



# Community Board 12 - Manhattan Washington Heights & Inwood

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Eleazar Bueno, Chairperson  
Ebenezer Smith, District Manager

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November 29, 2022

Hon. Susan M. Donoghue, Commissioner  
NYC Department of Parks & Recreation  
830 Fifth Avenue  
New York, NY 10065

## **Re: Resolution Supporting NYC Parks Proposed Hudson River Waterfront Reconstruction at Dyckman Street.**

Dear Commissioner Donoghue:

At the General Meeting on Tuesday, November 22<sup>nd</sup>, 2022, Community Board 12, Manhattan, passed the following resolution with a vote of 31 in favor, 1 opposed, 0 abstentions, 1 not voting, due to conflict, supporting the proposed design, and urging the Public Design Commission and any other agency from whom such approval is necessary to approve this design and calling on all agencies from whom permitting for this project may be required, including but not limited to those enumerated in the antepenultimate "Whereas" clause above, to issue said permits without delay and urging the Mayor, the Councilmember, Manhattan Borough President, and anyone else with available budgetary resources to fully fund this project as proposed and designed.

- Whereas:** A comprehensive package of waterfront improvements at Dyckman Street's Hudson River terminus is one of the provisions of the Inwood Rezoning Points of Agreement (Item #30: Repair waterfront structures near Dyckman Pier, improve public access to Dyckman Pier, and build a new dock), and that this area has a long history of waterfront usage and docks, and this project seeks to restore some of that; and
- Whereas:** The NYC Parks Department held a very well-attended, in-person community input meeting on June 23, 2022, with participation from a broad range of community members and many organizations specifically connected to programming at the waterfront and it was clear that in addition to obvious structural repairs, the public wanted improved access to the pier, a new dock, and pedestrian access to the water from the current beach location; and
- Whereas:** The current fishing pier, which is located north of the restaurant concession, is falling apart, and is poorly sited near a combined sewer overflow. It also obscures views from the beach, which itself is made smaller by the outdated infrastructure anchoring the current pier; and
- Whereas:** The current floating dock is insufficient to accommodate certain watercraft, the existing gangway has limited loading capacity, and there is inadequate launching facility for small personal craft; and
- Whereas:** The beach located in the upland area north of the restaurant concession ("The Hudson") is largely inaccessible, with the view of the water and Palisades obscured by the pier; and
- Whereas:** Representatives of the NYC Parks Department made a presentation on November 10, 2022, to the CB12M Parks & Cultural Affairs (PCA) Committee for which this agenda item was well publicized and which meeting was attended by more than 50 members of the public and representatives of more than 15 community organizations and institutions as well as a quorum of the Committee and additional CB12M Members; and

**Whereas:** The existing pier (and piles) would be removed and replaced with a new pier which would be sited to the south, near where the current docks are located. Because it would be within the existing marina and tended by the marina operations staff, it would be open earlier and closed later, would be available to deeper draft vessels, and would provide a place for an "eco-dock;" and

**Whereas:** All of the current docking conditions would be addressed with new gangways (4'x30' & 4'x80'), a new 20'x60' concrete eco-dock with steel piles, new concrete floating dock with concrete finger piers with guide piles, a concrete boat ramp, and boarding pier with gangway and piles, to accommodate side-loading cultural, educational, and excursion vessels and to provide increased visitation, economic development, and enhanced leisure activities in the neighborhood; and

**Whereas:** The proposed plan, having relocated the fishing pier to the south, would expand the beach and provide pedestrian access to same, with a sloped walk and tiered seating. In addition, the Dyckman Street turnaround west of the greenway would be reconfigured to preserve required parking for the restaurant concession (7 spaces) as well as add a shared pedestrian plaza with plantings and additional trees. Several damaged or diseased trees would be removed, and replaced; and

**Whereas:** The design phase of this project began in June, including the community input meeting on 6/23/22, and will run through December of 2023. If the preliminary concept is approved by the Public Design Commission, a finalized plan will be made and presented to CB12M for approval in the spring, with the exact scope subject to budget availability. Procurement generally takes 12 months; construction is anticipated to begin in 2025 and take about 18 months. The logistics of construction will be part of the final design; the Marina is likely to be closed during construction, but this is not yet determined; and

**Whereas:** There are permitting issues requiring a lot of interagency coordination, with improvements below the water being the most restrictive, but since the Inwood Canoe Club can be repaired – as opposed to needing to be replaced – there will be fewer permitting issues, and the following agencies have regulatory purview over this site:

- NYC Small Business Services – Construction Permitting
- NYC Department of Buildings – despite SBS being the permitting agency, DOB reviews some items, including electrical work. (The project may include electrical utility runs and lighting work here, budget allowing.)
- NYC Department of Environmental Protection – Relating to the combined sewer overflow (CSO) and an easement on site, as well as any water service work
- FDNY Fire Department weighs in on egress issues for SBS
- NYC Public Design Commission – this project has been submitted for conceptual review and is anticipated to be reviewed at its December meeting
- NYC Department of Transportation – Relating to any coordination with the roadway or greenways
- NYS Department of Environmental Conservation – Environmental permitting via the Joint Permit Application
- NYS Department of State – Coastal Consistency permitting via the Joint Permit Application
- United States Army Corps of Engineers – Federal permitting via the Joint Permit Application; and

**Whereas:** Members of the waterfront community, including the Inwood Canoe Club, Uptown Paddling, and Hudson River Community Sailing, raised concern about ADA access, noting Heroes on the Hudson and another adaptive programming with Wounded Warriors, Bronx VA, Mt. Sinai Spine Care, et al.; and

**Whereas:** Interest also was expressed in supervised group swims, as well as oyster beds/castles and the Billion Oyster Project; now, therefore, be it

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- Resolved:** Community Board 12, Manhattan supports the proposed design, and urges the Public Design Commission – and any other agency from whom such approval is necessary – to approve this design; and be it further
- Resolved:** Community Board 12, Manhattan calls on all agencies from whom permitting for this project may be required, including but not limited to those enumerated in the antepenultimate “Whereas” clause above, to issue said permits without delay; and be it further
- Resolved:** Community Board 12, Manhattan urges the Parks Department to ensure that every aspect of this project's design and implementation incorporate ADA access; and be it further
- Resolved:** Community Board 12, Manhattan urges the Mayor, the Councilmember, Manhattan Borough President, and anyone else with available budgetary resources to fully fund this project as proposed and designed.
- Resolved:** Community Board 12, Manhattan calls on our local elected officials to fund and the NYC Parks Department to construct a similar facility at Inwood Hill Park's Dyckman Ballfields.

Sincerely,



Eleazar Bueno  
Chairperson

cc: Hon. Anthony Perez, Borough Commissioner NYC Parks  
Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman  
Hon. Robert Jackson, State Senator  
Hon. Cordell Cleare, State Senator  
Hon. Al Taylor, Assembly Member  
Hon. Manny De Los Santos, Assembly Member  
Hon. Carmen De La Rosa, Council Member  
Hon. Shaun Abreu, Council Member  
Ms. Jennifer Hoppa, Parks Administrator