



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS/FORESTRY
COMMUNITY HYGIENE

August 15, 2024

This notification is to advise you that the Department has received and is presently reviewing the following request for a shoreline construction project:

Continental Landmark LLC C/O Mike Palmisano-- Request No. 2024-073 - Request to remove existing 10'x20' platform and construct new 6'x35' pier extension to existing pier. Request to install one boat lift with associated piling and install two extra mooring piles on right side of pier. Max channelward extension 35'. This project is located at 508 Beaumont Court, Ocean Pines, also known as Tax Map 21, Parcel 68, Lot 18. Third Tax District of Worcester County, Maryland.

The Department in considering this application will make specific findings of fact with regard to the environmental impact, navigational impact, recreational potential, commercial benefit to Worcester County, impact of the proposed construction upon the surrounding neighborhood and upon property values therein, and any other pertinent issues. Approval from the Department does not guarantee approval from any other applicable regulatory agencies.

If you have an interest which may be adversely affected by the issuance of this permit, you are requested to notify this Department in writing within fifteen (15) calendar days which will end on August 30, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-073
Submission Date: 8-15-24

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Remove existing 10' x 20' platform and construct a new 6' x 35' pier extension to existing pier.

Also, install (1) boat lift with associated piling and install 2 extra mooring piling on right side of pier.

Maximum channelward distance 35'.

Property Description:

Map: 0021 Parcel: 0068 Lot: 18 Section: 15B Block: _____ Tax District: _____

Street Address: 508 Beaumont Court, Ocean Pines, MD 21811

Subdivision: Whitetail Sanctuary

Dwelling on lot: Yes Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Continental Landmark LLC c/o Mike Palmisano

Phone No. 443-496-6969

Mailing Address: P.O. Box 426, Queenstown, MD 21658

E-Mail Address: mjpalmisano57@gmail.com

Contractor: McGinty Marine Construction

Phone No.: 410-250-5066

Mailing Address: 12050 Industrial Park Road, Bishopville, MD 21813

E-Mail Address: heather@mcgintymarine.com

Recorded Adjacent Property Owner: Steven & Shelley Hand

Property Address: 506 Beaumont Court, Ocean Pines, MD 21811

Tax Map: 0021 Parcel: 0068 Lot: 19 Section: 15B Block: _____

Recorded Adjacent Property Owner: John & Nancy Keshishian Family Revocable Trust

Property Address: 1731 Maxwell Ct, McLean, VA 22101 510 Beaumont Ct

Tax Map: 0021 Parcel: 0068 Lot: 17 Section: 15B Block: _____

As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. Any deviation from these standards will require construction plans sealed by an engineer registered in the State of Maryland. I acknowledge that any falsification of information presented may result in revocation of this approval and of the subsequent Shoreline Construction Permit.

Michael J. Palmisano

8/9/2024

Owner/Applicant's Signature

Date

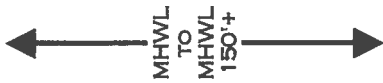
DEPT. USE ONLY:

Notification Distribution Date: 8-15-24 Public Comment Deadline: 8-30-24 (15 calendar days)

Department Approval Date: _____ Expiration: _____

EXISTING VIEW

NO KNOWN SAV'S



PROPOSED PLAN

REMOVE EXISTING 10' X 20' PLATFORM
AND BUILD A 6' X 35' PIER.
ALSO, INSTALL (1) BOAT LIFT
WITH ASSOC PILING &
2 MOORING PILING.

MAXIMUM CHANNELWARD
DISTANCE 35'



SITE:	508 BEAUMONT COURT OCEAN PINES, MD 21811	DRAWING: EXISTING	PROJECT: BEAUMONT	DRAWN: H. SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066
TITLE:	CONTINENTAL LANDMARK LLC C/O MIKE PALMISANO	SCALE: 1" = 40"	DATE: 8/3/24	PAGE: 1 OF 3	

PROPOSED PLAN

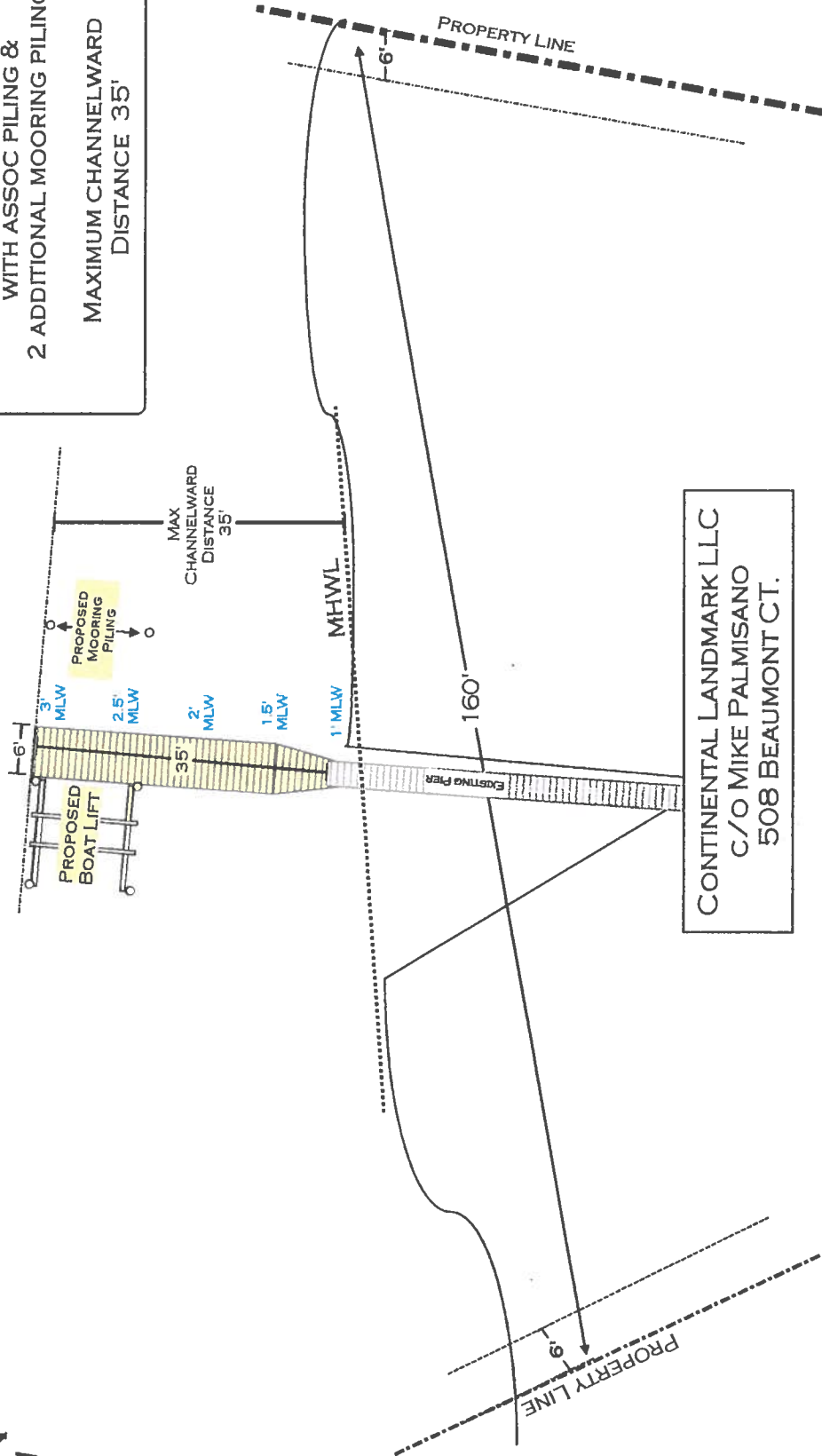
NO KNOWN SAV'S



PROPOSED PLAN

REMOVE EXISTING 10' X 20' PLATFORM
AND BUILD A NEW 6' X 35'
EXTENSION TO EXISTING PIER.
ALSO, INSTALL (1) BOAT LIFT
WITH ASSOC PILING &
2 ADDITIONAL MOORING PILING.

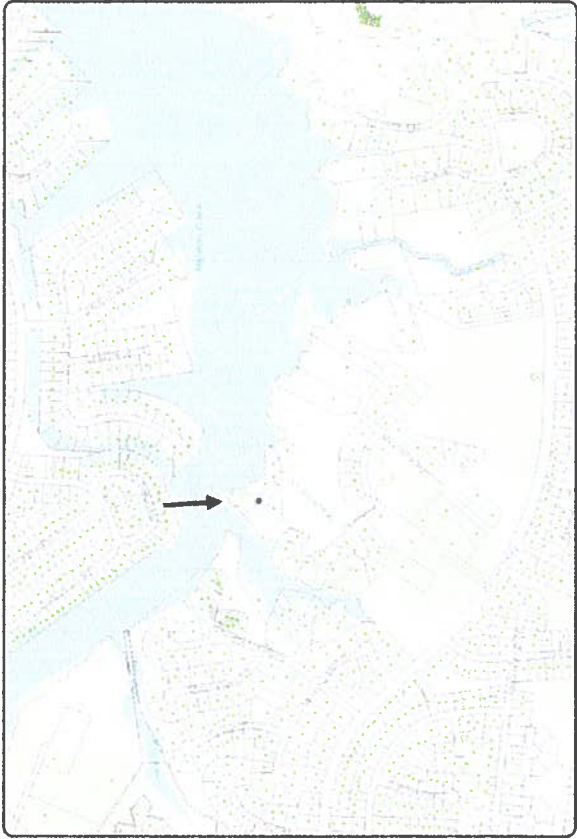
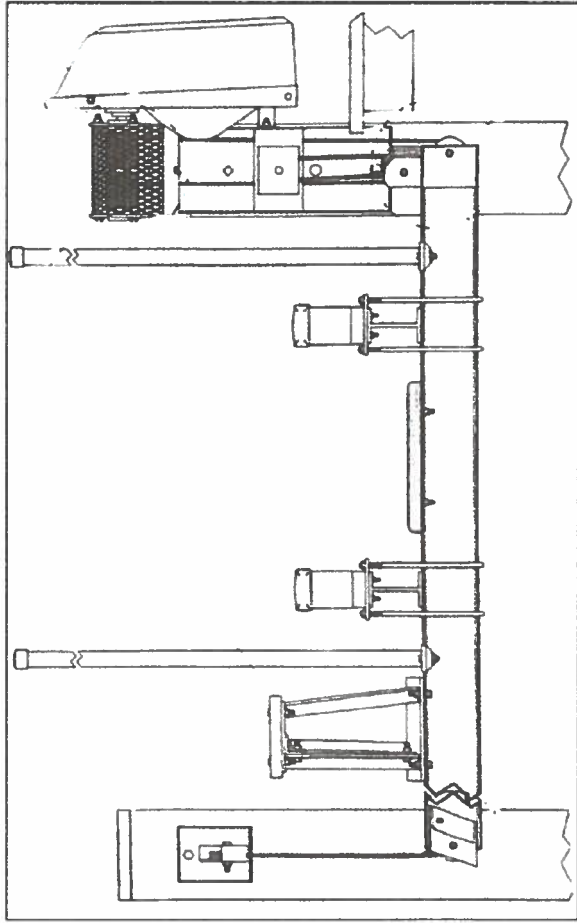
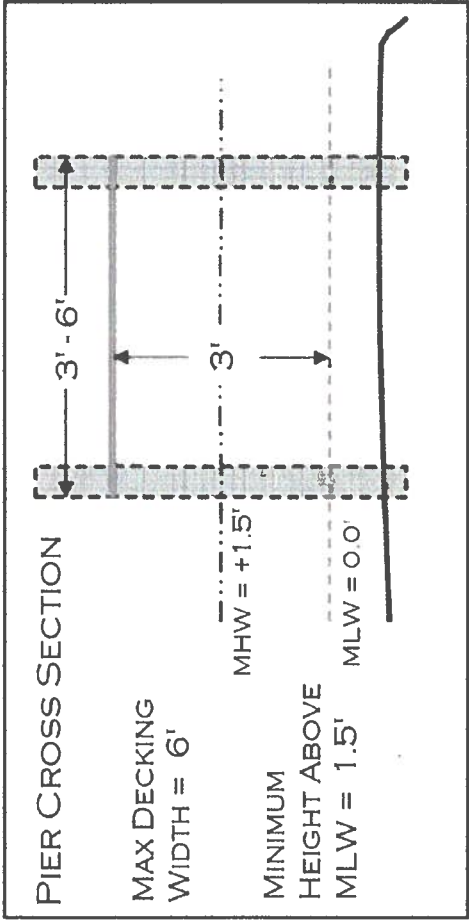
MAXIMUM CHANNELWARD
DISTANCE 35'



CONTINENTAL LANDMARK LLC
C/O MIKE PALMISANO
508 BEAUMONT CT.

SITE:	508 BEAUMONT COURT OCEAN PINES, MD 21811	DRAWING: PROPOSED	PROJECT: BEAUMONT	DRAWN: H. SCHLEUPNER
TITLE:	CONTINENTAL LANDMARK LLC C/O MIKE PALMISANO	SCALE: 1" = 20'	DATE: 8/2/24	
		PAGE: 2 OF 3		MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066

CROSS SECTION & MAP



SITE:	508 BEAUMONT COURT OCEAN PINES, MD 21811	DRAWING: MAP & CROSS SEC.	PROJECT: PALMISANO	DRAWN: H. SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066
TITLE:	CONTINENTAL LANDMARK LLC C/O MIKE PALMISANO	SCALE: NONE	DATE: 8/3/24	PAGE: 3 OF 3	



Continental Landmark LLC
c/o Mike Palmisano
508 Beaumont Court
Ocean Pines, MD 21811

