



**New York State Office of Parks, Recreation and Historic Preservation**  
The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building 1 Albany, New York 12238

518-474-0456

M E M O R A N D U M

TO: Edwina Gilbert

FROM: Julia S. Stokes *J. Stokes*

Date: August 29, 1984

Re: OPRHP Project  
Point Au Roche State Park  
DEIS - upgrade public use  
Clinton County

Thank you for sending us a copy of the Draft Environmental Impact Statement for the above referenced project. It has been reviewed and we now await the archeological report which will serve as the basis for additional comments from our bureau.

If you have any questions, please contact Rebecca Harrison at 4-3176.

cc: Ivan Vamos

**RECEIVED**

SEP 6 1984

**ENVIRONMENTAL MANAGEMENT  
BUREAU**

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DEPARTMENT OF GEOGRAPHY  
(518) 564-2161  
PLATTSBURGH-NEW YORK 12901

August 16, 1984

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

Dear Commissioner Lehman:

I am submitting this statement along with copies of previous statements I have made on June 27, 1983 and February 8, 1984 for your reference. I am making this statement as both the representative for SUNY-Plattsburgh on the Ad Hoc Committee for Point Au Roche State Park and a resident and taxpayer of the Town of Beekmantown. I am also including a copy of the outline I have my students follow for preparing a master plan for Point Au Roche State Park for a course I teach entitled Geography 431 - Recreational Land Use Planning. This course has been taught each fall since 1976.

The OPRHP is to be commended for finally releasing a Draft Master Plan and Draft Environmental Impact Statement for Point Au Roche State Park. There are both strengths and weaknesses in this document. On the positive side the economic impact of the project is well documented, the important role of the nature and historical center is excellent, the preservation of shoreline open space is to be commended and the concept of bikeways is good but should be expanded. I hope a close working relationship with SUNY - Plattsburgh will exist with the nature center. This will provide an excellent opportunity for our internship program. However, I wish the natural resource analysis had been done in the scholarly fashion of the economic analysis. (1)

My criticism of this document will focus on four principal matters of concern: (1) the draft plan is not an environmentally sound one; (2) the cost estimates for the draft plan are unrealistic; (3) the preferred alternative in the draft plan is not compatible with the "Scenic" classification in the New York Statewide Comprehensive Recreation Plan (1983); and (4) the draft plan doesn't address the significant recreational use made by small craft who anchor close to shore on the three beaches.

A matter of major concern is that appropriate resource analysis was not undertaken to insure that the carrying capacity of the park land resources were taken into consideration for the design and location of facilities. This was supposed to be done as stated on page 48 of the Draft Master Plan as a Policy. THE PLAN PROPOSED IS NOT AN ENVIRONMENTALLY SOUND ONE. A good plan starts with a thorough analysis of soils, slope and drainage. This was not done. Limitation maps for different recreational land uses were not constructed. Specifically, at least seven different limitation maps should have been constructed--Septic Tank Absorption Fields; Camping Areas; Picnic Areas; Playgrounds; Paths and Trails; Streets and Parking Lots; and low buildings with and without basements. These limitation maps should have been constructed overlaying the soil series map with the slope map to map out the three commonly used categories of limitations: slight; moderate; and severe. It should be noted that the slope map did not use the correct slope intervals, which should have been 3%, 8%, 15%, 25%, and 35%. (2)

The draft plan does not define what each of the three degrees of soil limitations for development mean. The commonly accepted definitions for each of these three terms are: Slight - relatively free of limitations, or limitations that are easily overcome--the best potential for intended use; Moderate - limitations need to be recognized, but they can be overcome with good management and careful design--intermediate potential for the intended use; Severe - limitations are severe enough to make use questionable, the poorest potential. It is important to note that a rating of severe does not mean that a soil cannot be used. However, it is more expensive to develop these soils, due to the modification that is needed.

I have previously stressed that the soils for most of the area present severe limitations for development due to either poor drainage or bedrock at or near the surface. Take camping for an example. All of the area of the park has severe limitations for camping except for a 25 acre tract of Amenia soil and a 10 acre tract of Fahey soil. Yet, camping areas are not designated for these soils. Perhaps 100 campsites could be put in these areas, based on 5 campsites per acre. The question of wastewater treatment is also not adequately addressed. (3)

To implement the Draft Master Plan the cost estimates are grossly inaccurate. The cost of the roads alone would use a significant part of the projected \$6.1 million. Costs would be prohibitive to modify the soils to the degree needed for completion of the Plan. I would like to see a more detailed cost breakdown. (4)

The preferred alternative is not compatible with the "Scenic" classification as presented in the 1983 Statewide Comprehensive Recreation Plan, which identifies "Scenic" as somewhere between "Primitive" and "Low Intensity Development." It is preposterous to consider (5)

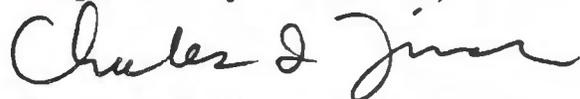
a major state park with over 200 campsites in this category. Only a very few of the largest campsites in the state have between 200-300 campsites. Alternative # 2 would therefore much better fit the "Scenic" classification.

Finally, the draft master plan doesn't address the matter of the significant recreational use made by small craft who anchor close to shore along the three beaches. This is probably the finest resource on Lake Champlain for such a use. On weekdays during the summer about 10-20 boats can be found at any one time. This number expands to 50-100 on the weekends.

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I thank you for the opportunity to comment on this matter. I hope that SUNY - Plattsburgh will be able to work closely with the OPRHP when the Park is finally opened through its faculty and internship program for students.

Respectfully submitted,



Charles I. Zinser, Ph.D.  
Associate Professor of Geography

DEPARTMENT OF GEOGRAPHY  
(518) 564-2161  
PLATTSBURGH • NEW YORK 12901

June 27, 1983

Dear Thousand Island Park Commissioners:

I am making this statement primarily as a faculty member of State University College - Plattsburgh but also as a resident and taxpayer of the Town of Peekmantown.

During each Fall Semester for the past eight years I have taught a course (Geography 431 - Recreational Land Use Planning) where the focus has been planning a State Park for Point AuRoche. The 850 acre Point AuRoche tract serves as a valuable educational and recreational resource for SUNY - Plattsburgh. Via detailed natural resource inventories conducted by my students and myself I have concluded that the natural resource base should be protected in any planned development of the Park. The character of much of the land renders much of the property unsuitable for development. Specifically, I am referring to large areas of poorly drained soils and large areas of bedrock either at the surface or very close to the surface.

The property should be opened for public use but at a low level of intensity of use. It would be a mistake to allow a development of the type that currently exists at Cumberland Bay State Park or the City Beach. The residents of Northeastern New York need a much different type of recreational experience. I would hope that Point AuRoche State Park would be managed as a "natural area" type of Park. It would be most enlightening to see an interpretive/public meeting facility as the focal point of the Park that would serve as the catalyst to stimulate use by local schools, colleges and civic organizations. Such a facility would educate individuals about the various natural areas of the Park. Other development should be limited to a simple boat launch site and a rather limited beach/picnic area. The use of the latter area could be controlled by having distant parking, thus limiting the intrusion of roads into the Park. Bicycle paths would be an appropriate use for the Park. The summer activities that should be emphasized are hiking, nature study, picnicing and swimming. Limited "walk-in" primitive campsites would be an appropriate use. Two unacceptable types of development would be a marina and "drive-to" campsites. Marina development should be left to the private sector, off the site. Wildlife areas within the Park should be identified early and their protection given

high priority. The farmland in the western portion of the property should either be sold or exchanged for more contiguous land. Such a sale or exchange should insure the land remain in agricultural use to help protect the open-space character of the surrounding lands.

The fact that the property has been off the tax roll of Leekmantown for almost a decade now is a sore point with the residents--especially when they are not allowed to use the property. Some residents do point out the economic impact a major developed state park would have. But many other residents have expressed an interest in keeping the property pretty much as it now is but allowing low intensity use. I am sure a park of the type I have proposed in this statement would appease both groups and help improve the quality of life in the area.

In closing I urge the Commissioners to support a natural area type of park for Point auRoche, one where the residents can have a different type of experience than the other Parks in the area offer. Such a park is sorely needed.

Respectfully submitted,

Charles I. Zinser, Ph.D.  
Associate Professor  
of Geography

Box 71 O'Neil Rd.  
West Chazy, New York  
12992  
February 8, 1984

New York State Office of Parks, Recreation  
and Historic Preservation  
Albany, New York

Sirs:

I would suggest that the following concerns should be addressed as you prepare a draft master plan and Draft environmental Impact Statement for Point Au Roche State Park:

- 1) the serious limitations for development that exists over much of the site because of either very poorly drained soils or bedrock at or very close to the surface.
- 2) the sewage disposal systems for the different alternatives.
- 3) provision for a buffer zone along all of the shoreline except for the swimming area for alternatives "3" and "4."
- 4) assessing if the Design Day Capacity Utilization figure of "77" for Clinton County in 1980 warrants the construction of a large number of additional campsites.
- 5) the provision of a "natural area" type pf park for the residents of N.E. New York that can provide an alternative to the type of experience that can be had at other state parks in the area.
- 6) the New York State Park Land Classification System which identifies Point Au Roche as a "Scenic Park." (The matrix on page V-116 of People, Resources and Recreation (1983) identifies the developability of such a park as somewhere between "Primitive" and "Low Intensity Development," which should preclude alternatives "3" and "4.")
- 7) the role that Faculty and students from SUNY - Plattsburgh could play in overseeing outdoor education and interpretive functions at the park.

Respectfully submitted,

Charles I. Zinser

GEOGRAPHY 431 - RECREATIONAL LAND USE PLANNING

"Point Au Roche State Park Master Plan"

- I. Introduction
  - A. Purpose and Objectives (including Development Philosophy)
  - B. The Park and Its Setting
  - C. Summary and Recommendations
- II. Population and Demand Analysis
  - A. The State and Regional Recreation Plans
  - B. Population in the Primary and Secondary Demand Zones
  - C. Existing Outdoor Recreational Facilities in the Demand Zones
- III. Survey
  - A. Program Development
  - B. Inventory of On-site Factors
    1. Existing cultural features (man-made elements)
    2. Applicable ordinances
    3. Natural Resource Inventory
      - a. slope
      - b. soil
      - c. hydrology
      - d. geology
      - e. vegetation
      - f. wildlife
    4. Natural Forces
    5. Perceptual Characteristics
  - C. Inventory of Off-site Factors
    1. Land-use Patterns
    2. Stream and Drainage Sources
    3. Visuals, smells and sounds
    4. Neighboring Aesthetic Character
    5. Public Utility Locations and Capacities
    6. Transportation Ways and Systems
- IV. Analysis
  - A. Program Relationships
  - B. Relationship Diagrams
  - C. Limitations for Development
    1. Septic Tank Filter Fields
    2. Low Buildings
      - a. With Basements
      - b. Without Basements
    3. Streets and Parking Lots
    4. Athletic Fields
    5. Play and Picnic Areas
    6. Campsites
      - a. tents
      - b. trailers
  - D. Site analysis
- V. Synthesis (Master Plan Design)
  - A. Design Concept
  - B. Refined Plan
- VI. Development Program
- VII. Cost Estimate

### Required Maps for Master Plan

1. Cities and Highways in the Demand Zones
2. Existing Parks in the Demand Zones
3. Existing Cultural Features
4. Slope
5. Soil
6. Hydrologic Features
7. Geology
8. Vegetation
9. Wildlife
10. View Map
11. Limitations for septic tank filter fields
12. Limitations for low buildings with basements
13. Limitations for low buildings without basements
14. Limitations for streets and parking lots
15. Limitations for athletic fields
16. Limitations for play and picnic areas
17. Limitations for campsites with tents
18. Limitations for campsites with trailers
19. Site analysis
20. Design Concept Plan
21. Refined Plan for Entire Area
22. Blow-up of Day Use Area
23. Blow-up of Camping Area

Document: August 16, 1984 Letter from Charles Zinser, Ph.D.,  
Associate Professor of Geography, SUNY, Plattsburgh.

Response:

1. Bikeways and Nature Center. Bike trail alignment and extent can be modified in response to use by and interest of patrons.

Since (and perhaps prior to) the purchase of Pt. Au Roche State Park by OPRHP, there has been a significant and close working relationship with SUNY, Plattsburgh. The OPRHP fully expects this relationship to continue.

2. Resource Analysis. The OPRHP does not agree with the statement that the plan is not environmentally sound. Resource analyses were conducted at a level of detail commensurate with the detail within the Draft Plan.

Soils. Definitions of the soil limitation classifications have been incorporated into the master plan and more detail has been provided within the soils analysis portion of the plan.

The Draft Plan contained a description of the severe limitation classification of most of the soils within the park for recreational type uses. Indeed, Appendix B of the plan contained a detailed breakdown of soils classifications and uses for each soil type.

The OPRHP agrees that a series of limitation maps for various potential uses can serve as an excellent aid in determining the suitability of areas for development based on soil capability. By preparing these maps and overlaying them one can determine which areas of the park have a better capacity for development. In the case of Pt. Au Roche State Park, however, it is clear that with the exception of the Amenia, Benson Galway, Fahey and Coveyton types, all the soils are classified as possessing severe limitations for all recreational uses. Even these exceptions are classified as having severe limitations for most uses. The only uses which have moderate or slight limitations in the above exceptions are paths and trails (Benson Galway and Coveyton) and camping (Amenia and Fahey). Thus while limitation maps could have been prepared for various potential uses, all of these maps would essentially show only one class of limitation: severe.

Another way to illustrate the extent of the severe classification of soils in Pt. Au Roche State Park is to estimate the approximate percentage of parkland classified as possessing severe limitations. For roads and parking lots, low buildings, absorption fields, camp areas, picnic areas and playgrounds, 96 percent or more of the soils at Pt. Au Roche are classified as possessing severe limitations. Moreover, 53 percent of the soils of the park have been classified as having severe limitations for paths and trails.

What does the fact that over 95% of the soils of Pt. Au Roche State Park have severe limitations for all uses except paths and trails mean in terms of park planning?

From Dr. Zinser's comments:

"It is important to note that a rating of severe does not mean that a soil cannot be used. However, it is more expensive to develop these soils due to the modification that is needed."

From the Draft Plan/DEIS:

"While these soil limitations do not preclude development, they do indicate that special design and construction considerations may apply to implementation of any plan for Pt. Au Roche State Park."

The OPRHP is in full agreement with Dr. Zinser and has early recognized the possibility of increased construction costs due to soil limitations. Indeed, this consideration had some bearing on the initial cost estimates for access road and parking facilities servicing the park. The OPRHP has, however, also taken the position that the SCS classification provides indications of likely problems and of the need for additional detailed soils investigation to determine more precisely, the extent and location of limitations. Findings from more detailed investigations, will allow OPRHP to determine more accurately the additional costs needed to manage these limitations.

As stated within the revised plan, the development of camping at Pt. Au Roche is to proceed in two parts. The first part consists of a total of 90 sites -- 60 unimproved and 30 carry-in. The appropriateness and feasibility of construction of the second phase of camping will then be evaluated, including the possibility of use of the Amenia and Fahey soils. These soils are, however, not optimally located in terms of functional relationship to other uses, in particular the beach/day use area. Thus they are not deemed appropriate for use during the first part of the camping development.

Slope. The OPRHP used slope intervals recommended in Architectural Graphics Standards (Ramsey and Sleeper, 1970). While these intervals are not identical to those used by the SCS, the OPRHP feels the slope map identifies those areas with potential for construction problems either through too little slope (i.e. <3%) or to great a slope (i.e. >20%). There will not be any construction on or near steep slope areas and construction activities in level areas with a potential for poor drainage will be limited to the day use elements of the plan.

Likewise, development of the park will be kept away from the primary drainage areas (streams associated with Duck Pond and the pond/wetland behind the easternmost portion of Treadwell Bay beach).

3.Wastewater Treatment. Additional information pertaining to wastewater treatment facilities has been added to the report. Findings from more detailed studies of soil characteristics (Atlantic Testing Laboratories, 1984) indicates that point discharge of treated wastewater to the lake will not be required. Raised leaching fields may be necessary to service certain elements of the master plan.

4.Cost Estimates. The cost estimates within the Draft Plan were derived by staff of the Thousand Islands State Park and Recreation Commission using standard engineering criteria. The OPRHP feels that the estimates are reasonable starting points. Actual costs may be higher or lower depending on the extent of limitations encountered and the findings from future feasibility studies (e.g. second phase of camping). A more up-to-date breakdown of cost estimates of elements in Phase I has been added to the master plan.

5.Scenic Classification. The information on scenic classification has been expanded in the Introduction Section of the Final Plan (i.e. "B. Relationship to State and Regional Plans). The OPRHP agrees that Alternative #2 would have less impact on aesthetics of Pt. Au Roche State Park since that alternative calls for less development. The OPRHP also feels, however, that with provisions for 70 percent undeveloped parkland, shoreline buffers, and landscaping of developed areas that the camping element as proposed can be constructed in a manner consistent with the Scenic Classification. In terms of scenic impact, the number of campsites proposed must be viewed in the context of total size of the park. The impacts of 210 campsites in a 50 acre park are quite different from the same number of sites in a park the size of Pt. Au Roche.

6.Small Craft. A statement concerning potential use of bathing beaches by operators of small water craft has been added to the master plan. Small craft will be directed to the beach area between the proposed bathing beach and Short Point. Whether a formal plan for managing these landings by persons in small boats will be necessary will depend on the extent and impact of such activity.

SECTION III

PT. AU ROCHE PUBLIC HEARING RECORD

AUGUST 16, 1984

My name is Peter Appelbaum. I am from the NYS Office of Parks, Recreation and Historic Preservation in Albany. I have been asked by the Commissioner to serve as the Hearing Officer or Moderator of the Hearing tonight which we are going to conduct in accordance with the provisions of Article 8 of the Environmental Conservation Law, Part 617 and Title 6 of the Official Compilation of Proposed Rules and Regulations of the State of New York. As you know, a determination has been made by the New York State Office of Parks, Recreation and Historic Preservation that adoption of a Master Plan for the future use and operation of Pt. Au Roche State Park may have a significant effect on the environment and that an environmental impact statement would be prepared. On July 30th 1984 a Draft Environmental Impact Statement was completed and in concert therewith with the Notice of Completion. Notice was given that a public hearing would be held this evening in connection with the matter. The purpose of the hearing is to assist this agency in this decision-making process by providing a forum for public comment on the Draft Environmental Impact Statement. The hearing record will remain open until the 30th of August and any person wishing to do so may until that date submit a written statement or comment that they wish to make. On that date, the Hearing Record will be closed and the agency will begin the preparation of the Final Environmental Impact Statement based on the Draft Statement plus the comments which were received at this hearing and any comments submitted thereafter. As I noted before, the purpose of the Hearing is to provide a forum for the agency to receive a comment on the Draft Environmental Impact Statement. The hearing will be legislative in nature. It is not an adversary hearing. When I say legislative I mean fact-finding. I would like to conduct the Hearing in the following manner. I think first the staff from the agency is prepared to provide you with an overview of the Draft Master Plan for the park and an overview of the environmental impacts. When that is completed, I will then call upon every person who has indicated that he or she wishes to make a statement or make a comment and I will request that each person that I call on please come forward, make your statement from here. We're taping the proceedings tonight and if you come up here to make your statements, it's guaranteed that your statement will be in the record for us to review. I can't guarantee that shouts or questions or comments that are made in a random fashion from the the audience will be picked up or will be included in the record. So I would appreciate if you would give me your cooperation in that regard. After we complete the giving of all statements and comments, although there is no requirement that we answer questions, I think we'd be happy if you have any questions to try our best to address them. There may be some questions that we won't be able to answer here but I'm sure that any relevant questions will be answered even it takes a week or so to prepare an answer - to review and research the matter. So without any further hesitation I would like to call on Deputy Commissioner Ivan Vamos from our office to begin the hearing.

Ivan Vamos, Deputy Commissioner for Planning and Operations for the NYS Office of Parks, Recreation and Historic Preservation.

Thank you, Peter. Thank you for coming to this hearing and thank you for your time. This is not only for the individuals that came tonight but especially for the Ad Hoc Committee and the many people that have helped us: SUNY Plattsburgh staff and students, SCS, CONY, many other organizations that have helped us gather information and will continue to do so in this process. Commissioner Lehman asked me to thank you and to personally do whatever I can to help with this process. Our staff has a brief summary available for those who haven't received it. These are yellow copies. There are a few copies of the Plan themselves that will be available for those who absolutely need them for their further study. I am going to ask that staff remain here after the meeting so we'll have a chance to discuss detailed questions afterwards if there are any items that have to be dealt with at that time. I will ask that they make a brief statement.

Mr. Appelbaum. I would like to call on Charles Elliott, our Regional Director in the Thousand Islands Park Region who will give you a brief overview of the Master Plan.

Charles Elliott, Regional Director for the Thousand Islands Parks, Recreation and Historic Preservation Commission.

Thank you and I also am very happy to see everybody here tonight. The first part that I should discuss is a little bit of the history of the development of Pt. Au Roche. Use of Pt. Au Roche State Park really started in 1954 as a request for some sort of park facility at Pt. Au Roche. When Clinton County was trying to arrange for a county park, and of course at that time the county had some information on it and was working on it but did not start any development or any land purchases at that time. About 1969 the Office of Parks and Recreation was asked to come over into this area. When they came over to this area they immediately noticed the high demand for several types of recreation in this area. It was noticeable because of the overuse of the existing parks we had and the growing demand for boating. These were days that cars just were not able to get into our parks. People were leaving the park and we started looking for some area that could take care of this recreation demand. It wasn't until 1974 that we were able to purchase the land through a bond act and since 1974 we have not been able to obtain the funds for development until really you people got excited about the whole thing. It was suddenly brought up to the county saying that the county/state should do something with the land or we should get rid of it. Several people and several organizations that have been using our park at that time came to the conclusion that we can't lose this valuable resource facility. So this park was really something asked for and paid for. I've been involved with about fourteen or fifteen park developments but this is probably the most thrilling one for me to get involved in because of the Ad Hoc Committee under the leadership of Wayne Byrne. It has been one of the greatest groups of people that I've ever had the opportunity to work with. They come from all interests and recreation, financial organizations, camping, boating, etc. Needless to say when we sat down to start this draft and look what would go into a park at Pt. Au Roche, there was very little agreement. Everybody had their own route to go in but everybody was able to sit down and discuss this and work out a plan. In fact they changed our minds on the park very much. Originally, our development was quite a bit more intensive but people in the area were looking for a more environmentally sound park -- something that was less intense.

I'll attempt to describe a little bit of the park to you. Most of you have the drawings in front of you so you can look at the plan. This shows the land as it was more than anything else and I think it's a good way to look at the property and see what the items of the plan were. Not surprisingly, the Ad Hoc Committee and our committee came up with some of the things they wanted to preserve such as the environmental quality of the park, scenic views of the park and the lack of pollution.

(Slide of Long Point).

This particular slide shows Long Point, which we felt was more adapted to trails and environmental education programs. It also has a great deal of vegetation of different types. I talked to Dr. Philip Walker the other day and he says he's had to get his textbook out in order to verify the different types. This particular area will be left pretty much as it is. It will be our environmental education and historical center. As you go down through this area there will be trails and interpretive signs and there will also be some cross-country skiing in the winter. We are planning in the future a museum in this area which will be able to show and display the different environmental and historical aspects of the area. There will be a meeting place for school children and a classroom for school teachers. There will be places for boy scouts and cubscouts and it will also be the headquarters for our winter recreation program. The building for this entire nature education center is just a small part of the overall program. In fact we've already started the nature part, and that is the land itself. That is really the major emphasis of the nature center and the museum -- just the location to interpret for the people and get them started in this type of contact. I emphasize this because as you go through the plan you see in the program that the nature center is maybe third or fourth down the line, and yet this is one of the most sought-after things in the plan. Only the construction of the buildings is the third or fourth thing down

the line in the phasing of the plan. We are hoping to continue the nature education program. We've already started this program at the headlands office and we invite you people to come up and see what we've done. I was up there today and they've already got some bulletins and some educational material.

(Slide of Deep Bay).

This shows Deep Bay. It's a bay that is some 3000 feet long. It ranges from 700 to about 500 feet wide. It is being used extensively now for (informal) mooring. It's a problem in that people are used to going into that area. They are placing their refuse on the shorelines and they are also dumping their bilge tanks. Part of the plan will be to limit the number of boats that will be going into Deep Bay to about 60. About 2000 boats used Deep Bay last year, which is about double the number which used the bay just three years ago. Therefore, we feel that with this type of pressure on Deep Bay we'd have to limit the number of big boats. Also at Deep Bay we will be putting in a sewage pump-out station for boats to help eliminate some of the problems and help keep Lake Champlain clean. At the same time we will provide a service to the boaters that are going to the area. It would be a transient boating facility. It was early on decided by the committee that we would work very closely with the private boat marinas in the area. There's one private marina up at Moony Bay that we feel could take care of the building facilities and the boating rentals. As we scan this area here you'll notice on your plan that it is an area that is going to be left pretty much to the wild with the exception that we will be putting in some trails and some vista points. There's a beautiful vista point on the end of Long Point where you can see not only the Vermont Mountains but also the Adirondack Mountains on a nice clear day -- it's just a beautiful site and a great place to sit.

(Slide of Middle Bay)

The boat launching site will be going in this area. It will be a single boat launching site that will basically be there to provide access for boaters in the area to that bay, which is noted for its fishing. Because of the salmonid program administered by the Department of Environmental Conservation, it is anticipated that the fishing will increase. This boat launching site will also give us access to ice fishing.

(Slide of close up of Middle Bay shoreline).

This is a close-up view of part of the area where the boat ramp will go. Our roads should come down in an area where we will probably not disturb any trees or any of the natural growth. We'll be putting boats in the lake at this point.

(Slide of Beach facing Treadwell Bay).

This shows you the area for the bathing beach. A major thing that the people wanted was a bathing facility, and this is a Phase I item. Many of the people who are native to this area realize what happens on the weekend. We're just mobbed with bathers. We have chosen this area so that we will not disturb some of the forested ground that is in here. The development will be a sand beach up to 101 feet elevation. From there up to about 300 feet elevation will be a grassed-in area and then the parking lots. The two parking lots will hold about 400 cars. There will be picnicking in the area by Short Point and also by the side of Rudes Point. We will have a concession building at the bathhouse facilities. In order to maintain the scenic vista from the lake looking into the shoreline, and this was one of the things that we really wanted to maintain, all of our buildings will be of very low profile. We're now working on the (design) of the bathhouse. We're leaning towards a type of cedar-log building which will fit into the style of this park.

(Slide of wetland at northern end of Deep Bay)

This is right at the end of Deep Bay. Again it shows you the area where we'll be putting the nature center/education building. It'll give you an idea of the area of where there will be parking.

(Slide of upland portion of park)

This shows some of the backland looking more or less west from the middle of the park toward Middle Point. The main reason we wanted to show this is so that you could see the camping areas -- again we try to keep the camping on high ground in loops. Since the EIS has come out we have received a request for

some campsites nearer the water. Outside of that ,most of the camping will be in the areas where there is an existing tree line and areas where we want to make new ground.

(Slide of overview of park)

This gives you of a scenic view of the park as a whole from the lake. One of our policy statements is to spoil that scenic view as little as possible. As you look along the shoreline (of Lake Champlain) you'll see that it's pretty much being developed. We hope we can maintain an area in the Pt. Au Roche where you'll see some natural beauty -- the way the park shoreline should be.

I think I've pretty much covered all the points .

Mr. Appelbaum. Thank you very much. At this point, I'm going to call on Tom Lyons. Tom is an Environmental Analyst with our office in Albany and he can give you a brief overview of the environmental impacts of the proposed master plan.

Mr. Lyons. My comments will be very brief. Before I get into the impact analysis section itself I would like to emphasis one aspect of this environmental review process. This plan is draft plan. It still part of the decision-making process. The decision has not been made to adopt the plan. The decision has not been made to adopt any of these elements within the plan. It is important that we receive your comments, and they will be given consideration throughout the decision-making process.

In regard to impacts- whenever you bring people and resources together there's going to be an impact. Really, that's what our agency is in the business of doing; it's bringing people into contact with resources. One of the more important goals of planning is to do this without significantly altering or affecting in an adverse way these same resources. One of the key components of a planning process is to look at your park in terms of what the resources are telling you--their sensitivities, their capacities, etc. You can then direct your intensive development, such as parking lots, bath houses, and campgrounds, away from more sensitive areas and toward areas that are more capable of withstanding development. On the other side of the coin are passive or low-intensity kinds of uses. You try to match them up with those areas of your park that are most sensitive. I believe we've accomplished this in the draft plan. I think we have, for the most part, directed the intensive development away from the more sensitive areas. and in doing so accomplished significant protection of the more important features of the park.

There's a table on page 84 which addresses the impact of alternatives. There are four primary alternatives that have been evaluated by the Ad Hoc Committee. I'm not going to get into the details of the table. It shows pluses and minuses in terms of beneficial and possibly adverse impacts. The purpose of the table is to give you a sense of the overall impact of each alternative. The bottom line is that the agency believes that Alternative 3 is the best in terms of providing recreation opportunities while at the same time sufficiently protecting the character of the environmental resources of the park. If you have any questions about those pluses and minuses please ask them during the question section of this hearing..

The next part of the impact section, really the central part, consists of two tables. One is a listing beneficial impacts. I think sometimes we overlook the beneficial impacts and tend to focus on possible adverse impacts. There are substantial beneficial impacts to the users themselves. There are benefits to the economy from recreation and there are also benefits to the environment. It's important to recognize that 70% of the park will be protected from substantial alteration and from substantial adverse impacts of recreation uses. On the other table is a listing of impacts of possible concern. This plan really does a more than adequate job of protecting the resources because it sets aside significant areas, and the whole process has had a policy of limiting development to 30% of the park. I'd like to go through the same set of slides that Chuck just showed only this time talk a bit about environmental impacts.

(Slide of Long Point)

This is Long Point. It is pretty much set aside as a preserve area. for passive use, low intensity types of uses. Special scenic areas like the point at Long Point will be identified and pretty much left untouched by development. A key component of this plan is the protection of the shoreline. This is an extremely scenic shoreline, as viewed from the lake, an extremely natural condition and this plan calls for the complete protection of the shoreline.

(Slide of Deep Bay/Long Point).

The plan addresses water quality, and in terms of Deep Bay we feel that the mooring proposal- the proposal to control the number of vessels using Deep Bay- and the implementation of a water quality monitoring program is a beneficial aspect of the proposal. Right now, there are numerous vessels using Deep Bay for mooring. We know very little about their effects on water quality. The plan does call for a wastewater pumpout facility which the deep draft vessels could use.

(Slide of Middle Bay)

Now in terms of impacts, we feel that there's potential concern in Middle Bay for impacts. Right now there is very little use of Middle Bay in terms of boating. There will be a boat launching facility primarily targeted at campers and day users. And it's mainly to gain access to Treadwell Bay. Boaters will spend sometime in here loading and unloading boats, but more than likely they will travel out into Treadwell Bay to view the area to do some fishing or whatever. Again, a monitoring program is included. Yesterday and today we were actually taking samples in the bay areas as part of a baseline study.

(Slide of closeup of Middle Bay)

This is the area which will be developed as the boat launch facility as Chuck mentioned. The area has been affected in the past by some kind of development activity. These wooded areas (adjacent to the shoreline) would receive minimal disturbance.

(Slide of beach facing Treadwell Bay)

This is the beach area and in terms of character you will see some change here. There will be about a 400 foot lawn area behind the main beach. There will be parking facilities -- I believe 250 car parking facility here and 100 car facility up in this area. The picnicking area will be primarily within this wooded area. This site (preferred beach location) has the least impact on the diversity of the park; the mature hemlock stands, the pond or wetland system behind this beach area (the eastern most portion of the Treadwell Bay beach) will be protected.

(Slide of western portion of park)

This is an area is a little bit more to the west of the beaches. This is one of the scenic overviews which will be connected with the trail system. There will be a bike trail system that runs through the whole park and that would be part of that trail system.

(Slide of overview of eastern portion of park)

The campgrounds will be located up in this area (upland portion of park) and this is the Nature Center area. This road continues across (the northern shoreline portion of Deep Bay). In fact, there's very significant wetland system (located here) that has in the past been disturbed. That system will be pretty much allowed to return to more natural conditions.

(Slide of western portion of beaches)

This is a look toward the west and is the former St. Armand's Beach Area, which is going to be allowed to return to more natural conditions. In the past the dunes were pushed back (for construction of an access road). This is going to be pretty much a preserve type area.

(Slide of upland portion of the park)

These are the areas which will be developed for camping. They will be primarily limited to the open field areas which are returning to the forested condition. There may be some areas within the wooded areas (for camping) but for the most part the area most impacted and most changed would be the open field area.

Within the statement we address unavoidable adverse impacts. Of the potential adverse impacts, we feel that the only one which is unavoidable is the changing character of the old field area --the former farmland which has and is returning to forest. Some people might feel that developing these (areas) as camping facilities is a positive impact. Others might feel that this is a negative impact. Actually, the pastoral type of setting will be significantly affected in a adverse way by development. The plan includes opportunities for landscaping to help alleviate this change.

I think we touched pretty much on most of the impacts. We talked about scenic impacts and how much of the area is going to be set aside. From parts of the three main peninsulas you will see some of the development. There will be changes (compaction) in the soil in picnic areas, including changes to vegetation, trampling and so forth. We hope to mitigate those kinds of adverse impacts by proper trail development and maintenance and if possible try to have a little surplus in terms of picnic areas so that we can perhaps "rest" a certain picnic area for a year or so to allow it to bounce back. There will be some changes in this area of the shoreline (beaches).

I think that pretty much covers an overview of the impacts. Mr. Robert Anderson, Director of our Planning Bureau would like to speak to you briefly on some of the impacts associated with economy and the private campgrounds.

Mr. Anderson. You've been listening to a lot for a long time so I'm going to try to keep it short. Basically, the economic impacts take two forms. There are direct benefits to the community and there are the recreational benefits and the quality of life factors which are really very important, but very difficult to measure. Regarding the economic impacts in the document, some are positive and some are negative depending on your viewpoint. Another side is a little bit easier to measure but it's a little bit less direct. That's the financial impacts of the plan. Basically, we figure that it will probably generate about 2.5 million dollars a year in income to the community. That's both direct and indirect income effects. We based this on input/output model figures developed for Clinton County and also on surveys conducted at State Parks in this case, Wellesley Island State Park, plus the use figures of Cumberland Bay and Ausable and other facilities in the area. In addition to that, construction impacts will be fairly substantial too. We are estimating something in the range of 11 million dollars. It's pretty substantial. The other financial impacts that might be important to the community are the revenues that would be generated in terms of taxes. Strictly on the sales tax revenues, we're estimating something in the range of 60,000 dollars a year. That's only the direct effect. If you include some of the indirectly related effects, you're probably talking close to \$100,000. So there would be the generation of those kinds of positive financial impacts plus there would be other jobs created at the site and during the construction period that would benefit the community as well. I think I'll limit my remarks to that. I'd like to answer questions of a more technical nature later on since we're running over our time.

Mr. Appelbaum. Thank you very much Bob and Tom. At this point I'd like to go right to the statements and comments. I just want to emphasize this before we start, please keep in mind that those statements and comments which will be most effective and helpful to us will be those which specifically address the Master Plan and the environmental effects related to the proposed Master Plan. I'd like to call first on Mr. Wayne Byrne. I'm told Mr. Byrne is going to read a statement on behalf of Senator Stafford.

Mr. Byrne. Mr. Appelbaum and friends of the community here. Mr. Stafford is with us in spirit tonight -- he could not be here physically. I was handed a statement to read by his representative here this evening. It's addressed to me.

(Mr. Byrne then read Senator Stafford's letter.)

Mr. Appelbaum. Thank you very much Mr. Byrne. Robert "Bob" Garrow, please?

Mr. Garrow. I'd like to just briefly on behalf of the County Legislature express our sincere thanks and support and congratulations for the outstanding master plan. This has been long awaited and certainly it will have a great effect on everyone in the north country. From our perspective as legislators, certainly one of the basic items that we're going to be looking at and going to benefit from is the economic side it. As indicated before, the monies that would be generated through sales taxes would help us in dealing with the budget. This again will have a direct and indirect effect on all of the citizens of the north country. Mr. Elliott mentioned the number of individuals who have been so active in generating this plan and getting it off the ground, and we certainly are thankful of these individuals as they've worked very hard. In addition, we'd like to thank our State Legislators who also have worked very hard in generating funds to get this program going. So as far remarks to the impact, I think we'll leave that up to the Ad Hoc Committee. Thank you.

Mr. Byrne. My remarks are made on behalf of the Ad Hoc Committee appointed by the Clinton County Public Legislators about 15 months ago. Most of these people (committee members) are here tonight. Their names appear on A-1, Appendix A in the green booklet and represent a group of people: business people, farmers, conservation-orientated people, supervisor in the town of Beekmantown, biological experts, recreation planning people and residents. The Ad Hoc Committee has met probably 22-25 times during the past months. On quite a number of these occasions we met with representatives of the Office of Parks and Recreation, to whom we're very indebted. These people came from the Watertown and Albany areas for meetings at this time of night and we appreciate their willingness to work with us and listen to the presentation of material as we responded to different ideas, many of which were generated by the Ad Hoc Committee. Usually the process of a hearing of this type is to come forward with the plan and have the public respond to it. We have had the benefit of the Ad Hoc Committee working for the past 15 months with Parks and Recreation people to such a degree that we've been able to save time.

(Mr. Byrne then read his statement as Chairman of the Ad Hoc Committee for Pt. Au Roche).

Mr. Appelbaum. Dan Malone, please.

Mr. Malone. Thank you, Mr. Appelbaum. My name is Dan Malone and I'm a Senior Planner with the Clinton County Planning Office. I'd like to read the text of a letter that will be sent to Commissioner Lehman from the Chairman of the Clinton County Planning Board.

(Mr. Malone then read the letter from the Chairman of the Clinton County Planning Board into the hearing record)

Thank you.

Mr. Appelbaum. Charles Zinser, please.

Mr. Zinser. My name is Charles Zinser. I represent SUNY Plattsburgh on the Ad Hoc Committee and I am a resident of the town of Beekmantown and a part-time farmer. This letter will be submitted directly to Commissioner Lehman.

(Dr. Zinser read his transmittal to Commissioner Lehman).

Mr. Appelbaum. Alice Bubbins, please.

Ms. Bubbins. I'm a member of the Ad Hoc Committee and a citizen of the town of Beekmantown. I have to apologize for Mr. Sears not being here. He's building a house and he had a little accident. He had a statement prepared and I'm sure he could do it much better than I because he has the figures that tell the loss to the Town of Beekmantown since the park has come in there. He has something over \$100,000 in this school year as the present revaluation of the county tax commission. Now it is somewhere at about \$7 million. The town has had a considerable loss. The Planning Board and the Town of Beekmantown Town Board had a joint meeting. I procured extra copies of the environmental statement and we ran off a dozen or more copies of the map on the yellow paper so that everybody that wanted to attend was well informed of what you'll find in the park. There will be a statement. The Town Board and the Planning Board will have a joint meeting on Monday night at their regular session and we will form a joint resolution. They have listed, jotted down as Mr. Byrne has done here, a lot of pros and cons and something will be forwarded (to OPRHP). Since this is coming out, I sort of did a little poll among some of the citizens to ask their opinions. They varied very much. Perhaps we're prejudiced in Beekmantown because we had a great loss. I don't know if any of you know that St. Armands Beach was jointly owned by the Town and a private operator at one time, and through no fault of the beach it went into bankruptcy and the bank took over. That was in the '50's. There was deterioration during that time because the bank wasn't going to sink any more money in it and the renter was not going to do repairs. We do have some pictures from 1917 and you're talking about preserving the beach. In 1917 there was one little clump of trees, and it was all beach so you're not getting much wildlife in there. It was agricultural land and beach. The road did disturb the dunes. That (system) is rebuilding itself. Some of the questions that I've heard for several months is when are we going to get the park going and when are we going to get our beach back. That I can't answer. I don't know if you people are even listening to us. Poor Mr. Elliott. They would even do him bodily injury back in 1972 for coming here. Sort of what will be will be - there's nothing they're going to do about it, they're not going to listen to us and I said well, we're trying. And if my voice has any bearing on this I'll talk. I'm not usually wanting for words.

In this picture that across here you'll see Long Point too. It's so beautifully forested. And that doesn't have many trees on it either. That 's back in 1917 when the WWI soldiers trained on there. Mr. O'Brien at Plattsburgh got the idea and we trained soldiers there. I will say that we're very much agreed with most of your impact statement. It's was no surprise to us, those of us who've lived there and toured all these grounds. We know where there's two inches of soil and we know where the silt goes down two feet. We're farmers out there and that's part of us. For many years St. Armands Beach was the place to go. The city beach wasn't too much. They hadn't gotten their sewage disposal system yet and the Saranac River was very close to the Plattsburg Beach, so the Plattsburgh people came out to St. Armands Beach and we entertained them out there. It was quite a going thing. We had our rights there. The opinion of the people of the town, and I don't think anyone will ever convince them otherwise, is that the park bailed out the bank at the expense of the town. And that's an opinion you'll get every place you ask.

But there are things that we'd like to see done. They will all be listed in there (in the Town's transmittal to OPRHP). We don't want intensive development. One of the things that we know that the town is going to get out of all this, (besides) all the traveling, a little income from sales tax and so forth, that will come back to the town,-- we're going to get the traffic. That's the thing we are sure of.

And we do hope that you continue., Our thanks to Senator Stafford. Also, as Andy Ryan says I've been on his tail for this for the last five years. I wish the impact statement had come out long ago. But knowing bureaucracy and how slowly it moves, both ways, that probably you've done very well for bureaucratic things coming out of Albany. If there's any chance that you can see fit as a Park commission to let the town of Beekmantown have back part of St. Armands Beach, to come in from the westerly end, we would cherish it and preserve it. And we get along beautifully with wildlife out there. Thank you.

Mr. Appelbaum. Mr. Hathaway.

Mr. Hathaway. I am Merlin Hathaway of Warrensburg, New York and the proud owner of a not-for-profit campground just like OPR except in my case it's not intentional. I am also a professor at the State University. I like everything I've heard, unfortunately, or fortunately.

I'd like to make a couple comments. I've been hearing sales tax tossed around several times. It's great. The only gimmick I see in the sales tax conversation is that for it to benefit anybody here, the money has

to come from outside. Otherwise you're taking out with the left hand and putting in with the right hand with the state taking three more percent out of it. That I think needs a little bit of discussion along with some other economic factors. I think really you fellows have done a lot of good work but I think it's a little bit pretentious. It doesn't take into account the tourism potential north of us. I don't know how many millions you've got up there. It doesn't take into account site factors here at the edge of the Seaway Trail, the ability to perhaps to pull Canadian people down to Niagara Falls by way of the American side of the border, or spread down through the Adirondacks or through the Finger Lakes.

I think really my cry here is that there is a great need within the state and there is a very much a point of interest from Canada for an Information Center and the Day Use Center so we can educate the people from the Adirondacks and, as I say, the rest of New York State. I think your site here sets it up for that purpose. The Day Use Center is really the important thing. The moment you start talking about campsites, motels, hotels, convention center, and accommodations you really have no place in this setting. You're on the lake, you have a beautiful spot. Keep it that way - use it as a pass-through area for people from the north as well as the south. It works also for people going from the south to the north. It would be a terrific asset not only to the area but to the state. Thank you.

Mr. Appelbaum. Robert Klos, please.

Mr. Klos. I am following in the footsteps of Merlin Hathaway. He's taught me a lot. Merlin's a private campground owner. Raise your hands please -- how many campground owners in the room? Thank you for coming. In support of my ideas I would like to read my statement. I'd like to thank Chairman Appelbaum for this opportunity.

Mr. Klos read a statement as director of the Campground Owners of New York (CONY)

Mr. Appelbaum. Thank you Mr. Klos. Angela Bravata, please.

Ms. Bravata. We need a park that's open to people to come and enjoy and do a minimal amount of disturbance to the area. The quality of life can be at least maintained -- I don't see where it's improved, but you can possibly maintain it. But once you start tearing up ... I built our campground; my husband and I and six children. We took the trees down by hand in most instances because we didn't want to tear up the environment. I saw what even that small effort did to a piece of property and it's only now after 14 years that we can look at this campground and rejoice in its beauty because it has feeling.

Now you take 200 sites, take 200 or 400 cars going up to the sites -- going in and out of there. Take an average occupancy of 4 persons per site and think of the number people living off of the land. Not coming in, using it, enjoying the facilities and then getting back in their cars and going home; still spending their money within Clinton County, still enjoying the whole facility, but not living in your area.

Who says that they're going to bring a tremendous amount of money into Clinton County? If this park, as I see it, is located away from the primary city of Plattsburg, campers will bring their own items with them. They will truck them out there, they will use those facilities to death because you're dealing again with state campgrounds. Private campgrounds put specific limits on use, much more specific than the state has ever done. In public campgrounds, you have to see the lack of supervision.

We in the private sector are protecting our property. We've made very specific efforts that there is no boozing or carousing. People don't throw bottles into the river or leave rusty cans and garbage. We specifically protect it. Campgrounds in the public area are notoriously dirty, unkept and destructive to the environment.

I'm fighting a battle specifically for myself but I'm also fighting a battle on the basis that we're going to protect the Adirondacks. So the quality of life improvement, I don't know about that one. I'd have to see more about that. The environmental impact of the additional campsites has to be considerable.

The purpose, then, of government is what? Is it to meet the needs of the people? As the people find (they need) or the government decides they need? You just throw in 200 campsites because you've got money and you want to spend it, or you put them there because there is a need for them. I don't see any need demonstrated by the state. I don't think the people of Clinton County have demonstrated the need for

additional campsites. What you might find is that the campsites that are in the area will now be able to draw more people because they have the capacity there, if you have a public park and people passing through. They may decide to come and stay, but they're staying on existing facilities. Now you may find more tax dollars coming into Clinton County because now you're in the areas that are close to town. They're going to shop for their groceries. They're going into your stores. Now your sales taxes are there, your money is coming directly to the merchants who also pay taxes.

Again, what is the purpose of government? Is it to compete with the private sector? Is it to enhance the quality of life in the State? I think so. But I don't think, that in that specific area, where we're dealing with competing with an established set of campsites throughout the Adirondack area, I don't see where they're meeting any needs. They're trying to create a need. There has been no demonstration of that need.

In conclusion, my fellow campground members in CONY, and Mr. Klos, who represents us here tonight, are merely a small part of a group of people, that have dedicated themselves to the campground industry not only for dollars. It's the type of a business where you have to have more feeling than (just) for the dollar. You have to feel something for the land or the environment or you wouldn't be here. Most of us could take the investment that we have, put it in the bank and come darn close to making as much on it as we do by operating our campground. Most of us do it because we have a specific love for dealing with people, the public and the environment.

So what happens? What about the Day Use Center, what about the use of the park? You can't just let it sit there, we all know that. The public park with people using it on a daily basis, with an information center, with your swimming programs for the people of Clinton County, with your possible educational programs, possibly with a theme similar to the way it has been done so successfully in Blue Mountain Lake. They have an absolutely gorgeous museum there that the state has installed. I send thousands of people up there to enjoy it and visit and they come back very delighted with it. This is the type of facility that might well benefit all of you. It provides Clinton County with its tax dollars. It might save Beekmantown the use of its beach to some extent because people aren't going to be parked on it in tents. It might actually improve the quality of life in the area. In conclusion, Senator Stafford in his letter to us tonight speaks of financial responsibilities to avoid unsound extravagance. I heartily support that view. I think that every person that has reached into his pocket for his tax dollars supports that view. In my opinion, part of this plan is an extravagance for the people of Clinton County and for the State of New York.

Thank you.

Mr. Appelbaum. Mr. Devlin.

Mr. Devlin. I name is Mike Devlin. I'm owner-operator of the Whiteface Mountain KOA in Wilmington. I want to thank you for the opportunity to give my opinion on what appears to be in part a great development for people in the North County. However, I can't understand why New York State seems to single out the camping industry to compete against on such a broad base. The rates are, as an example, half of what a privately owned campground needs to survive. In my area, Whiteface Mountain Campgrounds are never filled to capacity. The possible exception might be major weekends, Labor Day and Fourth of July, but it's not been the case so far this year. I cannot, therefore, comprehend the state's reasoning for putting in more campsites. As a example, the NYS campsite at the base of Whiteface Mountain is having a very poor summer. It seems to me that the State would be much better off to concentrate on closing State campsites which are not busy and save the taxpayers dollars and allow the private sector to handle the business. I do believe in day use areas and feel that that is what Pt. Au Roche should be all about, but the camping business should be left to private business.

Thank you.

Mr. Appelbaum. Edward Gardner

Mr. Gardner. My name is Edward Gardner. I represent the Campground Owners of NY as regional director for the area in which Pt. Au Roche falls. I am also President of the Adirondack Campground Owners Association, which is an organization of 30 privately owned campgrounds ranging in locale from Saratoga

north to the Canadian Border. Fortunately for the sake of time, most of my comments are redundant since my colleagues covered most of the important points.

I have only one thing that I would like to address briefly and that is the issue of making input into the development of the plan that we have before us this evening. This returns us to the last public hearing that took place in this room during the month of March. At that meeting, some of you will recall that we as private campground owners expressed an interest and a desire to participate in the further development of whatever plan you're going to put together. We were told at that point that it would be possible for us to have that involvement and to have an input. It was several months later, after we heard nothing about having an opportunity to give input, that we again pressed to meet with someone from the Office of Parks and Recreation. A meeting was finally arranged and at that meeting many of the same issues that are being discussed this evening were discussed and much of the same data was offered. To my surprise is this document I see here this evening. There isn't a shred of evidence to represent the input that has been made by the private campground owners.

The only reference I can find is on page 98. The letter paragraph of item no. 5 which says in part "CONY officials generally oppose the operation of campsites by the state, and believe that the private sector can and is meeting camping demand. Attempts to definitely measure such impacts have not produced conclusive data." Well, we think that we have produced conclusive data. We think this evening you've heard evidence that there is data available. In fact, most of the data presented by Mr. Klos in his presentation was obtained from the very records of the Office of Parks and Recreation and from other sources of public information available to us all. We again ask for the opportunity to continue to make input, to continue to be heard, to be sure that the interests of the private campground owners, as well as all citizens of the State of New York, and especially those in this community, are heard and represented in the final copy of the plan.

Thank you.

Mr. Appelbaum. James Dawson

Mr. Dawson. (After some brief introductory remarks , Dr. Dawson read and then submitted a prepared statement to the record).

Mr. Appelbaum. Elle Berger, please.

Ms. Berger. The Lake Champlain Committee, Inc., representing 1500 members with a 21 year history of work in conservation and recreation, is the leading bi-state citizens organization in the Lake Champlain drainage basin. I am the New York co-chairman of that group. I was also on the Ad Hoc Committee. We're in the process of studying the Draft Master Plan and Draft Environmental Impact Statement and we will send a written and considered response to the Office of Parks and Recreation and Historic Preservation before August 30th. At that time we will also have a statement for the press. This evening, however, we would like to go on record with a very brief and informal statement.

First, we strongly support the creation of a park at Pt. Au Roche which will give the public the opportunity to enjoy the beautiful natural area and to gain access to the lake.

Second, we commend Wayne Byrne and all the other people who made this project a model in citizen participation and government responsiveness. We who participated are a diverse group with strong opinions. But as I look at what we hold in our hands tonight -- this green book -- and project in our minds for tomorrow, I am gratified to recognize that we did, and can, and will pull together, our comments not withstanding.

Third. The Lake Champlain Committee Inc. cited specific concerns we had in our comments to the original proposals in the memorandum. We are pleased to see many of these concerns have been addressed. I'd like to mention a few of these. We are concerned about shoreline erosion. Shoreline development has been sensibly reduced in the current Alternate III. We are concerned about the historical and archeological site protection and this, too, has been addressed. We are concerned about water quality

first and foremost, and we note that plans for wastewater disposal and protection of the bays are present in the current proposal but we will be further commenting on this technically within two weeks. However, I do want to mention that a pumpout station for boats has been included-- not only included, but included in Stage I-- and for this we are gratified and in fact overjoyed. We are really delighted to see this. We recognize that Alternative III --the proposed alternative offers excellent recreational facilities and access to the lake. In conclusion, our formal written response is in process. It will specifically review Alternative III . The Lake Champlain Committee Inc. will support a plan designed to suit the present carrying capacity of the land and designed to preserve the water quality of the lake. We have every expectation that such a plan is in front of us now. Thank you everone for your time, dedication and efforts. And if anyone in this room is still not a member of the Lake Champlain Committee - I always carry membership forms. Especially for those of you who have spoken tonight so highly of being interested in the environment. Thank you.

Mr. Appelbaum. Thank you very much. Is there anyone who I've not called on and who has not submitted a registration card who wishes to make a statement?.

Mr. Collins. I'm Mike Collins, a legislator from the town of Beekmantown, area. To go back a little ways, pretty near two years ago, I submitted or I sponsored a resolution to the County Legislature to sell the Pt. Au Roche property because the town of Beekmantown was losing taxes, a considerable amount of taxes over the years. After a lot of discussion that night we tabled the resolutions for four weeks. When we went back to the legislative offices two weeks later for our meeting, the room was full of people--the Lake Champlain Committee, the Adirondack Mountain group-- and all these people were very upset that we were thinking of trying to sell Pt. Au Roche State Park. The legislature decided that maybe we should create a committee to look into this. So that's what we've done and so we're up to this far tonight. We've come a long way. We've done a lot of work on it with the Ad Hoc Committee, with Mr. Byrne and Mr. Elliott. We've called him and his group many times. I am glad to see it going. I am glad to see the discussion here tonight and I'm sure in the long run we'll probably satisfy 95 - 99% of the people with this whole project. Maybe everybody won't be satisfied but I think most people will. So I thank everybody for coming. Thank you.

Mr. Appelbaum. Anyone else?

Mr. Giroux. My name is Joe Giroux. I'm with the Clinton County Farm Bureau. We originally got involved with this as a lobbyist group; we thought that as Beekmantown was an agricultural community, the one thing to do was to get this off the ground so that it would be able to provide income-- like Mike Collins just mentioned-- you could sell the property or give it use so we could get some funding back. We've been a little disappointed as a farming community in the way the farm property has been handled. I've said this many times to Mr. Elliott. He understands that, and I'm very concerned also that the money that we are trying to spend for use of roads in the parks should be thought of a little more. Even a gravel road for the beginning of the project would be feasible. I think that when we first started as a group we were very, very far apart, being farmer to environmentalists to everything else. If we've done nothing else we've come along way since we started this. I know we now we seem to have some problems but as a group we came along through the years and we accomplished a lot.

Thank you.

Mr. Appelbaum. Any further statements? I'd just like to remind everyone that we will hold the record open until the 30th of August. Anyone who wishes to submit a written statement may do so-- please submit it either to Mr. Elliott at Keewaydin State Park or Commissioner Lehman or Deputy Commissioner Vamos at our Albany office. At this point I'd like to take a five minute recess and then we'll come back for a few minutes and anyone who has any questions of the staff will be given a chance (to ask them) at that time.

## Question and Answer Portion of the Hearing

The second portion of the hearing was devoted to questions from the public and interested parties and responses to those questions from agency staff. The following is a summary of the primary questions and comments during this portion of the hearing.

1. Some participants asked how much construction would occur this year and also what the remaining environmental review process would consist of.

Agency staff responded that they will be making every attempt to initiate construction this fall providing that weather permits. The remaining environmental review process consists primarily of the revision of the draft environmental impact statement; that is, the preparation of a final environmental impact statement. Following the completion of the FEIS there will be a 10 day comment period and then there will be an issuance of a statement of findings by the agency. This statement will describe the agency's action and the reasons supporting that action.

2. One participant asked why the agency could not utilize the existing roads in the park.

Agency staff responded that the existing roads do not relate in a functional way to the overall design of the master plan and also that construction of a quality entrance and access road is a critical element in providing an high quality state park facility.

The existing roads in the park may be used for hiking, bicycling and cross-country skiing trails. They will also be utilized for maintenance purposes.

3. A considerable portion of this question and answer period section dealt with the issue of camping; specifically how camping would be addressed in the final master plan. Certain participants felt that inclusion of the camping element within the plan would indicate that the camping could go forward without any additional study or any additional need for public participation.

Agency staff responded that the comments received at the public hearing and also in writing subsequent to the hearing will be taken into consideration during the revision of the plan. Within the final plan, the agency can indicate whether or not a certain element or elements of the master plan will require additional study and public participation. For example, if a portion of the camping element or if the entire camping element were to be designated as potential element of the master plan then the agency would conduct additional studies and also notify interested parties of the findings of those studies before it went forward with any implementation plans.

4. Representatives of Campground Owners of New York asked if the agency would have further meetings with CONY regarding the camping issue.

The agency responded that such meetings should be held and a meeting was scheduled after the conclusion of the public hearing.

5. Representatives of CONY and agency staff discussed the similarities and differences between private and public campgrounds.

Agency staff felt that campsites at state parks are serving different needs from those that are being served by private campgrounds. Also the agency staff felt that state parks were subject to the same kind of standards and compliance procedures as private campgrounds. There was disagreement on this aspect; some CONY representatives felt that the application of standards to their facilities by the State of New York was more vigorous than the same kind of enforcement on public facilities.

One participant at the hearing asked the CONY representatives if they owned the lands at Pt. Au Roche would they consider it an appropriate place to construct and operate a camping facility. The response from the CONY representatives was that it would indeed be a suitable area for camping but they also felt it would be extremely difficult for private entrepreneurs to develop it for camping because of the extent of the rules and regulations that would be applicable to the campground design and construct.

A representative from the Town of Beekmantown stated her concern that the St. Armands Beach was not being utilized. It was her perspective that the State of New York "took the beach away" from the town and now the town would like permission to operate a small bathing facility for town residents. The town would apparently not require state or federal monetary assistance. They could use a separate entrance on the western portion of the park as access to the beach.

Agency staff responded that if such a lease were to come about the beach would still be considered a public beach and it would not be possible to limit the use of the beach to any one sector of the public. The staff also indicated that the agency had not yet received any formal request or any request from the town for such a leasing arrangement. If and when the agency did receive such a request or proposal then it would take it into consideration.

6. There was some discussion regarding the operation and then failure of the St. Armand's Beach. Years ago the St. Armands Beach area was operated as a bathing facility by a private entrepreneur. Because of financial difficulties the business was not successful and the bathing facility was closed down. While agency staff pointed out that there were flooding problems with the bathhouse facility of the former operation, some participants felt strongly that the reason that the St. Armand Beach bathing operation failed was not because of environmental factors such as flooding and erosion but rather because of the financial difficulties of the former owner.

7. One participant asked whether or not the potential for expansion of the bathing area had been addressed or would be addressed within the final plan.

Agency staff responded that this issue would be considered during the revision of the draft impact statement.

8. Another participant asked what recourse was available for those who disagreed with the content of the Final Impact Statement.

Agency staff responded that there would be a comment period following the Final Impact Statement and then the Statement of Findings which would document the decision. Also, while the State Environmental Quality Review Act is a self-regulating piece of legislation the public or interested parties still had the option of initiating an Article 78 proceeding.

POINT AU ROCHE PUBLIC HEARING

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Marlene Potentay	Pattersonville N.Y.		Wakonda Campground	494-2610
Angela Bravata	Chester town N.Y.		Riverview Pines C.G.	494-2280
Merlin Hattenway	Wrensburg N.Y.		Evergeth Lake Campsite	578-623-2178
Mae Bubbin	Beekmantown			
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Chuck Junior	W. Chazy, N.Y.		JUNY-167	564-2161
Harry Gayer	Albany			561-1390
Craig F. Lyford	P. Dwyer		Self	561-5071
Stacy/Sen Stafford	"		Sen. Stafford	846-7387
Ronald C. Allen	Sche Shacks Rd. Peru, N.Y.		Self	561-0038
Wesley R. Hearst	Plattsburgh		Speer's Light	561-7810
Tracy Lloyd	Plattsburgh		Assemblyman Ryan's Off	561-8076
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Bill Christopherson	"		
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