



State of Rhode Island  
**Coastal Resources Management Council**  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, RI 02879-1900

(401) 783-3370  
Fax (401) 783-2069

## **PUBLIC NOTICE**

File Number: 2025-06-090 Date: September 9, 2025

This office has under consideration the application of:

**Block Island Club  
P.O. Box 147  
Block Island, RI 02807**

for a State of Rhode Island Assent to construct and maintain:

The applicant is seeking to expand its existing, previously permitted (CRMC File No. 1995-02-026), residential boating facility in Type 1 waters (Conservation Areas). **The originally permitted configuration allowed for 1,920sq.ft. of timber floats** which were comprised of three separate sections. A 240 sq.ft. dinghy float, a 240 sq.ft. swim float, and a 1,440 sq.ft. main dock. The current float configuration is now limited to the main dock that is comprised of 6 floats that **total 1,536 sq.ft.** that are deployed seasonally.

The proposed improvements to the Block Island Club's waterfront include:

- Shifting the existing main dock (1,536 sq.ft.) seaward approximately 12 feet
- Installing a new 4ft x 20ft gangway to support the main dock
- Installing a 420 dock (1,024 sq.ft.)
- Installing a small vessel dock, including main and finger floats (640 sq.ft.)
- Installing a swim float (850 sq.ft.)
- **TOTAL NEW PROPOSED FLOATAGE IS 4050 SQ. FT.** (1536+1024 sf + 640 sf + 850 sf)

All floats will only be utilized in season (approximately May – September) and are to be removed and stored upland on club property each winter. The applicant is seeking permission to expand its float area so that it may better accommodate both sailing and power vessels. By doing so, the applicant will be better able to provide sailing lessons and continue to serve the community of Block Island.

Per Redbook 650-RICR-20-00-01 Section 1.3.1(D). "*The building of recreational boating facilities in Type 1 waters is prohibited.*". These additional structures would be considered new recreational boating facilities and/or a expansion of existing recreational boating facilities in Type 1 Waters which is prohibited. Therefore, the project requires a Special Exception to a Prohibited activity (Refer to Section 1.1.8.A Special Exception for criteria required for granting of a Special Exception to a Prohibited Activity).

Project Location:	136 Corn Neck Road
City/Town:	New Shoreham
Plat/Lot:	4 / 49
Waterway:	Great Salt Pond

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto:Cstaff1@crmc.ri.gov).

Public Notice – CRMC File 2025-06-090  
Block Island Club – New Shoreham  
September 9, 2025  
Page Two

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **October 9, 2025**.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



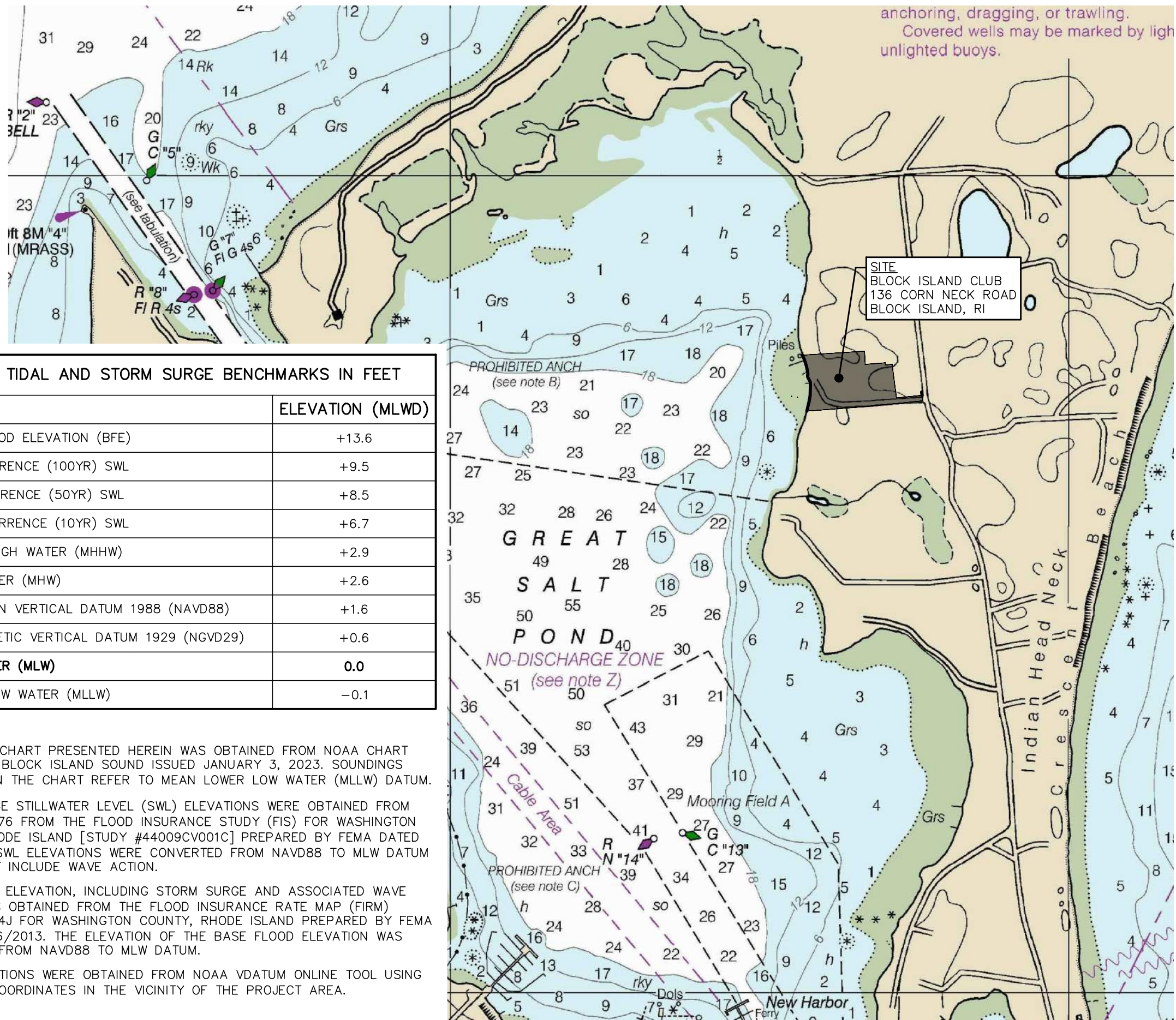


TABLE 1: TIDAL AND STORM SURGE BENCHMARKS IN FEET

BENCHMARK	ELEVATION (MLWD)
FEMA BASE FLOOD ELEVATION (BFE)	+13.6
FEMA 1% RECURRENCE (100YR) SWL	+9.5
FEMA 2% RECURRENCE (50YR) SWL	+8.5
FEMA 10% RECURRENCE (10YR) SWL	+6.7
MEAN HIGHER HIGH WATER (MHHW)	+2.9
MEAN HIGH WATER (MHW)	+2.6
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)	+1.6
NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)	+0.6
MEAN LOW WATER (MLW)	0.0
MEAN LOWER LOW WATER (MLLW)	-0.1

REFERENCES:

- NAVIGATION CHART PRESENTED HEREIN WAS OBTAINED FROM NOAA CHART #13217 FOR BLOCK ISLAND SOUND ISSUED JANUARY 3, 2023. SOUNDINGS INCLUDED ON THE CHART REFER TO MEAN LOWER LOW WATER (MLLW) DATUM.
- STORM SURGE STILLWATER LEVEL (SWL) ELEVATIONS WERE OBTAINED FROM TRANSECT #76 FROM THE FLOOD INSURANCE STUDY (FIS) FOR WASHINGTON COUNTY, RHODE ISLAND [STUDY #44009CV001C] PREPARED BY FEMA DATED 4/3/2020. SWL ELEVATIONS WERE CONVERTED FROM NAVD88 TO MLW DATUM AND DO NOT INCLUDE WAVE ACTION.
- BASE FLOOD ELEVATION, INCLUDING STORM SURGE AND ASSOCIATED WAVE ACTION, WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) #44009C0354J FOR WASHINGTON COUNTY, RHODE ISLAND PREPARED BY FEMA DATED 10/16/2013. THE ELEVATION OF THE BASE FLOOD ELEVATION WAS CONVERTED FROM NAVD88 TO MLW DATUM.
- TIDAL ELEVATIONS WERE OBTAINED FROM NOAA VDATUM ONLINE TOOL USING LAT/LONG COORDINATES IN THE VICINITY OF THE PROJECT AREA.



HARBOR ENGINEERING, LLC

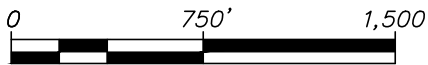
26 BOSWORTH STREET  
BARRINGTON, RI 02806  
(401) 829-4870  
harboreng.com

RECEIVED

6/25/2025

COASTAL RESOURCES  
MANAGEMENT COUNCIL

No.	Revision	Date	App.
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GRAPHIC SCALE

Client/Owner:

**BLOCK ISLAND CLUB**  
136 CORN NECK ROAD  
BLOCK ISLAND, RHODE ISLAND

Issued for:

REGULATORY REVIEW  
WATERFRONT IMPROVEMENTS

Drawing Title:

**VICINITY CHART**  
GREAT SALT POND  
SOUNDINGS: MLLW DATUM



Date: 4/15/2025  
Scale: 1" = 750'

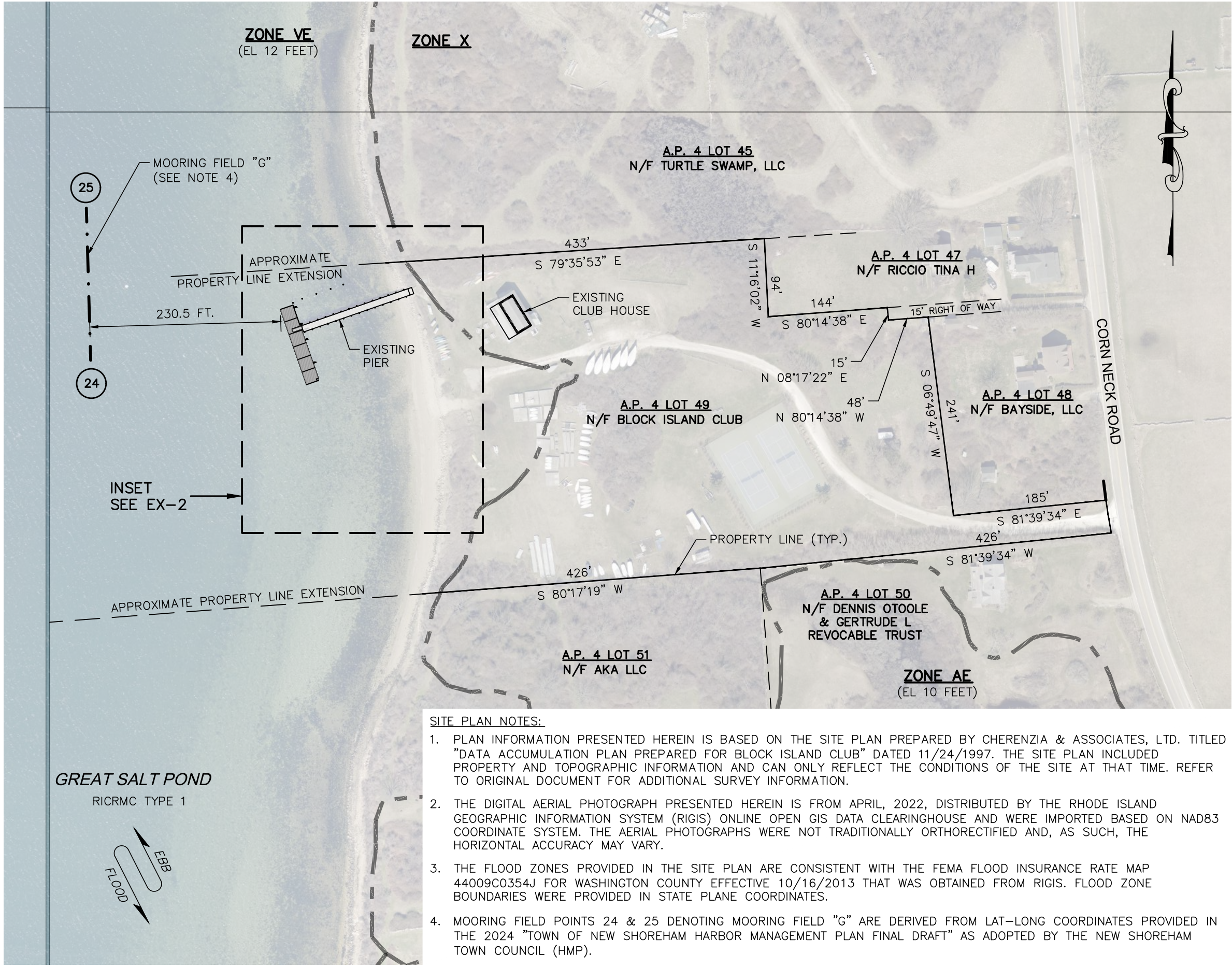
Designed By:  
Drawn by: AJK  
Checked by:

Project Number:  
2022-26

Sheet 1 of 4

Drawing Number:  
C-1





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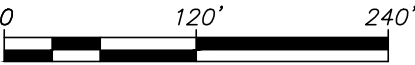
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MANAGEMENT COUNCIL



GRAPHIC SCALE

Client/Owner:  
**BLOCK ISLAND CLUB**  
136 CORN NECK ROAD  
BLOCK ISLAND, RHODE ISLAND

Issued for:  
REGULATORY REVIEW  
WATERFRONT IMPROVEMENTS

Drawing Title:  
**SITE PLAN**  
EXISTING CONDITIONS



Date:	4/15/2025
Scale:	1" = 120'
Designed By:	
Drawn by:	AJK
Checked by:	
Project Number:	2022-26
Sheet	2 of 4
Drawing Number:	EX-1





A.P. 4 LOT 49  
N/F BLOCK ISLAND CLUB

### SUMMARY OF IN-WATER INFRASTRUCTURE

MAIN FLOATS	1,536	SQ.FT.
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HARBOR ENGINEERING, LLC

26 BOSWORTH STREET  
BARRINGTON, RI 02806  
(401) 829-4870  
harboreng.com

A.P. 4 LOT 45  
N/F TURTLE  
SWAMP, LLC

PROPERTY LINE

APPROXIMATE PROPERTY LINE EXTENSION

APPROXIMATE MEAN  
HIGH WATER (MHW)

APPROXIMATE MEAN  
LOW WATER (MLW)

EXISTING 8 FT. x 140 FT. FIXED PIER  
REBUILT PER RICRMC MAINTENANCE  
CERTIFICATE M2023-02-084

135 FT. SEWARD OF MLW

12"Ø PILE WITH 12"Ø  
BATTER PILE (TYP.)

EXISTING  
MOORING  
PILE (TYP.)

MAIN DOCK  
(16FT X 96FT)

25 FT.  
SETBACK

43.7 FT.

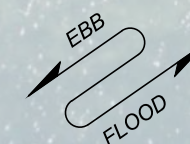
16 FT.

1.5 FT.

EXISTING 4FTx12FT  
GANGWAY

96 FT.

GREAT SALT POND  
RICRMC TYPE 1



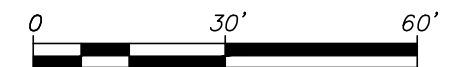
#### FLOATING DOCK NOTES:

1. THE LOCATIONS AND DIMENSIONS OF THE FACILITY'S IN-WATER INFRASTRUCTURE REPRESENTED HEREIN IS BASED ON REGULATORY PLANS OBTAINED FROM RICRMC FILE #M2023-02-084 THAT DEPICTED THE CONFIGURATION OF THE FACILITY AS IT WAS AUTHORIZED CIRCA 2023.

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No.	Revision	Date	App.



GRAPHIC SCALE

Client/Owner:

**BLOCK ISLAND CLUB**

136 CORN NECK ROAD  
BLOCK ISLAND, RHODE ISLAND

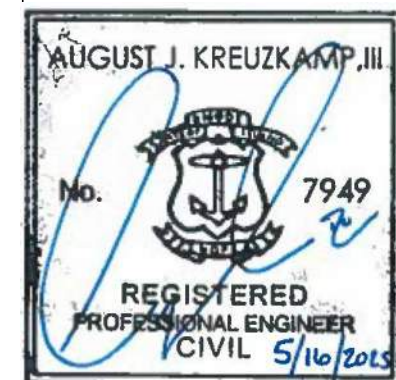
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REGULATORY REVIEW  
WATERFRONT IMPROVEMENTS

Drawing Title:

**PARTIAL SITE PLAN**

FACILITY IN-WATER INFRASTRUCTURE  
CONFIGURATION  
(RICRMC FILE #M2023-02-084)



Date: 4/15/2025  
Scale: 1" = 30'

Designed By:  
Drawn by: AJK  
Checked by:

Project Number:  
**2022-26**

Sheet **3** of **4**

Drawing Number:  
**EX-2**





A.P. 4 LOT 49  
N/F BLOCK ISLAND CLUB

SUMMARY OF SEASONAL FLOATING DOCKS		
MAIN FLOATS	1,536	SQ.FT.
420 FLOATS	1024	SQ.FT.
POWERBOAT FLOATS	640	SQ.FT.
SWIM FLOATS	850	SQ.FT.
TOTAL FLOAT AREA	4050	SQ.FT.



HARBOR ENGINEERING, LLC

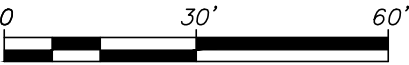
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136 CORN NECK ROAD  
BLOCK ISLAND, RHODE ISLAND

Issued for:  
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WATERFRONT IMPROVEMENTS

Drawing Title:  
**PARTIAL SITE PLAN**  
PROPOSED FLOATING DOCK  
CONFIGURATION



Date: 4/15/2025  
Scale: 1" = 30'  
Designed By:  
Drawn by: AJK  
Checked by:  
Project Number:  
2022-26  
Sheet 4 of 4  
Drawing Number:  
PR-1

A.P. 4 LOT 45  
N/F TURTLE  
SWAMP, LLC

PROPERTY LINE

APPROXIMATE MEAN  
HIGH WATER (MHW)

APPROXIMATE MEAN  
LOW WATER (MLW)

EXISTING 8 FT. x 140 FT. FIXED PIER  
REBUILT PER RICRMC MAINTENANCE  
CERTIFICATE M2023-02-084

PROPOSED SMALL VESSEL FLOATS:  
4 FT. x 64 FT. SEASONAL FLOATING  
DOCK ATTACHED TO THE ADJACENT  
PIER SUPPORT PILES AND FOUR (4)  
4FTx24FT FINGER FLOATS SECURED  
TO 12"Ø TIMBER PILES

25 FT.  
SETBACK  
23 FT.

APPROXIMATE PROPERTY LINE EXTENSION

SLIP RESERVED  
FOR TOWN USE

PROPOSED 420 FLOATS: FOUR (4)  
16FTx16FT FLOATING DOCKS ATTACHED  
TO THE ADJACENT PIER SUPPORT PILES

12"Ø GREENHEART TIMBER  
PILE WITH ACCESSIBLE  
INTERNAL PILE GUIDE (TYP.)

PROPOSED MAIN FLOATS: SIX (6)  
16FTx16FT FLOATING DOCKS

4 FT. x 20 FT. GANGWAY

FLOATING DOCK NOTES:

- ALL PROPOSED FLOATING DOCKS TO BE DEPLOYED DURING THE SUMMER MONTHS (MAY THROUGH SEPTEMBER) AND REMOVED AND STORED UPLAND ON CLUB PROPERTY EACH WINTER.

GREAT SALT POND  
RICRMC TYPE 1

