

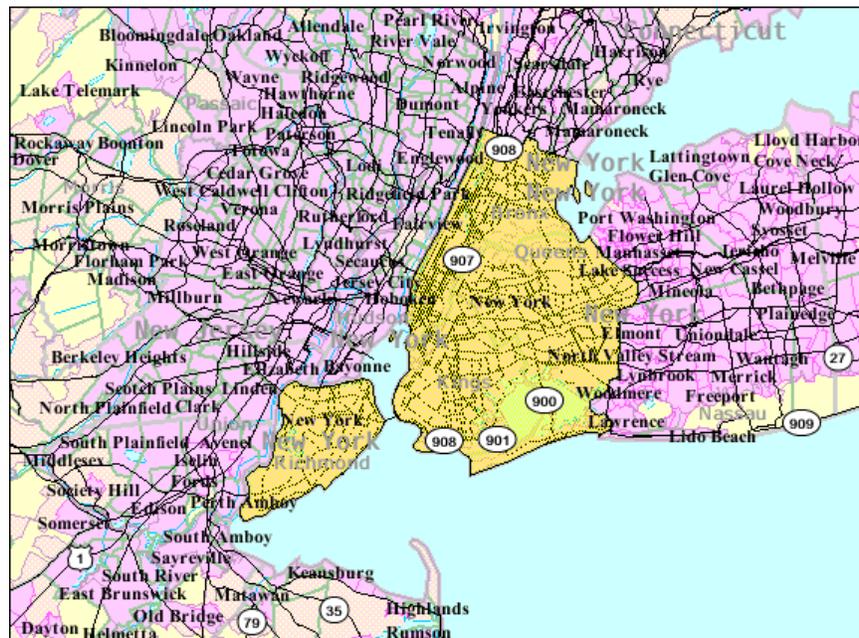
NEW YORK, NY¹

Community Profile²

PEOPLE AND PLACES

Regional orientation

New York City (40.71°N, 74.01°W) is made up of the five boroughs of Manhattan, Brooklyn, Queens, the Bronx, and Staten Island (Map 1). There are many waterways in and around New York. New York Harbor lies at the confluence of the Hudson River, Long Island Sound, and the New York Bight, and the vast number of waterways here makes it one of the most intimate natural harbors in the world. Manhattan is bordered by the Hudson River to the west and the East River to the east. Brooklyn and Staten Island both lie on New York Bay. Jamaica Bay is in Brooklyn and Queens, and connects to Lower New York Bay through Rockaway Inlet. Eastchester Bay separates the Bronx from Long Island. New York City encompasses 469 square miles, of which 166 square miles is water (USGS 2008). (*Note: Much of New York's fishing activity is based in Brooklyn which is profiled separately.*)



Map 1. Location of New York City, NY (US Census Bureau 2000)

Historical/Background

New York City has 578 miles of waterfront, giving it about 17% of the state's coastline and 38% of the state's coastal population (NYS DOS Department of Coastal Resources 2004).

¹ These community profiles have been created to serve as port descriptions in Environmental Impact Statements (EISs) for fisheries management actions. They also provide baseline information from which to begin research for Social Impact Assessments (SIAs). Further, they provide information relevant to general community impacts for National Standard 8 of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) and information on minorities and low income populations for Executive Order (E.O.) 12898 on Environmental Justice.

² For purposes of citation please use the following template: "Community Profile of *Town, ST*. Prepared under the auspices of the National Marine Fisheries Service, Northeast Fisheries Science Center. For further information contact Lisa.L.Colburn@noaa.gov."

The waters around the city have been actively used for fishing since the days of the Lenape. The first wharf in Manhattan was built in 1648 on the East River, sheltered from ice and wind. When the Erie Canal was completed in 1825, New York became the most important transshipping port in the United States, connecting the interior of the U.S. with the other coastal ports and with Europe. Today the vast majority of container ships coming into the New York City area go to the Port Newark-Elizabeth Marine Terminal (Port Authority nd). Fishing activity is spread throughout the city, with much of it centered in Sheepshead Bay, Brooklyn (addressed in a separate profile), City Island in the Bronx (addressed in a separate profile), Staten Island, Howard Beach Queens, which serves as a gateway to Jamaica Bay, and scattered, primarily shore-based fishing throughout Manhattan.

New York is home to the New Fulton Fish Market, formerly Fulton Fish market, and currently located in the Bronx. The market enjoys a long and colorful history which began to formalize as the Fulton Market on South and Fulton Street in lower Manhattan in 1822. The market originally housed butchers, farmers, and dry good merchants, as well as fish dealers. Within a few years, Fulton Market became one of the most important markets in all of New York City. Fish sellers were housed in a shed across South Street from the original Fulton Market on the banks of the East River; they kept live fish in submerged cars in the river behind the building, ensuring a steady supply of fresh fish. By the turn of the century, Fulton Fish Market was on its way to becoming the second largest wholesale seafood market in the Western hemisphere and the second largest in the world. The use of ice was introduced in the 1930s and the East River floating fish cars were replaced by refrigeration in the 1940s. Although trucks were delivering seafood to the Fulton Market, boats still docked along the piers at South Street to unload their fresh catch well into the 1970s. After a section of the building housing the fish market collapsed, it was determined the needs of the city and the seafood businesses would be better served in another location. The city worked to construct a new wholesale seafood market in the Hunts Point Food Distribution Center in the Bronx, now known as the New Fulton Fish Market.³

Howard Beach is a Queens neighborhood which borders on Jamaica Bay where some New York City fishing takes place. It has a large Italian American population, and is known for being the onetime home to John Gotti and many other members of the mafia (Smith et al. 2004). The Jamaica Bay Unit of the [Gateway National Recreation Area](#) is located in Jamaica Bay; Canarsie Pier is a part of this national park. Great Kills on Staten Island is another location for fishing. It is described as a neighborhood with a small-town feel where single family homes are crowded on top of each other. It borders on part of the Gateway National Recreation Area (Gutis 1986). Great Kills Harbor is one of the most desirable destinations on the east coast for recreational boaters (Cheslow 1992).

Demographics⁴

According to Census 2000 data, New York, New York had a total population of 8,008,278, up 9.4% from the reported population of 7,322,564 in 1990. Of this total in 2000, 52.6% were female and 47.4% were male. The median age was 34.2 years and 71.7% of the population was 21 years or older while 14.0% were 62 or older.

³ Profile review comment, George Maroulis, Market Manager, The New Fulton Fish Market. Hunts Point Food Distribution Center, 400 Food Center Drive, Bronx, NY 10474, October 16, 2007

⁴ While mid-term estimates are available for some larger communities, data from the 2000 Census are the only data universally available for the communities being profiled in the Northeast. Thus for cross-comparability we have used 2000 data even though these data may have changed significantly since 2000 for at least some communities.

The graph for New York’s population structure (Figure 1) presents a picture of a young community. The largest percentage of the population was between 30-39 years of age, followed by 20-29 and 40-49. Unlike many communities, New York did not experience a decline in population for the 20-29 age group, because a large number of jobs are located here as well as several universities. It is also interesting to note a significant difference in the numbers of males and females after age 20, with females dominating in every category, increasingly so in each age bracket.

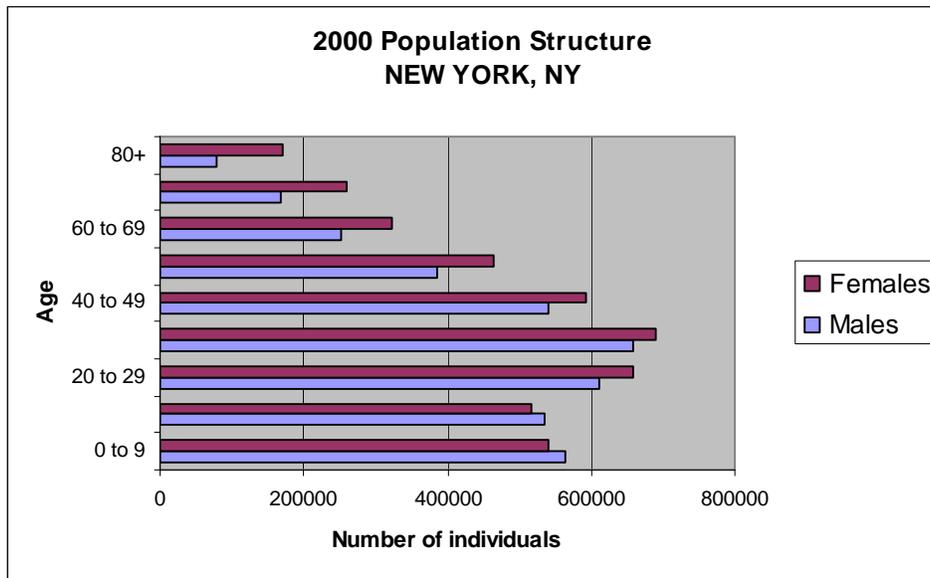


Figure 1. New York’s population structure by sex in 2000 (US Census Bureau 2000)

The majority of the population of New York was white (45.2%), with 27.0% of residents Black or African American, 1.0% Native American, 10.4% Asian, and 0.2% Pacific Islander or Hawaiian (Figure 2). A total of 27.0% of residents identified themselves as Hispanic/Latino (Figure 3). Residents linked their heritage to a number of different ancestries including: Italian (8.7%), West Indian (6.9%), Irish (5.3%), and “other ancestries” (53.2%). With regard to region of birth, 49.5% were born in New York, 10.0% were born in a different state and 35.9% were born outside of the U.S. (including 19.9% who were not United States citizens).

Howard Beach, Queens, is home to a large Italian American population, with smaller Jewish, Polish and Irish communities (US Census Bureau 2000).

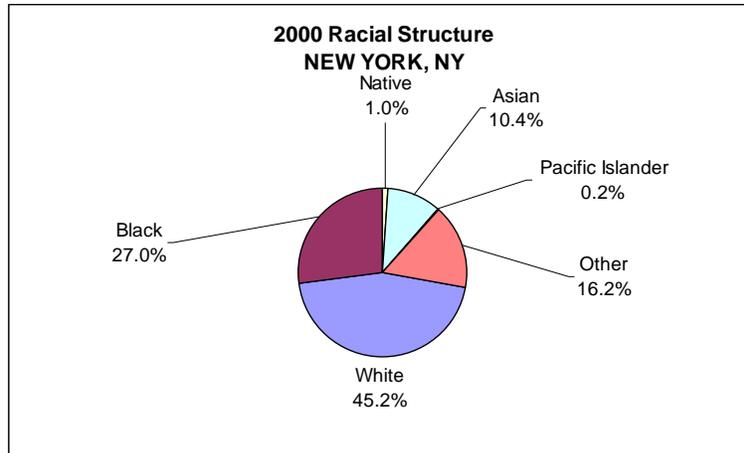


Figure 1. Racial Structure in 2000 (U.S. Census 2000)

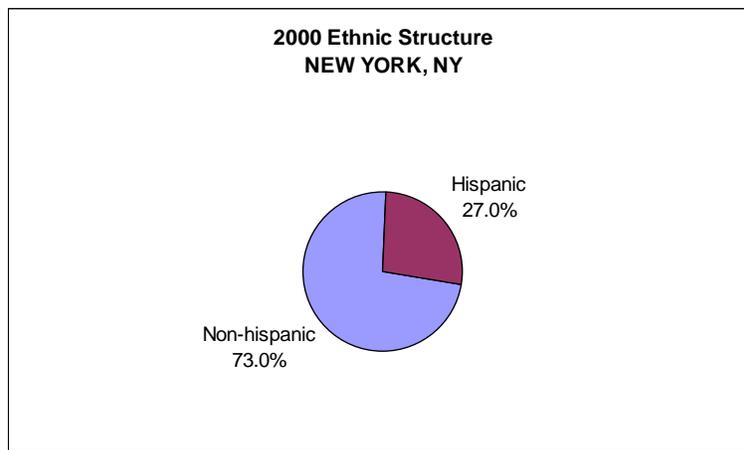


Figure 2. Ethnic Structure in 2000 (U.S. Census 2000)

For 52.4% of the population 5 years old and higher, only English was spoken in the home, leaving 47.6% in homes where a language other than English was spoken, and including 23.7% of the population who spoke English less than “very well.”

Of the population 25 years and over, 72.3% were high school graduates or higher and 27.4% had a Bachelor’s degree or higher. Again of the population 25 years and over, 12.0% did not reach ninth grade, 15.7% attended some high school but did not graduate, 24.4% completed high school, 15.2% had some college with no degree, 5.2% received their Associate degree, 15.8% earned their Bachelor’s degree, and 11.6% received either a graduate or professional degree.

Although religious percentages are not available through the U.S. Census, according to the Association of Religion Data Archive (ARDA) in 2000 the religion with the highest number of adherents in Queens County was Catholic with 106 congregations and 644,066 adherents. Other prominent congregations in the county were Jewish (159 with 238,000 adherents), Muslim (31 with 52,038 adherents), Greek Orthodox Archdiocese of America (8 with 16,959 adherents), American Baptist Churches in the USA (33 with 14,695 adherents), and Seventh-day Adventist Church (32 with 12,843 adherents). The total number of adherents to any religion was down 12.3% from 1990 (ARDA 2000).

Issues/Processes

The Fulton Fish Market was moved to the Bronx in part because of the odor it produced, which had been an issue since the market was opened, and in part because as that area of Manhattan became increasingly gentrified and filled with shopping malls the fish market was increasingly out of place. Fish had not been landed here in decades. The neighboring development at South Street Seaport will likely take over the area where the fish market once stood (Barry 2005).

A recent study of anglers in the Lower Hudson found that many were unaware of warnings about PCBs and mercury in fish caught here, or were simply ignoring the warnings. Of those surveyed, 40% gave fish caught here to women of childbearing age, who are advised to avoid eating the fish altogether. In many cases this may be out of cultural differences, as many of the anglers are immigrants used to fishing and eating their catch, or out of economic necessity, as they cannot afford to purchase fish in the store (O'Connor 2006).

Cultural attributes

Hudson River Park Trust runs the [Big City Fishing](#) program, which provides anyone of any age who wants to fish with use of a fishing pole, bait, tackle, and lessons. In addition to teaching people how to fish, the program also teaches them about the environment of the Hudson River estuary. Big City Fishing operates from piers in Greenwich Village and Clinton. In 2007 New York City will host the 102nd [New York National Boat Show](#), which in addition to a variety of boats, has a variety of fishing gear, fishing demonstrations, and lectures.

INFRASTRUCTURE

Current Economy

The new Fulton Fish Market facility in Hunts Point should bring over 750 jobs and \$1 billion in new economic activity to the Bronx (Gotham Gazette nd). The market has the largest volume with the greatest diversity of species of fresh and not previously frozen seafood for sale in North America. There are a number of businesses associated with the fish market that serve as importers and wholesalers of seafood, including [M. Slavin and Sons](#), [Third Generation Seafood](#), [Caleb Haley and Co.](#), Arrow Seafood, Blue Ribbon Seafood, and numerous others (New Fulton Fish Market nd). Table 1 lists many of the city's largest employers.

Table 1. Largest employers in New York City (2004) (City-data nd)

Employer	Employees
City of New York	300,000
New York Public Schools	73,774
Merrill Lynch	50,600
JFK International Airport	35,000
Goldman Sachs Group, Inc.	21,928
Credit Suisse First Boston	18,341
Consolidated Edison Co. of NY	14,079
New York University	13,000
Bear Stearns Companies	10,961
HSBC Banks	10,800
Morgan Stanley Financial	9,700
Cornell University	9,200
LaGuardia Airport	8,000
Beth Israel Medical Center	7,460

According to the U.S. Census 2000⁵, 57.8% (3,626,865 individuals) of the total population 16 years of age and over were in the labor force (Figure 4), of which 5.5% were unemployed, 0.04% were in the Armed Forces, and 52.2% were employed.

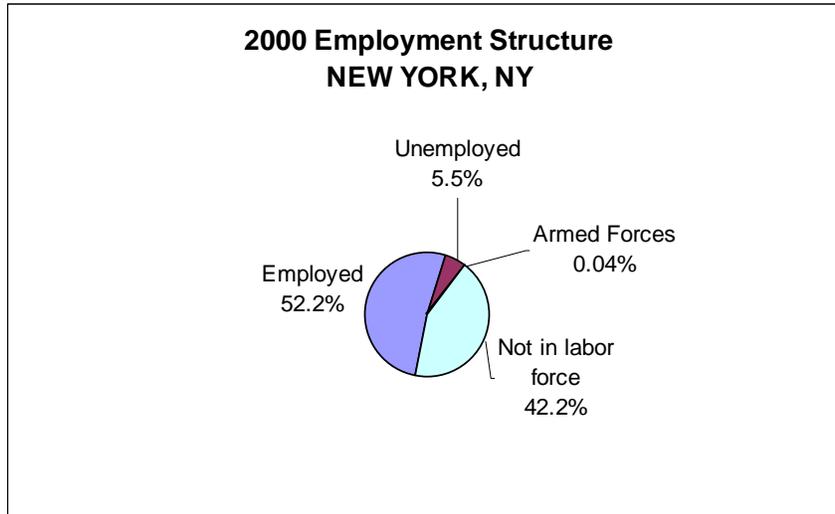


Figure 4. Employment Structure in 2000 (US Census Bureau 2000)

According to Census 2000 data, jobs in the census grouping which includes agriculture, forestry, fishing and hunting, and mining accounted for 2,101 positions or 0.1% of all jobs. Self employed workers, a category where fishermen might be found, accounted for 188,054 positions or 5.7% of jobs. Educational, health and social services (23.4%), professional, scientific, management, administrative, and waste management services (11.9%), finance, insurance, real estate, and rental and leasing (11.4%), and retail trade (9.0%) were the primary industries.

Median household income in New York was \$38,293 (up 28.4% from \$29,823 in 1990 [US Census Bureau 1990]) and per capita income was \$22,402. For full-time year round workers, males made approximately 13.3% more per year than females.

The average family in New York consisted of 3.32 persons. With respect to poverty, 18.5% of families (up from 16.3% in 1990 [US Census Bureau 1990]) and 21.2% of individuals were below the US Census poverty threshold. This threshold is \$8,794 for individuals and ranges from \$11,239 through \$35,060 for families, depending on number of persons (2-9) (US Census Bureau 2000b). In 2000, 42.6% of all families (of any size) earned less than \$35,000/yr.

In 2000, New York had a total of 3,200,912 housing units of which 94.4% were occupied and 9.5% were detached one unit homes. More than one-third (36.0%) of these homes were built before 1940. Mobile homes, boats, RVs, vans, etc. accounted for 0.1% of the total housing units; 88.1% of detached units had between 2 and 9 rooms. In 2000, the median cost for a home in this area was \$211,900. Of vacant housing units, 15.7% were used for seasonal, recreational, or occasional use. Of occupied units 69.8% were renter occupied.

⁵ Again, Census data from 2000 are used because they are universally available and offer cross-comparability among communities. Some statistics, particularly median home price, are likely to have changed significantly since 2000.

Government

New York City has a mayor and a city council (City of New York nd). The New York City Council is made up of 51 members representing geographically-defined districts, each elected to four-year terms. In addition, each of the five boroughs has its own government (City of New York nd).

Fishery involvement in the government

The NY State Department of Environmental Conservation and New York Sea Grant run a program called [I FISH NY](#), which is an outreach program in New York City and on Long Island designed to increase local knowledge of salt and fresh water resources through fishing. I FISH NY offers in- and out-of-classroom programs throughout the year. In-class programs begin with a school visit and are accompanied by a fishing trip at a later date. Out-of-class events consist of free public fishing events as well as youth group programs. Loaner rods and bait are supplied at every event.

Institutional

Fishing associations

The [Staten Island Tuna Club](#) has been active since 1938. They host a number of tuna, shark, and other fishing tournaments. [Juliana's Anglers](#) is “a women's fly fishing club based in New York City. The purpose of our club is to encourage all women interested in fly fishing to enjoy the sport with other women by making fishing accessible through education, conservation, planned activities, and events.”

The New York Seafood Council is the largest association representing fishing interests in the state. “The New York Seafood Council (NYSC) is an industry membership organization comprised of individuals, businesses, or organizations involved in the harvesting, processing, wholesale, distribution or sale of seafood products or services to the seafood industry in New York” (NYSC 2008).

Fishing assistance centers

The [Seamen's Church Institute](#) based in Manhattan provides services to merchant marines and other mariners including education, legal assistance, hospitality, spiritual counseling, and other programs.

Other fishing related organizations

The [Salty Flyrodders of New York](#), based in New York City, is the sole remaining chapter of the Salty Flyrodders of America, an organization of fly fishermen founded in 1966. They host tournaments and workshop, and are involved in conservation and fisheries management issues. The Working Waterfront Association works to promote intelligent waterfront planning around the New York/New Jersey Harbor Estuary, and to maintain waterfront access (Small Town Brooklyn 2005). The [Van Alen Institute](#) is working with designers in an effort to revitalize New York's East River as “New York's front yard... Founded in 1967, the mission of the South Street Seaport Museum is to trace the history of the Port of New York, and its commercial and cultural impact on the city, the state, and the nation. The museum fulfills its mission through its galleries and exhibits, living history programs, programs and events, educational programs for children and adults, and the largest privately owned collection of historic vessels (in tonnage) in the United States.”

The Jamaica Bay Institute is committed to promoting the ecological health and social relevance of Jamaica Bay through research and educational programs (NPS nd).

Physical

Captain Mike's Marina in Howard Beach, Queens has 55 slips with storage, repairs, ice, and bait and tackle. Captain Mike's party boat is docked here (Explore Long Island nd). There are several fishing piers located on Staten Island, including Ocean Breeze Fishing Pier, St. George Fishing Pier, Lemon Creek Fishing Pier (Staten Island Bureau President's Office nd), and Midland Fishing Pier (Recreational Boating and Fishing Foundation nd). Michael's Bait and Tackle is a fishing center located along the shore in Great Kills, Staten Island (Fishing Reports Now nd). Great Kills Harbor has several marinas with slips for about 1,000 boats (Gutis 1986). Nichols Marina in Great Kills Park also has a boat launch (NPS nd).

There is some shoreside angling from Manhattan into the East River. There is a pier at 107th Street which is a popular fishing spot (New York City Fishing nd). Other recommended spots are Stuyvesant Cove and East River Park (City of New York nd). Fishing is also permitted along the Hudson River "under the George Washington Bridge at W. 179th St., West 96th Street to West 79th Street, Pier 40 and Pier 25, as well as Wagner Park in Battery Park City" (Metro Beach Sports nd). Much fishing takes place in Harlem (O'Connor 2006). Fishing is permitted in all areas under the jurisdiction of the New York City Department of Parks and Recreation except where otherwise prohibited (NYC Dept of Parks and Recreation nd). Capitol Fishing Tackle Company in Manhattan claims to have "New York's most complete selection of freshwater, inshore and offshore tackle" (Noreast 2008). Surfside 3 Marina is located in Manhattan at Chelsea Piers; there is also a boat dealership located here (Sportsman's Resource nd). Rocket Charters is based at Skyports Marina, while two other charter companies are located at North Cove Marina in the Financial District (Olander 2001). The Urban Angler is an upscale bait and tackle shop located on Fifth Avenue. Some fishing occurs on Roosevelt Island (Van Alen Institute nd). The new 430,000 square-foot Fulton Fish Market facility in the Bronx is much larger and cleaner, giving the fish mongers located here room to expand. Hunts Point has rail, road, and water access, and there are also enormous produce and meat markets located here (Gotham Gazette nd).

New York City has the largest subway system in the world, as well as extensive bus and commuter rail service throughout the city and the greater New York area. Penn Station and Grand Central Terminal are the busiest rail stations in the United States, and the Port Authority Terminal is the nation's busiest bus station. There are two airports located within the city, John F. Kennedy International Airport and LaGuardia Airport, both in Queens, in addition to Newark Liberty International Airport in New Jersey (MapQuest nd).

INVOLVEMENT IN NORTHEAST FISHERIES⁶

Commercial

Identifying fishing in New York is difficult because some vessels listing New York as their home port may mean within greater New York City, including such places as Brooklyn, Queens, and City Island, whereas others may imply Manhattan; many of the recreational vessels in Sheepshead Bay, Brooklyn list New York as their home port (Lamarque 2004). (*Please note: both Brooklyn and City Island are treated in more detail in separate community profiles; please refer to these profiles.*) Until November 2005, Manhattan was home to Fulton Fish Market; it moved to Hunts Point in the Bronx after operating at the same location on South Street for more than 170 years. It is the second-largest fish market in the world, after the Tokyo fish market. Fish have not been landed here in decades; instead they are trucked here from throughout the New York metropolitan area and beyond (Barry 2005). The new Fulton Fish Market is 400,000 square feet and cost \$86 million to construct. There are 37 seafood wholesalers based at Fulton Fish Market (New Fulton Fish Market nd).

There are some landings listed for New York City, as well as a significant number of vessels listed as home ported here and a relatively high level of home port fishing. In 1997 there were 32 vessels listed for New York, down to 17 in 2006 (Table 3). Value for home ported vessels experienced a similar decline, from over \$1.4 million in 1997 to \$750,000 in 2005. Relatively low and inconsistent landings in New York implies that these vessels frequently land their catch elsewhere. The years 1997, 1998, 2001, and 2002 saw no landings in New York, and 2003 had only \$697. However, there was a jump in the value of landings to over \$500,000 in 2004. The most significant landings on average for 1997-2006 were in the smallmesh species grouping, followed by butterfish, mackerel, and squid (Table 2).

⁶ In reviewing the commercial landings data several factors need to be kept in mind. 1) While both federal and state landings are included, some states provide more detailed data to NMFS than others. For example, shellfish may not be included or data may be reported only by county and not by port. 2) Some communities did not have individual port codes until more recently. Before individual port codes were assigned, landings from those ports were coded at the county level or as an aggregate of two geographically close small ports. Where landings were coded at the county level they cannot be sorted to individual ports for those earlier years, e.g., prior to 2000. 3) Where aggregated codes were used, those aggregate codes may still exist and be in use alongside the new individual codes. Here the landings which are still assigned to the aggregate port code cannot be sorted into the individual ports, so port level data are only those which used the individual port code. 4) Even when individual port codes exist, especially for small ports, landings may be coded at the county level. Here again it is impossible to disaggregate these to a port level, making the port level landings incomplete. 5) In all these cases, the per port data in this profile may under report the total level of landings to the port, though all landings are accounted for in the overall NMFS database.

Landings by Species

Table 2. Dollar value of Federally Managed Groups of landings in New York

	Average from 1997-2006	2006 only
Smallmesh Groundfish ⁷	67,786	142,385
Squid, Mackerel, Butterfish	19,893	58,262
Other ⁸	8,198	5,966
Summer Flounder, Scup, Black Sea Bass	6,653	5,867
Scallop	4,945	0
Lobster	567	0
Monkfish	413	950
Bluefish	143	128
Largemesh Groundfish ⁹	141	120
Tilefish	28	135
Herring	27	0

Vessels by Year¹⁰

Table 3. All columns represent vessel permits or landings value combined between 1997-2006 in New York

Year	# Vessels (home ported)	# Vessels (owner's city)	Level of fishing home port (\$)	Level of fishing landed port (\$)
1997	32	4	1,402,820	0
1998	27	5	1,228,228	0
1999	20	4	830,390	33,657
2000	24	4	1,049,698	37,638
2001	23	3	1,207,744	0
2002	24	3	1,184,366	0
2003	19	5	1,111,721	697
2004	21	5	953,942	588,901
2005	19	6	825,998	212,529
2006	17	6	751,805	213,813

Vessels home ported = No. of permitted vessels with location as homeport

Vessels (owner's city) = No. of permitted vessels with location as owner residence¹¹

Level of fishing home port (\$) = Landed value of fisheries associated with home ported vessels

Level of fishing landed port (\$) = Landed value of fisheries landed in location

⁷ Smallmesh multi-species : red hake, ocean pout, mixed hake, black whiting, silver hake (whiting)

⁸ "Other" species includes any species not accounted for in a federally managed group

⁹ Largemesh groundfish: cod, winter flounder, yellowtail flounder, American plaice, sand-dab flounder, haddock, white hake, redfish, and pollock

¹⁰ Numbers of vessels by owner's city and homeport are as reported by the permit holder on permit application forms. These may not correspond to the port where a vessel lands or even spends the majority of its time when docked.

¹¹ The Owner-City from the permit files is technically the address at which the owner receives mail concerning their permitted vessels, which could reflect the actual location of residence, the mailing address as distinct from residence, owner business location, or the address at which a subsidiary receives mail about the permits.

Recreational

Between 2001-2005 there were a total of 11 charter and party boats which logged trips in New York, carrying a total of 40,715 anglers on 1,783 different trips (NMFS VTR data). Many of the charter fishing vessels in New York advertise leaving from several different locations and thus serve all of the greater New York area. [Fin Chaser Charters](#), for example, has four boats which leave from Manhattan, Jamaica Bay, Staten Island, and Long Beach Island, NJ. [First Cast Charters](#) takes passengers to Raritan Bay, Jamaica Bay, and New York Harbor. There are a couple of fishing charters which leave from Manhattan: [Rocket Charters](#) is located in Manhattan, and advertises evening trips for people getting out of work as well as offering full-day and morning trips. They target striped bass, bluefish, sea trout, and fluke. [On the Bite Charters](#) offers trips from April through December fly fishing for bluefish, stripers, weakfish, false albacore, and bonito. [Lady Kim Charters](#) offers trips for both inshore and offshore species. Several fishing charters are listed for Jamaica Bay (Islandwebs Saltwater Fishing nd). [Tide Runner Charters](#) located in Jamaica Bay targets primarily striped bass. [Captain Mike](#) is a 70-vessel party boat located in Howard Beach which fishes for fluke, striped bass, bluefish, weakfish, winter flounder, and albacore from March through October.

There are numerous places throughout the city where shore-side angling is a popular activity. There is some angling in Manhattan; one website suggests fishing in the East River from 90th St. or at the 107th St. Pier for bluefish, stripers, flounder, and porgy, among other species (New York City Fishing nd). [Hudson River Park](#) is another location from which anglers can fish; there are miles of waterfront here and fishing for stripers and bluefish is a popular activity. In Howard Beach, Canarsie Pier has been a popular spot for fishing since the 1930s. Midland Beach fishing pier is a frequently used pier in Staten Island (Recreational Boating and Fishing Foundation nd). Staten Island just opened three new large fishing piers including Lemon Creek Fishing Pier, St. George Fishing Pier, and Ocean Breeze Fishing Pier (Staten Island Bureau President's Office nd). Fresh Kills in Staten Island is also a frequent spot for anglers and crabbers (Clark 2006).

Subsistence

The New York State Department of Health recommends consuming no more than one meal of fish per week taken from the Hudson River or Upper New York Harbor. They recommend against the consumption of any fish taken here for children and women of childbearing age (NY State Dept of Health 2008). Despite these recommendations, many anglers are eating the fish taken here frequently, including women of childbearing age. In some cases, these anglers are immigrants from places where fishing has been a way of life, such as many Latin American or Caribbean nations. In other cases, the anglers may be too poor to afford to purchase fish otherwise, and take their chances consuming the fish caught here (O'Connor 2006).

FUTURE

The [Van Alen Institute](#) is working on a number of design projects to revitalize the East River, including making structural improvements to piers and improving public access. There are waterfront revitalization programs taking place all across the city in such places as Fresh Kills, Randall's and Ward's Islands, the Brooklyn waterfront, the West Harlem waterfront, and Stuyvesant Cove, to name a few. The city's Comprehensive Waterfront Plan addresses both working and public uses of the waterfront, and some areas are designated as Significant

Maritime and Industrial Areas (SMIAs) for future development (NYS DOS Division of Coastal Resources 2004). The city claims that moving the Fulton Fish Market to the Hunts Point facility will ensure the long-term viability of this industry, while opening up the South Street location to retail and residential development (Gotham Gazette nd).

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