

**City of Newport**  
**Department of Planning and Economic Development**  
**Staff Report to the Planning Board**

**Recommendation to the City Council Regarding CRMC Letter of No Objection**

Meeting: January 10, 2022  
Location: 5 Halidon Avenue  
Applicant(s): New York Yacht Club  
Owner(s): same  
Assessor's Plat: 41  
Assessor's Lot(s): 12  
Zoning District: R-120

The Planning Board has been requested to review and provide a recommendation to the City Council on the CRMC application submitted by the New York Yacht Club of 5 Halidon Avenue. The Coastal Resources Management Council (CRMC) application is for an Assent to “rebuild a stone seawall and quay wall leading to their fixed pier. The current seawall and quay wall both have voids and inconsistent elevation. The walls will be rebuilt or restacked to a matching elevation of 7.05 NAVD88. To accommodate and increase the setback the boathouse building will be moved away from the seawall to the southwest.” The stone masonry wall in front of the existing boathouse and leading to the pier will be replaced with granite block. The existing grade behind the entire wall will be graded to the proposed 7.05 NAVD88 elevation, while the existing boathouse will be moved landward 24’ and to the west 32’. Three trees along the regarding area will be removed.

**Planning Department Findings**

The Planning Department makes the following general findings:

1. The subject property is identified as described above. The parcel is considered to be located within the Ocean Drive Neighborhood (Comprehensive Land Use Plan, Map 5-7, Neighborhood Areas).
2. The CRMC application does not mention this but the property in question is within the Critical Area District as well as the National Historic District.
3. The water in the area is classified as being CRMC Water Type Classification 3 - High Intensity Boating and is within the Brenton Cove mooring area.
4. Consistency with the Comprehensive Land Use Plan:

*Goal LU-1 – To provide a balanced City consisting of residential, commercial, and employment uses consistent with the character, environmental resources and vision of the community.*

*Policy LU-1.3 – The City shall work with state [and] regional agencies and private property owners to maintain viable maritime uses and public access within the city’s harbor area, while also supporting uses necessary to accommodate tourism.*

*Policy LU-1.7 – The City shall protect the existing character of residential neighborhoods while encouraging local neighborhood business.*

*Goal LU-2 – To develop a planning framework that helps the City respond to the impacts of sea level rise, storm surge and increased flooding.*

*Action OSR -3.3B – Evaluate all projects (new construction and renovations) to protect viewsheds of shoreline and waterfront areas from public spaces.*

*Goal NR-2 – To provide for the effective, long-term preservation and restoration of natural resources.*

*Policy NR-2.2 – The City shall protect its natural resources and ecosystems as part of the planning and implementation of all City actions.*

*Policy NR-2.5 – The City shall protect scenic vistas.*

Given the previous existence of the New York Yacht Club its pier boathouse seawalls and quay at this location, this project is consistent with its existing use and the character of the community. Proposed site improvements will help mitigate future storm damage in the area as well as protect the existing development.

### **Planning Department Recommendations**

Staff recommends that a letter of no objection be provided by the City of Newport, so that the applicant can move forward with the proposed plans dated 8/10/2021 and attached to CRMC application 2021-08-096.