



**Department of
Environmental
Conservation**

Division of Operations

Bureau of Recreation

Eagle Point Public Campground

Unit Management Plan

FINAL

Town of Chester, Warren County, New York

January 2019

New York State Department of Environmental Conservation
Division of Operations, 3rd Floor
625 Broadway, Albany, NY12233

Governor ANDREW M. CUOMO

Commissioner BASIL SEGGOS

OFFICE OF THE COMMISSIONER

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MEMORANDUM

TO: The Record
FROM: Basil Seggos
SUBJECT: Eagle Point Campground

The Eagle Point Campground Unit Management Plan has been completed. The Adirondack Park Agency has found the UMP to be in conformance with the Adirondack Park State Land Master Plan.

The UMP is consistent with Environmental Conservation Law, and Department Rules, Regulations and Policies and is hereby approved and adopted.



Basil Seggos
Commissioner
New York State Department of Environmental Conservation

Date: 1/15/19



Department of
Environmental
Conservation

**EAGLE POINT PUBLIC CAMPGROUND
SITE SPECIFIC - VOLUME II
UNIT MANAGEMENT PLAN**

NOTE: Volume I is a generic plan and contains an overview, environmental setting, goals, policy, management, and impact assessment criteria that pertain universally and in common to all Adirondack and Catskill public campgrounds and special day-use classified Intensive Use areas. Volume II is a site-specific document containing inventories of physical, biological, and human-made features, together with specific management actions for the individual site. Volume III contains support data in the form of an appendix to Volumes I and II.

The New York State Department of Environmental Conservation (DEC) prepares unit management plans (UMPs) to cover the next five-year management period. The final UMP is completed according to guidelines and criteria set forth in the Adirondack Park State Land Master Plan.

Region 5 staff prepared this UMP. Any comments and/or information may be forwarded to Brett Blanchard, copy to Tom Folts, Division of Operations, Albany. For information, contact Michael Buzzelli, Campground Program Manager, New York State Department of Environmental Conservation, 625 Broadway, Albany, NY 12233, telephone 518-457-2500.

**SUMMARY
EAGLE POINT PUBLIC CAMPGROUND
UNIT MANAGEMENT PLAN**

In keeping with constitutional provisions, criteria set forth in the Adirondack Park State Land Master Plan and Department of Environmental Conservation Management Policy for Forest Preserve state-owned lands, DEC has established a management plan for the five-year operation of Eagle Point Public Campground.

Goals include: managing recreation programs to ensure protection of the natural resources base according to Environmental Conservation Law (ECL), offering recreational opportunities for the enjoyment of State residents, ensuring that revenues equal operating costs for that portion of the program covered by user fees, and managing the program to enhance economic benefits to local communities and the State.

To help meet these goals, contingent upon funding, the following ten management actions are being proposed:

Proposed Management Actions*

- Replace five existing comfort stations with three comfort stations.
- Replace shower building.
- Improve campsites including closures and combining sites.
- Repave roads and repair drainage structures.
- Initiate an asbestos abatement plan for retaining walls.
- Replace playground facilities in day-use area.
- Install plantings throughout campground.
- Replace fireplaces as needed.
- Install interpretive kiosk with historic information.
- Upgrades facilities to improve accessibility.

*Prioritized projects to be completed when funding becomes available

The beneficial effects of proposed actions include: compliance with State health codes, maintenance of physical plant investment, modernization of facilities to provide a satisfactory recreational experience for users, upkeep of facilities to maintain to public safety, and providing conditions in a setting and on a scale that is harmonious with the character of the Adirondack Park.

Determination of conformance to criteria established in the Adirondack Park State Land Master Plan includes: determining whether proposed activities avoid alterations of wetlands and topography; limiting vegetative clearing; preserving the scenic, natural resources of the area; and deciding whether the plan contains an adequate assessment of actual and projected public use.

Mitigation measures to minimize environmental impacts have been considered. All construction projects will limit tree removal to reduce clearing and maintain the facility's wooded appearance. Architectural designs will be selected to blend with the character of the recreation area and surrounding forest. Seeding and mulching of construction sites will reestablish vegetation, which effectively stabilizes soil. Adjacent forest cover will not be altered. Proposals concentrate on improving and updating facilities to accommodate present peak-use periods rather than accommodating increased population projections.

Various alternative actions were considered. Public unrest, an adverse effect on local communities, and uncontrolled use of State lands would sharply increase should recreation planning and management efforts be reduced or dissolved. Current care, custody, and control practices preclude choosing these alternatives at this time.

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I. INTRODUCTION

A. Overview

Eagle Point Campground is located on the western shore of Schroon Lake. Amenities include campsites; hot showers; flush toilets; trailer dump station; recycling center; boat launch; picnic area with tables, fireplaces, and charcoal grills. Camping equipment from tents to 30' RV's can be accommodated with some sites designed to accommodate campers with physical disabilities. The campground offers a variety of recreational opportunities including boating, fishing, hiking and swimming. Schroon Lake covers approximately 4,107 acres and is nine miles in length. The Village of Schroon Lake, located seven miles to the north, has a quaint main street with shops and restaurants. Visitors can tour the Schroon-North Hudson Historical Museum, or visit the Seagle Music Colony which offers plays, operas and concerts. The Natural Stone Bridge and Caves is located four miles southwest of the campground.

1. Location

Eagle Point Campground is located on the western shore of Schroon Lake. The entrance is two miles north of Pottersville on US Highway 9 in the Town of Chester, Warren County. The campground is on a portion of Lot 89 of the Hoffman Tract.

2. History

The first users of the region of the Adirondacks surrounding Schroon Lake were the Haudenosaunee and Algonquin Indian Nations. While it is known that these Indian nations did use the lands for hunting and fishing, and as a thoroughfare to other areas of the State, it is unresolved whether either nation ever settled in the Adirondack mountains due to their harsh climate and rugged landscape. Beginning in the early 1600s, European explorers struggled for control over the region's waterways, valuable fur trade and plentiful timber. While the Europeans fought over the region's water routes in the Champlain Valley and Lake George regions further east, settlement here was delayed. When counties were established in colonial New York in 1683, the present Warren County was part of Albany County, an enormous area covering the northern part of New York State and all the present State of Vermont.

In May of 1775, 25,200 acres of land, partly in today's Essex and Warren counties, was granted equally to five grantees including Anthony Hoffman. This area was known as the Hoffman Township. At the end of the Revolutionary War, soon after the New York reclaimed all the lands once held by the British Crown, the state began auctioning off tracts of Adirondack forestland. Many of the deeds,

I. INTRODUCTION

vouchers and papers relating to earlier claims were lost or carried off after the war and the original owners no longer had proof of ownership. The State also established military tracts, which it offered up as bounty lands to soldiers who fought in the Revolution. But due to the remoteness of the Adirondacks, few people took up the offer. In March of 1788, the 11th NYS Legislature passed an act directing the settlement of multiple public accounts of claims by citizens for properties, monies and other compensations they felt were owed to them since the end of the Revolutionary War. Included in this settlement was entitlement to 24,000 acres of lands, where the deeds, vouchers and papers relating to these claims were lost. Those receiving the authorized lands again included Anthony Hoffman and others.

In 1799, the Town of Chester was formed, but there were only a few rudimentary roads. The main mode of travel was the Schroon River. By the 1830s, affordable land, abundant water, fish, game, and first-growth timber began to attract settlement. To the north, Schroon grew quickly, benefitting from the Old State Road, currently US 9, which ran through the town and on to Canada. Local saw and grist mills soon appeared as well as a tannery and a distillery.

In Pottersville, the nearest village to the campground, settlement was slower. An 1835 report states that there was nothing on the site of the village except a log house owned by James Danley. In 1839, James Potter, for whom the hamlet is named, built a store just south of the current Wells Hotel. Mr. Potter was appointed the first postmaster. There were never any extensive mills in the vicinity, but a tannery was built about 1849 and operated by at least three different owners before burning in 1882. According to Smith's History of Warren County, the piles of tan bark continued to smolder for 18 months after the fire was extinguished. By the 1860's, the Town of Chester had grown to two main settlements, Chestertown and Pottersville.

The tourist business started to develop in the 1870's, when guests would first travel by train to Riparius, then board a stagecoach to Pottersville, and then continue by lake steamer to various hotels that had sprung up along the shoreline of Schroon Lake. In 1872, the Leland House was built on a six acre parcel by Thomas Leland. It was one of the largest and grandest hotels on the lake, three stories high and able to accommodate nearly 300 guests. Schroon Lake was also the former home to the world class Scaroon Manor Resort, which opened in 1920. It was a luxurious resort catering to clientele interested in fine dining, quality entertainment and outdoor fun. It featured an amphitheater, white sandy beach, and over 300 acres of gardens and landscaped walkways. For outdoor recreation, it offered a golf course, tennis courts, baseball diamond, basketball courts and water sports. The Scaroon Manor was also

the site for the 1957 Warner Brothers movie *Marjorie Morningstar*, which starred Gene Kelly, Natalie Wood and Ed Winn. The Manor closed in 1962 and was sold in 1967 to New York State. Today, it is the site of Scaroon Manor Campground, located north of Eagle Point.

A 1907 survey of the Hudson River watershed concluded that an ideal site for a 70-foot-tall containment dam would be at Tumblehead Falls. Impounding the Schroon River at the 840-foot contour line would create a reservoir larger than Lake George. Brant, Paradox and Schroon Lakes would be combined into one lake with a shoreline five or six times larger than present day. Hoteliers and shoreline owners were opposed to the project, fearing that the dam would kill the thriving tourist industry that also supported boardinghouses, inns and village shops. The Schroon Lake Association, still in existence today, was formed to oppose the construction of the Tumblehead Falls dam. In the fall 1916, a public hearing was held at the conservation commissioner's Albany office to discuss the feasibility of the dam. The outcome was that the level of Schroon Lake was to remain at 807 feet.

In recognition of increasing demand for camping in the Adirondacks, in 1928 the Conservation Department purchased 21 acres of lot 89 of the Hoffman Tract, including approximately .96 miles of shoreline on Schroon lake. The 1928 Annual Report to the Legislature included the passage "The opening of Eagle Point Campsite on Schroon Lake, which was hoped to take place during the past summer, was held up by the failure to acquire title to the land. However much of the work as possible was done during the fall. This site on the International highway will be a valuable supplement to those on Lake George and Sharp Bridge. Construction of the campground started in the fall of 1928 and 64 sites were constructed. Eagle Point opened for business in 1929.

Additional annual reports to the legislature stated that registration at Eagle Point campground had been 4,017 in 1929 and 7,224 in 1930. The reports also note that life-saving instruction for the ranger force had been inaugurated in 1929. A connecting road had been completed between the campsite proper and the picnic area to the north, obviating the necessity of traversing the main state road in going from one to the other. The additional area of the lake frontage thus opened up was developed by grading and the construction of fireplaces, tables and benches. Another short cross road was constructed at the southerly end of the campground opening up a very desirable area close to the lake that was also developed. The two bathhouses, which had been little used, were moved to a new location that was more convenient to bathers. Eight additional campsites sites were added in ensuing years. The 1945 Annual Report to the Legislature noted the war years of 1944 and 1945 showed a continued decrease in the usage of the recreation facilities in the Forest Preserve. Prewar usage of Conservation Department

I. INTRODUCTION

campsites in 1941 was 994,426, dropping to 278,495 in 1944 and 307,439 in 1945. The report also stated that “now that the war was over, the demand for facilities will now increase far beyond pre-war years and preparations should be made to meet this increase”. The 1942 usage at Eagle Point was 16,800.

Prior to the construction of the Northway (I-87) in 1967, US Route 9 was the major north-south highway between Albany and Montreal, Canada, which made Schroon Lake a convenient stopping off point for travelers to purchase gas, lodging, and meals. Today, most travelers bypass US Route 9 but they now have the convenience of easily reaching the campground by exiting I-87 at exit 26 or 27.

The origination of the name "Schroon" is not precisely known though some believe it is derived from a Native American word for large lake. Others contend it was named by French soldiers in honor of the Widow Scarron (Françoise d'Aubigne) who was previously the wife of noted French author and playwright Paul Scarron and subsequently the second wife of King Louis XIV of France.

Year	Eagle Point Campground Improvements
1929	Campground opened with 68 sites, eight more sites added later
1944	Toilet building #3 (beach road) constructed
1953	Toilet building #2 (south end) constructed
1961	Bathhouse constructed
1965	Sewer pump house and water pump house constructed
1967	Toilet building #4 (north end) constructed
1969	Caretaker cabin constructed
1972	Shower building constructed
1980	Registration booth constructed
1988	Garage/ lifeguard apartment constructed
1992	Recycle center constructed.
1995	Water pump house constructed
2010	Lift stations rehabilitated
2012	Ticket booth constructed, caretaker residence rehabilitated
2014	Rehabilitated bathhouse, storage room and bathroom added
2017	Asbestos abatement project of wall along beach access road completed

II. INVENTORY of FACILITIES, SYSTEMS and RESOURCES

A. Inventory of Existing Facilities

1. Camping and Day-use (Picnic) Areas

Camping Area	Day-use Area
72 campsites	Area – .6 acres
72 picnic tables	12 picnic tables
72 fireplaces	6 grills
16 water spigots	2 water spigots
	Playground
Design capacity – 432 persons (72 x 6/site)	Design capacity – 72 persons (12 x 6/table)

2. Roads and Parking Areas

The campground has a total of 1.1 miles of interior roads 10' to 24' wide. There are two parking areas located near the day-use area, each 100' x 20' in size and accommodating 11 cars. There is also parking available near the shower building and recycle center.

II. INVENTORY of FACILITIES, SYSTEMS and RESOURCES

3. Buildings

Bldg #	Bldg Name/Function	Location/Description/Use	Size Sq ft	Condition	Year Built
(001)	Caretaker cabin	Near entrance	744	Excellent	1969
(004)	Shower building	Near site #71	660	Good	1972
(005)	Bathhouse	Near beach	448	Fair	1961
(006)	Sewer pump house	Near site #6	49	Good	1967
(009)	Comfort station	North end near site #61	143	Fair	1967
(010)	Comfort station (men's)	Beach road near site #53	110	Fair	1944
(011)	Comfort station (women's)	Beach road near site #54	110	Fair	1944
(012)	Comfort station (women's)	South end near site #18	132	Good	1953
(013)	Comfort station (men's)	South end near site #18	132	Good	1953
(014)	Garage/ staff apartment	Near entrance	912	Good	1988
(015)	Recycle Center	Near site #1	350	Good	1992
(016)	Water pump house	Near site #59	308	Good	1995
(017)	Ticket booth	Near entrance	96	Excellent	2012

The building condition rating is from the (MMS) building inspection report conducted November 2016. The lower comfort stations have 8 toilets (4 each sex) and 2 sinks (one each sex). The beach road comfort stations have 6 toilets (3 each sex) and 2 sinks (one each sex). The north end comfort station has 4 toilets (2 each sex) and 2 sinks (1 each sex). The shower building has 6 toilets (3 each sex), 6 sinks (3 each sex) and 8 showers (4 each sex). The bathhouse has one toilet. The recycle center has one sink. The caretaker's cabin has a toilet, shower, sink and kitchen sink. The lifeguard apartment has a toilet, shower, sink and kitchen sink.

4. Sewage System

Effluent at each building flows by gravity to septic tanks and then by three lift stations to a centralized leach field located on Scaroon Manor Campground. There are approximately 3,375 feet of force main sewer line and 2,750 feet of gravity sewer line. Gray water from the shower building and recycle center is disposed of in dry wells. Septic tanks are periodically pumped and effluent transported under a contract arrangement. A NYSDEC SPDES permit #NY-024-8673 covers the systems listed below.

II. INVENTORY of FACILITIES, SYSTEMS and RESOURCES

Bldg #	Outfall #	Building #/Type	Septic Tank Size (gallons)	Leach Field/ Dry Well	Construction Date
#001	050	Caretaker cabin	500	Leach field	1969
#014	050	Garage/staff apartment	Combined with above	Leach field	1988
#004	050	Shower house	2,500	Leach field	1972
#004	004	Shower house (gray water)		(2) dry wells	1972
#005	050	Bath house	2,500	Leach field	1961
#009	050	Comfort station (north end)	2,500	Leach field	1967
#010	050	Comfort station (men's) beach road	2,500	Leach field	1944
#011	050	Comfort station (women's) beach road	Combined with above	Leach field	1944
#012	050	Comfort station (women's) south end	2,500	Leach field	1953
#013	050	Comfort station (men's) south end	Combined with above	Leach field	1953
#015	004	Recycle center (gray water)		(2) dry wells	1992

5. Solid Waste

Annual refuse generated is approximately 6.5 tons. Waste is collected at the central recycling facility and hauled by staff in a DEC packer truck to a commercial disposal site. Annual cost for disposal is about \$60/ton or \$400. Approximately eight yards of recyclables are collected and removed from the campground by contract. Annual cost for disposal is about \$140. Returnable containers are the responsibility of campers and not collected at the facility. Approximately 12 yards of ashes are collected at a central facility and transported to Hiram Hollow recycling facility. Beginning with the 1992 season, all day-use areas have been under the carry-in, carry-out policy. Appropriate signs have been erected to inform the public, and the DEC's Albany office have produced a brochure.

6. Barriers

Barriers are used to control campground use and are periodically opened or closed for this purpose. DEC policy provides for the design and safety considerations of in-place barriers. Eagle Point has one pipe-gate barrier near the entrance which controls vehicle access. This gate will be opened in winter to permit passage of vehicles as far as the recycle center for ice fishermen, snowshoers and skiers.

7. Telephone

The main phone number for the campground is (518) 494-2220, and calls will be answered only when the campground is open. There is a pay phone for the public to use near the entrance booth.

8. Signs

The messages conveyed to public users by means of standard (yellow on brown) signs include directions and information for entrance, supervisor's office, bulletin board, traffic control, commemorative, regulations, picnic area, comfort stations and camping sites.

9. Electric System

The campground receives primary electrical distribution from an overhead transmission line on U.S. Route 9. An overhead line feeds power from a transformer on a utility pole to a meter installed on the garage. Electricity is distributed via 3,200 feet of buried lines and 250 feet of overhead lines throughout the campground. Service is provided to comfort stations, staff residences, shower building, entrance booth, garage, pump house, chlorination building, bathhouse, recycle center and well. National Grid provides power and distribution to the campground. DEC owns and maintains all utility lines on the campground. Average yearly electric consumption is about 15,000 kWh at a cost of \$2,750. (See Exhibit #7.)

10. Potable Water System

There is a 198-foot-deep drilled well located near the boat launch that supplies water to the campground. The well yields 25 gallons per minute and has a 1/2 HP pump with a pumping capacity of 16 gallons per minute. The water is chlorinated and stored in an 8,400-gallon storage tank adjacent to the well and delivered to the campground with booster pumps. From the reservoir, water is pumped through 2.1 miles of waterline to the water spigots, comfort stations, staff housing, bathhouse, garage and recycle center. (See Exhibit #6.)

11. Trails

The Pharaoh Lake Wilderness and Hoffman Notch Wilderness are a short drive from the campground and offer hiking opportunities. Popular hiking trails include Pharaoh Mountain, Severance Hill, Pharaoh Lake and Hoffman Notch.

12 Fuel Systems

The chart below displays the permanent fuel system used at the campground.

Product Type	Tank Size Gal/Lb	Location	Annual Use
Propane	500 gal	Shower building	1,920 gal
Propane	120 gal	Caretaker's cabin	

13. Swimming

In most years, the beach at Eagle Point was operational for the core of the camping season and staffed by lifeguards. Since 2000, a lack of qualified lifeguards in the area has prevented the campground from providing a staffed swimming beach. Since 2013, the facility established a series of safeguards known as Supervision Level IV to be followed by patrons. The swim area was delineated with ropes and buoys, and safety and first aid equipment was located at the site and rules regarding proper use of the swim area were posted.

14. Boating

Schroon Lake is approximately 4,107 acres in size and therefore meets the Adirondack Park Agency's criteria for allowing existing launches or for further analysis to determine additional boat ramp construction. Currently the launch is an unimproved trailer launch and lacks a hard surface ramp. This allows light trailered boats to reach the water, but does not provide float off or float on capability. Boats typically need to be hand carried from the trailer. There is room for about 4 vehicles or trailers adjacent to the launch area. Visitors are advised to launch trailered boats at the Horicon boat launch, located 2.5 miles south of the campground entrance.

B. Inventory of Systems

1. Staff

Total	Position Title
1	Conservation Recreation Facilities Supervisor II
1	Conservation Security Worker
1	Park and Recreation Aide 6
3	Park and Recreation Aide 4

2. Fee Schedule 2017

Daily Fees	
2017 Open Dates: May 19 – Sep 9	
Camping/night – NYS Residents	\$22.00
Camping/night – Non-residents	\$27.00
Day Use - Auto	\$10.00
Day Use - Walk In	\$2.00
Day Use - Motorcycle	\$5.00
Canoes – Day rental	\$20.00
Kayaks – Day rental	\$15.00
Kayaks (double) – Day rental	\$20.00
Firewood	\$9.00
Empire Passport - Season	\$65.00

3. Permits

Peddling permits may be issued annually for firewood, boat rentals and camper supplies. An annual fee of \$2.00 x number of campsites is charged for each vendor. In 2017, one permit was issued to an ice cream vendor.

4. Off-season Use

The entrance road gate is opened during the winter season so that ice fishermen, snowshoers and skiers can access the facility. The road is plowed as far as the recycle center.

5. Junior Naturalist Program

The *Junior Naturalist Journal* is an activity book that gives children the opportunity to test their environmental knowledge while teaching them more about New York State's environment. Children five through twelve years old can request a *Junior Naturalist Journal* from campground staff. When the journal is completed, children bring it to the appropriate DEC staff person, who reviews the journal and then gives the child a Junior Naturalist patch. This program is dependent on funding being available and may not be offered every year. It was offered for the 2017 camping season.

C. Inventory of Natural Resources

1. Physical

a. Elevation

The elevation of Eagle Point varies from 807' at the shoreline of Schroon Lake to 850' at points near U.S. Route 9. The land rises steeply from the lakeshore and many campsites are graded with timber cribbing. (See Exhibit #2.)

b. Water

Schroon Lake is 4,107 acres (6.4 sq miles) in area, with a maximum depth of 152 feet. There are approximately 23.7 miles of shoreline, of which .94 miles border the Intensive Use Area. There are 25 campsites located along the shoreline of the lake. Schroon Lake's outlet enters Schroon River at the south end of the lake which joins the Hudson River after 27 miles slightly west of the village of Warrensburg.

c. Wetlands

DEC and the Adirondack Park Agency inventory, map and protect wetlands under Article 24 of the Environmental Conservation Law. Within Eagle Point Campground, there are no identified wetlands.

Projects that alter or adversely affect the wetlands or any sewage disposal system within 100 feet will require a permit from the APA. The APA will be consulted to determine whether a permit is needed prior to site disturbance in or adjacent to these designated wetland areas.

d. Soils

Soil associations consist of Bice—very bouldery, fine, sandy loam, moderate sloping and Bice—very bouldery, fine, sandy loam, steep sloping. The moderate sloping soils are deep, well drained soils found in wooded areas on hillsides and hill crests on uplands. This soil is not suited to cultivated crops because of the short growing season and boulders and stones on the surface. This soil is suited to use as sites for campgrounds, picnic areas, paths, trails and dwellings. The steep sloping soils are also deep, well drained and found on wooded hillsides on uplands. This soil, if cleared of trees, can be suited to pasture. The slopes of the site limit the recreational use of this soil to hiking paths, trails and ski slopes. (See Exhibit #9)

2. Biological

a. Forest Type

There are six different forest types present within the campground. The Bureau of Forest Preserve Management and SUNY ESF are working together to develop computerized GIS models of forested areas of the Adirondack Forest Preserve. (See Exhibit 8)

b. Unique Vegetation

The New York Natural Heritage Program keeps track of the status of the State's rare flowering plants, conifers, ferns and fern allies, and mosses. No rare plants or unique natural communities have been documented to exist within Eagle Point Campground.

c. Wildlife

The opportunity to encounter animals in the wild adds a dimension of excitement to a visitors' recreational experience. Visitors to Eagle Point Campground can enjoy wildlife from a number of perspectives, including wildlife observation, bird song identification and photography. A diversity of wildlife species may be observed in the campground or in the adjacent Vanderwacker Mountain Wild Forest. More detailed information about the wildlife in the region can be found in the Vanderwacker Mountain Wild Forest Unit Management Plan.

d. Fisheries

Eagle Point Campground's proximity to Schroon Lake makes it a popular fishing location. DEC's publication New York Freshwater Fishing lists trout, lake trout and land-locked salmon as species which may be caught in Schroon Lake year-round. The use of bait fish is permitted in Schroon Lake. Brown trout and rainbow trout were stocked into the Schroon River downstream from Schroon Lake in 2017.

III. INVENTORY of ISSUES and CONSTRAINTS

A. Article XIV, New York State Constitution

Article XIV of the New York State Constitution provides in part that “The lands of the state, now owned or hereafter acquired, constituting the Forest Preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or taken by any corporation, public or private, nor shall the timber thereon be sold, removed, or destroyed.”

B. Adirondack Park State Land Master Plan

The APSLMP requires that all campgrounds and day-use areas will be of a rustic nature. Natural materials will be used to the fullest extent possible in construction so as to blend with the Adirondack environment. These constraints are further described in Volume I of the generic plan.

C. Environmental Conservation Law

The management plan has been developed within the constraints set forth by the Environmental Conservation Law (ECL), Rules and Regulations of the State of New York, and established policies and procedures for administration of the lands involved.

D. Recreation Program Goals

- Manage recreation programs in a manner which ensures protection of the natural resources base in accordance with the Environmental Conservation Law, Article XIV of the New York State Constitution and the Adirondack and Catskill Parks State Land Master Plans.
- Offer recreational opportunities for leisure-time enjoyment for the people of the state.
- Ensure that revenues equal operating costs for that portion of the program covered by user fees.
- Manage the program to enhance economic benefits to local communities and the state.

E. Campground Generic Plan/EIS

The management plan has been developed within the constraints set forth by the GUMP/EIS and contains overview, environmental setting, goals, policy, management, and impact assessment criteria which pertain universally and in common to all Adirondack and Catskill public campgrounds and special day-use classified Intensive Use Areas.

F. Public Use

1. Inventory of Public Use

a. Attendance Trends

Attendance numbers are a combination of camper days (the number of campers x the number of nights spent) and day-use visitors (the number of people using the beach, day-use areas or visiting but not staying overnight). Camping attendance for the latest five-year period is similar to the levels experienced 20 years ago while day use has decreased by nearly 65%. The drop-in day use is partially explained by an inability to staff the beach with lifeguards, but it is also part of a change in recreational trends where fewer families spend a day at the beach. For the latest five-year period, camping attendance remains fairly static while day-use is seeing a slight increase. Campground use during winter months primarily consists of cross-country skiing and ice fishing. Currently, there is no way of accurately tracking usage as there are no permits required or issued for off-season use, nor staff on site to monitor use.

Eagle Point Attendance			
Year	Camping	Day Use	Total
2017	12,113	1,077	13,190
2016	11,185	874	12,059
2015	13,518	749	14,267
2014	13,474	791	14,265
2013	10,513	620	11,133
Avg	12,161	822	12,983

Eighty two percent of campers are from New York State, with a strong representation from the Saratoga and capital region as well as the Hudson Valley and Long Island. The average overnight stay for campers is 2.9 nights, and overall campground occupancy for the season is 41%. (See Exhibit #11.)

b. Revenue Trends

Revenues are used to offset annual operating costs of the campground. Operating budget allocations are based on revenues generated from camping fees, day-use fees, boat rentals, sales of Empire Passports and firewood.

Five-Year Revenue Totals for Eagle Point						
Year	Camping	Day Use	Boat Rentals	Empire Passports	Firewood	Total
2017	\$77,732	\$2,015	\$3,705	\$260	\$1,935	\$85,647
2016	\$78,318	\$2,333	\$4,670	\$195	\$1,881	\$87,397
2015	\$79,729	\$2,760	\$4,220	\$130	\$0	\$86,839
2014	\$73,310	\$2,710	\$2,085	\$325	\$288	78,718
2013	\$68,009	\$2,230	\$1,825	\$0	\$288	\$72,352
Avg	\$75,420	\$2,410	\$3,301	\$182	\$878	\$82,191

Operating costs for Eagle Point average \$70,000. The revenue at this facility falls short of the operating costs due to several factors: size of the facility, age of the infrastructure and the small size of many campsites. However, the revenue totals of all DEC recreation facilities meet the program goal of ensuring that revenues equal operating costs for that portion of the program covered by user fees. Camping revenues have remained static along with attendance with no price increases in the last five years. Boat rental revenue continues to increase as more boats are added to the rental fleet. Firewood sales were initiated at Eagle Point in 2016 and revenues surpass those previously earned by peddler permit fees.

2. Carrying Capacity

All DEC campground facilities should be operated within the physical, biological and social carrying capacity of the site. Operation within these limits will ensure continued character and integrity to intensive recreational use at this location. It will also insure that public use is conditioned within the capacity of the physical, biological and social resources to withstand such use.

a. Physical Design

The following is an analysis of existing design capacities as compared to NYS Department of Health codes and DEC design standards. The existing campsite design capacity is based on six persons per site and the day-use design capacity is six persons per picnic table.

The table below compares the calculated capacity needs for each campground with the currently available capacity, with deficiencies noted. A utility sink attached to the outside of each toilet building is needed to provide a place for campers to either wash dishes or dispose of gray water. No comfort stations within the facility meet current accessibility standards.

III. INVENTORY of ISSUES and CONSTRAINTS

Facility Infrastructure Capacity Analysis				
Facility Description	Design Standard*	Calculated Need	Currently Available	Deficiency
Campsites (72)	1,250 sf/site	1,250 sf/site	1,250 sf/site	None
Trailer dumping station	1 for every 100 sites	1	1	None
Potable water supply	55 gal/day/site	3,960 gpd	23,040 gpd	None
6 day-use picnic tables	5 gal/day/picnicker	360 gpd		None
Water spigots	1/10 campsites	8	16	None
	1/60 picnickers	2	2	None
Sinks (within 500')	1 for every 15 campsites	8	12	None
	1 for every 60 picnickers	2	0	None *1
Toilets/Urinals (within 500')	2 for every 10 sites	15	23	None
	2 for every 60 picnickers	2	1	None *1
Utility sinks	Conveniently located	3	0	3
Showers	2 for every 25 sites	6	8	None
*DEC design standards meet or exceed NYS Health Department codes				

*1 - The toilets and sinks at the beach road restrooms are within 500' of the beach and day-use area and service both campsites and day use facilities.

b. Biological Carrying Capacity

Many of the campsites here at Eagle Point and as well as at all DEC campgrounds have been in continuous use since the campground opened. Depending on site design and level of occupancy, they are showing their age in terms of loss of vegetation screening, soil compaction, drainage issues and site amenity needs. To address these concerns, a campsite restoration project is underway to evaluate the condition and needs of each facility, including all the 6,000 campsites at DEC campground facilities. Restoration work will include tree and shrub plantings, replacement of lost soils, regrading of sites, drainage improvements, evaluating the design and size of campsites and replacement of deteriorated tables and fireplaces. In most cases, sites that require restoration work will be removed from use for two camping seasons. Sites #21 and #61 have been selected for restoration work and for closure in 2017 and 2018. Sites #33 and #68 have been selected for restoration work and for closure in 2018 and 2019. Signs will be posted at the campground, and no reservations will be taken for these sites.

The entrance road gate is opened during the winter season so that ice fishermen, snowshoers and skiers can access the facility. Hazardous trees are regularly removed (in accordance with established

policy), and, in addition to natural regeneration, growth of residual trees and plantings as noted above compensate for any losses.

c. Social Carrying Capacity

Annual camper surveys have been conducted since 1996. Campers have been asked to rate their camping experience on a scale from unacceptable to excellent. At current attendance levels, this campground is operating within an acceptable social carrying capacity based on the expectations of our visitors. In 2017, campers were asked to provide any comments or suggestions they had about their stay at the campground and 73 comments were provided as follows:

20 responses complimented the friendliness and helpfulness of the campground staff

Eight responses recommended new or additional shower facilities be constructed

Seven responses complimented the maintenance of the facility

Five responses recommended new or additional bathroom facilities be constructed

Three responses noted firewood not being available to purchase

Other multiple responses noted that hazardous trees need to be removed, campsites are too close together, the facilities were dirty, the scenery was beautiful, and picnic tables need repair.

As part of the UMP process at Eagle Point, the condition of the 72 campsites was reviewed to ensure compliance with the requirements of the Adirondack Park State Land Master Plan, the Generic UMP for Campgrounds and Environmental Regulations.

Additional impacts associated with planned campground objectives and actions are identified and discussed in the *Generic Unit Management Plan, Volume I*. The table below summarizes survey statistics over the past five years.

	# of Responses	# Good or Excellent	% Good or Excellent
2017	147	139	95%
2016	315	313	99%
2015	270	259	96%
2014	203	174	86%
2013	103	89	86%

III. INVENTORY of ISSUES and CONSTRAINTS

d. Unique Ecosystems, Historical

The New York Natural Heritage Program maintains a comprehensive database on the status and location of rare species and natural communities found throughout the state. No rare species or unique natural communities have been documented to exist within Eagle Point Campground.

The New York State Archaeological Site Locations Map indicates that the campground is not located where archaeological resources may be present. Prior to site disturbance for construction of any facility affiliated with this management plan, the nature and extent of archaeological resources in the project area, if any, will be investigated. If it appears that any aspect of the project will cause any change, beneficial or adverse, in the quality of any historic or archaeological property, all feasible and prudent alternatives will be considered together with reasonable plans to avoid and/or mitigate adverse impact on the property. The agency preservation officer has been so informed in keeping with the New York State Historic Preservation Act of 1980.

e. Adjacent Lands

The western boundary of the campground borders the 91,000-acre Vanderwacker Mountain Wild Forest unit for 4,600 feet, which is also delineated by U.S. Route 9. The northern boundary borders private lands for 290 feet. The eastern boundary of the campground borders Schroon Lake along its shoreline for 4,950 feet. The southern boundary of the campground borders private lands for 90 feet.

The adjacent Vanderwacker Mountain Wild Forest unit offers many recreational opportunities, including hiking, horseback riding and mountain biking. Popular destinations within the unit include Vanderwacker Mountain fire tower, Moxham Mountain and the Hudson and Boreas Rivers. Other popular activities are boating, fishing, hunting, cross-country skiing and snowmobiling.

f. Invasive Species

DEC is concerned about the threat of invasive species at campgrounds, both for their destructive effect on our environment and the associated financial drain on revenue and resources.

One common way insect pests are moved around the country—beyond their natural rate of spread based on biology and flight potential—is on firewood carried by campers, hunters and other users of our forests. This firewood may come from trees killed by insect pests and taken down wherever visitors originated. A regulation is in effect that prohibits the import of firewood into New York State unless it has been heat treated to kill pests. The regulation also limits transportation of untreated firewood to less than 50 miles from its source.

DEC's goal, in collaboration with other agencies and interested groups, is to establish a documented inventory of species by location within the campground and to implement an active invasive species management program to help contain and possibly eradicate further growth of these species. It is through these continued efforts that a collaborative initiative among DEC, the Adirondack Park Invasive Plant Program and the State University of New York College of Environmental Science and Forestry developed the *Adirondack Park State Campground Terrestrial Invasive Plant Management 2017 Program Report*. The report states that bush honeysuckle was found at this campground for the first time this year. Three bush honeysuckle plants were detected and removed from site 20. They were pulled up by the roots and hung upside down to dry and decompose on site. Extra care should be taken in future years to locate and remove small honeysuckle plants to prevent further establishment and spread. In the past, garlic mustard has been found in and around site 66. This was the first season that garlic mustard was not detected in the campground. This facility should be closely monitored to rapidly detect and control regrowth of the garlic mustard infestation. This campground should also be monitored annually for purple loosestrife, as it is located very close to the Champlain Valley where purple loosestrife is well established and widespread.

The work to manage these existing and potential infestations will be done through a combination of methods, including the contract with Paul Smiths College, the Adirondack Park State Campground Terrestrial Invasive Plant Management Program, the Student Conservation Association and others.

g. General Operations

Eagle Point Campground is a popular facility used during the summer season (mid-May through one weekend after Labor Day) for camping, swimming, boating and hiking. The rest of the year, the campground sees some visitation for ice fishing, snowshoeing and cross-country skiing. Continued maintenance and upkeep of these facilities help ensure safe operation of the campground for both visitor and employee use. Day-to-day operations of this and other campgrounds are guided by policy set forth in the *DEC Campground Guidance Manual*. The subject index of the handbook is referenced in Volume III, Appendix D of the 1990 Generic Unit Management Plan.

h. ADA Accessibility Guidelines

Application of the Americans with Disabilities Act (ADA)

The Americans with Disabilities Act (ADA), along with the Architectural Barriers Act of 1968 (ABA) and the Rehabilitation Act of 1973; Title V, Section 504, have had a profound effect on the manner by which people with disabilities are afforded equality in their recreational pursuits. The ADA is a comprehensive law prohibiting discrimination against people with disabilities in employment practices, and use of public transportation, telecommunication facilities and public accommodations. Title II of the ADA requires, in part, that reasonable modifications must be made to the services and programs of public entities, so that when those services and programs are viewed in their entirety, they are readily accessible to and usable by people with disabilities. This must be done unless such modification would result in a fundamental alteration in the nature of the service, program or activity or an undue financial or administrative burden.

Title II also requires that new facilities, and parts of facilities that are newly constructed for public use, are to be accessible to people with disabilities. In rare circumstances where accessibility is determined to be structurally impracticable due to terrain, the facility, or part of facility is to be accessible to the greatest extent possible and to people with various types of disabilities.

Consistent with ADA requirements, DEC incorporates accessibility for people with disabilities into the planning, construction and alteration of recreational facilities and assets supporting them. This UMP incorporates an inventory of all the recreational facilities or assets supporting the programs and services available on the unit, and an assessment of the programs, services and facilities on the unit to determine the level of accessibility provided. In conducting this assessment, DEC employs guidelines which ensure that programs are accessible, including buildings, facilities, and vehicles, in terms of architecture and design, transportation and communication to individuals with disabilities. Any new facilities, assets and accessibility improvements to existing facilities or assets proposed in this UMP are identified in the section containing proposed management actions.

DEC is not required to make each of its existing facilities and assets accessible as long as its programs, taken as a whole, are accessible. For copies of any of the above-mentioned laws or guidelines relating to accessibility, contact the DEC ADA Coordinator at 518-402-9437 or dec.sm.accessibility@dec.ny.gov.

An accessibility assessment was conducted at Eagle Point Campground in 2014 by the New York State Inclusive Recreation Resource Center. The assessment results were reviewed during this

planning process. Certain accessibility improvements are proposed in the “Proposed Management Actions” section and other improvements will occur over the life of the plan as funding is provided.

IV. PROPOSED MANAGEMENT ACTIONS

IV. PROPOSED MANAGEMENT ACTIONS

The management actions below are being proposed for the forthcoming five-year period and will be completed as staff and funding allow.

Proposed Management Actions	
Management Actions	Cost Estimate
1. Replace five existing comfort stations with three comfort stations	\$400,000 ea
2. Replace shower building	\$650,000
3. Improve campsites including closures and combining sites.	\$30,000
4. Repave roads and repair drainage structures	\$350,000
5. Initiate an asbestos abatement plan for retaining walls.	TBD
6. Replace playground facilities in day-use area	\$15,000
7. Install plantings throughout campground	\$5,000
8. Replace fireplaces as needed.	\$10,000
9. Install interpretive kiosk with historic information.	\$1,000
10. Upgrades to facilities to improve accessibility.	\$7,500

These actions reflect the need to modernize facilities to comply with health, safety codes and user needs. They will also provide universal access and increase the efficiency of the campground management. Implementation of the proposed actions will reduce operating costs and generate revenues for DEC. Prioritization of management actions is based on the availability of funding as well as health and safety concerns.

1. Replace five existing comfort stations with three comfort stations

All comfort stations were constructed between 1944 and 1967. None meet modern design or current accessibility standards. The toilet and sink fixtures are not as water efficient as modern fixtures and are not easily drained for off season. The roofing materials contain asbestos. This management action proposes to replace the two comfort stations at both the beach road and south end locations with one new building at each location. The comfort station at the north end will be replaced by one building. Buildings and fixtures will be sized to the number of campsites and day users they serve. All replacement buildings will fit in the general footprint of existing structures and a minimum of tree cutting will be required.

2. Replace shower building

The existing shower building was constructed in 1972. The building does not meet modern design or current accessibility standards. Toilet, sink and shower fixtures are not as water efficient as modern fixtures and are not easily drained for off season. This management action proposes to replace the existing shower building in the same location. The number of showers, sinks and toilets will be sized to the number of campsites and will comply with ADA requirements. No tree cutting is anticipated.

3. Improve campsites including closures and combining sites

As noted above in this plan, several campsites lack adequate vegetation screening between sites, from the road and from the lakeshore. Some sites are on excessive slopes lacking a level place to erect a tent. Several sites are undersized for modern day camping equipment. Thus, many of these sites have low occupancy. This management action proposes to evaluate each campsite and determine which sites, if permanently closed, would contribute to an overall improved camping experience on remaining sites. It is expected that the number of permanent campsite closures will fall between 3 and 8 sites. It is expected that overall campground occupancy and revenues will improve as a result of the improvements made.

4. Repave roads and repair drainage structures

The existing roads at Eagle Point are a combination of old pavement and graveled surfaces, both of which are in poor condition. Many sections of broken pavement, poor drainage and road dust create an annoyance to campers during dry periods. Paving the 1.1 mile of road in the camping area will reduce maintenance and improve safety for driving, cycling and walking. Potholes, wet areas and dust issues will also be mitigated.

5. Initiate an asbestos abatement plan for retaining walls.

The steep slopes in portions of Eagle Point Campground require terracing of some campsites with retaining walls. The existing walls are constructed of Transite asbestos sheeting, a composite fiber cement material. According to Department health and safety staff, these panels do not pose a health hazard as long as they are not disturbed. Staff at the facility will be instructed that the material contains asbestos and that they should not disturb it in actions such as scrapping for paint preparation, drilling, repairing adjoining wood cribbing, weed whacking in close proximity, etc. This management action proposes to incorporate an abatement plan during the life of this UMP

IV. PROPOSED MANAGEMENT ACTIONS

6. Replace playground facilities in day-use area

The existing playground facilities are weathered and worn and do not meet modern safety or universal design standards. This management action proposes to replace the existing structure with one that meets modern design standards and is constructed of natural materials to blend into the surroundings to the greatest extent possible.

7. Install plantings throughout campground

New trees and shrubs are required to replace those lost to removal of hazardous trees and to establish trees in high-traffic areas where natural regeneration is unlikely to occur. Species will be selected that are both native to the area and will provide needed shading and screening. This management action is an ongoing process and the work identified will be conducted over the life of the plan. Particular attention will be to improve vegetative cover where campsites are being rehabilitated.

8. Replace fireplaces

Over time, fireplaces deteriorate due to use as well as some abuse by campers. This management action is also an ongoing process and it is expected that at least \$10,000 will be set aside to install new fireplaces that will replace deteriorated ones over the life of this UMP.

9. Install interpretive kiosk with historic information.

A kiosk will be installed that provides interpretive and historical information about the area.

10. Upgrades to facilities to improve accessibility

Over the life of this UMP, universal upgrades will be built into maintenance of sites and infrastructure when possible to provide a better experience for all campers.

V. EXHIBIT INDEX

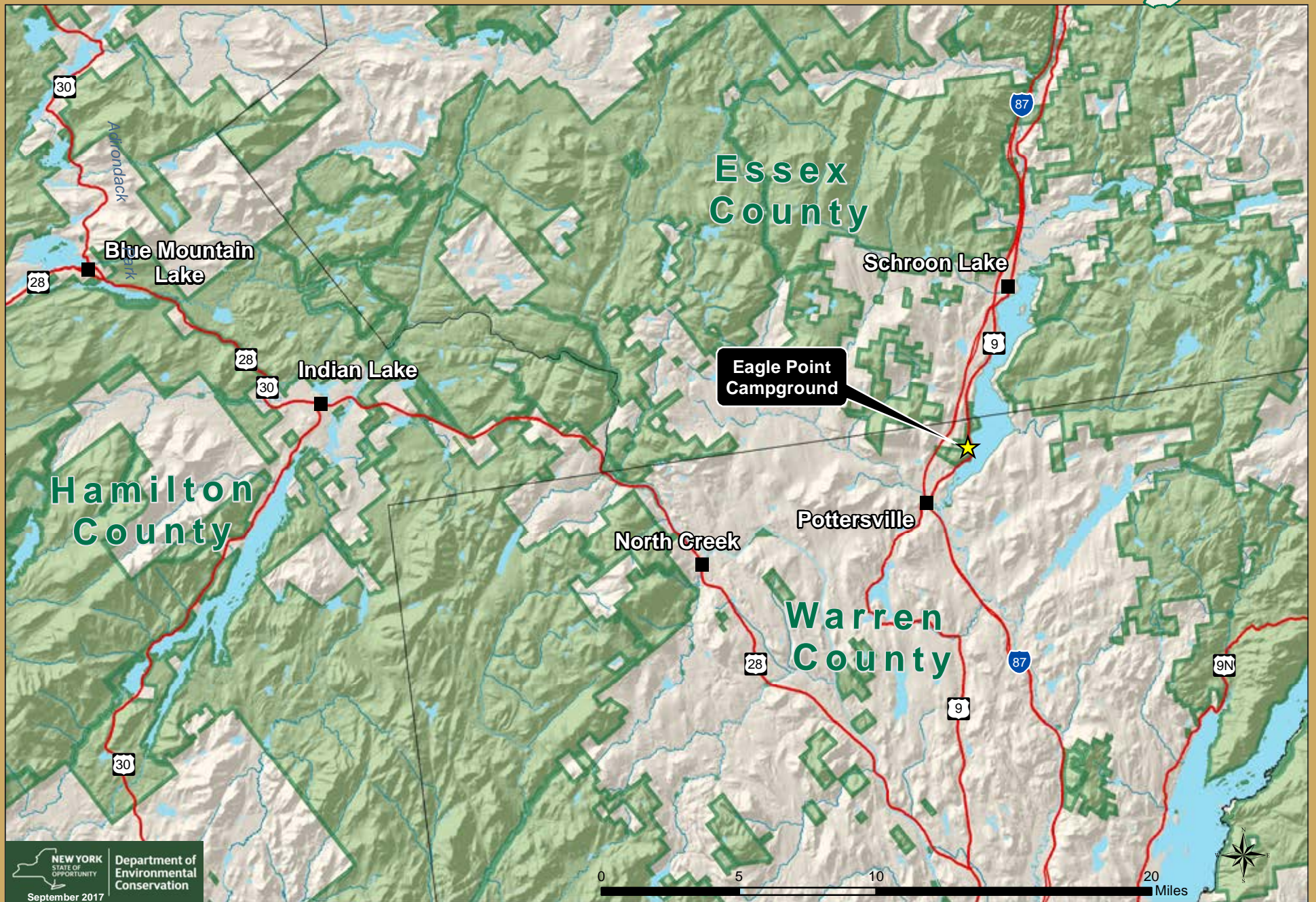
Exhibit Index	
Exhibit #1 –	Adirondack Park Location Overview Map
Exhibit #2 –	Eagle Point Campground Contour Map
Exhibit #3 –	Eagle Point Campground Orthoimagery Map
Exhibit #4 –	Eagle Point Facility Map
Exhibit #5 -	Eagle Point Campground Sewage System Map (South)
Exhibit #5a-	Eagle Point Campground Sewage System Map (North)
Exhibit #6 –	Eagle Point Campground Water System Map
Exhibit #7 –	Eagle Point Campground Electric System Map
Exhibit #8 –	Eagle Point Campground Forest Vegetation Map
Exhibit #9 –	Eagle Point Soils Map
Exhibit #10 –	Eagle Point Camper Demographic Map
Exhibit #11 –	Eagle Point Campsite Occupancy Graph
Exhibit #12 –	Eagle Point Management Actions Location Map
Exhibit #13 -	Campground Photos
Exhibit #14 -	Response To Public Comments

Eagle Point Campground

Exhibit # 1 - Location Map



Adirondack
Park







Eagle Point Campground

Exhibit #2 - Topography Map



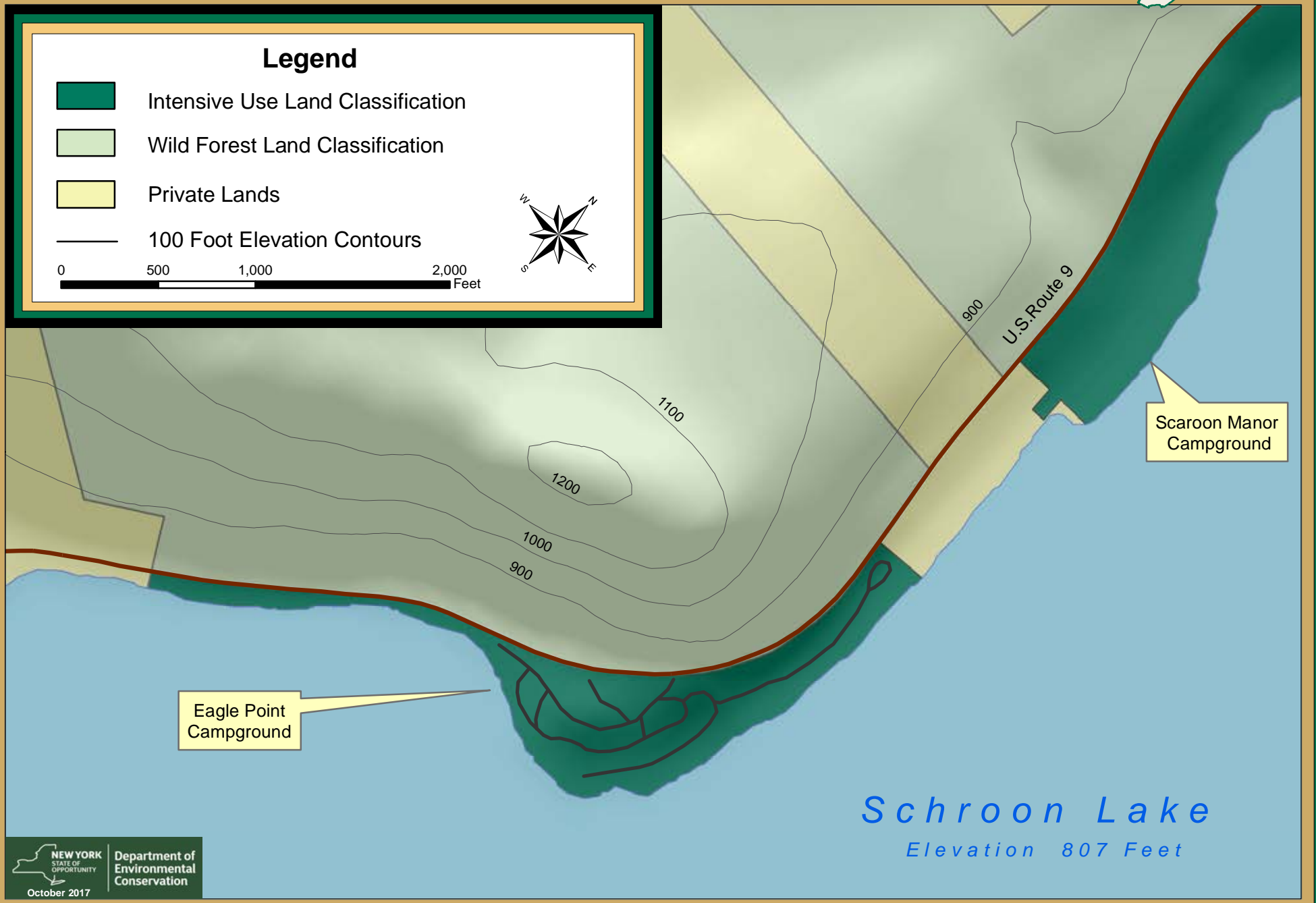
Adirondack
Park

Legend

-  Intensive Use Land Classification
-  Wild Forest Land Classification
-  Private Lands
-  100 Foot Elevation Contours



0 500 1,000 2,000 Feet



Eagle Point
Campground

Scaroon Manor
Campground

Schroon Lake
Elevation 807 Feet

Eagle Point Campground

Exhibit #3 - Orthoimagery Map



Adirondack
Park



Eagle Point
Campground

Scaroon Manor
Campground

Schroon Lake

U.S. Route 9



Eagle Point Campground

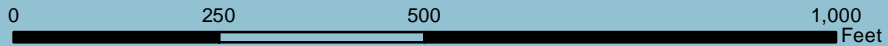
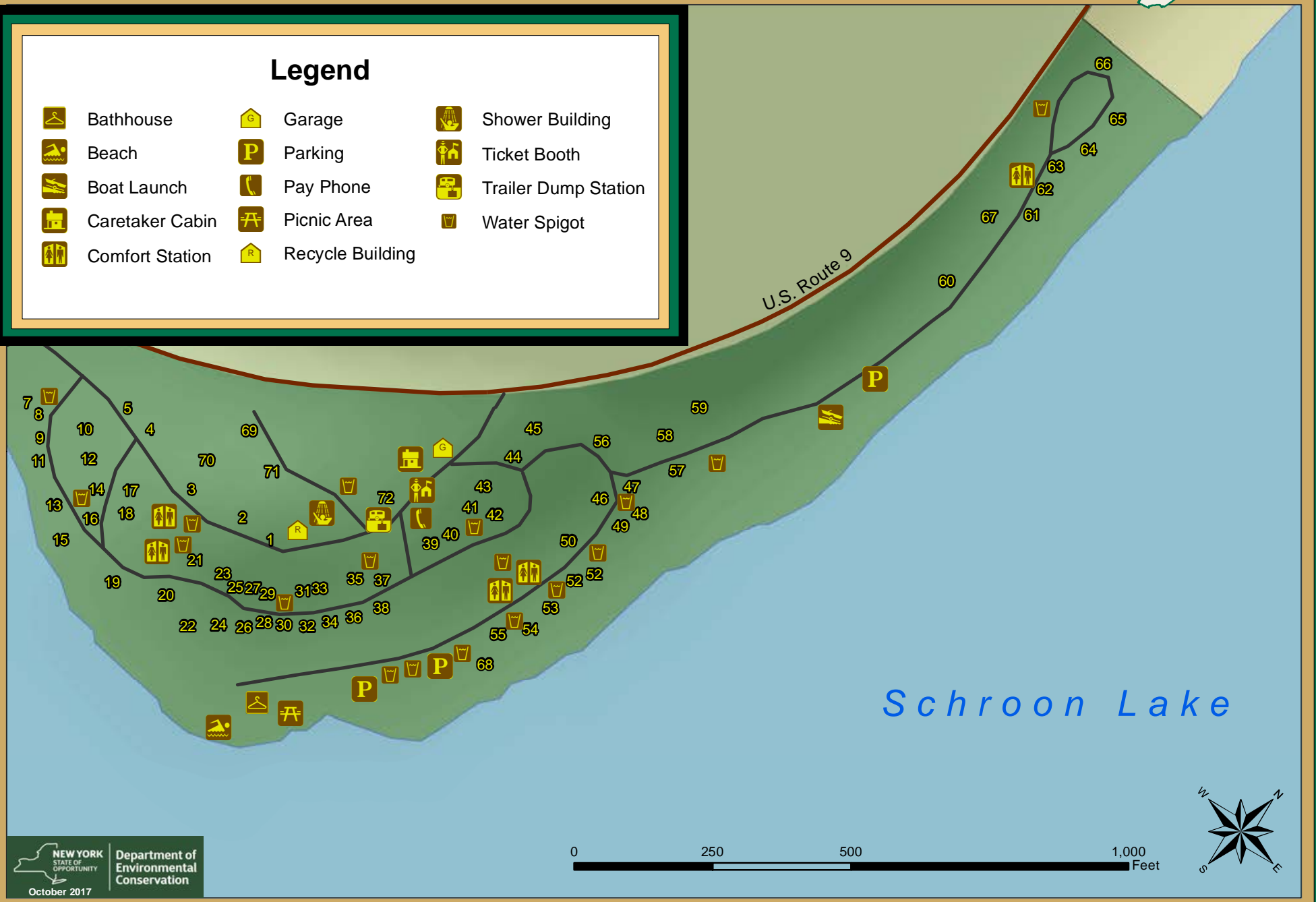
Exhibit #4 - Facility Map



Adirondack
Park

Legend

- | | | |
|-----------------|------------------|----------------------|
| Bathhouse | Garage | Shower Building |
| Beach | Parking | Ticket Booth |
| Boat Launch | Pay Phone | Trailer Dump Station |
| Caretaker Cabin | Picnic Area | Water Spigot |
| Comfort Station | Recycle Building | |

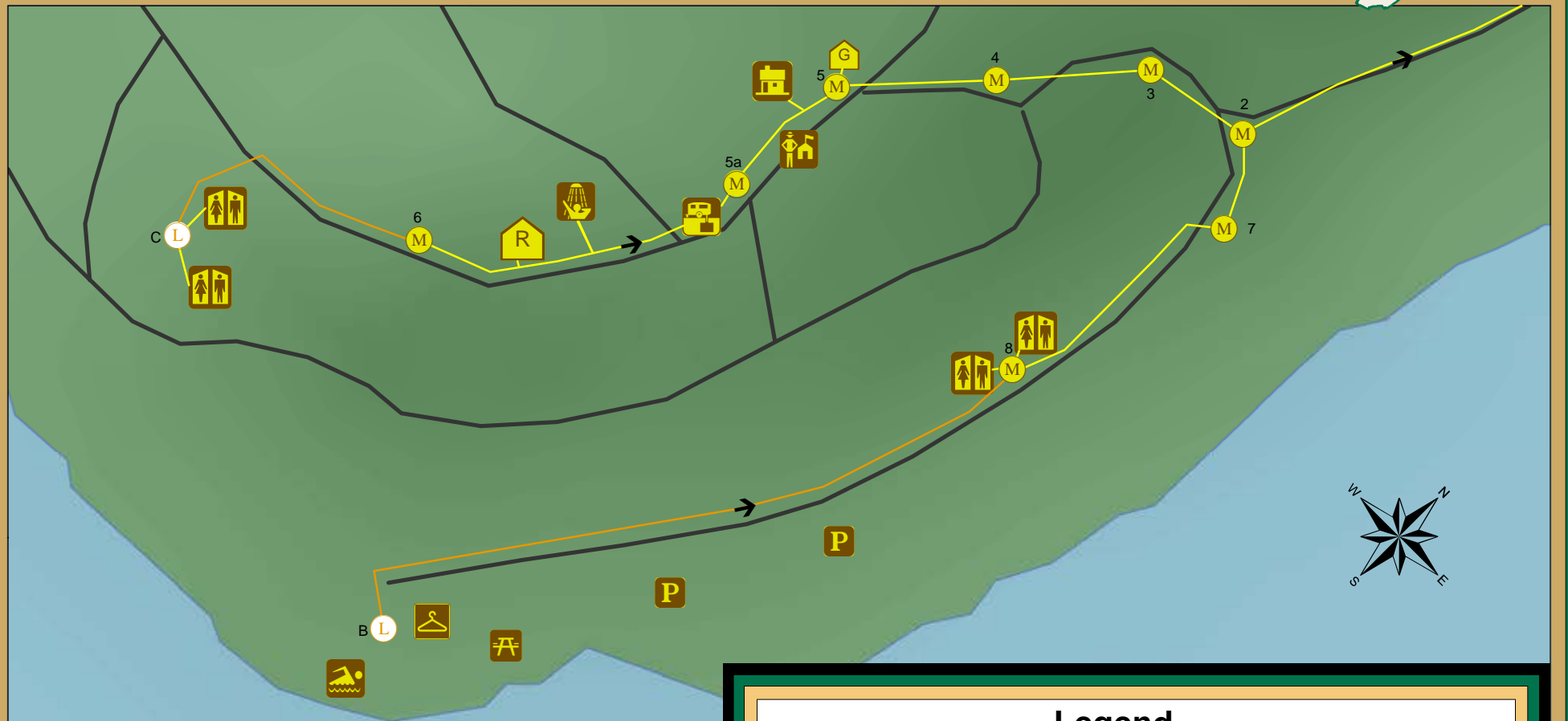


Eagle Point Campground

Exhibit #5 - Sewage System Map (South)



Adirondack
Park



Schroon Lake

Legend

Bathhouse	Garage	Shower Building
Beach	Parking	Ticket Booth
Caretaker Cabin	Picnic Area	Trailer Dump Station
Comfort Station	Recycle Building	Manhole
Force Main	Lift Station	Flow
	Gravity Sewer	

0 100 200 300 400 500 Feet











Eagle Point Campground

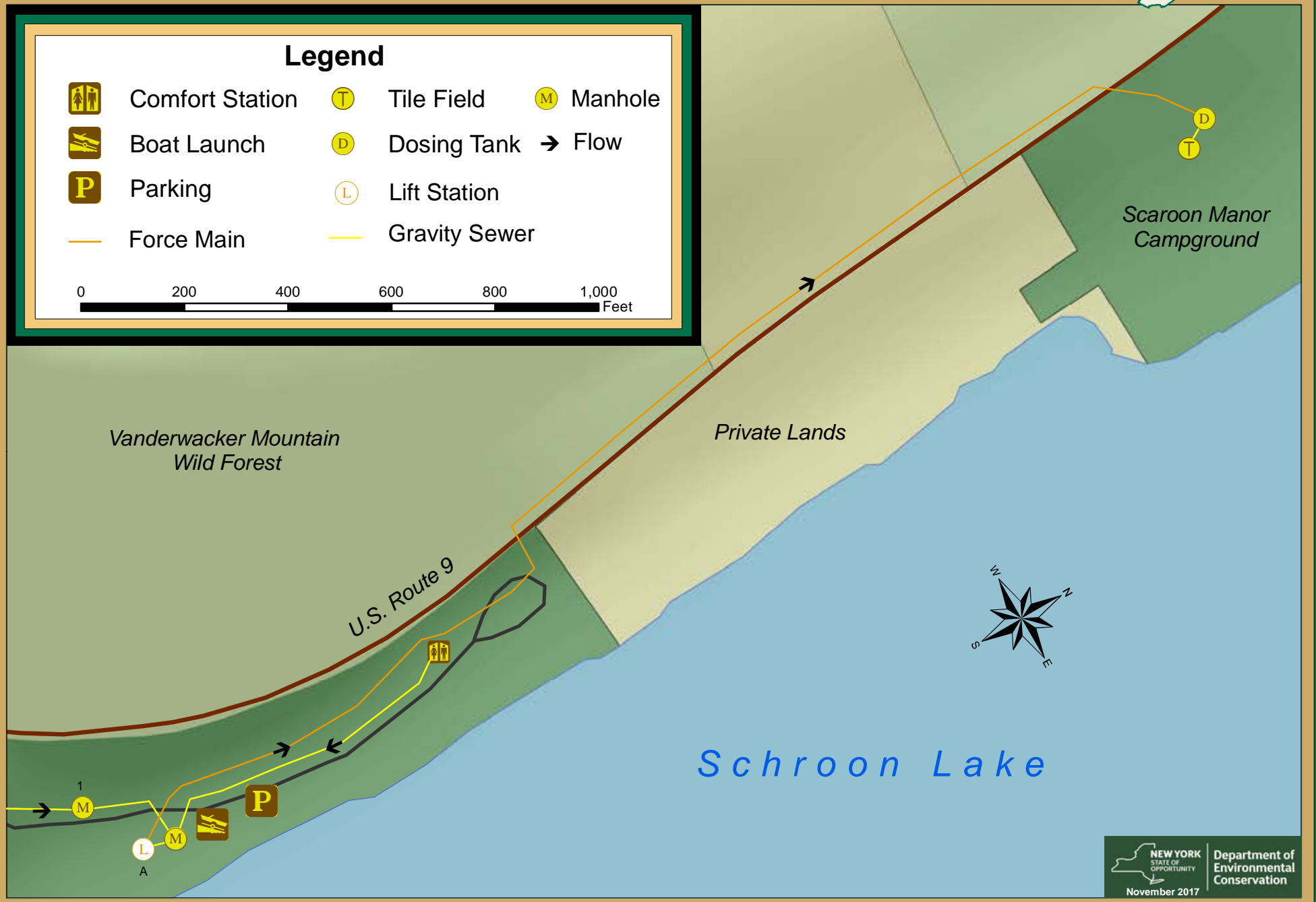
Exhibit #5a - Sewage System Map (North)



Adirondack
Park

Legend

- | | | | | | |
|---|-----------------|---|---------------|---|---------|
|  | Comfort Station |  | Tile Field |  | Manhole |
|  | Boat Launch |  | Dosing Tank |  | Flow |
|  | Parking |  | Lift Station | | |
|  | Force Main |  | Gravity Sewer | | |



Eagle Point Campground

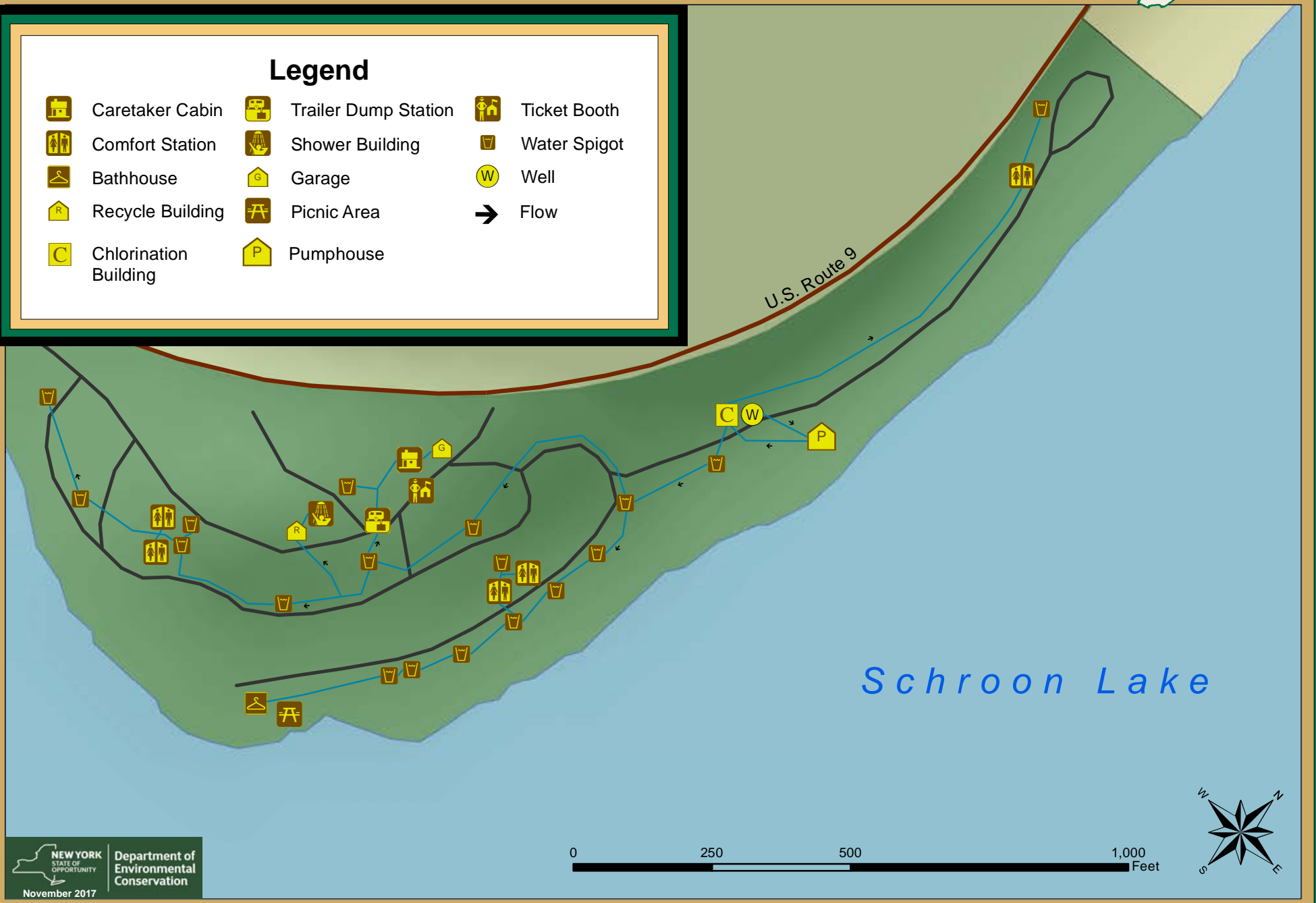
Exhibit #6 - Water System Map



Adirondack
Park

Legend

- | | | | | | |
|--|-----------------------|--|----------------------|--|--------------|
| | Caretaker Cabin | | Trailer Dump Station | | Ticket Booth |
| | Comfort Station | | Shower Building | | Water Spigot |
| | Bathhouse | | Garage | | Well |
| | Recycle Building | | Picnic Area | | Flow |
| | Chlorination Building | | Pumphouse | | |



Eagle Point Campground

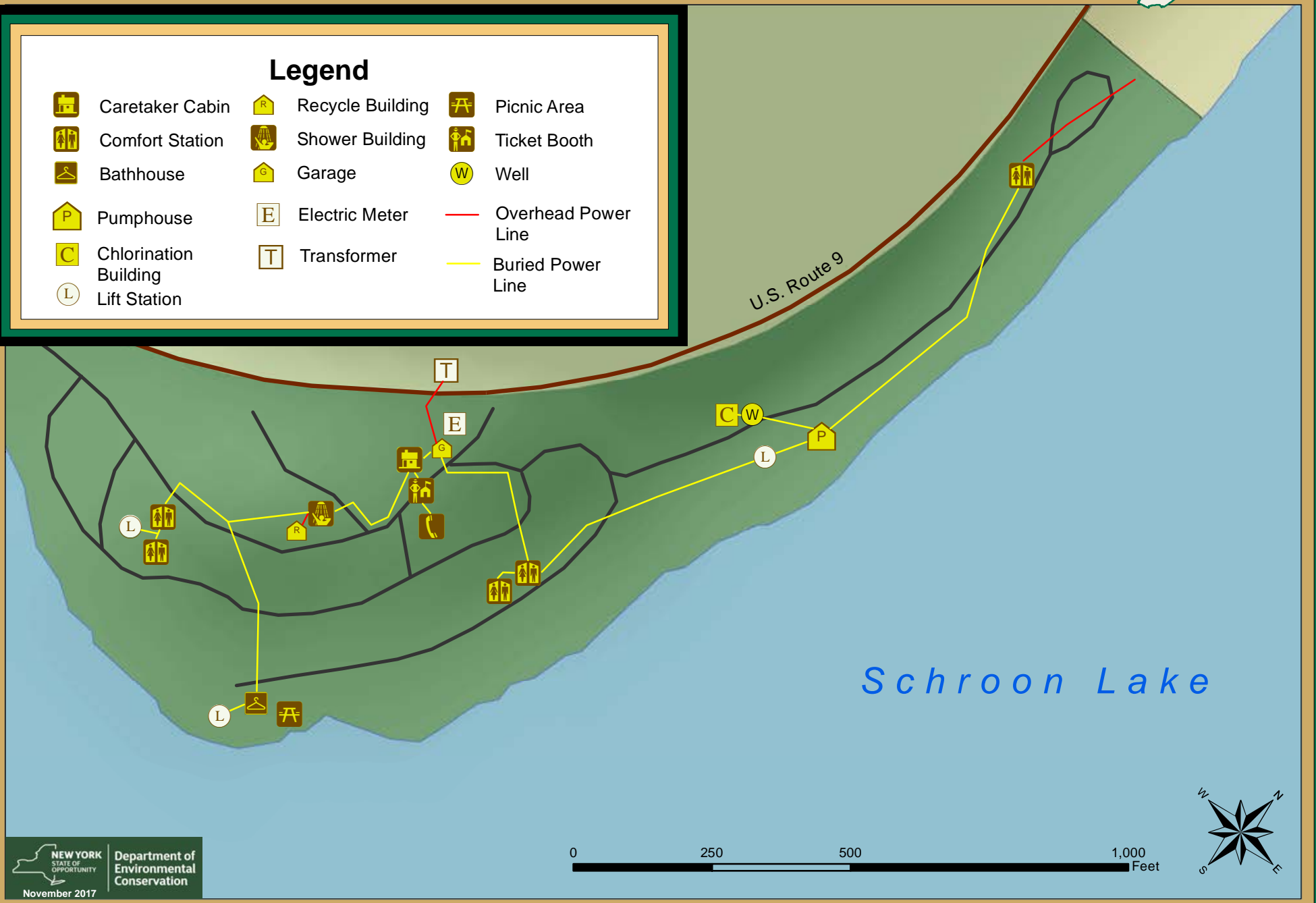
Exhibit #7 - Electric System Map



Adirondack
Park

Legend

	Caretaker Cabin		Recycle Building		Picnic Area
	Comfort Station		Shower Building		Ticket Booth
	Bathhouse		Garage		Well
	Pumphouse		Electric Meter		Overhead Power Line
	Chlorination Building		Transformer		Buried Power Line
	Lift Station				







Eagle Point Campground

Exhibit # 8 - Forest Type Map

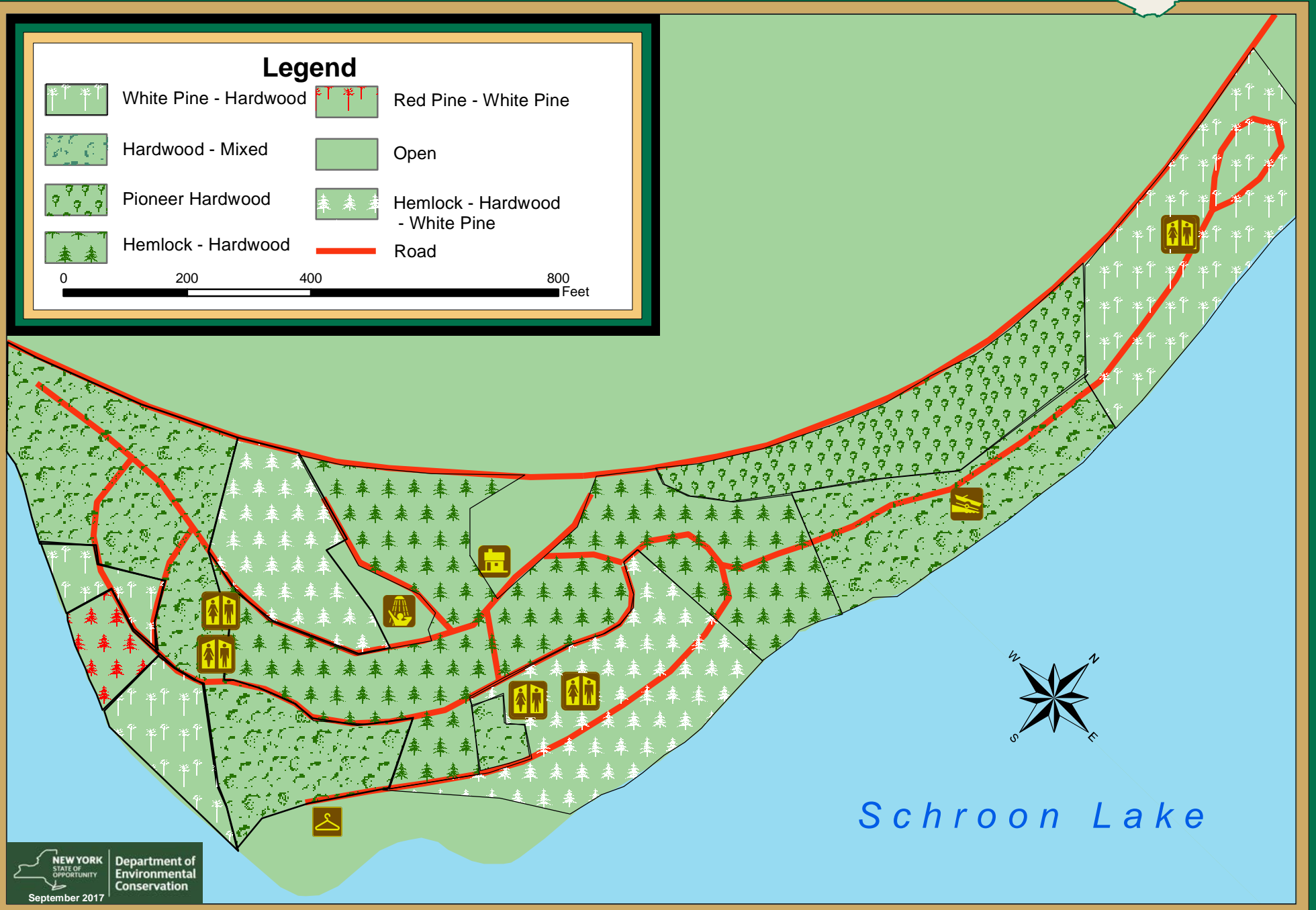


Adirondack
Park

Legend

- | | |
|---|---|
|  White Pine - Hardwood |  Red Pine - White Pine |
|  Hardwood - Mixed |  Open |
|  Pioneer Hardwood |  Hemlock - Hardwood - White Pine |
|  Hemlock - Hardwood |  Road |

0 200 400 800 Feet



Schroon Lake





Eagle Point Campground

Exhibit # 9 - Soils Map

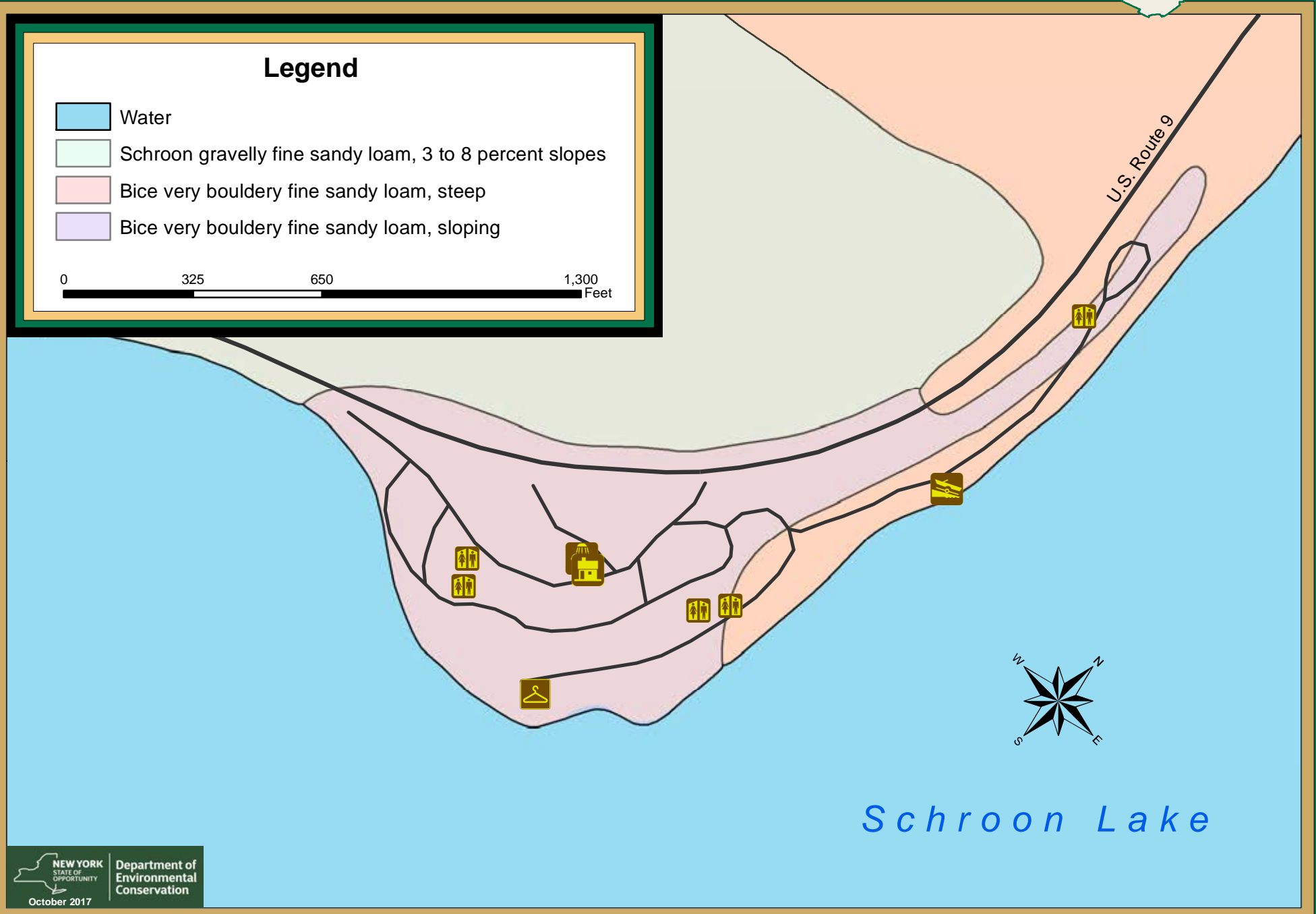



Adirondack
Park

Legend

-  Water
-  Schroon gravelly fine sandy loam, 3 to 8 percent slopes
-  Bice very bouldery fine sandy loam, steep
-  Bice very bouldery fine sandy loam, sloping

0 325 650 1,300 Feet

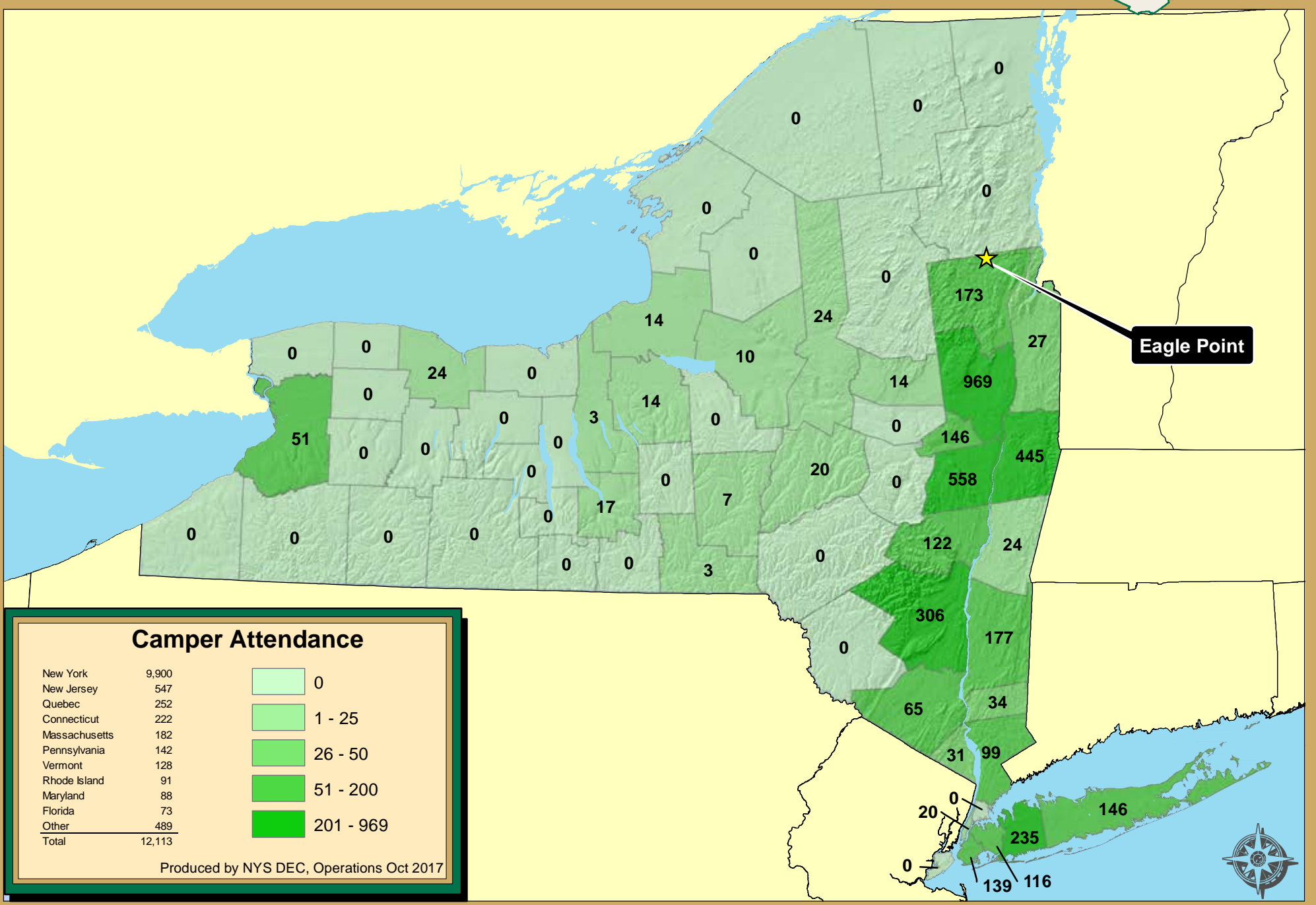


Eagle Point Campground

Exhibit # 10 - Camper Demographics 2017



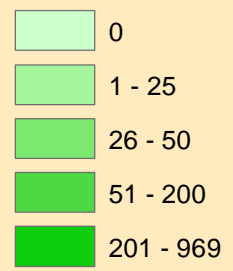
Adirondack
Park



Eagle Point

Camper Attendance

New York	9,900
New Jersey	547
Quebec	252
Connecticut	222
Massachusetts	182
Pennsylvania	142
Vermont	128
Rhode Island	91
Maryland	88
Florida	73
Other	489
Total	12,113



Produced by NYS DEC, Operations Oct 2017



Eagle Point Campground

Exhibit # 11 - Campground occupancy 2017



Adirondack Park

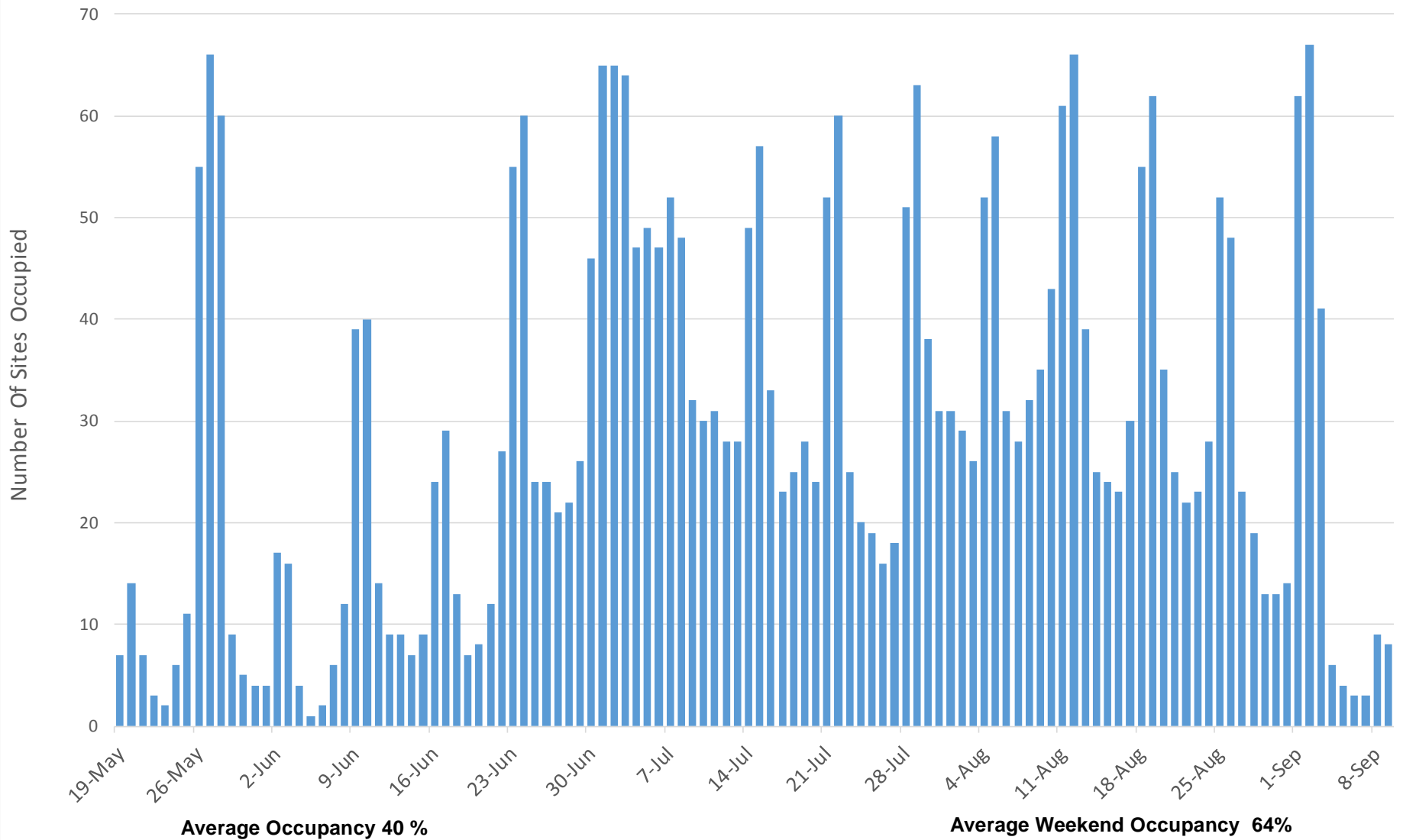


Department of Environmental Conservation

November 2017

Eagle Point Campground

Daily Campsite Occupancy 2017



Eagle Point Campground

Exhibit #12 - Management Actions Location Map



Adirondack
Park

Legend

- | | | |
|-----------------|------------------|----------------------|
| Bathhouse | Garage | Shower Building |
| Beach | Parking | Ticket Booth |
| Boat Launch | Pay Phone | Trailer Dump Station |
| Caretaker Cabin | Picnic Area | Water Spigot |
| Comfort Station | Recycle Building | |

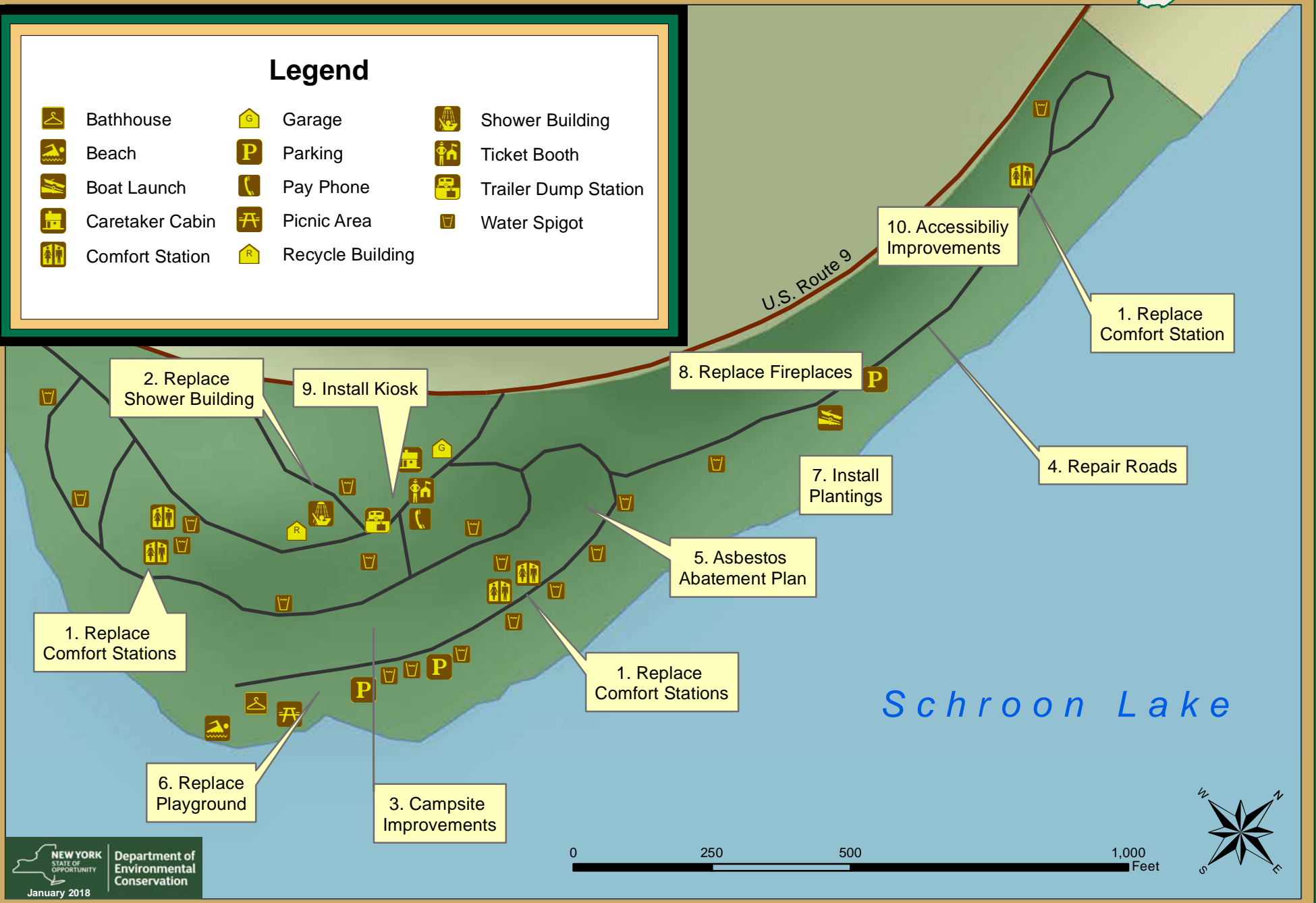


Exhibit # 13

▶ Photos of Eagle Point Campground





Caretaker Cabin (1)



Entrance Sign



Ticket Booth (17)



Garage (14)



Shower Building (4)



Shower Building Interior



Bathhouse (5)



Water Pump House (16)



South End Comfort Station (13)



South End Comfort Station (12)



Comfort Station Interior



North End Comfort Station (9)



Beach Road Comfort Station (11)



Beach Road Comfort Station (12)



Comfort Stations Interior



Recycle Center (15)



Chlorination & Reservoir Bldg



Campsites with Landscape Cribbing



Stairway to Beach



Swim Area



Boat Launch



Day Use Area



Trailer Dump Station

Exhibit #14 – Response to public comments

A public availability session to receive input on the draft plan and answer questions about campground management was conducted on Sep. 12, 2018, from 5 to 7 p.m. at the Schroon Lake Town Hall in Schroon Lake, NY. There were 9 people in attendance. Written comments were received September 30th, 2018. Information regarding the draft plan and a survey was e-mailed to previous campers at Eagle Point and 127 responses were received. All public comments were reviewed and the Department responses are posted here as part of the Final Unit Management Plan.

[Comments and questions received and department responses given at September 12th public session.](#)

[Comments regarding management action to install plantings throughout the campground](#)

Public – asked about the dead wood and hanging hazardous trees, will they be removed and replaced with perennials and trees slated for this area.

DEC Response - the Forestry staff in conjunction with Operations staff will work to replant trees that will grow in this area.

[Comments regarding management action to make campsite improvements including closures and combining sites](#)

Public – asked if there is a remediation plan for erosion of sites and do we have a plan for water runoff as in a heavy rainfall, the water runs thru many sites.

DEC Response - there is a Site Restoration Plan in place for the Regional Staff to rehab 2.5% of the sites per year. As you look around there are signs posted on the sites chosen to be restored. Some only need fireplaces or picnic tables, others need fill, erosion control and drainage.

Public - stated that it would be 40 years for all sites at that rate.

DEC Response - if we can do more each year, the Regional staff will. The “shoulder season” is short and doesn’t leave much time to do the work as the sites are used in the summer season. Also stated that there are other facilities in the working circle covered in the restoration plan that also have the same criteria as Eagle Point.

Public – do we know what sites the DEC will remove?

DEC Response - yes, we do know.

Public - will sites such as 11, 13, 15 be affected?

DEC Response - probably not at this time but eventually, the sites are listed on the Restoration Plan that is available on the NYSDEC public website.

Public – Does occupancy play a part in what sites get rehabilitated? And Are waterfront sites threatened for closures?

DEC Response - we do have to consider the Department of Health (DOH) code which states that they have to be 150 feet from the water's edge. We try to improve privacy and make improvements, especially on the sites that have high occupancy rates.

Public – Since the facility pre-exists APA, are we exempt from their rules and regulations?

DEC Response – yes and no, there are certain guidelines that we need to follow to address certain issues and to prevent closing of any facilities.

Public - mentioned that privacy is not an issue, he travels to many places throughout the year and doesn't have concerns. Groups that camp frequently become friends and are very friendly with all other campers.

DEC Response - we like to provide certain amounts of privacy and keep the sites a bit primitive.

Public – they have been camping for 73 years, started when he was 6 months old. He loves Eagle Point and always spends his 2-week vacation there. He asked about along the waterfront, concerned about the erosion wondering are we going to do something with it?

DEC Response – yes, we can't put back what is there now, the variegated panels that are asbestos, we will be replacing it with rock just as we did with the wall that was done already and it won't be vertical it will be more sloping.

Public – with the site restoration project would we have to work with the 8'11" level of the lake?

DEC Response – yes and we would do that thru our engineers. Central office staff sent out inventory sheets to the regional staff for review. Sites were either selected thru them or if they didn't respond they were selected based on the camper comments. This was done to help with the 9-month reservation window. Once sites are reported as repaired, and reviewed, the reservation system is notified and they are placed back line for reservations.

[Comments regarding management action to replace the shower building](#)

Public – What is considered a priority, isn't the shower building the top priority?

DEC Response - priorities can change although the shower building would be a top priority, the regional staff may not have the money to do the replacement but would be able to other things such as replacement of restrooms or the playground.

Public - commented that he had concerns of staffing this past season. They mentioned that the showers weren't as clean as he would have liked and he had to wear his shoes to shower.

DEC Response - DEC is aware of the condition of the building and that there were some staffing issues present that will be addressed for the 2019 season. DEC will start looking to secure some funding to replace the building as specified.

Comments regarding management action for asbestos abatement plan for retaining walls

Public – how did the wall get done outside the UMP approval process?

DEC Response – it was an immediate health and safety risk and need to be attended to before it became worse.

Comments regarding management action for repaving roads and repair drainage structures

Public – what are the near future plans for paving of the campground? The roads are in bad condition.

DEC Response – the Region has access to a milling machine that will be able to “chew” up the old pavement and smooth out the roads for the time being until such time the money is available to pave the campground. There is a plan to do some of the milling at the worst parts of the campground before it's reopening in the spring of 2019.

Public – is there a plan to address the storm water and the runoff that happens after a rainfall? Campsites have poor drainage and all sites become wet very quickly. The water runs thru many sites.

DEC Response – we will attempt to divert the water as it can't run into the lake and we have to keep in mind staying above the high water mark.

Public – asked if the steps between sites 8 & 9 would remain. They are used by many.

DEC Response – yes, we will maintain an access point so as to preserve other land within the facility but they will be replaced when necessary using a more natural product.

Other Questions and comments

Public – the meeting that you will be attending tomorrow with the APA, do you feel much push back or do you think this will be supported?

DEC Response – it is a different type of meeting and the purpose is to make sure the current plan conforms to the State Land Master Plan. This meeting will also be open to the public.

Public - questioned if there was a way that they could help out with any of these projects.

DEC Response - spoke about the Ambassador Program that was newly implemented this season. Stated it was piloted at a few locations this season and it may expand for the next season. Also mentioned about the survey that was sent to customers and asked for them to be filled out – positive or negative comments, and return them for review.

Public – do you think this process will expand?

DEC Response – yes.

Public asked about the Electrical lines and the plumbing throughout the campground, is it in good condition and will it be affected by the work planned to be performed at Eagle Point

DEC Response believe that is in pretty good condition and the water pumps and lift stations were replaced not that long ago. If there are cases where something gets disturbed, it will be fixed at that time.

Public – does the water come from the lake still?

DEC Response – no, there is a well.

Public – Are there plans to relocate the registration booth? There is an issue with traffic flow.

DEC Response - we relocated it to that location as the old location was on the wrong side of the customers coming in for their use. the traffic should flow on both sides but the staff tend to hold up traffic while registering incoming customers. We addressed that late in the season and plan to eventually make designated parking below the shower building.

Public – do we have plans to do anything with the boat launch.

Public – do we have plans to do anything with the boat launch.

DEC Response – no there really isn't much that can be done with it. The boat launch was redone at Horicon and that should work fine.

Public – should they go to Horicon for invasive inspections? The inspection stations make it much easier to prevent invasives.

Public – should they go to Horicon for invasive inspections? The inspection stations make it much easier to prevent invasives.

DEC Response – yes that program works well.

Public – long overdue.

DEC Response – yes.

Public – will we be able to see the plans before work begins.

DEC Response – yes that is public knowledge. DEC can be reached at the e-mail address listed on the Power Point and staff is willing to speak to anyone reaching out to him and forward information that is of interest to them.

Meeting was adjourned at 6:28 pm.

[Comments and received during public comment period.](#)

[Comments regarding management action to replace comfort 5 stations](#)

Adirondack Council - Reduce five comfort stations to three: Improvements to these facilities has been requested by users and installing water efficient devices will reduce water usage. The Beach Rd comfort stations should be moved back from the shoreline at least 150ft per the Adirondack Park State Land Master Plan (SLMP). Further, we believe the addition of this new infrastructure offers the opportunity by DEC to phase in the implementation of gender-neutral restrooms to better promote visitor diversity and accommodate all users.

Public - Many of the problems with the shower building are mirrored in the bathroom/comfort station facilities. The plumbing is in poor repair, surfaces are deteriorating, and there is a general need for modernization.

Public - Bathroom Facilities and showers definitely need a make-over.

Public - It's about time you're taking a look at Eagle Point. As for taking five facilities down to three that's ridiculous ! My husband has camp at Eagle Point for 64 years I have been going 42 it's so disappointing every year when we come back that nothing is really done there. The last five years we have been told we were going to get a new shower every year come back no new shower no knew nothing. We live in Kingston New York we would've love to come for the meeting but it's a 2 1/2 hour ride so We will not be able to attend. We now camp at Eagle Point for a month last two weeks in June and the first two in July Eagle Point is our home away from home. Please be kind to it. Thank you Patti Bittner

Public -This is my favorite campground and I've visited a lot. The Draft Unit Management Plan is outstanding and addresses the biggest needs. Creating well-designed bathrooms that can be well cleaned would be my biggest priority (the old ones can only be cleaned so well). Dishwashing sinks at the bathrooms would be great too. Financial suggestion: if someone could drive around with firewood in a pickup truck once a day, I think your sales would increase significantly. That also would discourage folks from bringing firewood and risk spread of insects. I would also suggest promoting kayak rentals more at the entrance. You might increase revenue there too. Thank you!

Public - The campground was comfy and our site was convenient to the bathrooms. The bathrooms were clean but needed updating. But, hey, we were camping!! Any changes should have the user in mind, but renovations to accommodate even larger RV's would be a shame. Tents and small trailer folks are getting pushed out by these rigs, we are losing the trees in order to fit them.

Public - Restrooms needs updating

Public - Bath house definitely needs work. Women's room always has water on the floor after people shower. Shower stalls are small and hard to use. They never seem clean. I try my hardest not to touch the walls. Water is too hot most days. Poor air ventilation. I understand that you can't install shower heads that continuously run to conserve water, but they should stay running for more than 10 seconds. I camp there every year. Everyone that I camp with agrees. More people would probably come back again if the showers were better.

Public - we liked your improvements that already have been done but for safety you need some railings on the lower bathrooms stone steps.

Public - We loved the area and the camp itself but extremely disappointed in how outdated everything was. Newer bathrooms and updated showers should be a must this would make the park so much better

Public - though i agree with replacing the comfort stations, i'm concerned with having two fewer to access. I Strongly suggest shoring up the eroded site. some are a little dangerous near the shoreline. Also a marked path between sites for shoreline access to all campers. Many times at the south end site people tend to walk through your site to access the beach. a dock to promote fishing would be a dream too.

Public - People camping in the Adirondacks aren't looking for modernization (except maybe in bathrooms). It's a beautiful place and it has stayed that way because of its simplicity. Sometimes change is good and other times it's just not. Millions of people have memories of these places and sites, that they wish to return to (unchanged), to share with others who haven't. History should be preserved exactly the way it was. Furthermore, without realization, these changes being made are more of an inconvenience and aggravation. For example, on site 50 (one of my favorite sites) there use to be a simple wood retaining wall. It has now been replaced with a huge rock retaining wall (...understandable) in addition to a ridiculous fence, taking away 1/3 of the sites space for setting up camp. A camper use to fit on this site and that would now never work (that'll be a shock to people unaware towing in a pop up..) I've been coming here twice a year for almost 20 years. PLEASE do not change these places (with the exception of safety hazards). They mean so much more to people the way they are. To outsiders, I'm sure they complain and wish things were different, but one that's part of camping (the struggle to set up and where to put things and not always liking certain places) and two,

to some people this is home. Don't take away home. Don't change what's already precious. Don't take away memories and years of history. I hope now that I've taken the time to do this survey, you will take the time to strongly consider my proposal.

Public - I love Eagle Point. I love that it is small and easier to maintain. There are no bells and whistles...it is really for camping and enjoying nature. I am concerned there was no railing leading up to the bathrooms near the beach...the steps are slightly uneven and a railing is always helpful. The showers could use an update and some of the campsites could be slightly bigger without losing its charm.

Public - We love camping there. To us the only thing lacking was the restrooms/shower house. We actually stayed at Schroon Manor instead this July

DEC Response – The proposed comfort stations will be located near existing structures but the separate men and women's buildings will be combined. The number of toilets and fixtures will meet design standards, including accessibility, and will have outside sinks for washing dishes.

Comments regarding management action to replace the shower building

Adirondack Council - We are in support of improving the showers.

Public - The shower facilities at Eagle Point are in extremely poor repair. The plumbing has been mended over the years with mismatched parts and fittings that deliver poor water pressure and wide fluctuations in water temperature. The surfaces in the shower building are deteriorating and do not lend themselves to easy or thorough daily cleaning.

Public - I love this campground and definitely want to come back many times in the years to come. But it needs a new shower building! And some of the sites are too close together. I look forward to seeing the new improvements. :)

Public - favorite campsite....needs handicapped accessible shower

Public - The showers and bathrooms desperately need to be revamped I would not like to decrease the amount of bathrooms however it is already a long walk from the water front sites in the lower numbers to the restrooms. More of a beach like area by sites 6,7,8,9 would be a nice addition to accommodate that side of the park as well.

Public - I have been camping there for over 40 years and now our children and there families are continuing to camp at Eagle Point. Main concern is the safety of the grounds with the dead trees and falling limbs. Next would like to see new showers that work. My wife is always complaining about the shower rooms to small and not working.

Public - Showers are horrible.

Public - Public - The campground is one of my favorites in the Park System due to accessibility off of I-87, and ability to store a boat near the beach. My immediate and extended family frequent Eagle Point during the summer. I like the idea of updating certain aspects of the campground, but think that an emphasis should be placed on maintaining a rustic feel. Even though the campground is one of the more accessible ones, it should feel like as much of a wilderness experience as possible. Updating shower facilities, repaving roads and replacing fire pits would be welcome, however large restructuring projects and additions of interpretive centers and playgrounds would alter the "wild" feel of the campground.

Public - shower should be highest priority

Public - I have camped at Eagle Point every summer since I was born (31 years). I have a deep attachment and love of this place. Any improvements to keep it running for years to come are so appreciated, so that I can continue bringing my young family to this campground each year. An additional improvement not mentioned in the survey would be to install dishwashing stations with warm water. But, number 1 priority should be new shower house, without a doubt.

Public - Replacing the shower house would be my # one priority. Also someone should address the tree problem in campground some of the older larger trees should be trimmed or taken down if necessary.

Public - Hot showers would be nice. Don't reduce the number of rest rooms.

Public - showers and restrooms should be top priority. Then maybe corrosion

Public - We love eagle point. Best camping ever. I love how secure and quite it is. Just improve fireplace otherwise we love everything about it except showers very out dated and kinda scary! Staff is wonderful.

DEC Response: The proposed shower building will meet modern design standards, including accessibility and will have unisex shower stalls.

[Comments regarding management action to make campsite improvements including closures and combining sites](#)

Adirondack Council – We are supportive of the closure and combination of campsites to increase site separation, vegetative screening, and prevent soil erosion. Upon a site visit, many sites are lacking the necessary screening between sites (see Photo A). At the public hearing on September 12th, campers commented on how some sites have flooded, so closure of these sites will improve the camping experience. As exhibited in photos C-D, many campsites (#9, 11, 13, 15, 17, 19, 51-55, and 68) are within 100ft of the shoreline and should be prioritized for relocation elsewhere, to be in conformance with the SLMP.

Public - Although I fully support the UMP as is, I do have some reservations about the implementation of the 'Improve campsites including closures and combining sites' (IV.3) proposal. Eagle point has beautiful waterfront campsites. These sites are popular with my family and many other families as well. When

considering sites for closure, NYSDEC must be mindful of the individual occupancy rates for the sites they plan to close. Any waterfront sites that are closed should only be closed for improvements, and even then, the closure period should only be as long as required to complete the planned work.

Public - I loved the location of this campground. However, several of the sites are either very small, or are very un-level. As someone who uses a tent, the fact that many of the sites aren't level makes it quite difficult to set up a tent in a decent location.

Public - erosion is taking place at several of the sites near #53, 54, and 68. Some steps need to be take to control this problem.

Public - Our family loves Eagle Point for a number of reasons... Mostly, the location and that it's quiet. Please limit generators, and like that it's primitive camping... Please keep it family friendly & quiet. Also like the idea of separating sites to improve privacy between sites. We look forward to camping here every year!

Public - Campsites are extremely small

Public - Level out the camping sites with some additional topsoil or gravel. Replace the fire pits every one of them that hasn't already been replaced. Maybe a outlet in a few areas were people can used to charge your phone and fill up an air mattress. But mostly level out the areas where people can pitch a tent. And all the fireplace areas are disgraceful. It's too bad so much money is wasted in New York City on illegal aliens and not for the hard-working u. S. Citizens who try to take their kids on an outdoor adventure.

Public - We love this campsite and have been here for many years. We always camp at 68 and noticed the last 2 years that many sites were booked. I hope this is part of the rehab plan, though I only see 68 and 61, where we like to go. We love Eagle Point and hope to go back to 68 soon!!!

Public - Electric hookups would be nice.

Public - Upgrading sites should be a priority. Many not very level and to close with poor ground soil/gravel.

Public - The sites are small,very close to one another and rain water ran directly through our tent area...the roads were in horrible condition...but on a positive note the staff was Absolutely wonderful and made it all worth while

Public - combine water sites into several larger sites. at eagle point the sites by the stairs are too small.

DEC Response: Site closures will be made to accommodate for larger sites with better screening and separation. Where sites are reconstructed they will meet masterplan set-back requirements.

[Comments regarding management action for repaving roads and repair drainage structures](#)

Public - The roads within Eagle Point Campground are a hazard with the potential to cause both injury and property damage. The potholes and heaves in the pavement are a tripping hazard, especially for young children. Many vehicles and camping trailers 'bottom-out' on the irregular road surface, especially on the steep hill in the south end of the campground.

Public - Install a one way traffic system

Comments regarding management action for asbestos abatement plan for retaining walls

Adirondack Council – These efforts will ensure the protection of visitor and workers' health and safety and we applaud the DEC for taking these first steps. The abatement plan should follow Best Management Practices(BMPs) such as using water to decrease the spread of asbestos into the air, minimizing the environmental degradation and impact of this process.

Comments regarding management action to replace playground facilities

Adirondack Council – As stated on pg. 38 of Volume I of the Generic Campground Unit Management Plan (GCUMP), the DEC can offer “rustic playground equipment” based on a determination of the public's likes. The Council requests that the DEC relocate any reconstructed structures away from the shoreline to meet the SLMP setback requirement of 150ft for new building or structure construction.

Comments regarding management action to install interpretative kiosk with historic information

Adirondack Council – The kiosk currently in place (See Photo B) should be used in conjunction with any new infrastructure to provide information on identification and preventing the spread of invasive species, safe boating procedures, and other natural resource based items.

Other comments

Adirondack Council - Camper Comment Survey: We encourage the expansion of the Camper Comment survey to ask campers about the activities they engaged in and which Forest Preserve locations they visited, to collect data and aid in management planning of nearby tracts. The survey should also track the number of boats launched from the Eagle Point Campground to improve data collection about the carrying capacity of Schroon Lake. As mentioned on pg. 88 of Volume I of the GCUMP, campgrounds should conduct a “demographic study of population served.” The Council believes this study should be conducted for the Eagle Point Campground to help understand general visitor use patterns to better inform the decision-making and management process.

Adirondack Council - Complex Planning: On pg. 44 of Volume I of the GCUMP, "Each individual plan will identify the adjacent land uses and known or potential land use conflicts such as The overuse of state land." This analysis is lacking within the EPCUMP, which should include some data from the neighboring VMWF.

Adirondack Council - Alternative Hiking Options: Campers interested in hiking should be given information about alternative hiking options on under-utilized trails. This information could be provided to campers upon registration or on the new kiosk.

Adirondack Council - Alternative Energy: As mentioned on page 76 of Volume I of the GCUMP, "solar energy retrofit capability will also be incorporated into the design of the [shower]buildings," and therefore solar and other alternative energy should be considered for the new facilities.

Adirondack Council - Powerline Burial: We recommend burying the remaining 250ft of powerlines to increase the visual aesthetic and reduce environmental impacts, if appropriate.

Adirondack Council - Invasive Species: As noted by APA Board member Bob Stegemann at the September 2018 meeting, the boat launch should include signage on invasive species and staff should be trained to identify species on incoming watercraft. Redirecting boats to the Horicon Launch is a laudable effort, where a boat wash station is available.

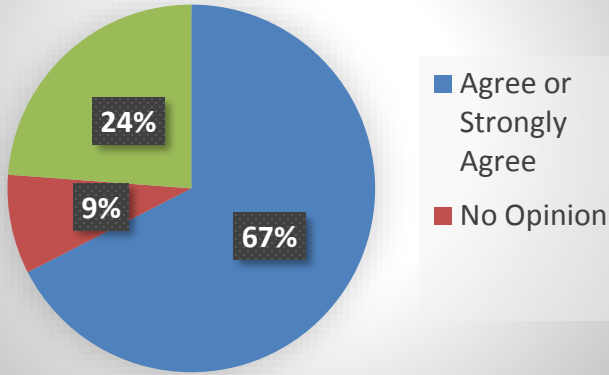
Public - Although outside the scope of the UMP, I would also recommend that next season Eagle Point be included in the NYSDEC Campground Ambassador Program. Eagle Point has many returning families that love the park and want to see it succeed. All these families have decades of camping experience using a wide variety of camping equipment. Bringing these people into the Ambassador program would improve the campground facility and enhance the camping experience for all who stay there.

Public - So, here's something you might want to think about: We brought a group of teens from our church to Eagle Point. The faucet near our campsite was broken, so one of our kids, being a non-reader with learning disabilities, went to the orange non potable water spigot to fill the groups jugs. Perhaps if you had a picture sign that showed not to use it for drinking that would be helpful? Nobody got sick, by the way, from the water, but we were a bit, um, flustered when we found out we had drunk the water.

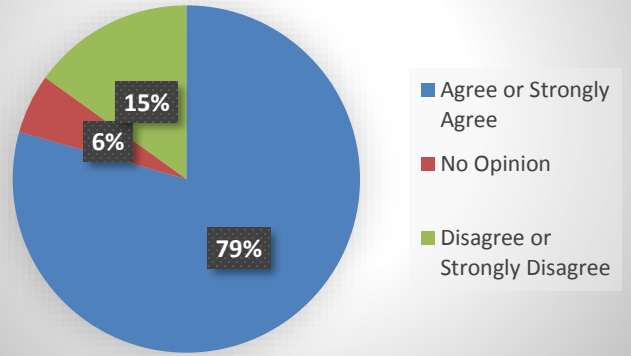
Public - Better public swimming area. Sandy bottom, with shallow and deep sections.

Campground Improvement Survey Results (126 surveys)

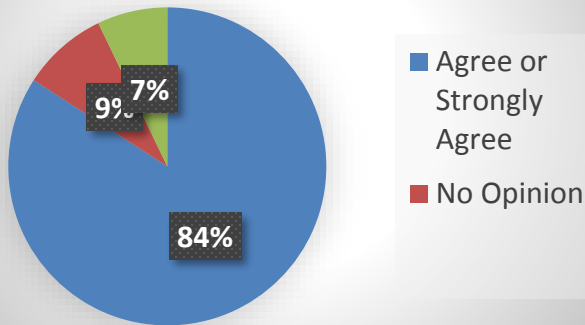
Replace 5 Comfort Stations with 3 Comfort Stations



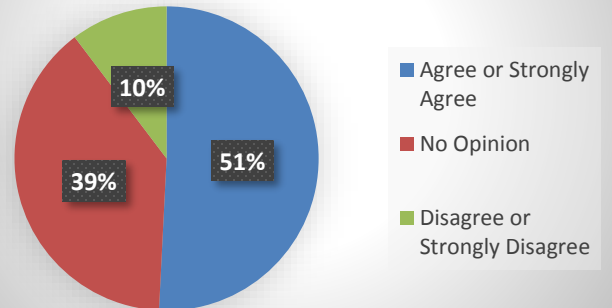
Campsite Closures and Improvements



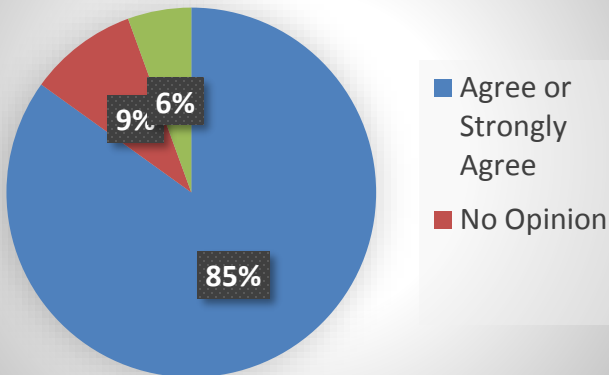
Repave Roads and Repair Drainage Structures



Replace Playground Facilities



Replace Shower Building



Camping Equipment Type

