



Dennis Conner's North Cove 2012

Welcome Package & Marina Rules

www.TheNorthCove.com
212-786-1200
VHF CH 69

(updated January 2012)



Greetings from Dennis Conner

Welcome to New York City and thank you for bringing your yacht to North Cove!

Our goal at North Cove is to provide you with a friendly welcome to the Big Apple. We will be your home while you visit Manhattan.

New York City is a crossroads of the world. This is where big deals get done, big appetites are satisfied and big opportunities are found. Whether it is celebrating success by having the best steak at your favorite restaurant or buying cases of the finest wine, you can do it all here.

North Cove is located in Battery Park City, NYC's most beautiful urban environment. You can look out and see the Statue of Liberty. You'll feel the fresh sea breezes. There are elegant and attractive people in this neighborhood. There are beautiful trees and green parks all around. And we are located next to the world headquarters of American Express, Merrill Lynch and Goldman Sachs.

So please come visit. A slip is waiting for you. North Cove is a great waterfront stage and you are about to become part of it too!



Greetings from Commodore Michael Fortenbaugh

On behalf of Dennis Conner, Battery Park City Authority and all of Lower Manhattan, it is my pleasure to welcome you to North Cove. We will roll the red carpet out for you.

North Cove is a magical oasis. If you walk around the marina when the sun sets and the lights of the city go on, you will see why people have nicknamed us "Monaco on the Hudson."

Our goal at North Cove is to provide you with high quality service. Let me know what we can do to make your stay at North Cove even better. We appreciate your business and hope you have a great Big Apple experience.

Feel free to call our marina office at any time at 212-786-1200. You can also reach me directly on my cell phone at 917-816-3799. Thank you for bringing your yacht to North Cove!



Adela arrives at North Cove in June 2008 and backs into slip N1.

Contact Info

Marina Office - 212-786-1200

Commodore Michael Fortenbaugh - 917-816-3799 or mike@TheNorthCove.com

Dock Staff - VHF CH 69.

Website - www.TheNorthCove.com, view current reservations and make a slip reservation.

Fax: 212-786-1743

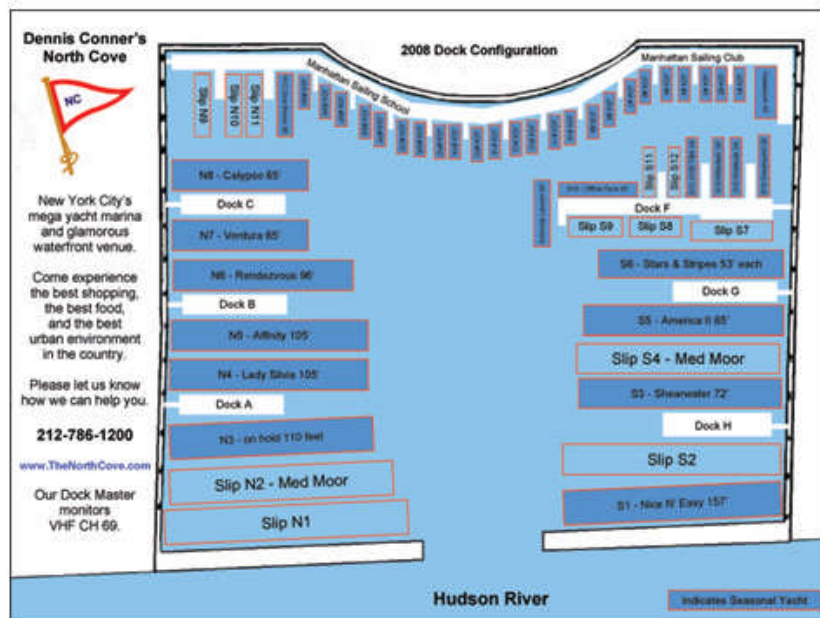
Mailing Address for Packages: North Cove, 385 South End Ave #6H, New York, NY 10280.
Please make sure the name of your yacht is included on the mailing label.

Marina Layout and Capacity

North Cove offers 12 mega yacht slips. Some are booked for seasonal tenants and some are available for visiting yachts. When seasonal tenants are out cruising, we offer these slips to visiting yachts.

Our largest slip N1 can accommodate a yacht up to 180 feet.

The depth of the marina is a minimum of 18 feet at MLW and deeper near the seawall. The entrance of the marina is 80 feet wide.





Types of Slips

North Cove offers 3 types of slips. N1 & S1 are along the breakwalls. Most other slips are alongside floating docks. Slips N2 and S4 are Med Moor slips.

North Cove has an underwater chain mere system with 1 1/2" hawsers for mega yacht slips. When you dock at North Cove, mega yachts are requested to attach their stern lines to the quay bollards and then take a bowline from our staff to tension their yacht in position. All mega yachts should tie into the chain mere even if you are on a floating dock.



North Cove offers breakwall, floating dock and med moor slips. There is an underground chain mere system so that marina will hand you a bowline.

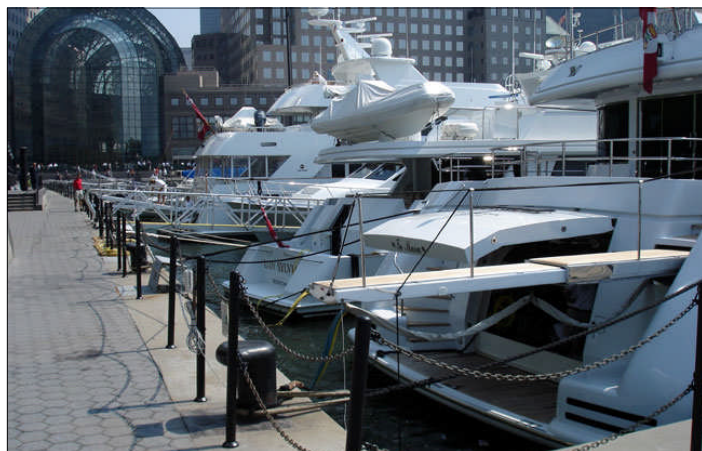
Slip Reservations

You can view current reservations at any time by logging on to www.TheNorthCove.com. When you are ready to make a reservation, please also do this on our website. Reservations are processed in the order received and your yacht name should appear on the website within 24 hours. You should also receive a confirmation email. If you do not get a response from North Cove, please call the office at 212-786-1200 or Commodore Fortenbaugh at 917-816-3799.

Deposit & Reservation Policy

North Cove operates like a boutique hotel. There are only a limited number of slips. When we confirm your reservation, we guarantee your slip will be available for the dates you requested. We do not double book slips. Therefore we must charge you for your reserved days, even if your plans change and you arrive late or depart early. Our Reservation Policy is:

- A 50% deposit is required to confirm a reservation.
- If you cancel a reservation more than 30 days in advance, we will refund your full deposit less a \$50 processing fee.
- If you cancel a reservation between 7 and 30 days, we will refund half of your deposit.
- If you cancel a reservation within the final 7 days, you will not receive your deposit back.
- Cancellations are not accepted within the final 72 hours. If you did not cancel a reservation, do not show, or arrive late or depart early, you will be charged the full slip fee.



The north wall has been nicknamed "mega yacht alley" for the impressive line-up of beautiful boats. New Yorkers come around the corner and just say, "Wow!"



Chevy Toy sets a commanding and inspiring presence along the North break wall.

Dockage Rates - 2012

Following are rates for private yachts (rates are subject to change):

- Daily Rate for breakwall and floating docks - \$6 per foot. (Check in and out time is 12 noon, you can check out later in day if slip is not reserved by another yacht.)
- Daily Rate for Med Moor slips - \$4 per foot.
- Discounts - Weekly 10% off; Monthly 20% off; Seasonal (up to 6 months) 50% off.
- Dock & Dine Rate - \$3 per foot (3 hours or less on a space available basis, no reservations accepted for this rate)
- Touch & Go Rate - \$1 per foot (10 minutes or less on a space available basis for yachts 50 feet or less only, no reservations accepted for this rate) \$2 per foot pick up and drop off.
- Winter Rates - Our winter season is November 1 through April 30. During this time, dockage is 50% off the summer rate.

Following are rates for charter boats:

- For large charter boats serving the public - \$6 per foot per slip (includes 30 minute pick-up and drop off) An additional \$65 per hour staff fee applies for all activity after 10 p.m.
- For small charter boats with 6 or fewer passengers and less than 30 ft - \$3 per foot.

Other Commercial Operations - Vessels wishing to engage in other commercial operations should contact the North Cove office to discuss needs and rates.



North Cove offers an unmatched location for entertaining friends and business customers and clients. Everyone in the city loves to come down to "Monaco on the Hudson."



Eleanora pulls into her slips for the July 4th weekend as the North Cove dock master stands by to catch her lines.

Electrical Rates

Each mega yacht slip at North Cove offers two 100 amp receptacles with 3 phase, 208V electricity. Mega yachts are charged \$0.35 per Kwh based on consumption.

Smaller yachts may plug into the 50 and 30 amp receptacles on the dock pedestals. For pedestals which are metered, the standard electrical fees apply. For pedestals with no meters, the rates are as follows:

- One 30 amp connection = \$15 per day
- Two 30 amp connections = \$30 per day
- One 50 amp connection = \$25 per day
- Two 50 amp connections = \$50 per day

Electrical adapters are also available for rent:

- 100 amp 3 phase down to 100 amp single phase = \$15 per day
- 100 amp single phase down to two 50 amp single phase = \$15 per day
- 50 amp single phase down to 30 amp single phase = \$10 per day

Tipping Not Permitted

Tipping of the Marina staff is not permitted. In addition, yachts should not provide gifts, free food or engage Marina staff in private transactions such as hiring them to perform work off hours. Employees of NCMM are paid professionals and their job is to provide high quality service. Offering tips or gifts puts staff in a difficult position and could lead to their loss of employment.

Water

Water service is provided free of charge to all slips. However, please help us conserve water. Do not allow a hose to run unnecessarily. Report any water leaks to a North Cove Dock Master.



Approaching NY Harbor

The US Coast Guard is responsible for New York Harbor and vessels which enter and depart. The arrival and departure of certain size vessels is regulated. For information about yacht requirements, you may visit the USCG website at www.uscg.mil and then go to the webpage for Sector New York. You may also call their main number at 718-354-4037.

According to the New York Pilots Association, foreign flagged vessels of 100 feet or greater are required to take a pilot when crossing the bar to enter or depart New York Harbor. Once in the harbor, a foreign flagged vessel can move around without a pilot.

Customs & Immigration

When arriving from a foreign port, yachts are required to clear immigration and customs. There is a Customs Office which is located at Pier 92 on the Hudson River and part of the Passenger Ship Terminal (711 12th Avenue at 54th St). Another way to clear customs and immigration is to take a taxi to JFK airport. Please check with the Marina Manger for assistance.



Braveheart enters North Cove during slack water which is usually 2 1/2 hours after high and 3 1/2 hours after low water.

Entering & Departing the Marina

Before approaching the entrance to North Cove on arrival or before casting off your dock lines on departure, please call the Dock Master on VHF CH 69 to request clearance.

The Dock Master monitors the radio and regulates traffic in and out of the marina to ensure the safety of all boats. Once your yacht is given permission to enter or depart the marina, please proceed in a timely manner because other yachts may be standing by. If there is something which prevents you for entering or departing once you have received clearance, please inform the Dock Master.

The entrance of North Cove is 80 feet from bumper to bumper. Entering the marina should be done with care and with a full understanding of current. The Hudson River is a tidal estuary and the current changes approximately every 6 hours. When the current is flowing at its maximum, entering the marina takes good seamanship.



Lady Silvia has been one of the seasonal yachts docked at North Cove for the past few years.

The current stops flowing just inside the seawall so it is relatively easy to exit the marina at all current stages. Once outside the entrance, care should be observed as you will immediately begin moving in the current direction.

First time visitors and large yachts should consider entering North Cove at times closer to slack water when the current is minimal. Slack water can be calculated by looking at an Eldridge Tide Book. You should begin by noting the times of high and low water at the Battery. Then refer to the accompany current charts which predict the current speed each hour before and after high or low water.

In general, the current goes slack at North Cove 2.5 hours after high water and 3.5 hours after low water. The current and times of slack tide are affected by issues like rainfall and wind (northeast winds cause high tides and northwest winds cause low tides). For any current advise, please feel free to call our office or Dock Master.

Docking & Fendering

When docking at North Cove, we encourage yachts to use heavy duty lines. New York Harbor has ferry traffic which causes a swell in the marina during weekday rush hours. On weekends, the harbor is usually calm and beautiful. Because of the weekday swell, dock lines should be strong and inspected for chafe. You are also encouraged to use adequate fenders.

Please always put fenders on both sides of your yacht. North Cove is busy and boats are frequently pulling in and out. Fenders on both sides of a yacht helps protect everyone.

Welcoming Emails and Yacht Signs

The arrival of yachts of significant beauty, historical relevance or other public interest is announced by email. Thousands of people, including many from the local community, follow yacht arrivals at North Cove. You can join the email list at www.TheNorthCove.com.



Nice N' Easy is one of the brightest stars at North Cove and she uses the marina as her home base in the North East.

If time allows, the Dock Master will photograph your yacht when you arrive at the marina. After docking, he will ask you for basic specifications about your boat as well as public interest items such as where you have been and what great experiences you have had. This information is then provided to the public. If you overhear someone walking by your yacht explaining details to their guests, you will know why.

Yachts staying at North Cove for a week or more are also provided with a yacht sign which hangs in front of their berth. These signs provide basic information for the public and allows people to appreciate the yachting beauty without interrupting the captain or crew with questions.

Garbage Disposal

The North Cove staff tries to keep the marina exceptionally clean and good looking. If ever you see garbage out or an area not well-maintained, please call the Dock Master on VHF CH 69 so we can take immediate action.

Please bag your garbage in heavy duty bags (3 mil suggested) or double bag it. Then deposit your bags on the quay next to a North Cove garbage pail. When you put out a bag, please also call the Dock Master on VHF CH 69 so they can come pick it up right away. Please only put your garbage out between the hours of 11 a.m. and 8 p.m. After 8 p.m., please hold garbage onboard until the following day.

Debris in the Water

Being in the center of a major city means we experience debris in the water. Flotsam generally gathers in the areas of slack tide and moves up and down the Hudson River along with the current. The Army Corps of Engineers operates boats to remove garbage and larger floating debris from the water.

Our marina staff is always on the lookout for larger pieces of flotsam. If you see something float-



From the air, North Cove is a magical oasis in the middle of our country's greatest metropolis.

ing in the marina, please call us on VHF CH 69. The marina staff will immediately come over with the dinghy to lasso the flotsam. Larger pieces are towed out of the marina and tied to the seawall where they are picked up by the Army Corp.

Fuel & Pump Out

Fueling within North Cove is prohibited because of our residential environment. Yachts may load fuel in New Jersey across the Hudson River at Liberty Landing or Liberty Harbor Marina. Both of these marinas are located in the Morris Canal. Fuel is also available at Lincoln Harbor Marina in Weehawken. North Cove offers pump out service. Please contact the Dock Master for assistance.

Nearby Transportation

Taxi - One of the best taxi stands in the city is located on South End Avenue in front of Gateway Plaza. There are almost always taxis standing by at this location. The only time there is sometimes a line is in the early evenings. But taxis come frequently and the line moves quickly. At most other times, taxis will be there waiting to whisk you to your destination.

Car Service - New York City is overflowing with private car service companies. You can book a private car or limo for a short trip, several hours or a full day.

Subway - Most of the city's major subway lines converge on Lower Manhattan. You can literally get anywhere from a nearby subway. Major lines stop on Chambers Street as well as Rector Street and Broadway.

Nearby Hotels

These hotels are listed in order of their proximity to North Cove. All are under 1 mile away.

[The Ritz Carlton - Battery Park](#) 2 West Street - 212-344-0800. Nicest luxury hotel in Lower Manhattan. The top-of-the-line Ritz Carlton Suites are incredible with magnificent views of the har-



bor. Other rooms also beautiful and well appointed.

[New York Marriott Downtown](#), 83 West Street - 212-385-4900 . Very nice hotel usually with enough capacity to provide a room. Located on the opposite side of the West Side Highway so walk to and from the marina is not the most glamorous. Still, a very good choice, close and comfortable place to stay.

W Hotel

Conrad Hotel

Millenium Hilton, 55 Church Street -
212-693-2001

Cosmopolitan Hotel, 95 West Broadway - 212-566-1900

Club Quarters Downtown, 52 William St - (212) 269-6400

Holiday Inn Wall Street, 15 Gold St -
212-2327700

Manhattan Seaport Suites, 129 Front St - 212 742-0003

Best Western Seaport Inn, 33 Peck Slip - 212-766-6600



Laundry

Yachts visiting North Cove can take advantage of the local laundry service located just one block away. The name of the company is "Gateway Cleaners" and they are located at 323 South End Avenue. Walk up from the south side of the marina, turn right on South End Avenue and it is just a few stores down.

In addition to laundry, Gateway Cleaners provides same day dry cleaning and custom tailoring. Gateway Cleaners is open Monday through Saturday. They are closed on Sunday. Their hours of operation are 7 a.m. to 7 p.m., Monday through Friday and 8 a.m. to 4 p.m. on Saturday.

If you need same day service, you can get this by special request if you drop off laundry before 11 a.m. on weekdays and 10 a.m. on Saturdays.

Provisioning:

A Whole Foods store has opened just 2 blocks from the marina (on Warren St & Westside Highway). You can get almost all of your provisioning at this high quality and fully organic store.

There are also two gourmet shops located nearby:

- Zeytuna, 59 Maiden Lane at John St., 212-742-2436
- Amish Market, 53 Park Place at West Broadway, 212.608.3863

Other gourmet shops around the city:

- Dean & Deluca, 560 Broadway at Prince St., 212.226.6800
- Balducci's, 81 Eighth Avenue at 14th, 212.741.3700



From May through October, North Cove is a scene of action. Please come visit and be part of the excitement!

- Citarella, 424 Sixth Ave at 9th St., 212.673.2600
- Whole Foods Market, 4 Union Square South, 212.673.5388
- Eli Zabar's, 1441 Third Ave. between 80 and 81st St., 212.717.8100
- Murray's Cheese, 254 Bleecker St between 6th & 7th Ave., 212.243.3289
- Leonards' Seafood & Prime Meats, 1385 3rd Ave, 212.744.2600

Small local groceries near the marina:

- Gristides on South End Avenue
- Hudson Produce on South End Avenue

Flowers - NYC's Famous Flower District is located on West 28 St bet. 6th and 7th Avenues.

Nearby florists:

World Financial Center Florist, 2nd Floor in the World Financial Center, 212-964-9978

Wine & Alcohol - (In New York State, Beer is purchased at the local grocery stores)

Nearby stores:

Bulls and Bears Winery, Inc, 309 South End Ave, 212.912.0890

West Street Wine & Spirits, 47 West Street, 212.747.0577

New York Wine Exchange, 9 Broadway at Bowling Green, 212-422-2222

Pharmacies -

Battery Park Pharmacy on South End Avenue

Eckerd's in World Financial Center



Additional North Cove Rules & Regulations

Updated December 2012

1. Mega Yacht Environment: As New York City's mega yacht marina, North Cove is meant to be an upscale environment which provides visual beauty and prestige to the surrounding community. The Marina also provides public access through the sailing school and charter vessels.
2. Condition of Vessel: Vessels at the Marina should be kept clean, well maintained and in "Bristol fashion." The flying of flags and ensigns adds life and color to the environment and is encouraged.
3. Arrivals & Departures: Vessels are only permitted to enter or depart the Marina between the hours of 8 a.m. and 10 p.m. If a Vessel wishes to enter or depart the Marina outside normal hours, the Vessel must contact NCMM in advance to make arrangements.
4. VHF Permission: There is limited room for maneuverability inside the marina. Therefore, the dockmaster helps to regulate traffic. Before approaching the entrance to the Marina, Vessels should call the dockmaster on VHF CH 69 to request permission to enter. Before casting off dock lines to depart, Vessels should receive permission from the dockmaster. If the dockmaster does not respond to radio hails, Vessels should attempt to communicate with other users and then proceed slowly and with caution.
5. Dock Lines & Fenders: Vessels are required to supply and maintain their own dock lines and fenders of proper size and condition to safely secure and protect their Vessel.
6. Water Hoses and Electrical Lines: Vessels shall supply their own water hoses and electrical lines to reach the relevant service locations. Hose and lines should be run in a neat and safe manner.
7. Commercial Signage and Advertising: No commercial signage or advertising is permitted on any vessel or in any part of the Marina without prior written permission from NCMM.
8. Quiet Enjoyment: The Marina is located within the residential community known as Battery Park City. Families, children and senior citizens live in apartments overlooking the Marina. The Marina is designed for quiet, high quality enjoyment. Vessels should not play loud music or otherwise make public noise which could detract from the quality of life of other vessels or nearby residents. All gatherings at the docks should end by 10 p.m. Vessels should be conscious of the affect which noise, exhaust and lights have on the surrounding community.
9. Alcoholic Beverages: Vessels may serve alcoholic beverages on their boats as permitted by law. However, alcoholic beverages may not be served on the docks without prior written permission from NCMM. No alcoholic beverages are permitted on the esplanade. Vessels shall not allow guests to depart the docks with alcoholic beverages.
10. Dock Boxes & Equipment Storage: Battery Park City Authority sets the visual guidelines which have resulted in this beautiful urban environment. BPCA does not wish the Marina to be cluttered with dock boxes. Therefore, NCMM is unable to allow dock boxes for private vessels. Vessels should store all equipment on their Vessel. No equipment may be stored on the dock. If an exceptional need for dock storage exists, an explanation should be sent to NCMM in writing.
11. Fueling: No fueling services shall be provided in the Marina. Fueling may be done at various marinas nearby.
12. Bilge Pumps. If a Vessel's bilge has fuel or oil in the water, an oil/water separator should be installed in the bilge pump system so that fuel or oil is not pumped into the Marina.



13. Work on Boats: The Marina environment is not suitable to extensive repair work. Regular maintenance and small repairs may be performed in the Marina. Larger repairs should be done in a boat yard. No outside contractors are permitted in the Marina without specific written permission of NCMM. To receive permission, Vessel must submit to NCMM in writing a scope of work to be performed and contractors must submit proof of \$3MM Commercial General Liability insurance and Workers Compensation Insurance.

14. Idling at Dock: Idling at dock creates unnecessary exhaust and is prohibited. After tying up at dock, a Vessel shall turn off its engines as soon as possible. Inside the Marina, Vessels are requested to use shore power and not run their engines or generators.

15. Deliveries: Cars, trucks or other vehicles are not permitted on the esplanade. On the south side of the Marina, vehicular access ends at the corner of the Liberty Street and South End Avenue. On the north side, vehicular access ends at the intersection of Vesey Street and North End Ave. Both locations are subject to traffic laws or oversight from security staff. Deliveries to the marina from these vehicular access locations must be by hand truck during the hours of 9 a.m. and 6 p.m. Vessels shall inform NCMM in advance of all large or special deliveries.

16. Security: The Marina is considered a "Public Access Facility" by the US Coast Guard. However, because of the Marina location in Lower Manhattan, Vessels should understand and appreciate the heightened sense of security of law enforcement agencies. Vessels should operate in a safe and conservative manner so as not to cause additional concern to people charged with protecting the public safety. If the MARSEC Level is raised to status 2 or higher, security at the Marina will be increased. Vessels are encouraged to remain vigilant and to immediately report any unusual or suspicious activity to NCMM.

17. Emergency Procedures. In the case of an emergency, Vessels shall follow the instructions of the US Coast Guard, New York City Police Department, Battery Park City Authority and other governmental authorities.

18. Prohibited Uses. The following uses are prohibited at the Marina without prior written permission from NCMM:

- jet skis or other motorized personal watercraft
- boats used for parasailing or speed boat rides
- boats with loud engines
- boats without adequate mufflers
- swimming
- pets not on leashes
- cleaning of fish on walks or docks
- anchoring inside the Marina
- open flames, BBQ or other outdoor cooking devices
- landing of helicopters on any vessel in the Marina or in the vicinity