

**COMMENTS & RESPONSES**

## COMMENTS AND RESPONSES

This part contains a record of comments on the draft plan and draft environmental impact statement and OPRHP's responses to those comments. The comments were provided at the public hearing or were contained in letters submitted to OPRHP during the designated comment period. This part of the master plan consists of three sections: (1) responses to comments by persons providing a statement at the public hearing but not submitting a written statement, (2) statements and letters of comment and OPRHP's responses and (3) a record of the public hearing and sign in sheet.

OPRHP Thanks. It is quite evident from the quality of the written comments, the hearing record and the meetings of the Ad Hoc Committee that numerous individuals have invested considerable time and effort during this environmental review. While the OPRHP may not fully agree with all points of view expressed, the agency nonetheless appreciates the help and interest of everyone who has participated in the process leading to the preparation of this master plan.

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### SECTION I. Responses to Verbal Comments Provided at Public Hearing

This section contains OPRHP responses to issues identified by persons providing verbal statements at the public hearing. Only those comments which were not contained within written statements are addressed in this section. Actual comments are underlined and numbered within the hearing record (Section III).

Mr. Hathaway.

1. Comment: The Pt. Au Roche State Park offers a high potential for use as an Information Center and Day Use Area.

Response: The master plan now includes an element calling for evaluation of need and resource capacity as they pertain to possible expansion of day use activities. The park and Lake Champlain are, however, destination point resources; that is, their quality and location act to attract campers to the area. The scenic nature of the lake and shoreline, the lake's fishery and a park which will remain 70 percent undeveloped are resources which should be made available to the camping public. One of the missions of OPRHP is to bring people and resources together. OPRHP feels that it is more reasonable to provide residents with the opportunity to enjoy the camping resources at Pt. Au Roche, than to preclude them such an opportunity.

The master plan also calls for "moving up" of the nature interpretive center in the phased schedule for park development. The broadening of the exhibits and interpretive information to include information on other natural features of NYS such as the Adirondacks is certainly a reasonable consideration. The scope and focus of the nature interpretive center are topics which, no doubt, will require input from the citizens advisory committee on Pt. Au Roche.

Ms. Bravata

1. Comment: Condition of Public Campgrounds

Response: Campgrounds are, without question, a more intensive use than such passive uses as picnicking and hiking. Thus, it is important that they be placed in areas which are not environmentally sensitive. Under the guidelines of the master plan the camping element's impact on scenic shoreline areas, mature forests and sensitive wetlands will be negligible. They are to be primarily located in upland previously disturbed areas. The size of the individual sites will be increased to disperse the intensity of impacts and landscaping is included as an element within the master plan.

The camping component within the master plan can and will be constructed and operated in an environmentally sensitive manner.

As is the case with all campgrounds, private and public, examples of "unkept, dirty and environmentally destructive (facilities)" can probably be found. Similar to the majority of private campground operators, the operations staff of OPRHP facilities are conscientious individuals dedicated to the protection of resources and maintenance of facilities.

2. Comment: Need for Camping

Response: The primary purpose of including camping within the master plan is to provide campers with an opportunity for access to the park's resources and the recreational resources of Lake Champlain. Interest in camper access to areas nearby Lake Champlain is documented in the analysis of attendance at comparable state parks (e.g. Cumberland Bay State Park). Additional information on need for camping is described in the master plan and OPRHP responses to written statements on the draft plan and DEIS.

3. Comment: Use of the Park

Response: The master plan contains a provision for monitoring the interest in and attendance at the day use facilities. Providing that demand can be demonstrated and that resource capacity is adequate, expansion of day use facilities will be considered. The extent to which the Nature Center can serve as an information center will be explored during the initial phases of development. Camping will remain an element of the master plan. It will consist of two parts, the first consisting of 60 unimproved sites and 30 carry-in sites. Most of the unimproved sites will replace sites eliminated at Cumberland Bay State Park. A decision regarding whether to go forward with the second part of the camping element (i.e. up to 120 additional unimproved sites) will not be made until further evaluation of what is happening outside the park (in terms of campsite development) and resource capacity studies.

Mr. Devlin

1. Comment: State Rationale for Campsites

Response: As described in the above response, the primary reason for including camping within the master plan is to provide campers with opportunity for access to the substantial recreational resources of the park and Lake Champlain.

Mr. Gardner

1. Comment: Opportunity for Input

Response: Data submitted by Mr. Klos is contained with OPRHP's response to his statement submitted on behalf of CONY at the public hearing. The OPRHP will remain open to comments on the master plan (and its implementation) from all interested parties and individuals. Opportunity for still additional input will be provided during the comment period following completion of the master plan and FEIS. Also, no determination on the implementation of the second part of the camping proposal will be made until the findings from additional evaluations of need and resource capacity are made available for public review and comment.

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SECTION II

This section contains copies of the written statements submitted to OPRHP during the public hearing or within the designated review period. OPRHP has attempted to identify the more substantive comments within the statements. OPRHP responses are "Keyed " to those identified comments.



COMMENTS AND RESPONSES

(Written Statements)

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Vermont Chairperson  
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## LAKE CHAMPLAIN COMMITTEE, INC.

14 SOUTH WILLIAMS STREET, BURLINGTON, VT. 05401 • 802-658-1414

August 29, 1984

The Honorable Orin Lehman, Commissioner  
State of New York Parks, Recreation & Historic Preservation  
Agency Building 1  
Empire State Plaza  
Albany, New York 12238

Dear Commissioner Lehman:

The Lake Champlain Committee, Inc. representing 1,500 members, with a 20 year history of work in conservation and preservation, is the leading bi-state citizen's organization in the Lake Champlain Drainage Basin. We strongly support public access to Lake Champlain and particularly the development of the Point Au Roche State Park. We are pleased to be given the opportunity to review the Draft Master Plan and Draft Environmental Impact Statement on Point Au Roche State Park, dated July 1984.

We wish to compliment all those who worked on the DMP and DEIS. Please note that our comments here are consistent with our statement (attached) of February 8, 1984 on the Preliminary Alternatives.

We observe with great disappointment that the DMP and DEIS does not consider the "carrying capacity" of the land in its design. With this in mind, we would like to offer the following comments.

### I. CARRYING CAPACITY

#### (A) Sewage Disposal

With reference to the Proposed Development Plan (Figure 22 in the DMP) the carrying capacity of the land is not considered in relation to shallow groundwater depths and shallow soils. Furthermore, the carrying capacity of the land is questionable in relation to the sewage disposal that would be necessary to 1,000 day users of the park and 240 campsites.

- Because the soils are so shallow, and the groundwater tables are so close to the surface, there exists a severe problem for waste water disposal and potential contamination of groundwater by sewage.
- "Should leaching fields not be possible, however, construction of

sand filters with point discharge of treated wastewater to the lake will be designed for each recreation area." (Page 79.)

Sand filters and treated wastewater are very, very expensive items to implement for the 1,000 day users and 240 campsites indicated.

- In Table 13, Summary of Analysis of Impacts Associated with Each Alternative, there is a glaring omission - sewage disposal - which should be the primary factor to be considered well before siting any of the park activity areas.
- This approach is hardly one of designing to suit the carrying capacity of the site. Rather it dramatically alters the land to suit the design. This "engineering" approach can be unnecessarily costly to the environment and the taxpayer. We view this plan as excessive to the needs of the people in the area who wish merely to enjoy the natural area which the site offers.

WE RECOMMEND that detailed studies be conducted to determine the carrying capacity of the soils at the Point Au Roche State Park for sewage disposal, and that the design be modified to meet these.

(B) Erosion

The DMP and DEIS do not address erosion on the site. Studies conducted by Dr. Allen S. Hunt of the University of Vermont for the Lake Champlain Basin Study in 1979 (Lake Champlain Atlas, 1978 Shoreline Erosion map) indicate that the Point Au Roche area is suffering "slight", "moderate", and "severe" erosion of various shoreline sections of the park. (Please see Dr. Hunt's remarks attached. These were a part of our comments of February 8, 1984 to the Preliminary Alternatives.)

Figure 22 in the DMP and DEIS indicates a boat launch area in a "severe" erosion section of the shoreline. This design use is another example of "engineering" for the activity and not designing in consideration of the most appropriate carrying capacity of the site.

The 1-1/4 miles of roadways and their locations proposed for the park (particularly asphalt-surfaced) and the drainage patterns indicated in the DMP and DEIS, will increase runoff and degrade "slight" erosion in the areas noted in the Lake Champlain Atlas.

WE RECOMMEND that more considered attention be given to the locations of the proposed activities, so that the natural shoreline is able to accommodate them. Areas suffering "severe" and "moderate" erosion should be given special consideration in order to minimize the impact of increased human activity and especially to minimize the costs of measures to correct erosion now and in the future.

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(C) Water Quality

The natural configuration of Middle Bay, land drainage patterns, and prevailing southerly winds, indicate a "limited flushing capacity". Locating adjacent parking and a boat launching site in the mouth of Middle Bay will:

1. Encourage weed growth (NOAA Lake Chart #14781 indicates a 1' to 14' depth in this bay, which is the ideal depth for weed growth) Weed growth is a prevalent and severe problem in Lake Champlain.
2. Create health problems for swimmers from degraded water quality caused by this day use activity.
3. Invite water quality problems from outboard motors oil residue.

WE RECOMMEND that the present design be re-evaluated considering the potential water quality degradation noted above.

II. CAMPING

On pages 17 and 98 respectively, the following statements appear:

"Given the heavy demand at Cumberland Bay and the need to relieve the pressure on that park, the development of camping at Point Au Roche is appropriate."

"The decision to provide campsites at Point Au Roche was based on the unique experience the site provides and the opportunity to improve the quality of camping at Cumberland Bay State Park through reduction of the number of sites."

This would seem to be the motivation behind the decision to build 240 campsites in the Park. We would prefer instead that the carrying capacity of the natural area determine the number of campsites.

We view the proposed 240 campsites (50 of which will be moved from Cumberland Bay State Park to relieve the pressure there) as exerting pressure on the natural elements of Point Au Roche State Park. We think that heavy Canadian use will be transmitted to Point Au Roche, because of its greater desirability to lake access and closer proximity to Canada.

The Cumberland Bay State Park has had heavy Canadian use over the years, thereby rendering inaccurate the statement on Page 17 that ".....camping will attract more visitors from downstate urban centers. Without camping, use of the facility will probably be limited to the Plattsburgh market and the nearby Canadian population centers." In our view camping attracts mostly Canadian use.

The discussion of the "Growth Inducement" on Page 97 is limiting the surrounding area for the "commercial" opportunities of the private sector. "Finally, the impact of 240 additional campsites at Point Au Roche on the private campgrounds in the area is difficult to measure." (Page 98) This statement has been been



The Honorable Orin Lehman, Commissioner  
August 29, 1984  
Page 4.

best addressed by the Campground Owners of New York, and we do not feel we can add to their comments.

In addition, in the last 5 years, Lake Champlain has had an enormous increase of Canadian boaters. Sheltered bays on the lake find American boaters outnumbered four to one which is the case in Deep Bay, one of the most attractive anchorages in Lake Champlain. The Park would be used by boaters as well as campers.

WE RECOMMEND drastically reducing the number of campsites provided on the Point Au Roche site to provide a much more balanced "private" sector opportunity and address the carrying capacity of the land.

### III. COSTS OF THE PROJECT

Less development more in line with maintaining the naturalness of the Point Au Roche State Park could reduce the estimated cost of \$6 million from public funding and still provide additional income to the area.

The present development plan is "polished" and in excess of what the Point Au Roche site will naturally allow and is basically not in character with the North Country and the needs of the people living there.

WE RECOMMEND that the items planned for the first phase of development be implemented so as not to lose the \$875,000 budgeted for the Park. We are especially gratified to note that the pump-out facility has been included in the first phase.

In conclusion, we recommend alternative #3, selected to develop the Point Au Roche State Park, be re-designed based on the present carrying capacity of the land and the water quality of the lake. These factors must be paramount in your consideration if we are to avoid future problems which would render the park unsatisfactory and unhealthy for public use.

Sincerely,

*Eleanor Garrell Berger*  
Eleanor Garrell Berger 

akb

enc.

cc: Charles Elliott, 1000 Island Park Commission

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	Regional Director	
	Regional Director	
	General Park Manager	
	Engineering	
	Business Office Asst.	
	Historic Sites	
	Program Specialist	
	Park Files	
	Park Managers	

SHORELINE EROSION,  
LAKE CHAMPLAIN

Prepared by  
Allen S. Hunt

for

Lands in Transition Task Force

December, 1977

Lake Champlain Basin Study  
New England River Basins Commission  
Ice House - 177 Battery Street  
Burlington, Vermont 05401  
(802 - 862 - 8270)

Slight erosion: Minor indications of bank instability but not of sufficient intensity to be of concern to property owners under most land uses. Banks typically gently sloped (less than 10 degrees) and vegetated (less than 25 percent unvegetated). The banks may contain unconsolidated material, but if present, typically rests above bedrock and is eroding through overland wash.

Moderate erosion: Banks generally steeper than previous category (10 to 45 degrees) and not totally vegetated (25 to 50 percent unvegetated). Some evidence of slump, creep, gullywash or similar signs of instability but no recent massive erosion. Instability of sufficient magnitude to concern landowners, although perhaps not a perennial problem.

Severe erosion: This category is characterized by steep (greater than 60 degrees), unvegetated (greater than 50 percent) banks, which indicate very recent erosion (in many instances within a year). Other typical features include presence of slumping trees, which suggests downslope movement, trees on the beach that came from the bank top, slump blocks at the toe of the cliff and overland gullywash. Areas of severe erosion are made up of unconsolidated materials, including clay, sand and till. Greater erosion is more common in clays and sands than in tills.

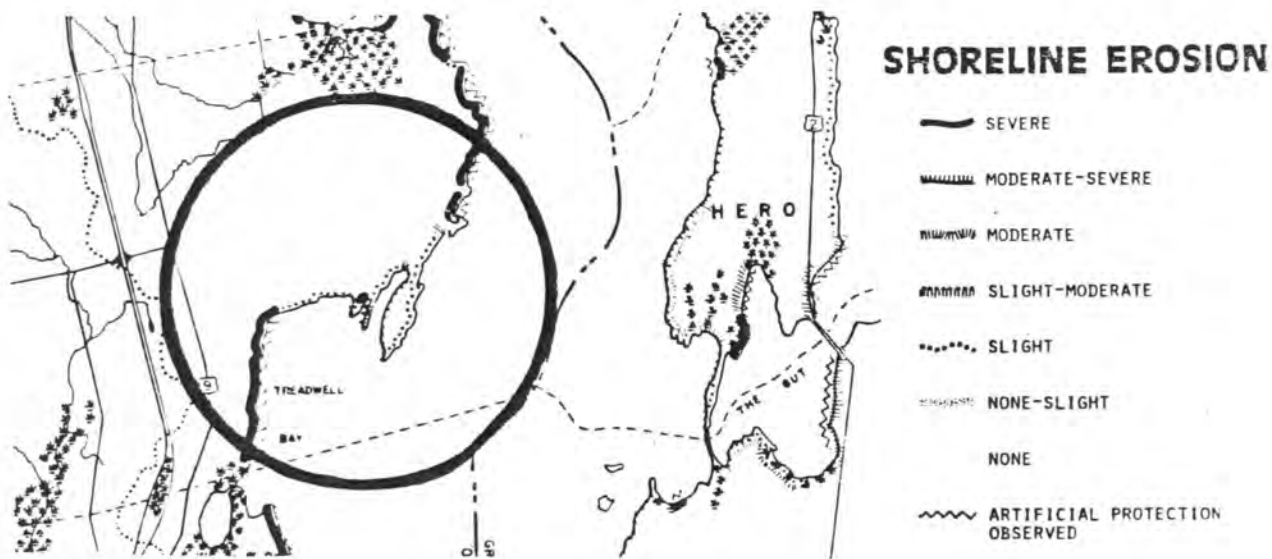
To be classified as severe, several of the above features must be present.

Document: August 29 Letter from Eleanor Berger  
New York Chairperson of the Lake Champlain Committee

Response:

1. Sewage Disposal. Additional studies of the environmental capabilities of various parkland resources which may be affected by plan implementation will be conducted prior to final design of facilities. Findings from recent, more detailed studies of soil characteristics (e.g. percolation rate) indicate that leaching fields are feasible and that point discharge to Lake Champlain will not be required. Depth to water table and wetness in certain areas of the park may, however, require construction of raised leaching beds in lieu of standard fields.

2. Erosion. The OPRHP is aware of the area on the shoreline of Middle Bay which has been classified as possessing severe erosion (see below). This section is the only area along the entire shoreline of the park which has such a rating (see below).



It would be preferable to locate facilities away from areas of severe erosion so as to minimize the costs of mitigation measures. Resource capacity, however, is not the only consideration in facility design. Pt. Au Roche State Park is also identified as an access area to Lake Champlain (NERBC study on Lake Champlain). Alternative locations of the boat launch site were evaluated and, for the reasons stated on Table 11, Middle Bay was selected as the preferred location. OPRHP will be conducting more detailed site specific evaluation of potential limitations and will incorporate findings into final design.



3. Water Quality Impacts/Middle Bay. There will be water quality impacts associated with operation of the boat launch. However, the size of the facility is relatively modest and boater use is expected to focus on the lake proper and not Middle Bay exclusively. OPRHP will be conducting monitoring to determine the extent of any water quality changes. Substantial shifts in water quality as a result of park operation will be noted and steps taken to reduce if not eliminate the cause of such problems. The OPRHP does not expect that changes in water quality will be significant.

4. Camping. The statement quoted from page 17 was from a section dealing with demand. In that context, the statement is essentially correct. As is stated in the very next sentence --

"Additionally, Pt. Au Roche is very attractive and can offer a unique recreational experience of water related camping."

The primary reasons for including camping in the master plan is to allow the camping public an opportunity to experience and enjoy the substantial resources of the park.

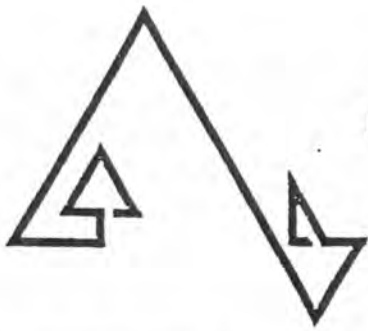
The statement quoted from page 98 is in error on two counts and has been revised within the master plan. First, there has been no decision to provide campsites at Pt. Au Roche -- only a decision to include it within the proposed master plan for the park. The action or decision regarding adoption of the plan and any of its elements will not occur until the issuance of a Statement of Findings. Also, opportunity to improve the quality of camping at Cumberland Bay State Park is an important consideration in the plan. It is not, however, the reason for including camping as an element of the plan.

Data on Cumberland Bay State Park's attendance does show considerable visitation by campers from Canada. The phrase "...camping will attract more visitors from downstate centers..." should not be viewed as a comparison to the potential number of campers from Canada. It is not nor should it be interpreted as a statement that camping (at Pt. Au Roche) will attract more visitors from downstate areas than campers from Canada.

The camping element has been divided into two parts -- the first calls for 60 unimproved sites and 30 carry in sites. Whether the second part of the camping element goes forward depends on the findings from additional study of the park's effect on private campgrounds and on the impacts on park's resources of additional camping loops.

5. Cost of the Study. The OPRHP believes that care must be taken in evaluating information pertaining to resource capacity and that additional, more detailed evaluations of resource character and capacity should be conducted before making a determination on inclusion or exclusion of master plan elements. With the possible exception of the second part of the camping development (for which there will be an additional evaluation), the OPRHP feels that the elements of the master plan are within the capacity of the park and quite consistent with its character. Over 70 percent of the park will be set aside from development, scenic shoreline areas will be under special protection and mature woodlands/ponds and wetlands will be preserved.

The OPRHP is working to implement Phase I elements as soon as possible. The agency looks forward to continued coordination with the Champlain Committee and other interested groups as the implementation proceeds.



# Clinton County Planning Board

Fred Aufschläger, AICP  
Director of Planning

Planning office county gov't center 137 margaret st plattsburgh ny 12901  
518 561 8800 ext 206

August 17, 1984

Mr. Orin Lehman, Commissioner  
Office of Parks, Recreation and  
Historic Preservation  
Agency Building 1  
Empire State Plaza  
Albany, New York 12238

Dear Commissioner Lehman:

The Clinton County Planning Board is pleased that the NYS Office of Parks, Recreation and Historic Preservation has prepared this Draft Master Plan and Draft Environmental Impact Statement for Point Au Roche State Park. The Park is a valuable State, local and regional resource. The adoption of a master plan that is economically viable and environmentally sound will benefit New York State, Clinton County and the North Country Region.

The Draft Master Plan is divided into a 6 phase development scheme. We are particularly concerned that Phase I development be completed so that the summer of 1985 will see day use activities in place at Point Au Roche State Park and open to all residents and visitors to the Park. (1)

The Clinton County Planning Board also applauds the efforts of the Ad Hoc Committee who have contributed many hours of time toward this effort, and have provided OPR staff with the information and insights necessary to prepare a Park Master Plan. A local Point Au Roche State Park Citizens Advisory Committee should be set up at the time of the adoption of the Park Master Plan to counsel and advise OPR staff on various aspects of park development, environmental quality protection and park programs. (2)

While there is some continued discussion of phases and type of development that may occur in later phases, we feel that the completion and adoption of a viable Park Master Plan in the near future will be a very positive step, and hope that the Phase I development will be in place for use by the summer of 1985.

If the Clinton County Planning Board can be of further assistance to you in this matter, please let me know.

**RECEIVED**

AUG 20 1984

ENVIRONMENTAL MANAGEMENT  
BUREAU

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Sincerely,

*Jim Blaise*

James C. Blaise  
Chairman

JCB/sld

Copy to: Tom Lyons, OPR  
Wayne Byrne  
Robert Garrow, Chairman of County Legislature  
Francis Broderick, County Administrator

Document: August 17, 1984 Letter from James C. Blaise,  
Chairman, Clinton County Planning Board

Response:

General: The OPRHP is very much appreciative of the interest and assistance of county planning staff in the preparation and implementation of the master plan for Pt. Au Roche State Park.

1. The OPRHP shares the concern that Phase I be completed as soon as possible. While the planning and design for construction of phase one elements is six to eight months ahead of normal scheduling, it is optimistic to expect that there will be substantial use of the facilities next summer.
2. The formation of a local Pt. Au Roche State Park Citizens Advisory Committee will be addressed at a meeting of the Thousand Islands State Park and Recreation Commission.

32 Cumberland Head Rd.  
Plattsburgh, N.Y. 12901  
August 26, 1984

**RECEIVED**

**AUG 30 1984**

**DEPUTY COMMISSIONER  
PARKS REC. & HIS. PRES.**

Ivan Vamos  
OPRHP  
Agency Building 1  
Albany, N.Y. 12238

Dear Mr. Vamos,

I wish to make the following comments in regard to the Pt. Au Roche State Park Draft Plan and DEIS:

- It is important that a plan be adopted.
- Main emphasis in the iniatial development stage should be placed on beach development and less emphasis should be placed on the development of new roads. (1)
- The Nature Center should be moved from Phase V to Phase III. (2)
- Until constuction of the new Nature Center, the continued use of the present structure from which Dr. Phil Walker is conducting groups and providing various information about the areas should continued to be used in this manner and expanded upon. (3)
- Due to the severe limitations of the soils in the Park serious consideration should be given to the use of systems other than conventional septic facilities. Such alternatives as composting sewage disposal and greywater disposal systems may prove more environmentally sound as well as more financially feasible. (4)

Sincerely,

Rob Brooks  
Adirondack-Champlain  
Geographical Society



Document: Letter from Mr. Rob Brooks, Adirondack Champlain Geographical Society

Response:

1. The initial phase of development is targeted at day use, which includes beach development. Paving of roads and parking will be delayed until later phases whenever possible.
2. The nature center proposal has been moved up to Phase IV.
3. The nature interpretive program at the park will be continued and modified according to demonstrated needs and interest of the public.
4. The staff of the TISP&RC (of OPRHP) are investigating alternative wastewater disposal system. Alternatives evaluated will include greywater disposal systems.

AD HOC COMMITTEE FOR THE POINT AU ROCHE STATE PARK  
Clinton County Board of Legislators  
County Office Building  
Margaret Street, Plattsburgh, New York  
12901

The Honorable Orin Lehman, Commissioner  
State of New York Parks, Recreation & Historic Preservation  
Agency Building 1  
Empire State Plaza  
Albany, N.Y., 12238

Dear Commissioner Lehman:

(1) You and your staff are to be congratulated in bringing to fruition a Draft Master Plan and an accompanying Draft Environmental Impact Statement relating to the Point au Roche Park development and utilization in the years ahead.

(2) While the State of New York purchased its 840 acres in 1974, made possible by the voters' support of the 1972 Environmental Quality Bond Act, the people of our County and, more especially, the citizens of the Town of Beekmantown are pleased to have steps taken to utilize more fully this remarkable natural property for development along the edge of Lake Champlain and in our midst -- at long last. Our Ad Hoc Committee is generally supportive of the Preferred Alternative for development. (See page 70.)

(3) It has been estimated by Town and County officials that the loss in tax revenues to the Town and its school district exceeds well over a half million dollars in the past ten year period, and the possible indirect revenues lost because of the State's inactivity to proceed with a proper plan of utilization of the Park area. This Draft Master Plan speaks well to the anticipated revenues the community and State will share once the Park gets under way. The Ad Hoc Committee and the business groups of this area recognize the economic benefits so well described in this Plan, and anticipate this return to the community after a ten year (really twelve year) absence of return. (See pages 91-95.)

(4) The guidelines for development of the Park, we feel, constitute a responsible utilization of the natural resource under reasonable protection. The very sensitive character of the development of facilities as these relate to the "bearing" qualities of the soils is addressed at considerable length: as "capacity of the Park's resources" (see page 1); "Severe limitations" of certain soils per Soil Conservation Service (see page 30; Soils list (see page 31); policies (see page 48; Dr. Zinser's recommendations (see page 53); conservation of soil (see page 103); Appendix B -- soil definitions (see pages B1-B4). This commentary should assure those concerned with the proper design and use of this Park of the determination of the OPRHP to do this job with respect for the resource itself. There have been questions raised at our Ad Hoc Committee meetings on this issue. This response seems constructive as presented in the Draft Environmental Impact Statement and the Draft Master Plan. One member of the Committee had reservations about the artist's concept and the actual implementation.

(5) Concerns remaining with some members of the Ad Hoc Committee include the following:

(A) The need to expand the list of wildlife in the Park -- see Appendix, pages E1-3. More time is needed for a current survey. Much help can come from qualified Committee personnel. ①

(B) There is a question among a few members about the mechanics of sewage disposal. This can be resolved in large measure, most believe, by working cooperatively with the DEC and local Health Department officials as suggested on page 87. ②

(C) There is genuine concern about the plan for cabins suggested in the Master Plan. A lot of this involves costs, the sewage disposal problem and the nature of the users. Some feel that off-Park facilities could do the job and save money. ③

(D) There is concern about the proposed cost of new road construction, and the new location of the entrance road. With public funds so hard to obtain, many feel a cost of many hundreds of <sup>thousands of</sup> dollars for a mile of entrance, as proposed, is extravagant. Committee members would rather spend a lot less on quality roads (suitable for Northway standards) than is proposed. Gravel roads in the early stages could be adequate. More funds could then be spent on other facilities which could then be brought on line sooner. ④

(E) A concern exists about an appropriate historic and cultural review of the Park area. Local knowledgeable people and a suitable faculty member from SUNY and the County Historian could be helpful. They should review the final document for suggestions and accuracy before you adopt it. ⑤

(6) Some very affirmative and supportive responses from our Committee include:

(A) Compliments on making Lake Champlain publicly accessible. Most shore properties do not permit access.

(B) Preservation of the quality of the natural shoreline is well-addressed.

(C) Plans for control of vessel use -- new moorings, pump-out facilities, small boat launching plans -- are very constructive. Hopefully all these can be pushed ahead into Phase I, if possible (less for main road construction will help). Those recommendations now in Phase I are good. ⑥

(D) The economic impact report is good.

(E) The maintenance program for trails is good. In addition, some spots warrant protective aids (possibly fences) to prevent skiers and hikers from skidding off rocks into the Lake. See page 53. ⑦

(F) The Appendix list of plants seems good.

(G) The Bicycle Trail concept is good. Is there room for more? ⑧



(H) An expanded use of lands for farm use should be studied -- crops, grazing. Should this be put to bid?

9

(I) Reference to availability of public transportation should be emphasized -- such as C.A.R.T. on page 12.

10

(J) The Nature Center concept may be good, but this is a low priority in an area close to Miner Institute, SUNY plattsburgh and Clinton Community College, which all have resources dealing with natural phenomena in more depth.

11

(K) Primitive camping is generally well-supported.

12

(L) The long-range local citizens advisory committee is good.

13

One on-going point we wish could receive special attention involves consideration by Park officials of a swimming program for Town of Beekmantown residents in season. Right now youth groups must be bused to the Plattsburgh YMCA to receive instruction in an appropriate location many miles away. Such programs used to take place at Point au Roche.

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Finally we urge you, Mr. Commissioner, to rally your staff and colleagues in Government to make the Point au Roche State Park the gem in your vast assortment of parks that it can be -- basically low-key, with useful, diversified programs on a year-round basis, and above all, without excessively de luxe, financially unsound, extravagances. We hope the demonstration of this Ad Hoc Committee, to date, will give your Office the assurance that local input and cooperation can be constructive, useful, and of lasting value in helping to make Point au Roche State Park operational.

We thank you and your staff for your cooperation, and hope that this Master Plan and the associated DEIS can be readily adopted in the next few weeks. We invite you to celebrate the official opening next summer of the real Point au Roche Park for public use by land and sea.

Respectfully submitted,  
on behalf of the Ad Hoc Committee  
for the Point au Roche State Park

*Wayne H. Byrne*  
Wayne H. Byrne, Chairman

August 16, 1984

OUR SPECIAL APPRECIATION goes to State Senator Ronald B. Stafford for his encouragement and sponsorship of the \$875,000.00 capital funds bill which will make a good start for this Plan to come into reality soon. Also, thanks to our own Board of Legislators and to Assemblyman Ryan for their on-going support.





RONALD B. STAFFORD  
43<sup>RD</sup> DISTRICT  
CHAIRMAN  
COMMITTEE ON CODES

THE SENATE  
STATE OF NEW YORK  
ALBANY 12247

ROOM 502  
THE CAPITOL  
ALBANY, N.Y. 12247  
(518) 455-2811

August 16, 1984

Mr. Wayne Byrne, Chairman  
Ad Hoc Committee, Point-Au-Roche  
46 Cumberland Avenue  
Plattsburgh, New York 12901

Dear Wayne:

First, I want to compliment you and the entire Committee on the fine job you have done in publicizing and generating support for the Point-Au-Roche project.

As you know, we support the project completely, but like everyone in the North Country, we hope that the project will yield the most for the dollars spent.

Since the project will contribute so much to the quality of life and economy of upstate New York, we look forward to the start of construction as soon as possible.

Finally, let me again congratulate all those who worked on this project. Also, please be assured of my continued interest, support and cooperation.

Most sincerely,

Ronald B. Stafford

RBS:sm

Document: Statement provided at the public hearing by Wayne Byrne, Chairman of the Ad Hoc Committee for Point Au Roche State Park

Response by OPRHP:

General: The OPRHP acknowledges the general support by the Ad Hoc Committee of the master plan and is especially grateful for the substantial time and effort each of the Committee members has invested in assisting OPRHP in the development of the plan. Additional information on the soil's capacity for use is provided in the master plan and in OPRHP's response to comments by Dr. Zinser of SUNY, Plattsburgh.

1. Plant and Wildlife Inventory. More detailed inventories of the plants, and wildlife of Pt. Au Roche State Park are being conducted by Dr. Phillip Walker, retired professor of SUNY, Plattsburgh. Findings from preliminary studies by Dr. Walker of selected areas in the park are available for review. The wildlife listing in Appendix E will be periodically reviewed and updated.

2. Sewage disposal. The sewage disposal facilities will be designed, installed and operated in consultation and compliance with the State Department of Environmental Conservation and the Clinton County Health Department. Findings from more detailed soils investigations indicate that point discharge of treated wastewater to Lake Champlain will not be necessary.

3. Cabins. After additional consideration and evaluation, the proposed cabin colony is no longer an element of the master plan.

4. Entrance Road. The location and alignment of the entrance road is critical to efficient operation of a fully developed park. Updated information on the costs of the entrance road and parking facilities are contained in "2. Day Use Recreation Area" within the master plan. The original cost estimate of \$400,000 included not only the one mile of entrance road but also work around the toll booth area, two parking lots for a total of 350 vehicles, and grading. The estimate was based to some extent on expected poor soil conditions. Findings from recent soil analyses demonstrate that soil conditions are not as poor as expected and the cost estimate has been reduced to \$355,000. Estimated cost of the entrance road only is \$195,000.

5. Historic and Cultural Review. Reports on the historic and cultural resources of the park are being prepared by a consultant to the Thousand Islands State Park Commission. The findings from the studies will be considered in the design and location of the park's facilities. The Thousand Islands Park Commission has asked the county historian to review the findings of any reports on the cultural resources of the park. Other persons interested in reviewing these reports can contact the TISP&RC.

6. Controls for Vessel Use. The wastewater pump-out element has been moved up to Phase I. OPRHP does not feel it is feasible both in terms of budgeting and operations to develop a complete mooring program simultaneous with the day use facilities.



7. Trails and Fences. As described on page 75 of the Draft Plan dangerous cliff areas will be posted or fenced so as to protect trail users.

8. Bike Trail. Extention or modification of the bikeway system depends on the use of and interest in improvements. Yes, there is room for additional trails.

9. Farm Use. Leasing of parkland for agricultural purposes will continue in those areas presently farmed since it results in maintenance of scenic vistas. Significant expansion, however, of agricultural uses into areas with high potential for recreational use is not likely.

10. Public Transportation. Following completion of the day use facilities at the park, the TISP&RC will petition the CART committee to extend service (at least on a pilot study basis) from the intersection of Route 9 and Pt. Au Roche Road to the day use parking facility.

11. Nature Center. Much of the impetus for development of the Nature Center has come from support within the academic community. The OPRHP views the Nature/Historic Interpretation Center as an important element within the overall park plan. It is the means by which patrons (and students) visiting the park can gain a better appreciation of not only the park but the history and character of Lake Champlain and adjacent lowlands. In response to several other comments received, development of a portion of the Nature/Historic Interpretive Center will be moved up to Phase IV.

12. Campsites. Construction of campsites at the park is divided into two phases. The first phase consists of 60 unimproved sites and 30 carry-in sites. While these sites will not have "hook-ups" to utilities, they also cannot be considered primitive since each loop of 30 will have a washhouse. As stated in both the draft and final plans, the second portion of the camping element (i.e. 120 additional sites) will not undergo final design until the findings of an additional assessment of their potential impact on the private sector is completed and circulated for public review and comment. The maximum number of campsites is 210.

Demand for primitive type of camping experiences along Lake Champlain is not as great as in the Adirondacks. About 30% of the campers in the Thousand Islands region use tents and over half of these tenters possess equipment which cannot be carried to distant sites. A reasonable estimate of the demand for the more primitive carry-in sites is about 10 percent, which is approximately the level at which these sites will be provided for a Pt. Au Roche.

13. Local Citizens Advisory Committee. In addition to the policy statement, the introduction to the final plan has been amended to included information on the formation of a local citizen advisory committee. Any substantive changes (proposed) to the adopted plan will be, of course, subject to an open environmental review process.

14. Swimming Program. Swimming instructional programs at Pt. Au Roche for the Town or other interested groups are certainly feasible. The Town of Beekmantown has also submitted a request to OPRHP for permission to operate a portion of the state-owned beach for recreational use by Town residents. This proposal will require additional consideration by OPRHP.

George A. Carpenter  
OWNER-OPERATOR  
CARPENTER'S TRAVEL TRAILER PARK  
RD# 2, Box 418  
Point au Roche  
Plattsburgh, N. Y. 12901

RECEIVED  
AUG 27 1984  
DEPUTY COMMISSIONER  
PARKS REC. & HIS. P.R.S.

Dear Sir:

It was a pleasure to meet you during the "Point Au Roche State Park" meeting in Plattsburgh August 16, 1984. Your presentation of the master plan for development of the park was very impressive. As a tax paying citizen of Clinton County, I fully endorse development of the park beginning at the earliest possible time. Clinton County vitally needs the economic benefits that your development plans would bring.

As per our conversation, I wish to furnish the following information about "Carpenter Travel Trailer Park", located adjacent to the entrance of the "Point Au Roche Park" site:

Existing Facilities (See enclosed drawing)

1. Fifty (50) RV parking spaces.
2. Water and electricity provided for each space from lighted utility poles.
3. One 6000 gallon dumping station located at the north end of the area.
4. One 2000 gallon dumping station and septic tank located at the south end of the area.
5. A centrally located all weather parking access road. The road is graded and finished with a gravel top.
6. Drainage is provided by gradient from the central access road to drainage ditcher running north and south on the east and west property lines.
7. A two bedroom house. The house has six rooms and a garage and is approximately 1500' square feet. It is air conditioned and heated by oil furnace. Heat supplemented by wood stove.
8. A 12' x 16' office building enclosing a 6" water well and pump supplying buildings and parking spaces. Electric panels for control of buildings and parking spaces are located in the office building.
9. A 24' x 32' building, one half of which is a furnished one bedroom efficiency apartment with the remaining half 90% completed as an efficiency apartment. The house, the office building and the apartment building could be dedicated as operation buildings for the Point Au Roche State Park.

1



## Planned Improvements to Existing Facilities

1. Provide one picnic table for each parking space.
2. Install barbeque grills for each parking space.
3. Plant trees for each parking space.
4. Construct a 40' x 40' swimming pool.

## Plans for Future Expansion for Tent Camping

1. Presently available is an area 120' x 575' (see enclosed drawing), which can be developed for tent camping spaces.

If you would have your planners sketch the location for the tent 2  
camp sites, bathroom facilities, laundry room facilities, washroom facilities, access road and recreation area, this would be deeply appreciated. Please keep in mind that the area at the north end of the existing park, in which the 6000 gallon dumping station is located, would probably be the best location for the tent camping area, bathroom facilities, laundry room, recreation area etc.

If you need further information about our facilities, please let me know. I am desirous of working with your department toward intergrating the use of our facilities as a part of the master plan for development of the Point Au Roche Park. I would appreciate hearing from you at the earliest convenient time.

Sincerely,



George A. Carpenter  
Owner-Operator  
Carpenter's Travel Trailer Park  
RFD# 2 Box 418  
Plattsburgh, N.Y. 12901

- Enc. 1. Mapoof Survey  
2. Clinton County Dept. of Health Permit

**CLINTON COUNTY DEPARTMENT OF HEALTH**

30 Durkee St. Plattsburgh, N.Y. 12901 Phone 563-1500

**PERMIT**

**TO OPERATE A TEMPORARY RESIDENCE**

This Permit Shall Expire ..... December 31, ..... 19<sup>84</sup>.....

..... George. Carpenter .....

**The operator of a Temporary Residence known as**

..... Carpenter's Travel Trailer Pk. ....

**Located in the**

..... Town of .....

**Is granted this Permit to operate the above named Temporary Residence as provided in Part 7 of the New York State Sanitary Code.**

**This Permit will expire on the date noted above, or upon a change of the operator. It may be revoked or suspended as provided in the Sanitary Code. It shall be posted or kept on file and made available by the operator on request.**

Capacity.....<sup>50</sup>.....

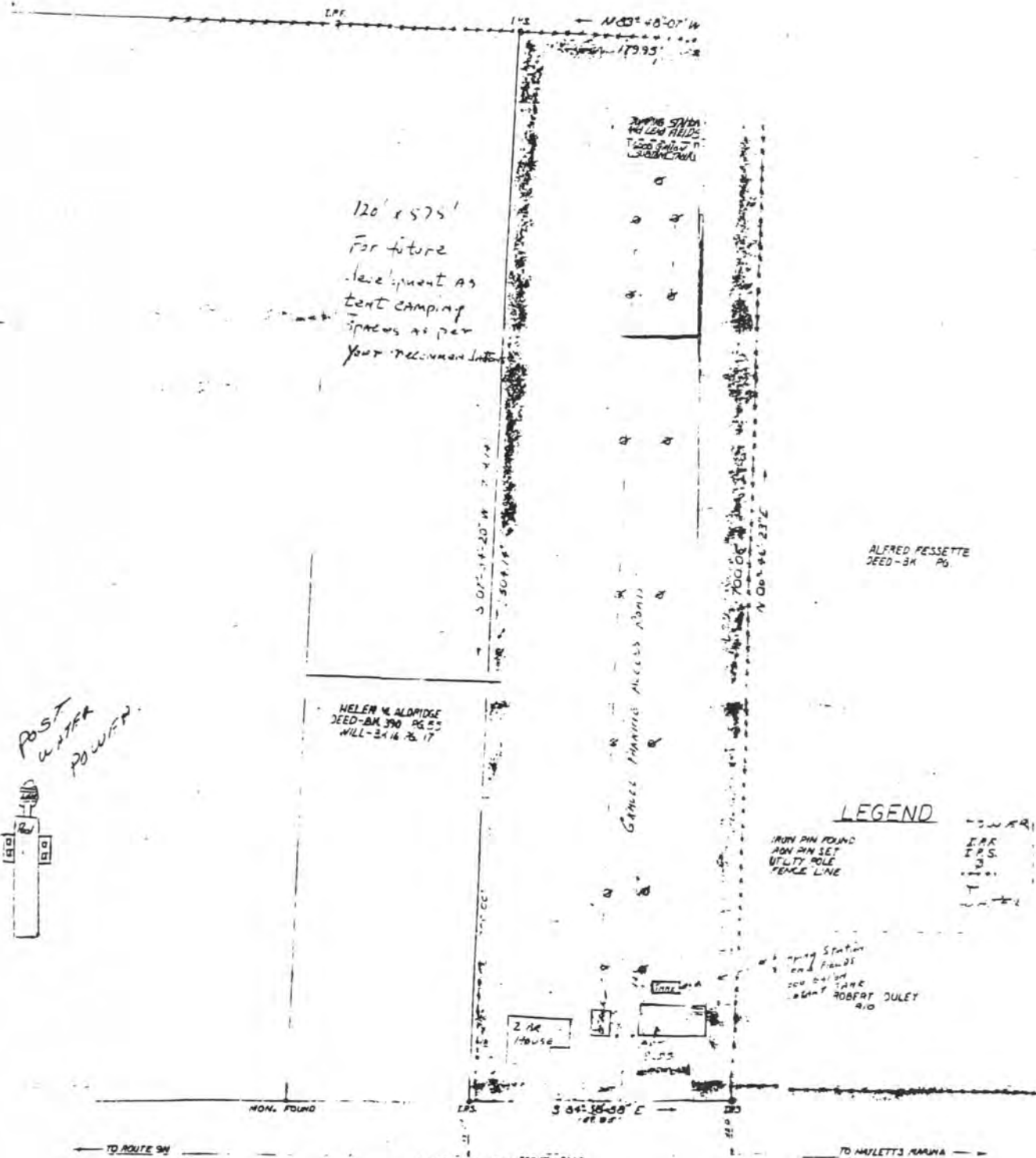
*Andrew C. Abdallah*

**Signature .....**

Andrew C. Abdallah, P.E.  
Senior Public Health Engineer

Date... May... 1984.....

12/77



120' x 575'  
 For future  
 development as  
 tent camping  
 areas as per  
 your recommendation

HELEN M. ALDRIDGE  
 DEED-BA 390 PG 55  
 WILL-2416 PG 17

ALFRED FESSETTE  
 DEED-BA PG

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- FENCE LINE
- SWAMP
- IRK
- I.P.S.
- ...
- ...
- ...

Water Station  
 on Field  
 200' DIAL  
 TANK  
 PLANT ROBERT JULEY  
 410

2nd  
 house

**MAP OF SURVEY**  
 SHOWING CERTAIN LAND OF  
**GEORGE A. AND ELIZABETH H. CARPENTER,**  
 REF. DEED 4-29-71 VOL 538 PG 254  
 TOWN OF BEEKMANTOWN

CLINTON COUNTY NEW YORK

DATE: 2/10/75

1:50



Document: Letter from George A. Carpenter

Response:

1. and 2. It is a stated policy that the OPRHP will cooperate with private enterprise to the fullest extent possible without compromising the character of public resources or access. The location and extent of proposed facilities for Phase I development (day use) as described in the master plan and FEIS are judged to be optimal. OPRHP through its Thousand Island State Park Region does, however, have an interest in monitoring what may occur on private lands adjacent to the park, especially in regard to campsite development (size and number). The potential for campsite development on lands next to or near Pt. Au Roche State Park will be considered prior to any design for the second part of camping development at the State Park.

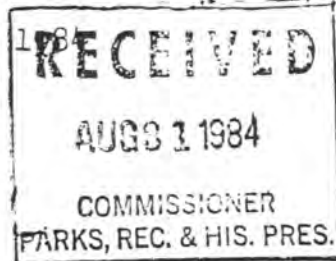
The OPRHP appreciates Mr. Carpenter's apparent interest in dedicating a building for state park purposes. It is not this agency's primary function, however, to review or design facilities for private enterprise. The agency does have an interest in keeping abreast with changes, in private facilities, that may occur as a result of the operation of the park. Mr. Carpenter should keep in touch with regional staff in regard to park construction and improvements or changes to his operation.

A copy of the design guidelines within the Statewide Comprehensive Recreation Plan will be forwarded to Mr. Carpenter for his information.



Ralph T. Conroy  
Rt. #1, Box 361  
West Chazy, New York 12992  
Phone: 518, 563-8056

August 28, 1984



Orin Lehman, Commissioner of  
Parks, Recreation & Historic Preservation  
Empire State Plaza  
Agency Bldg. #1  
Albany, N.Y. 12238

Dear Mr. Lehman,

I am a resident of the town of Beekmantown who has had a thirty-five year acquaintance with Tredwell Bay and the Point au Roche area where a state park is being planned for development. I recently read the draft master plan for the park and attended a public meeting concerning its development. Since then I have talked with a number of people about the preferred alternative plan and offer the following views concerning it.

To begin with, the planned use of Deep Bay for deep water draft boat mooring and waste water pump out station is in glaring contradiction to the designated landuse described for both Long and Middle Points which form the borders of the bay and the general park land classification as Scenic Park. The idea of securing both Long and Middle Points in as undisturbed a state as possible for hiking, natural education experiences and primitive shoreline is commendable and correct. The proposed use of Deep Bay will tarnish these goals.

Presently Deep Bay is used rather heavily, unofficially and disorganized by sail boaters on many of the weekends of July and August. Mid-summer weekdays finds only a handful of boaters using the bay and so goes the rest of the boating season. Thus, for most of the year, the present disorganized use barely interferes with the primitive nature of that vicinity. The addition of boat moorings, a pump out station and water tower will be a permanent detraction from the natural setting versus the temporary weekend detractions present during the mid-summer months. At best, land users of the area will get views of rows of boat bouys and waste water facilities all year long. This is particularly distressing as there is no real demonstrated need for such development.

For many years these boats have dropped their ankors for overnight stays without mishaps. The desire for waste water dumping facilities to prevent dumping in the bay is off key as well. Within a mile of Deep Bay there is a public marina with these facilities and there are three or four within five miles. There is no good reason why the state and its tax payers should have to construct a waste water pumping station on the off chance that a few of the careless and inconsiderate boaters who choose to dump their waste water into the lake rather than go to already easily accessable marinas may choose to use this one. I doubt that

they will. The only solution for those boaters is a law that would prohibit the existence of boats with waste water tanks that can be dumped into the lake.

Should the state determine that the waste water facility is an absolute necessity, then it should be put in Middle Bay where there is a planned boat launching site. This would be a much more compatible use than that of Deep Bay. However, the state's money would be better unspent if both of these projects were deleted from the park plan. There is already one public boat launching site on Point au Roche.

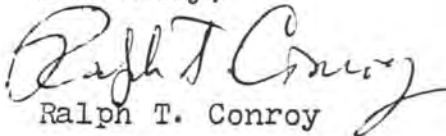
Secondly, I would like to comment on the proposed beach development. The vast stretch of sandy beach is, by far, one of the greatest of the park for day use visitors and is where the greatest popular demand will be brought to bear. Thus, care should be taken to assure that the best area is developed and that there should be plans for expansion. This has not been done. The area to the east of the proposed bathing beach is by far the best beach for bathing. The second best area is the eastern portion of St. Armands beach. In spite of its falling third, the designated beach area should be developed, but use, in an undeveloped state, of the beach to the east should be allowed. St. Armands Beach should be left undeveloped and held for possible future use or used in its present primitive and undeveloped state.

Finally, I feel that there are far more camping sites than the area needs. This was confirmed by statements of members of the Private Campground owners of New York given at the public meeting on the park on August 16. I think that 50-75 campsites would be more appropriate.

Since the Scenic Park land use classification limits the park to a total of 30% developed area, I think that caution should be used in the initial development phases to cover as little of that 30% as possible. Particularly since so little of the beach area is slated for development; popular demand will necessitate opening more of it to public use at a later date. Thus development of the deep water boating facilities should definitely be delayed or preferable abandoned as should the boat launching site in Middle Bay. Also, campsites should be markedly reduced.

Thank you for having a review process that allowed me the opportunity to make this statement.

Sincerely,

  
Ralph T. Conroy

Document: August 28, 1984 Letter from Ralph T. Conroy

Response:

1. Deep Bay. The situation in Deep Bay will be monitored and a more formal mooring program will be developed and implemented providing there is demonstrated need. This need can be reflected in problems arising with use of the bay by too many vessels (e.g. safety problems) or adverse changes in water quality.

Design of the wastewater pump out station will be consistent with the shoreline character. The "tower" described in the draft plan is somewhat misleading, since this is basically only a 6-8 foot high hose which delivers water. The OPRHP views the construction and operation of a wastewater pumpout facility as an important element not only in protecting the quality of the water resources in association with the park but also of Lake Champlain proper.

2. Boat Launch. The boat launch facility at Pt. Au Roche will be constructed and operated primarily for park patrons (day users and campers) who wish to access the Treadwell Bay area. The time of travel by water from the public launch situated on the other side of the Pt. Au Roche peninsula is substantial especially in terms of safety considerations during storm events.

3. Beach. The OPRHP has evaluated alternative sites for development of the public beach. The area to the east of the proposed beach presents some significant environmental constraints. For example, there is an exposed portion of bedrock present on the beach and the shallow area near Short Point is subject to growth by macrophytes. Perhaps, more importantly, the area behind the beach contains significant environmental areas such as mature hemlock forest, wooded wetland and a spring fed pond. Construction of facilities to service this portion of the beach would require substantial alteration of these areas and increased construction costs. As stated in the master plan, the beach areas on either side of the proposed beach have been designated as potential expansion areas.

4. Camping Sites. The camping element of the master plan has been divided into two parts the first of which will consist of 60 unimproved and 30 carry in sties. The decision regarding implementation of the second part (up to 120 additional unimproved sites) will depend on findings from additional evaluation of resource capacity and effects on private campgrounds.

5. Scenic Classification: The initial phases of the plan consist primarily of the day use elements which will result in a total development which is substantially less than the 30 percent criteria.