mean Low Water.

The purpose of this project is to provide a docking areas for vessels arriving for repair and servicing. The proposed is a part of an upland development including a warehouse for servicing, storage and display of watercraft vessels.

WATERWAY: Vernam Basin

LOCATION: 75-00 Amstel Boulevard, Arverne, Queens County, City of New York, New York

As this is minor in nature, authorization may be by Letter of Permission. This is in accordance with current Federal Regulations governing work in navigable waters of the United States. To accomplish the coordination required, prior to the issuance of a Letter of Permission, your review of the enclosed drawings is requested.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended (16 U.S.C. 1465 (c)(3)(A)), the applicant has certified that the activity complies with and will be conducted in a manner that is consistent with the approved state coastal zone management program.

*****PLEASE USE THE ABOVE 18-CHARACTER FILE NUMBER ON ALL
CORRESPONDENCE WITH THIS OFFICE*****

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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>.

To allow for the timely processing of the subject application, your comments are requested within 20 days of the date of this letter. Please submit comments via email to me at Christopher.W.Minck@usace.army.mil.

Sincerely,

Christopher Minck
Project Manager, Eastern Section

Enclosures






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USGS Quadrangle – Far Rockaway, NY 2019

75-00 Amstel Boulevard, Arverne, Queens County, New York

SITE AREA SUMMARY

LOT AREA PER DEED	SPACE 'A' RIPARIAN RIGHTS PER DEED	SPACE 'B' RIPARIAN RIGHTS PER DEED	DEC ADJACENT AREA	WETLANDS
				
29,879 SF	373 SF	2,297 SF	30,957 SF	1,494 SF
32,548 SF				
(100.00%)				








BUILDABLE IMPERVIOUS SURFACE (PROPOSED & EXISTING)

TENANT CELL TOWER, UTILITY BUILDING	NEW BUILDABLE IMPERVIOUS SURFACE BY OWNER
	
610 SF	5,577 SF (19.9%)
BASIS OF CALCULATION	

NOTE:

1. PLOT SIZE SHOWN IN THIS SKETCH IS 29,879 SF (INCLUDES WETLAND AREA). THE PROPERTY LINE WAS DRAWN AS DESCRIBED IN EXHIBIT 'A' IN THE PROPERTY DEED DATED 03.10.20
2. FULL LOT AREA AS DESCRIBED IN EXHIBIT 'A' OF DEED IS 32,548 SF (PLOT SIZE + SPACE 'A' + SPACE 'B')
3. ELEVATIONS IN DRAWING REFERENCE SURVEY PERFORMED ON 07.30.20 BY DPK LAND SURVEYING

DRAWING LEGEND

	LINE OF TIDAL WETLANDS PER INVENTORY MAP 600-494
	MEAN HIGH WATER LINE (OFFSET FOR CLARITY)
	PERIMETER OF ADJACENT AREA / DEC JURISDICTION
	PROPERTY LINE PER DEED DATED 03.10.20
	PROJECT DISTURBANCE LIMIT / SILT FENCE AND HAY BALES FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ONLY
	DEMOLITION AND REMOVAL
	SETBACK AND VISUAL CORRIDOR

ARCHITECTURE WORK OFFICE
161 8TH AVE, 2ND FL, NEW YORK, NEW YORK 10011 USA
TELEPHONE: 1.212.574.8009. FACSIMILE: 1.212.574.8003
MAIL: ARCHITECTUREWORK@ARCHITECTUREWORK.COM

Notes

Project
75-00 AMSTEL BLVD
FAR ROCKAWAY, NY 11692
BLOCK 16075 / LOT 110

Title
SITE PLAN,
AREA SUMMARY

Date 22.07.18

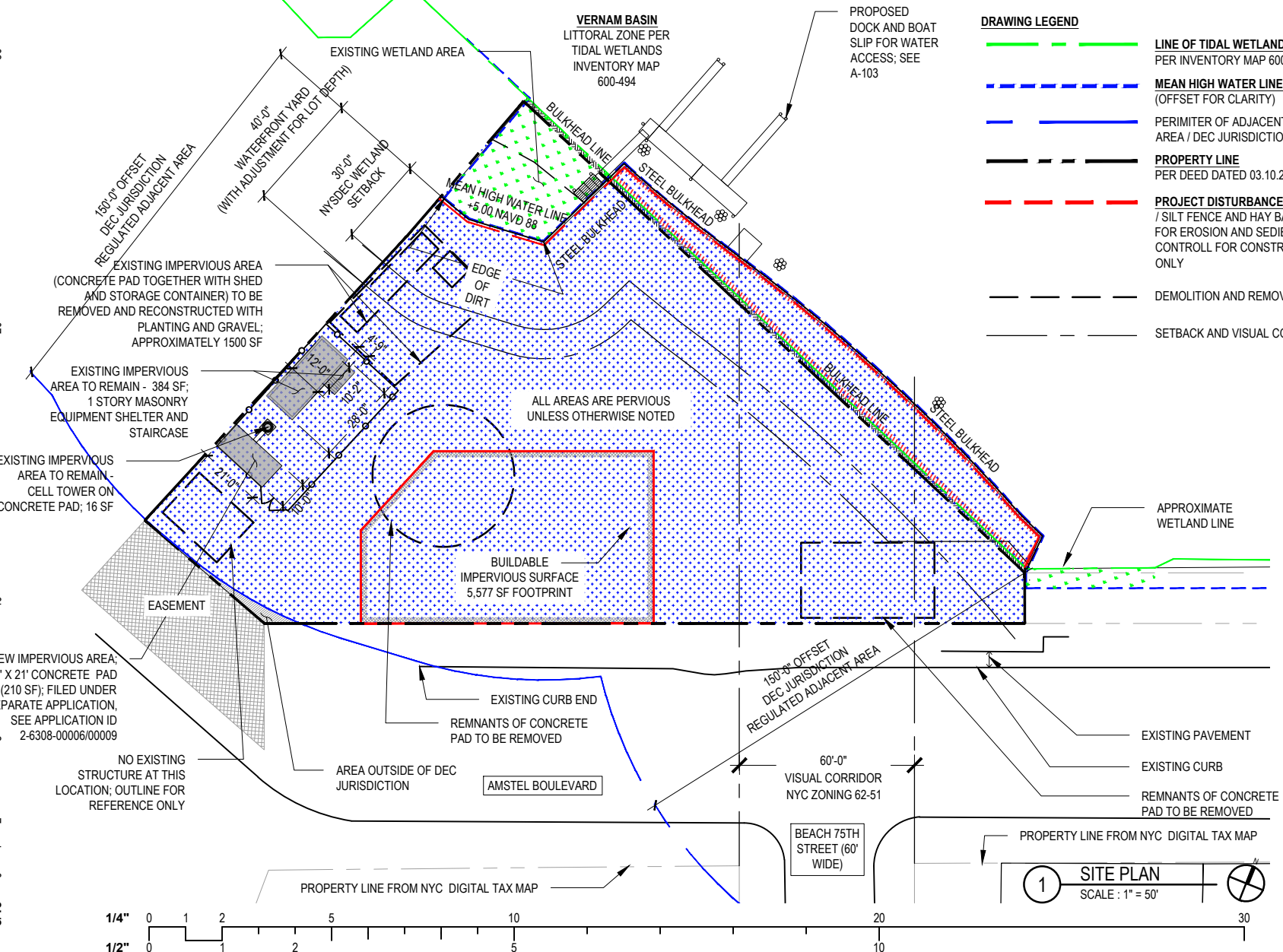
Project 21230

Dwg KL **Chk** TN

Dwg No.
DESIGN SKETCH
A-101.00

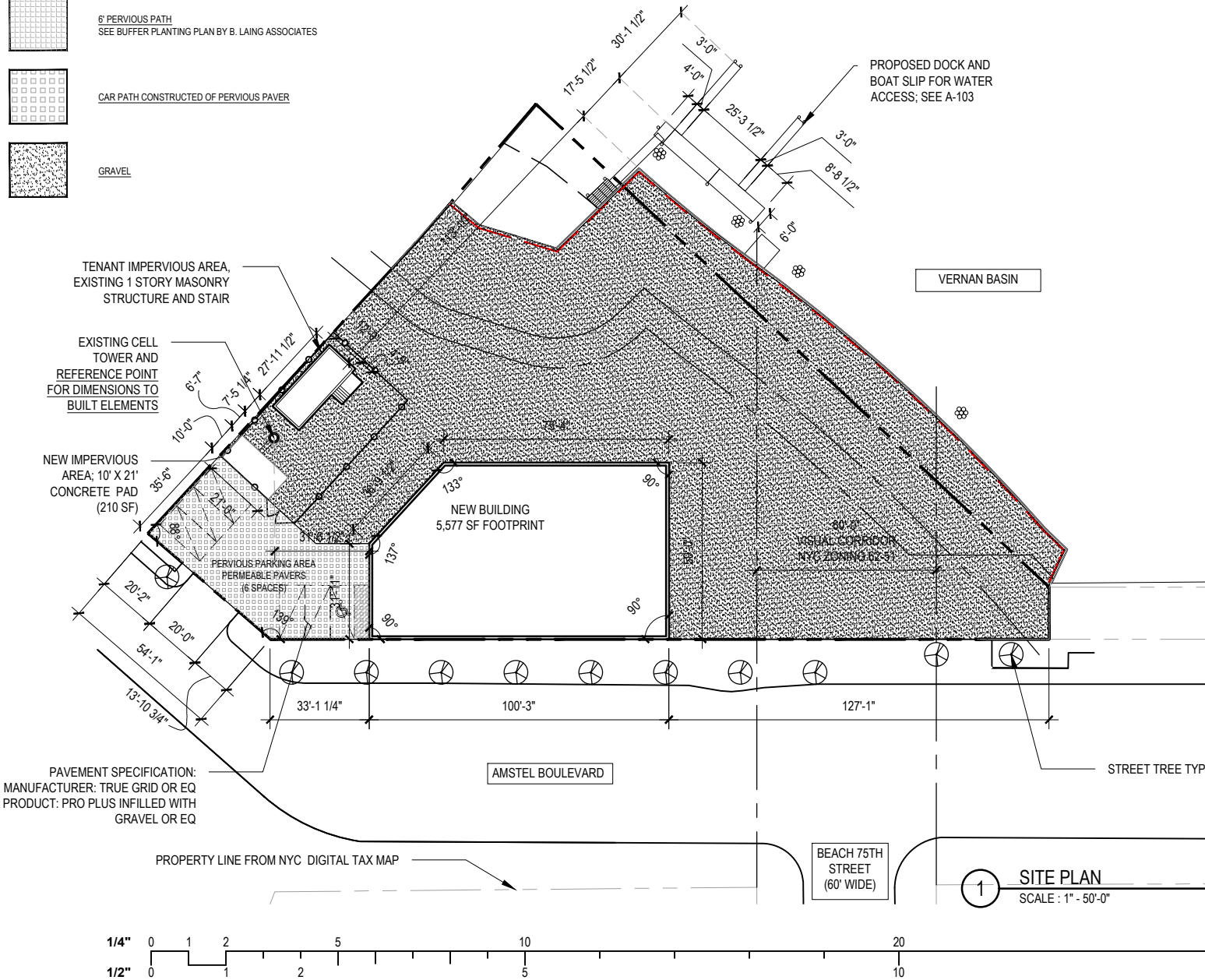
Ref.Dwg. A-601

Size LETTER



DRAWING LEGEND

- PROPERTY LINE PER DEED DATED 03.10.20
- SETBACK LINES AND VISUAL CORRIDOR
- NEW BUILDING
- 6" PERVIOUS PATH
SEE BUFFER PLANTING PLAN BY B. LAING ASSOCIATES
- CAR PATH CONSTRUCTED OF PERVIOUS PAVER
- GRAVEL



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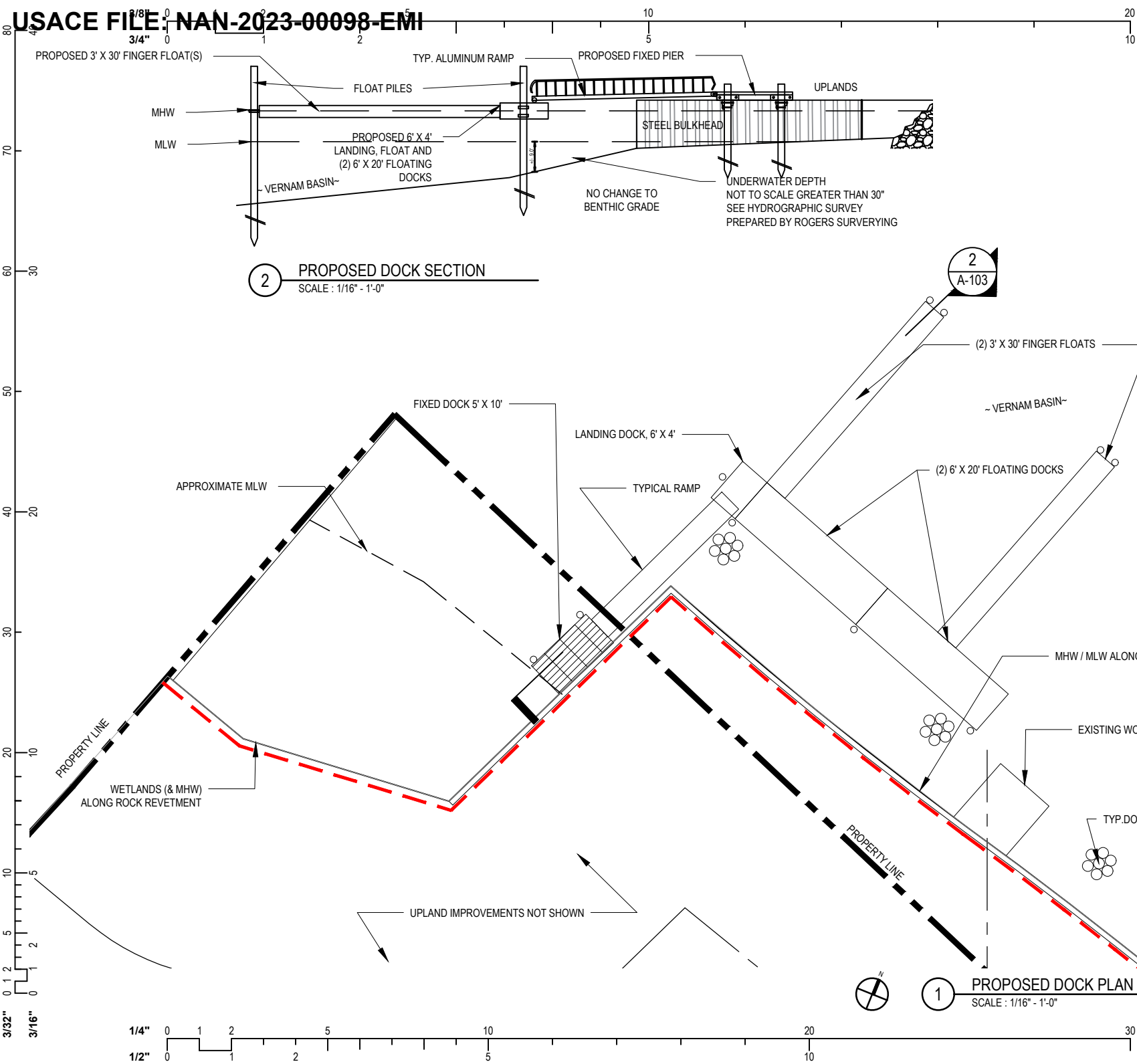
Project 21230

Dwg KL **Chk** TN

Dwg No.
DESIGN SKETCH
A-102.00

Ref.Dwg. A-102

Size LETTER



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Title

DOCK PLAN AND SECTION

Date 22.07.18

Project 21230

Dwg KL **Chk** TN

Dwg No.
DESIGN SKETCH
A-103.00

Ref.Dwg. A-103

Size LETTER