

Chapter 6: The Master Plan

Introduction

The actions described below present OPRHP's long term vision for the enhancement and operation of public use facilities at Caumsett State Historic Park Preserve. It will require at least a decade, most likely longer, to complete all of the actions described below. The pace at which these developments will be undertaken will be determined by the availability of funding, which is a function of the size of OPRHP's annual capital and operations budgets and the need to balance investments at Caumsett State Historic Park Preserve with many other competing capital improvement, natural resource and other priorities in the Long Island Region and the entire State Park System. With the designation of the park as a Park Preserve, as described below, the park will now be identified as Caumsett State Historic Park Preserve.

Classification

Caumsett will retain its classification as a Historic Park.

Designations

Park Preserve

Article 20 of the Parks, Recreation and Historic Preservation Law provides for the designation of entire parks or portions of parks as part of a statewide park preservation system for park land containing wildlife, flora, scenic, historical and archeological sites that are unique and rare in New York State. The existing historic resources of the park and its listing on the National Register of Historic Places, in conjunction with environmental studies undertaken during the master planning process for Caumsett State Historic Park Preserve, have identified important and unique environmental resources that merit designation of the park as a Park Preserve. The amalgamation of these resources within one large land holding in densely developed western Suffolk County warrants the protection afforded by the park preserve designation. It is vital to the people of Long Island and the metropolitan New York City Region to preserve the natural and historic character of one of the few remaining large open spaces in the region.

Caumsett possesses evidence of over 5,000 years of human occupation. This evidence includes remnants of shell middens and pottery shards associated with the Middle and Late Woodland periods, the remains of a British earthworks (Fort Franklin; 1777-1780), along with artifacts and one standing structure (Henry Lloyd manor house) associated with the Manor of Queen's Village and Lloyd estate (1685-1890s). Caumsett is perhaps best known as the former country estate and gentleman's farm of Marshall Field III. Designed and constructed over a roughly five-year period, the Field estate took on the characteristics of a self-sufficient community. The estate was designed on a grand scale, complete with an extensive network of underground utilities, several miles of roads, formal gardens and English-style parks, and over 20 buildings. Both in its scale and its adherence to Beaux Arts design principles and classical detail, Caumsett is an excellent surviving example of the country estate in the Gilded Age.

During the first three decades of the 20th century, the north shore of Long Island was the centerpiece the America's Gilded Age. Suburbanization and changes in the overall structure of the economy have led to the virtual demise of these once opulent great estates. Many of those that have survived are now adapted for institutional uses and have lost much of their former pastoral character. Caumsett remains remarkably intact. In addition to the sprawling Farm Group, which housed Field's pedigree

Guernsey cows and dairy operation, the estate still retains its original polo stable and many residential buildings along with its historic pattern of field and forest. The symbiotic relationships between Caumsett's historic and natural resources are the core elements of its design as a former country estate and key to understanding its value as a unique and important resource worthy of the highest standards of preservation and protection.

Thirteen separate ecological communities have been identified at Caumsett by the New York Natural Heritage Program. The thirteen communities are classified under four general systems types (terrestrial, lacustrine, estuarine, and marine) and seven subsystems (forested uplands, open uplands, terrestrial cultural, natural lakes and ponds, estuarine intertidal, marine subtidal, and marine intertidal) (Evans, Novak and Weldy 2002). Four ecological community types at the park are particularly noteworthy and are considered significant. They are coastal oak-hickory forest (133 acres), oak-tulip tree forest (687 acres), maritime beach (47 acres), and low salt marsh (89 acres). The oak-tulip forest and maritime beach communities are considered “good” to “excellent” quality occurrences, while the coastal oak-hickory and low salt marsh environments are considered “good” quality occurrences (ibid). As stated earlier in the plan, the high quality of the natural resources in the park are unique and represent an important component of New York’s ecological heritage. As a result of the natural and historic resources of the park, Caumsett is designated as a Park Preserve.

Natural Heritage Area

A Natural Heritage Area (NHA) is designated for approximately 900 acres of the park and is located in the north and eastern woodland areas of the park. This area has been designated as a NHA because it recognizes the importance of the most significant ecological communities within the park. While the area will not be managed any differently, the designation brings increased attention to the natural resources of the park. The designation also helps to ensure recognition of unique natural ecosystems in the park and will provide a framework for management of the ecological communities that help maintain the biodiversity of the park. See Figure 16 for a map of the Natural Heritage Area.

Natural Resource Protection

Invasive Species Management

An integrated plan for invasive species control will be developed consistent with the approach used in the Invasive Species Control Plan for Minnewaska State Park Preserve. This plan will provide guidance for long term management. Short term efforts will focus on the following: 1) prevention and eradication of new infestations through early detection/rapid response actions; 2) removal of invasive species in sensitive habitats; and 3) control efforts in those areas where there is a reasonable chance of success for eradication. Individual prescriptions for specific controls would be made based on conservation targets, park goals, site-specific conditions, and Best Management Practices (O'Brien and Cady-Sawyer 2008).

Low Salt Marsh Management

A combination of tools and strategies will be utilized for the management of the low salt marsh to provide a comprehensive management approach to improve the health and increase awareness of this resource. Emphasis will be placed on surveying and monitoring the area for invasive species and removing any existing populations of invasive species such as Common Reed Grass (*Phragmites australis*) that already has established a presence here. In addition, a dedicated walkway will be constructed to better control access into the low salt marsh for school groups studying the area and for the general public. Signage will be developed to interpret the characteristics and ecological benefits of the low salt marsh as well.

Maritime Beach Management

The shoreline at Caumsett is a natural area that is appreciated and respected for its beauty and natural resource value. Management for the shoreline will utilize natural processes—allowing erosion and other changes to the shoreline to occur naturally as a result of tides and storms. Signage will be developed and installed in strategic locations (in an unobtrusive manner) that will inform the park visitor about the uniqueness of the shore, the habitat it provides for endangered and threatened shore birds, and how the shoreline processes occur. The shoreline will be monitored for marine debris, changes to the sand bars, sea grass viability, etc. In addition, predator pressure will be evaluated for impacts on plover and tern productivity and measures developed to reduce adverse impacts when necessary.

Fresh Pond Management

Fresh Pond, a 12-acre freshwater pond, is a unique ecological and scenic feature of the park. In recent years Common Reed Grass (*Phragmites australis*) has become established in the pond. To ensure the viability of the pond, invasive species removal will be conducted and the pond will be monitored by regional staff. In addition to invasive species, the pond will be monitored for the growth of native plants, animal species and water quality. If necessary, native plant species will be restored to the pond. Existing trails that come close to the pond's edge will be moved back to help protect this sensitive area. An observation deck will be constructed at the pond's edge to help better control access to Fresh Pond.

Endangered Species Management

The park is home to Piping Plovers, Least Terns and other rare shorebirds. The Long Island regional biologist and endangered species stewards will monitor the nesting area, enclosures and fencing will continue to be installed and signage will be fabricated to inform park patrons of the sensitive nature of the nesting area. Park and regional staff will continue to monitor the shoreline to ensure this area is being protected from predator species and human impacts.

Successional Old Field Management

The fields of the park are managed to maintain the habitat for grassland birds and other wildlife in accordance with the Bird Conservation Area guidelines. Although this practice has been successful at the park, there is a need for a more comprehensive management plan that incorporates the most up to date science and integrates the management for other species such as rare butterfly and plant species.

Tree Management

Native plant life will be maintained and perpetuated. Removal of trees that constitute a safety hazard will be accomplished consistent with established OPRHP tree management policy. Natural succession will dictate the form of management practice, except where it threatens the existence of specialized species or habitats.

Wildlife Resources and Nuisance Animals

Current park policies concerning wildlife are effective and will continue. The park will continue its relationship with OPRHP partners as a part of these policies, including nuisance wildlife on a case-by-case basis. OPRHP, through an integrated approach, will actively manage wildlife in the park to: protect the health and safety of park staff and patrons, protect species at risk, protect and enhance biodiversity, and prevent damage to park buildings or infrastructure. Habitat management in the

support of wildlife populations and biodiversity will be based on goals that lead to the appropriate functioning of local ecosystems. Evaluation of the need for a management activity begins at the facility level with documentation and evaluation of impacts as needed by the Environmental Management Bureau (EMB). Management activities will be conducted in consultation with the park, Regional Office, EMB, and DEC. Nuisance animals such as feral populations of domestic animals are handled in a similar manner.

Cultural Resource Management and Protection

Cultural Landscape Report

A Cultural Landscape Report will be developed for the park. The report will ensure that the park's character defining features will be considered and handled properly during any change or development at the facility. In addition, the report will provide a historic context so as not to compromise the historic integrity of the built environment and designed landscapes of the park.

Historic Structures Reports

Historic Structures Reports will be developed for buildings with a proposed change in use at the park and the important buildings at the park in need of repair and/or rehabilitation.

Archeological Resources Survey

An archeological resources survey (Phase 1A) will be developed for the park to provide a more comprehensive report of the archeological resources in the park. The survey will provide valuable information and will help focus efforts in areas of the park that require additional study. Any actions that may impact known sites or areas of archeological sensitivity will be evaluated for further study in accordance with the procedures of the State Historic Preservation Office.

Vacant and Underutilized Structures

Vacant buildings are often perceived as liabilities rather than assets. It will be critical to identify compatible uses for all vacant or underutilized historic buildings within the park in order to ensure their long-term preservation and protection. This process can be started with the historic structures report and through the management zones table that was compiled during the development of this plan. The management table identifies the types of compatible development appropriate for each building within the park and can be found in Appendix G.

Main House

Sections of the first floor of the Main House will be used during the warmer months for historic interpretation and exhibit space. A self-guided tour will be developed and implemented as part of the interpretation of the house. While a specific use has not been identified for the structure, the Main House was evaluated in the management zones table (Appendix G). These guidelines will help in the future effort of procuring a concessionaire or licensee at the house. Although the structure has undergone recent repairs to its roof, it may require additional alterations to comply with the building code.

Winter Cottage

The Winter Cottage will continue to operate as a meeting space for the Caumsett Foundation and the park. Any future use of the house will be compatible with the historic character and use of the building as defined in Appendix D. These guidelines will help in the future effort of procuring a

concessionaire or licensee at the Winter Cottage. Options for opening the building for exhibit space or public programming will also be explored.

Polo Stables and Related Stables/Barns

The historic structures of the Polo Stables date back to the Field era of the park. Many of these buildings have undergone recent repairs; however, the electrical and mechanical systems serving these buildings are in need of improvement and will be upgraded to accommodate the energy needs of the facility. While some of the buildings in this area are historic, some are not and are considered visually intrusive. Non-historic structures should be renovated or demolished and replaced with structures that reflect the architectural vernacular of the park. In addition, any new structures should not exceed the existing footprint. If there is not funding available to replace the barns, measures should be taken to screen them as much as possible. Expanding the equestrian center is undesirable because it would add to the developed area of the park, bring additional horses to the park and add to the existing traffic issues in the park. In addition, the parking area for the stables and equestrian center is haphazard and informal. A formal parking area for the equestrian center will be developed and an area for horse trailer parking will be designated within the facility. Exterior restoration work to the historic structures will continue. See Figure 17 for a rendering of the parking improvements at the Polo Stables.

Greenhouses

The greenhouses in the park are dilapidated and have not been utilized for many years. The greenhouses will be stabilized and may be adaptively reused as an outdoor space for park patrons. They will not be restored as functioning greenhouses.

Summer Cottage

The Summer Cottage will retain its current use as part of the environmental education programming conducted by Nassau County BOCES.

Pump and Power House

The Pump and Power House will be opened to historic interpretation of the intact pump, turbines and power generating infrastructure that provided electricity to the entire estate during the Field era. Exterior and interior renovations may be required to bring the building in to compliance with the building code.

Other Structures

The Henry Lloyd House, Weir Barn, Engineer's Cottage, Stable Cottage, Dinham Cottage, and Master's Garage were all evaluated during the planning process but were not considered for any proposed change in use. However, exterior and interior restoration and renovations will continue to occur to ensure these buildings are maintained and preserved appropriately. Restoration efforts will commence at the 1711 gate and wall (the historic main entrance of the park) near the Henry Lloyd House and on the brick walls and gates of the Walled Garden. Additionally, stabilization efforts will occur at the site of the first school in Lloyd Harbor.

Park Access and Vehicular Circulation

Entrance and Exit to the Park

The entrance road to the park will be redesigned and widened with a median that will be installed to separate entering and exiting traffic at Lloyd Harbor Road. The road will be wide enough to accommodate pedestrians and cyclists, as well. This will become the main entrance and exit to the park and the exit near the Henry Lloyd House will be closed, with the exception of large park events or events related to the Henry Lloyd House/Weir Barn. Closing the exit at the Henry Lloyd House will reduce the conflict between pedestrians and vehicles at this location and will improve safety. See Figure 18 for a conceptual design of the park entrance.

Vehicular Access and Circulation

Vehicular access to the park will be altered to meet circulation goals to certain locations in the northern section of the park. Allowing vehicular access to specific areas will improve accessibility for all park visitors but will be designed and built incrementally based on documented historic use, current use and anticipated use patterns and will be done in the most environmentally friendly manner that is feasible.. The road south of the Farm Group will be closed to vehicular traffic from the Farm Group to the Winter Cottage to create a more pedestrian oriented experience. The road north of the Farm Group will be used as the primary access road to the interior of the park and will lead to the Polo Stables and will connect to the historic Service Road. The historic Service Road will be widened to allow for two-way traffic to the Northeast Parking Area and a small “connector” will be constructed between the road north of the Farm Group and the Service Road, just west of the Winter Cottage. See Figure 19 for a rendering of the new circulation patterns in the park.

In an effort to provide a safe environment for all park patrons, pedestrians and vehicles will be separated in most areas of the park. Pedestrians will continue to have access to the historic Main Drive (from the four corners to the Main House) which will allow pedestrians to continue to enjoy the experience of the historic treed landscape of the Main Drive. From the Main House, pedestrians will be routed onto a new shared-use path that will run adjacent to the Service Drive. This new path will be constructed with a pervious material.

Main Parking Lot

The new main parking lot will be located immediately west of the Farm Group and will have room for approximately 200 cars. As noted earlier, the main entrance road leading to the parking area will be widened to allow for two-way traffic in an effort to concentrate vehicular traffic and the parking lots in one general area. This option also allows for a more centralized and logical route to the road north of the Farm Group which will be used for park traffic to access the equestrian center and other points of the park that are being proposed as accessible by car. The contact station will be relocated slightly to the west of its current location and the entrance road will be realigned to head north into the new main parking lot to better serve the volume of park patrons, especially on busy weekends or for other special events. Concentrating parking in this area will help separate vehicle traffic from pedestrian areas and will help establish a pedestrian oriented experience between the Farm Group and walled garden. Implementation of the improvements to the Main Parking Lot will be phased.

The existing parking lot will be made smaller. Landscape treatments will be added to soften the look of the existing lot and bio-filtration swales will be added to the western and southern edges of the park to help mitigate the impacts of stormwater runoff. See Figure 20 for the conceptual design for the Main Parking Lot.

Proposed New Parking Areas

Northeast Lot: A new parking area will be developed at the site of the former Indoor Tennis Court that will accommodate approximately 50 cars. This was the preferred location for the development of an additional parking area because it is set away from the Main House and Master's Garage. The site itself is relatively clear of large trees, but surrounded and screened by trees and, therefore less visually intrusive. A parking lot in this area would not impact archeological resources. This lot will be constructed based on documented historic use, current use and anticipated use patterns, and with a pervious paving material. See Figure 21 for the conceptual design for the Northeast Lot.

Northwest Lot: A new parking area will be developed off of Fisherman's Road, near the 50 acre field. This lot will be constructed based on documented historic use, current use and anticipated use patterns, and with a pervious paving material. This lot will accommodate approximately 25 vehicles and will be developed with a pervious paving material. This lot will improve access to the Plank Road Trail and Long Island Sound. See Figure 22 for the conceptual design for the Northwest Lot.

Weir Barn Lot: A new parking area will be developed north of the Weir Barn for the primary use of the Lloyd Harbor Historical Society. This lot will accommodate approximately 10-15 vehicles and will be paved with a pervious material. See Figure 23 for the conceptual design for the Weir Barn Lot.

Plank Road

At this time, Plank Road will be left as is. However, further analysis will be done to assess the feasibility of restoring sections and reverting portions of the former road into sand pathways. An existing condition report was prepared for this plan and will serve as a starting point for analysis. It is recommended that Plank Road should be referred to as "Plank Road Trail" so park patrons do not think of it as a passable road. The observation decks discussed in the Low Salt Marsh Management section will be constructed to connect to Plank Road Trail.

Visitor Services, Orientation and Amenities

Farm Group

With its proximity to the main parking area for the facility, a Visitor Center will be developed in one or more of the vacant structures within the Farm Group to welcome and orient park patrons. Caumsett has a wealth of environmental and historic resources that are ripe for interpretation and the Visitor Center will provide interactive exhibits to help interpret the natural, geological, archeological, and historic resources of the park. The Visitor Center will also assist those park patrons who might not want to drive or walk to the destinations in the park, but still wish to learn about these areas through the exhibits.

Some buildings of the Farm Group have been preserved since the time dairy operations ceased at the park. These buildings will be interpreted to highlight the architecture, dairy farm operations and self-sustaining estate history of Caumsett.

The park office and Volunteers for Wildlife will be relocated within the Farm Group. The park office should be more accessible to park visitors and Volunteers for Wildlife would benefit from space that would accommodate their needs while staying close to the main parking area.

The electrical and mechanical systems will need to be upgraded and exterior and interior renovations and/or restoration may be required to bring the buildings into compliance pursuant to their proposed change in use.

Environmental Education and Historic Interpretation

In addition to establishing a Visitor Center in the Farm Group, the existing environmental education programming at the park will be expanded to better serve both the guided and self-guided park visitor in accordance with the OPRHP Environmental Education and Interpretation Plan. The environmental and interpretive programming at the park will work in concert with the various organizations already operating in the park to create multiple opportunities for environmental education and interpretation. The quality and amount of written interpretive material (signs, brochures) will be increased, and one or more outdoor environmental education classrooms will be developed.

Comfort Stations

The public restrooms (“comfort stations”) in the Farm Group will be moved to a more central location, closer to the main parking area. In addition, a third restroom with composting toilets will be constructed at the location of the northwest parking lot.

Signage

Road and way-finding signage and trail signage will be improved to have a consistent aesthetic throughout the park. A concerted effort will be made to develop signs in an efficient and informative manner so that signage blends into the landscape and does not clutter the park. Additional interpretive signage will be developed to interpret the historic, natural and geological resources of the park. This interpretive signage will be placed in strategic locations in the park to bolster the visitor experience on trails or in significant and scenic locations.

Recreational Facility Use, Development and Management

Trail System

The Caumsett State Historic Park Preserve trail system was assessed during the planning process. The trail recommendations included within this plan were prepared using information on existing trails, connection to trails outside the park and proposed recreational and environmental education and interpretation uses.

Enhancements to be made to the trail system in the park:

- Designate loop and linear trails in the park
- Designate uses, including: walking/hiking/biking, equestrian and interpretation for certain trails and areas
- Designate scenic vistas
- Develop interpretive trail signage for installation along selected trails
- Close dangerous, eroded and spider trails
- Explore connections to the Town of Huntington Greenway Trail (in development)

Coordination with volunteer groups and individuals for the maintenance of the trails system will also be implemented.

All trails in the park will be brought up to use standards before designation and signage. Trails not designated for a specific use (hike/bike or equestrian) will remain open to all users; however, equestrian use will still be limited to the existing areas in the park (no change). Trail design

guidelines are provided in Appendices E and F. A long-term maintenance and monitoring plan will be developed to ensure the continued sustainability of the trails system. These updates to the trail system will improve the quality of the existing trail system and provide an enhanced user experience. See Figure 24 for a map of the improved Hike/ Bike Trails and Figure 25 for a map of the improved Equestrian Trails.

Car Top Watercraft

Car top vessels, such as canoes and kayaks, will be allowed by permit in the park at the Long Island Sound. No launching or landing of inflatable or wind powered watercraft will be allowed and no boating of any kind will be allowed in Fresh Pond. A permit will be developed for park patrons to pay to park at the Fisherman's parking lot. Should this lot fill up or should someone decide they do not want to pay for the parking permit, parking will be available at the northwest parking lot located approximately three-quarters of a mile south of Fisherman's Parking Lot.

Fishing

Fishing will continue to be allowed in the park on Long Island Sound only. Fishing will not be allowed at Fresh Pond.

Equestrian

Equestrian use will continue to be allowed in designated areas within the park. Loop trails will be designated for equestrian use. Undesignated trails will remain open to equestrians so long as they are located within areas where horses are currently allowed.

Operations and Infrastructure

Park Office

The park office will be relocated to a more central location within the Farm Group, closer to the existing parking lot. Relocating the park office will provide more efficient office space and better service to the park patrons. The intention is to make the park office a more appealing and welcoming space and provide improved park and partner information.

Equestrian Permit

Park patrons wishing to ride their horse in the park will be required to attain a permit. Park patrons will have the option of purchasing either an annual permit or a day-use permit dependent upon their usage of the park. This permit system will help the park and the region improve the safety of the horse population at the park. This permit will not apply to horses stabled at the equestrian center located within the park.

Special Events Guidelines

Special events guidelines will be developed for the park. These guidelines will provide direction with respect to carrying capacity and attendance limits, traffic control, visitor accommodation, set-up, site clean-up, and environmental impacts. The guidelines will provide insight into event appropriateness pursuant to the stated goals and mission of the park and will work to balance the importance of special events to the community and park. In addition, these guidelines will help ensure that the natural and built environment is not adversely impacted during any special event held in the park.

Debris Pile

The debris pile will be screened and managed as best as possible with the ultimate goal of removing it and effectively and efficiently managing future debris before it accumulates.

Manure Management

Management of the manure pile related to the equestrian center is covered in the contract with the equestrian concessionaire. The park will continue to work with the equestrian concessionaire to ensure that the manure is handled effectively and is not detrimental to the natural resources of the park.

Maintenance Facility

The maintenance facility for the park will remain in its current location within the Farm Group. As uses evolve at the Farm Group, specifically the development of a visitor center within one or more of the vacant structures within the Farm Group, a study will be done to identify the feasibility of keeping the maintenance area where it is versus finding a new location for it within the park.

Lawn Mowing

Approximately 500 acres of the park will continue to be managed pursuant to the BCA management guidelines for the park and to maintain the historic designed landscapes of the park. A review of existing mowing practices, in areas outside of the historic landscapes, will be done to evaluate their effectiveness in the conservation of grassland bird and butterfly species. Changes in mowing regimes to improve habitat will be considered.

Traffic

The park exit at the Henry Lloyd House on to Lloyd Harbor Road will be closed to general traffic, with the exception of large park events, special events hosted by the Lloyd Harbor Historical Society and park vehicles. Traffic calming measures will be explored to reduce speeding on park roads.

Utilities/Infrastructure

The park will continue the ongoing program of replacing aging and deteriorated facilities as funding allows. Priority projects will include:

- Updating the electric service and mechanical systems at the Polo Stables/equestrian center
- Updating the electric service and mechanical systems at the Main House
- Updating the electric service and mechanical systems at the Farm Group
- Updating the water distribution system
- Upgrading the septic systems of the park

Communications infrastructure will continue to be owned and operated by the telephone and cable companies as appropriate.

Sustainability

In keeping with its strong commitment to sustainability, the park will incorporate sustainable practices into its daily operations.

Energy Conservation

The park will explore the feasibility of harnessing renewable energy sources through the use of solar panels and geothermal heating systems where consistent with the historic character of the park and its buildings.

Water Conservation and Stormwater Management

New restrooms and kitchens will be designed with water saving fixtures such as reduced flow fixtures and dual flush toilets. Existing facilities will be renovated as needed. Stormwater management measures such as enhanced infiltration systems, rain gardens, wetlands, or other practices will be utilized as appropriate.

Building and Infrastructure Design and Maintenance

Green building design principles, methods, and materials will be integrated into all new construction, specifically, road surfaces. Existing buildings will incorporate energy saving measures as funding becomes available.

Vehicle/Fuel Consumption

The park will utilize alternative fuel and fuel efficient vehicles wherever practicable. Opportunities for expanded non vehicular access and use in the park will be encouraged. Bike racks will be installed at specific locations.

Recycling/Waste Control

The park will provide recycling bins at parking areas, comfort stations and the park office and the park and/or region will identify a recycling hauler. A composting area will be established for park kitchen waste.

Implementation

Priority Assessment

The Master Plan sets forth the agency's vision for capital improvements and operational enhancements to Caumsett State Historic Park Preserve for the next ten to fifteen years. The agency has not developed detailed cost estimates for each of the proposed actions. Cumulatively they will cost millions of dollars to implement. The pace and sequencing of recommended actions will be determined by the availability of funding, balancing the benefits of creating new public amenities against the need to invest in rehabilitation of existing park infrastructure, much of which is showing the affects of an extended period of deferred maintenance resulting from insufficient financial resources. Moreover, decisions on investments in Caumsett State Historic Park Preserve need to be balanced with other pressing needs in the Long Island Region and the entire State Parks System. Some actions will be undertaken in the next one to three years; many others will be implemented further in the future as funding becomes available. Some projects are dependent on financial participation from public and private partner organizations. In addition, the plan will utilize an adaptive management approach, which allows for monitoring, evaluation and adaptation, and requires learning and applying knowledge in decision-making to provide for continuous adjustment to accomplish goals, to gauge the success of implementation of this plan's goals.

Table 3 - Implementation Priorities

Implementation Priorities	Description/Development Component
Priority 1:	<ul style="list-style-type: none"> • Develop Cultural Landscape Report for the park • Upgrade electric/mechanical systems at Master’s Garage • Begin management actions for the low-salt marsh • Renovate non-historic structures at the Polo Stables • Improve existing road north of Farm Group • Develop Historic Structures Reports for Main House, Polo Stables, Farm Group, Winter Cottage, Summer Cottage, Pump and Power House, and Henry Lloyd House, etc. • Complete the exterior restoration of the farm buildings • Conduct archeological survey report for the park • Improve entrance road • Improve main parking lot • Relocate contact station • Continue with exterior restoration of the Polo Stable • Implement signage improvements • Begin implementation of invasive species strategies • Improve trail system—designate trails, close spider trails • Renovate Farm Group for the relocation of the park office, restrooms and Volunteers for Wildlife • Improve access road to Fishermen’s parking area • Further evaluate historic Plank Road to identify method for rehabilitation • Screen and manage debris pile • Continue management measures for endangered species and successional old fields
Priority 2:	<ul style="list-style-type: none"> • Construct a dedicated walkway at the low salt marsh • Stabilize and rehabilitate the Greenhouses for interpretation • Begin management actions for Fresh Pond • Begin management actions for the maritime beach community • Begin restoration and repair of Field Main Entrance gates and walls near Henry Lloyd House

Implementation Priorities	Description/Development Component
	<ul style="list-style-type: none"> • Develop Northwest parking area • Develop comfort station at Northwest parking area • Restore dormitory interior at the Master’s Garage • Begin repairs to the brick walls and gates of the walled garden • Improve and formalize parking at equestrian center • Upgrade electric and mechanical systems at the Polo Stables and equestrian center operation • Restore gardens at Main House • Upgrade electric and mechanical systems at Main House • Begin exterior improvements/restoration at Main House • Begin exterior and interior improvements to the Pump and Power House • Improve access from Fisherman’s parking area to the shoreline for ADA and car-top watercraft
<p>Priority 3:</p>	<ul style="list-style-type: none"> • Upgrade electric/mechanical systems as the Farm Group • Develop Northeast and Weir Barn parking areas • Open historic Service Road to vehicular traffic to the Northeast parking area and develop separate multi-use path • Construct a formalized observation area at Fresh Pond • Develop visitor center at Farm Group • Begin interior improvements to Main House • Upgrade septic systems of the park • Stabilize ruins of the first Lloyd Harbor school • Upgrade water distribution system of the park • Upgrade electrical distribution system of the park • Reset cobblestones in courtyard of the Farm Group • Begin exterior improvements to Master’s Garage

Master Plan Stewardship Committee

A Stewardship Committee should be established with membership representative of OPRHP Regional and Park administration, Historic Preservation, and EMB, along with representation from the Caumsett Foundation. As needed, the Stewardship Committee should call upon involvement and

advice from other organizations such as The Nature Conservancy, Audubon, Village of Lloyd Harbor, Suffolk County, etc.

The prime mission of the Stewardship Committee is to ensure consistency with the Master Plan of management, policy and operational decisions affecting the preserve. Said committee may review and comment to the Regional Director on matters where conflicts arise among competing priorities. The committee, while not a substitute for the review and approval obligation of OPRHP, may be called up on to assist in those processes.

The Stewardship Committee will assist the Preserve Manager in preparing an annual report to the Regional Director, OPRHP Commissioner, and the Caumsett Foundation Board of Directors enumerating progress in implementing the Master Plan recommendations along with difficulties encountered in said implementation. The annual report should include recommendations on implementation measures to be taken during the upcoming year.

If alterations to the Master Plan are needed, the Stewardship Committee should assist the Preserve Manager in describing them and working through the pertinent OPRHP approval process to append them to the Master Plan. The Committee may also assist and report on the success of completing any reports, analyses, or further studies called for in the Master Plan.

Relationship to Other Programs

Caumsett State Historic Park Preserve has four non-profit licensees and one concessionaire operating within the park. These partners, mentioned extensively throughout the plan, reflect the Caumsett community. The Caumsett Foundation has worked to enhance all aspects of the visitor experience and preservation of the park's natural and historic assets. Volunteers for Wildlife and Nassau County BOCES often bring the outside community to the park to experience the vast natural resources and wildlife of the park, as well as provide environmental programming. The Lloyd Harbor Historical Society helps interpret the colonial history of the park and the surrounding community as well. Lastly, the Lloyd Harbor Equestrian Center attracts people to the park for a specific experience that is rooted in the history of the park.

The master plan seeks to foster partnerships by connecting with local organizations and interest groups with a like-minded vision and goal for the park and the stewardship of its natural resources. OPRHP's management of these partnerships, and the evaluation of opportunities for new partnerships within the park, will be governed by OPRHP's *Policy on Public/Private Partnerships in New York State Parks and Historic Sites (adopted 3/12/09)*. Of particular concern is the carrying capacity of the park's roadways and parking areas to accommodate more partner activities that attract significant crowds. The stresses placed on the natural and historic features of Caumsett State Historic Park Preserve, which this plan seeks to preserve and enhance, must be weighed against the benefits offered by any new partnership activity to invest in programming, buildings or infrastructure. Partnership activities should be environmentally and fiscally sustainable, with the impacts on the Park's facilities, landscapes, natural and cultural resources, operational and capital impacts, all factored into the partnership arrangement.

Another focus of efforts with future and current partners will be making sure that any organization Caumsett State Historic Park Preserve partners with will work with the park to achieve operational and institutional goals. This will ensure that, along with OPRHP, the partners are working to protect the park's cultural and natural resources.

In addition to the partnerships within the confines of the Park, this master plan calls for strengthening the partnerships with organizations operating in the larger region to advance goals such as trail development, water quality and stream preservation. For example, the park could foster its relationship with the Huntington Audubon Society to help monitor the breeding and migratory birds in the park.

This master plan encourages the existing friends group, the Caumsett Foundation, to assist the park with the development and management of specific park resources. For example, the Caumsett Foundation will continue to be an essential force in the rehabilitation and adaptive reuse of vacant structures within the Farm Group for use as a Visitor Center, which is called for in this plan. This plan has attempted to maximize the resources of the park through the development of four-season recreational uses that each present their own management challenges. Assistance from the Foundation will help ensure timely implementation of the ambitious recommendations herein.

The park is located within the Village of Lloyd Harbor and the relationship between the park and the Village is important, especially for consistency with such Village programs as the Comprehensive Plan (ref.) and the Local Waterfront Revitalization Program (LWRP, ref.). Proposals to be undertaken in the park will continue to be evaluated as to applicability with these programs. In particular, projects subject to consistency procedures under the LWRP will be coordinated with the Village.

The master plan will be consistent with ecosystem-based management (EBM). EBM is an emerging, integrated approach to managing natural resources and human activities. The EBM approach has six components and is 1) place based, 2) science based, 3) has measurable objectives, 4) uses adaptive management, 5) recognizes interconnections, and 6) increases stakeholder involvement. Master planning is very consistent with the principles of EBM and the agency has formulated this master plan based on the knowledge of the local ecosystem. The public was also involved early in the planning process and the local knowledge and comment helped to inform decisions made in this plan. In addition, the park resources are connected to adjoining ecosystems that are also considered within this plan and will be considered in implementation of objectives in this plan. As proposals pursuant to the master plan are advanced, and developed they will be based on the best available science using current scientific understanding of impacted ecosystems and the advancement of scientific investigation. Measurable objectives for implementation will provide a basis for gauging the impact of activities on the health of the ecosystem. Further, an ethic of adaptive management will be developed to respond to new knowledge and changing conditions will allow us to consider how adjustments can be made to reflect new information to accomplish goals and local knowledge and expertise will enhance these activities.

