

NATIONAL HISTORIC LIGHTHOUSE PRESERVATION ACT OF 2000
General Services Administration Notice of Availability

June 9, 2006

Stepping Stones Lighthouse, Nassau County, New York

The property described on the attached sheet has been determined to be excess to the needs of the United States Coast Guard. Pursuant to the National Historic Lighthouse Preservation Act of 2000, 16 U.S.C. 470, the Stepping Stones Lighthouse is being made available at no cost to eligible entities defined as Federal agencies, state and local agencies, non-profit corporations, educational agencies, or community development organizations, for educational, park, recreational, cultural or historic preservation purposes.

Any eligible entity with an interest in acquiring the described property for a use consistent with the purposes stated above should submit a letter of interest to the address listed below within 60 days of the date of this Notice, August 9, 2006.

Letters of interest should include:

- Name of property
- Name of eligible entity
- Point of contact, title, address, phone and email
- Non-profit agencies must provide a copy of their state-certified articles of incorporation

Eligible entities that submit a written letter of interest will be sent an application from the United States Department of the Interior, National Park Service (NPS) and given an opportunity to inspect the property. Building inspectors and/or contractors may accompany the applicant on the site visit.

The completed application to acquire the light must be submitted to the National Park Service within 90 days after the site inspection. The NPS will review applications and may select a steward to receive the property. The General Services Administration (GSA) will complete the conveyance to the successful applicant.

Letters of interest should be directed to:


U.S. General Services Administration
Public Buildings Service, Property Disposal Division
10 Causeway Street, Room 925
Boston, MA 02222 Attention: Meta Cushing (617)565-5823

A copy of your letter of interest should be sent to:

New York State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, New York Attention: Ruth Pierpont

For more information on the disposal of lighthouses, please visit the web site at
<http://www.cr.nps.gov/maritime/nhlpa/nhlpa.htm>.

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GSA Control No.	1-U-NY-910
Property Identification	Stepping Stones Lighthouse, Long Island Sound County of Nassau, New York Latitude: 40-49-28.110N Longitude: 073-46-28.721W
Address	0.9 mi. NW of Elm Point at town of King's Point near the confluence of the East River and Long Island Sound, about one mile south of Hart's Island. East of the Throgs Neck Bridge, off the south end of City Island, The Bronx. Marks reef that runs across Long Island Sound known in colonial times in Native American legends as "The Devil's Stepping Stones." Accessible by boat only.
Description	Sits on approx. 0.75 acre rock. Granite and concrete caisson. Focal plane 46 ft. Originally lit in 1877, the Second Empire style lighthouse with keeper's quarters is constructed of red brick and stone. Outward dimensions are 30 ft. x 30 ft. Exterior decorated with granite quoins; and wooden cupola. The 38 ft. high tower is square. Quarters are on 1.5 floors – approx. 1000 SF on each. Stud walls only in interior. 3,000 gallon cistern in basement now bolted shut. (The Hudson-Athens Lighthouse is its architectural twin).
	
Condition	The property is offered "AS IS" and "WHERE IS", without representation, warranty, or guarantee as to quality, quantity, title, character, condition, size or kind. Foundation blocks at riprap base have shifted outward on the eastern side; some erosion. Brick chimney damaged. Basement has salt water damage.
Historical Information	Listed on the National Register of Historic Places. Must be maintained in accordance with the Secretary of Interior's Standards for Rehabilitation. Historic covenants will be incorporated into the Deed. Original 4th order Fresnel lens, on loan to the SUNY Maritime Museum since 1992, remains the property of the U.S.C.G.
Current Tenant	None.
Range of Possible Uses	NHLPA allows for educational, park, recreational, cultural, or historic preservation purposes.
Commercial Activities	Commercial activities are prohibited unless approved by the Secretary of the Interior.
Utilities	None.

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Aid to Navigation (ATON)	Active, solar-powered, automated in 1967. Characteristic occulting green light marks underwater reef – (3 s. flash; 1 s. eclipse). Fog horn sound signal. ATON remains the personal property of U.S.C.G.
Easements to be retained by the U.S. Coast Guard	1) 360 degree arc of visibility easement; and 2) an easement for an unrestricted right of access in, to and across the Property to maintain, operate, service, repair, install equipment as necessary to support its ATON mission; and 3) the unrestricted right to relocate or add any aids to navigation or communications equipment (with necessary right of egress/ingress), or make any changes on any portion of the Property as may be necessary for navigation/public safety purposes.
Environmental Information	Sits on State-owned submerged bottomlands in intertidal zone within 100 year floodplain. Elevation of the riprap is estimated to be 5 to 10 ft. above mean sea level. Structure has probable lead-based paint and asbestos in interior. Radon Zone 3 (low potential).
Response Due Date	60 days from date of this Notice - August 9, 2006.
Access/Inspection	Not open to the public. Inspection for eligible applicants will be arranged by GSA, Boston.
Additional Information	The New York State Office of General Services will issue an easement to the successful applicant for the submerged lands on which the lighthouse sits.
To arrange an inspection or for real property questions, contact GSA:	Meta Cushing, 617-565-5823 or meta.cushing@gsa.gov General Services Administration, Boston, MA 02222



Stud walls in the interior



Winding staircase leading to the light