

Robin McClellan

P.O. Box 470, Potsdam, NY 13676 315-261-2502

robin.mcclellan@gmail.com

November 11, 2020

Steve Guglielmi, Forester
NYS DEC
PO Box 296
Ray Brook, NY 12977-0296

Dear Steve,

I read over the draft scope of the Integrated Series of Proposed State Land Management Actions in the Vicinity of Debar Mountain Wild Forest/Draft Generic Environmental Impact Statement (DGEIS). I like the idea of creating a day use area there.

What I don't like is tearing down an existing building that has some historic value and putting up new buildings. I'm aware that new buildings require less maintenance. In the short term. However, they are not built to last the way that old buildings. No, it's not just because I'm an old coot that I say that. I grew up in a 1848 farmhouse and it required periodic maintenance. When I built a new home, sparing little expense to make it "low-maintenance" and I find that I'm having to do much of the same maintenance now that it's 16 years old that I did with the old farmhouse.

My point is this: The State owns a set of buildings that are about 70 years old. They are probably in need of restoration and upgrading to meet current standards. I don't doubt that the cost of restoration amortized over 20 years and combined with the cost of operation will be greater than building new. But over 40 years, I would expect that cost to be much less and that the generations to come will appreciate the history that a now 110-year old building has that a 40-year old building, even built in the same style, will have.

I am a conservationist and a supporter of wildlands and I would have a very different view if this were being returned to wilderness. But it's not. It's being torn down and replaced with some other building, convenient to the transient, short term needs of the moment. Please, don't do this!

Yours,

Robin McClellan

From: [Dick Jarvis](#)
To: [Guglielmi, Steve J \(DEC\)](#); [Daley, Robert J \(DEC\)](#)
Cc: [Leo Demong](#); sugarbush10015@yahoo.com
Subject: DeBar Mt. Wild Forest UMP
Date: Monday, November 02, 2020 3:25:13 PM

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Steve and Rob

I just noted in an October 28, 2020 ENB notice that a draft SEQRA Draft Scoping document was issued requesting public comment, on among other items the proposed reclassification of lands near DeBar Lodge site, improvement of the area's trail system, improvement of access to recreation opportunities, and creation of a day-use area and recreation hub on DeBar Pond.

I am seeking clarification and information regarding the notice and proposed actions:

1. Name for the action states: "integrated series of proposed state land management actions in the vicinity of DeBar Mt. Wild Forest".
Is this proposed action one of other proposed "integrated actions" regarding the DeBar Mt. Wild Forest UMP, if so, what have been/are the other actions to be proposed?
Is this October 28 action only to deal with the proposals at DeBar Pond and the proposed 41 acre intensive use- day use area?
2. In our telcon this summer, DEC was hoping to issue the DeBar Mt. Wild Forest proposed UMP this fall? What is the current schedule for release of the draft UMP for public comment?

I assume that you received my October 15 email regarding the Town of Franklin town board's interests in the draft DeBar Mt. Wild Forest UMP, specifically a trail up Kate Mountain from the town's Kate Mt. Park.

Your prompt email response would be appreciated.

Dick Jarvis
Franklin Recreation Committee

Sent from [Mail](#) for Windows 10

From: tfrench4@twcny.rr.com
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Debar Pond Lodge
Date: Thursday, November 12, 2020 10:47:53 AM

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Hello Steve,

I hope you are well and managing these strange times. Sorry to bother you with this, but your name was given as the contact for public comments regarding the proposed destruction of the Debar Pond Lodge.

I am against this proposed action.

As the current President of the [Thousand Island Park Historical Association](#) and soon to be President of the Potsdam Museum (beginning January 2021), I am very much involved in preserving the history of our area. My work as a freelance writer also often involves exploring and promoting the history of the area (as my recent [article in Adirondac Explorer regarding the old rail bed access to Spring Pond Bog](#) demonstrates).

I believe it is important for the Adirondacks to offer a variety of activities for our residents and guests. A location such as the Debar Pond Lodge offers a unique opportunity, especially for people unable to engage in more vigorous activities such as hiking. Personally, I know my days of hiking steep mountains and remote areas is waning, and I will be relying on places such as the Debar Pond Lodge for my exploration.

I've been to Lake Lila and the Schuyler Potato Farm. Alas, after those structures and that history was removed. I think it would have been fun and educational to have been able to tour such places.

I have been to Santanoni and plan to go again. It seems like a perfect model of preserving our history and providing further avenues of exploration — especially away from the often overcrowded high peaks.

The Adirondacks is a huge area with incredibly large, varied expanses of wild and untouched lands. I believe there is room for the protection of historic landmarks in a way that does not have a significant environmental impact.

Thanks for your time and consideration,

Tom French

AT THE SARANAC LABORATORY MUSEUM
89 Church Street, Saranac Lake, NY 12983
(518) 891-4606



mail@historicsaranaclake.org
www.historicsaranaclake.org
hsl.wikispot.org

November 11, 2020

NY State Department of Environmental Conservation
Steven Guglielmi, Forester
P.O. Box 296, 1115
NYS Route 86
Ray Brook, NY 1977

RE: Debar Mountain Wild Forest / Draft Generic Environmental Impact Statement)

Dear Steven,

Thank you for the opportunity to comment on the DEC's proposal for the Debar Pond Lodge in the Town of Duane. As an architectural preservation organization, Historic Saranac Lake strongly opposes the proposed plan to demolish this National Register resource.

We believe that DEC has not fully explored other options for the property, and that feasible alternatives exist that would make use of the historic buildings. Our partners in preservation at Adirondack Architectural Heritage have drafted a feasibility study that deserves consideration, and we urge DEC to convene a group of stakeholders to explore alternatives.

We agree with AARCH that review of the draft scoping statement should be tabled until interested parties are first given a chance to convene to explore alternatives.

Sincerely,

Amy Catania
Executive Director

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Mountain DGEIS
Date: Thursday, November 12, 2020 3:19:59 PM
Attachments: [Debar letter 2020.pdf](#)

From: Amy Catania <amy@historicsaranaclake.org>
Sent: Wednesday, November 11, 2020 7:26 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: steven@aarch.org <steven@aarch.org>; etobin@preservenys.org <etobin@preservenys.org>
Subject: Debar Mountain DGEIS

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello Steve,

Attached is a letter from Historic Saranac Lake concerning Debar Lodge.

Thank you,
Amy

--

Amy Catania
Executive Director
Historic Saranac Lake
at the Saranac Laboratory Museum
518-891-4606
Expanding soon to the [Trudeau Building](#)



Board of Directors

November 12, 2020

Charles Clusen
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Steve Guglielmi
NYS DEC Region 5 Office
Division of Lands and Forests
P.O. Box 296
Ray Brook, NY 12977-0296

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Vice-Chairs

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RE: Public Comments Draft SEQRA Scoping for Debar Lodge, Debar Mountain Wild Forest Area

David Quinn
Treasurer

Dear Mr. Guglielmi:

Nancy Bernstein
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Dean Cook
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Robert Glennon
Roger Gray
Evelyn Greene
Sidney Harring
Peter Hornbeck
Dale Jeffers
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Peter O'Shea
Philip Terrie
Chris Walsh

Protect the Adirondacks has reviewed the SEQRA Draft Scope for a series of actions in the Debar Mountain Wild Forest area promulgated by the Department of Environmental Conservation (DEC) and the Adirondack Park Agency (APA). This draft scope is being undertaken in preparation for the release of a draft Debar Mountain Wild Forest Area Unit Management Plan ("UMP") and Draft Generic Environmental Impact Statement ("DGEIS"), the first to be completed for this 82,000-acre unit of the Forest Preserve. Chief among the proposals are the removal of Debar Lodge and the reclassification of 41 acres, which includes an existing road, from Wild Forest to Intensive Use, to create a new day use area.

Protect the Adirondacks supports examining these alternatives in the proposed DGEIS. We also recommend that other actions be examined, as discussed below.

The Draft Scope lists the proposed actions as:

1. The DEC proposes the adoption of UMPs for both the existing Debar Mountain Wild Forest (DMWF) and the proposed Debar Lodge Day Use Area (DLDDUA). Currently, major topics under consideration for discussion in the DGEIS and UMP will include:

- Removal of the Debar Lodge and other buildings located near Debar Pond;
- Creation of a day-use area and recreation hub on Debar Pond at the former Debar Lodge site;
- Improvement of the area's trail system by adding to existing trail networks, creating new trail networks, building new connector trails, and rerouting poorly

Peter Bauer
Executive Director

Protect the Adirondacks

PO Box 48, North Creek, NY 12853 518.251-2700
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located trails;

- Improvement of access to recreation opportunities by addressing deficiencies at existing parking areas, building new parking areas, and providing better access to water bodies; and
- Construction of new primitive tent sites and the closure of tent sites which are not in compliance with the Adirondack Park State Land Master Plan (“APSLMP”).

2. The APA proposes re-classification of approximately 41 acres of land from the Debar Mountain Wild Forest to a new day-use area, classified as Intensive Use, on the shore of Debar Pond, and changes to the APSLMP’s area descriptions.

It has been an open secret for a while that the DEC and members of the State Legislature have been shopping around for possible partnerships among non-profits or local governments to refurbish and manage Debar Lodge for some type of public benefit purpose. The sheer financial cost involved has prevented any viable proposal from coming forward. Given the pressures to improve worn and degraded hiking trails and inadequate public recreational facilities in the most popular Forest Preserve units, such as the High Peaks Wilderness Area, and given the State’s commitment to continue to spend millions of dollars on the restoration of Great Camp Santanoni, it is unlikely that restoration of Debar Lodge is financially viable.

Even if money were not a concern, this type of operation would be unconstitutional and there are a slew of other legal issues that the State would have to contend with in order to maintain these buildings and have them operated by a non-State entity. Given the realities of no outside funding coming forward to finance such a project, the lack of state financial resources, and non-compliance with Article 14, Section 1 of the Constitution and other Forest Preserve laws, policies, and regulations, Protect the Adirondacks believes that the State has selected the best option as its preferred alternative, which is removal of the buildings.

The proposal to remove Debar Lodge and associated buildings is a wise one that will bring this site into compliance with the Constitution and the APSLMP.

Debar Lodge Site Conditions

The Debar Lodge complex has over 20 buildings, most of which are in disrepair. The site is stunning, as the shoreline of the north end of Debar Pond has vast open lawn areas with many towering 100-foot tall white pines. Open areas should be allowed to reforest. The access road is a serious roadway to the site and there is also a utility line to the site. The DGEIS should assess the removal of the utility line as an alternative to maintaining it.

Motorless Debar Pond

An alternative under which Debar Pond would be managed as a motorless lake should be included in the DGEIS. Launching should be provided for “car top” boats only. There are very few motorless lakes and ponds in the Adirondacks, despite the huge number of lakes and ponds. The public needs more motorless lakes and ponds that are easily accessible in the Adirondack Park. Given that the State owns

the entire pond, Debar Pond is ideal for a motorless lake.

Destruction of Timber Should Be Avoided or Minimized

Each alternative to be examined should be assessed for its potential to result in the destruction of timber on the Forest Preserve. The entire UMP should be designed to avoid destruction of a material amount of timber, so as to be compliant with Article 14, Section 1.

Impacts to the Wild Forest Nature of the Area Should Be Examined

The environmental impacts of reclassifying 41 acres as an Intensive Use Area and developing a day use area must be assessed, and compared to the impacts of leaving these Forest Preserve lands as Wild Forest under the APSLMP, and allowing the area to revert to “wild forest lands”, as required by Article 14, Section 1.

Removal of Debar Lodge is the Only Viable and Legal Alternative

The retention of the Debar Lodge complex for either State Administrative or Historic Area purposes is not viable. Protect the Adirondacks supports the proposal by the DEC and APA to remove these buildings. We also ask that the DGEIS examine the other alternative management actions discussed above.

On behalf of the Board of Directors of Protect the Adirondacks, please accept our gratitude for the opportunity to submit these comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter Bauer", with a stylized, cursive script.

Peter Bauer
Executive Director

CC: A. Lefton, Executive Chamber
 M. Phillips, Executive Chamber
 B. Rice, Executive Chamber
 B. Seggos, NYSDEC
 J. Drabicki, NYSDEC
 K. Petronis, NYSDEC
 R. Davies, NYSDEC
 J. Zalewski, NYSDEC
 NYSAPA Board
 R. Weber, NYSAPA

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Public Comments on Debar Lodge/Debar Mountain Wild Forest
Date: Thursday, November 12, 2020 3:25:37 PM
Attachments: [201112-Debar Lodge.pdf](#)

From: Peter Bauer <executivedirector@protectadks.org>
Sent: Thursday, November 12, 2020 5:20 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Public Comments on Debar Lodge/Debar Mountain Wild Forest

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Dear NYSDEC Region 5:

Please find attached our public comments on the draft scope DGEIS for Debar Mountain Wild Forest/Debar Lodge.

Thank you,

Peter Bauer
Executive Director
Protect the Adirondacks
PO Box 48
North Creek, NY 12853
Office 518.251-2700
Cell 518.796.0112
Office Address: 105 Oven Mountain Road, Johnsbury NY
executivedirector@protectadks.org
www.protectadks.org
Follow Protect the Adirondacks on Facebook
Follow @ProtectAdkPark on Twitter

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Pond Lodge
Date: Thursday, November 12, 2020 3:28:26 PM
Attachments: [image005.png](#)
[AARCH Debar Pond Lodge Public Comments.pdf](#)
[Debar Pond Lodge AARCH Public Signatures.pdf](#)

From: Steven Engelhart <steven@aarch.org>
Sent: Thursday, November 12, 2020 8:26 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: Petronis, Katharine J (DEC) <Katharine.Petronis@dec.ny.gov>; Howie Kirschenbaum <hkirschenb@aol.com>; Christine Bush <christine@aarch.org>; Jessica Parker <jessica@aarch.org>; Nolan Cool <nolan@aarch.org>
Subject: Debar Pond Lodge

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Steve,

In addition to the letter and document already submitted by Adirondack Architectural Heritage, we'd also like to provide the following information obtained via an online petition and comment opportunity we hosted at the link below:

<https://docs.google.com/forms/d/e/1FAIpQLScqhIaISMLQju7CFWly8pTZEwPmKslbp8b3JiTGOt9ZsKbNaQ/viewform>

This petition and comment opportunity was put up on Friday, November 6, 2020 and over the six days since it generated over 300 signatures and lots of good comments. A list of the signatories is attached as are some of the comments made (not all signatories made written comments). This is a great show of support, especially given the brief time frame for this. We could not help but note that the Department did a very poor job of making the DGEIS known to the public and that the time frame for receiving comments was shockingly short.

Please also see the video piece that we produced about Debar Pond Lodge at the link below and another link to a piece produced by Merrill McKee that also highlights the importance and great beauty of the lodge and its setting.

AARCH Video: https://youtu.be/lGdBdCvmg_c

Merrill McKee Video: <https://vimeo.com/476751727>

Thank you for receiving these materials.

All the best,

Steven

Steven Engelhart
Executive Director
Adirondack Architectural Heritage
1745 Main Street

Comments gathered from Adirondack Architectural Heritage's public comment survey advocating for the preservation of Debar Pond Lodge.

Kris Balderson

"In this period of massive change, it's so important to preserve wilderness touchstones Like Debar Pond Lodge."

Ronald H. De Lair, AIA Emeritus

"As a former partner of William Distin, and his successor for nearly 40 years, I strongly urge the preservation of Debar Pond Lodge and urge DEC to further consider their DGEIS and possible public access to and use of this historic preservation site."

Elizabeth Yokum

"Rare places such as this can become real assets to the Adirondacks with some care and attention."

Anne & Jim Bailey

"Please save this Adirondack treasure. Such magnificent camps are part of the architectural heritage and history of the region, and serve to give the Adirondacks its unique character. We are more than an Adirondack chair, much more. "

Katherine Beese

"The historic Great Camps are outstanding not only because of their architecture, but because their architecture was carefully designed to exist in harmony with their natural surroundings. Debar Pond Lodge is a stunning example of that marriage between exquisite craftsmanship and breathtaking nature. Please, please, please find a way and look to those of us willing to help in preserving these finite resources."

Sandra Hildreth

"The lodge is harmonious with the landscape, it blends right in with the centuries of pine needles on the ground. You can literally feel the history of this location as walk through the trees and down to the pond. Sunrises there must be beautiful. I would like to see some kind of Historic classification for the section of the property where the proposed public day use area has been suggested... I agree with AARCH that a partnership between the state and some organization that could manage the lodge, so more people of New York could actually experience a great camp, would be much more valuable than tearing it down and putting up picnic tables. **Do both! Find a way. New York State has achieved great things and has the best constitutional protection of wild lands. It seems we ought to be able to figure out a way to protect both land and history for future generations.**"

Cassandra Rhodes

"Just stumbled on this hidden gem two weeks ago and was stunned by the beauty and history of this structure and surrounding area. I have already made plans to bring friends back to show them around. Please preserve this wonderful place for future generations."

Mary Provost

"My family enjoys this location as-is multiple times a year. We'd hate to see it removed. There's only a few great camps like this that the DEC hasn't removed or had burnt down. It would be a tragedy if this place was removed! The stories and the history of this property brings so much value to our area. Please save it!"

Jennifer Betsworth, NYS Office of Parks, Recreation, and Historic Preservation

"Debar Pond Lodge is a valuable historic resource which remains in good condition. If it is allowed to remain, it could help facilitate experiences with the nature surrounding it far more effectively than any planned day use area with architecture that "honors" the building that was previously there."

Caitlin Meives, Landmark Society Of Western New York

"It would be so short-sighted and wasteful to not maximize an asset like the Debar Pond Lodge."

Laurie Carr

"Debar Pond Lodge is a beautiful piece of Adirondack history that should be preserved and shared with future generations. There is no reason the preservation of the camp can't be facilitated in concert with the expansion of day use and hiking opportunities. On the contrary, having such an impressive piece of history on site at a public recreation area would provide an excellent opportunity to educate visitors about Adirondack history and the importance of preserving not just land, but the history and architecture of the Adirondacks as well."

Frances Gotcsik

"Please support the preservation and celebration of our unique Adirondack architectural resources. These structures will never again be built and are an important part of the collective Adirondack history and shared experiences."

C. W. Higginson, Architect

"Save Debar Pond Lodge!!!!"

Marilyn Erickson

"This is a very special place to long-time residents of the north country and for years has been a rather secret place to many of us. Ever since the sign went up on Route 26, traffic into the pond has increased significantly. Additional development and publicity, will bring many more people and the serenity to be found will decrease drastically...PLEASE let's focus on creative ways to preserve this wonderful piece of our history instead of destroying it! Please consider reclassifying the area around the Debar Lodge to an Historic Area classification, and work in conjunction with AARCH, so these structures can be preserved and maintained instead of being destroyed or left to deteriorate."

Durwyn Erickson

"Beautiful place! My wife has many fond memories of this Camp as her aunt and uncle were cook & caretaker there when when she was a child. I'd hate to see it go - an irreplaceable historic jewel would be lost forever..."

Angela Surkis

"The state has tried to attract visitors away from crowded areas of the Park. With creative planning, saving this treasure would fit in with that idea."

Susan Lawson

"Conservation isn't just for the environment, buildings benefit from conservation too!"

Kathleen M. Davis

"As a former resident of Franklin County, I support anything that would help to increase environmentally friendly tourism on the north side of the Adirondacks."

Marc Wanner

"It is a beautiful place, and the historic structure only enhances it. It would be a shame to destroy it."

Kym Woodward

"Beautiful, peaceful, treasure - please preserve!!"

Benjamin Tresham

"I love the Debar Pond Lodge and would love to see it preserved. My great Aunt was a housekeeper/cook there when my Mom was growing up and my mother would often visit and stay with her there. She has many fond memories and has passed down lots of stories. I visit the park almost every year and always make time come into Debar to kayak and fish. I'd hate to see the beautiful lodge destroyed when it's such a beautiful example of the old camps and retreats that made the area so popular and ultimately lead to the preservation and creation of the park in the first place. Seems like a waste to tear it down. "

Michael Salvatore

"The Adirondacks should do more to capitalize on its historic great camps as cultural resources and opportunities for responsible economic development. AARCH does remarkable work, so NYS should work with the organization to develop a plan. If Debar is torn down, it is forever gone."

Holly Wahlberg

"Why would the DEC squander this remarkable historic resource which could so obviously be the anchor destination for luring visitors to this underutilized area of the park? People are fascinated by historic rustic architecture; that is a given. But remember that this also presents the DEC and park stewards with a tremendous opportunity to educate the growing numbers of inexperienced visitors about how to hike and paddle responsibly. If you aren't able to budget for more rangers and stewards to handle the park's growing popularity, then start relying on places like Debar Pond Lodge to get the visitors to come to you! Take the pressure off the High Peaks, save the park's architectural heritage and optimize this chance to also teach people about how to have a deeper and less damaging relationship with the park. This would be a win for them, for you and the future of the park."

Deborah Coffin

"Removing a building on the historic register cannot be permitted. Documenting a piece of living history, making it "available" as a piece of paper, or commemorating it with a marker is unconscionable. Save the building!"

Richard Chiavelli

"Have heard about it and its beauty and was looking forward to visiting it when I come to see my friend who lives nearby it would be a shame if it was gone"

Elizabeth McLanahan

"There are plenty of picnic areas and pavilions for public use in the Adirondacks, but few grand camps that are viewable by the public or left standing in such a dramatic spot. I implore the DEC to have the foresight and consider future generations that may learn about the history of this region through its architecture rather than to replace it with generic day-use accommodations. "

Beth Mahoney

"Surely this beautiful building can be re-purposed! I have spent many hours at this serene setting, swinging on the swing, and imagining what it must have been like to be lucky enough to live here. Please don't tear it down"

David J. Plante, AICP CEP

"It is imperative to retain our historic great camps, particularly when they are listed on the national register of historic places. The Adirondacks contain millions of acres of forest preserve but only a handful of great camp buildings still standing. The state missed a great opportunity to retain the lodge or expand on it at Boreas Ponds in order to provide a trailhead and destination in the southern high peaks. Would hate to see another opportunity missed to preserve rare Adirondack architecture in this great camp. "

Cynthia Martino

"Great history at this site and an opportunity for the state to truly step up and make this place something unique to promote."

Timestamp **Please leave your signature of support for the preservation and use of Debar Pond Lodge.**

2020/11/06 2:38:08 PM EST	Nolan Cool
2020/11/06 2:47:23 PM EST	Steven Engelhart
2020/11/06 3:12:42 PM EST	Mary Cirbus
2020/11/06 3:17:48 PM EST	Edward P Finnerty
2020/11/06 3:44:51 PM EST	kristin nichols
2020/11/06 3:45:37 PM EST	Stefanie Noble
2020/11/06 3:55:19 PM EST	Kathleen Sauve
2020/11/06 3:59:54 PM EST	Mary Beth Laboski
2020/11/06 4:06:48 PM EST	Caitlin Meives
2020/11/06 4:21:44 PM EST	Benjamin A. Bachman
2020/11/06 4:53:26 PM EST	Denise Beese
2020/11/06 5:23:23 PM EST	Katherine Beese
2020/11/06 5:40:43 PM EST	Mary A. Jaworski
2020/11/06 6:38:13 PM EST	Cassandra Rhodes
2020/11/06 6:45:31 PM EST	Angie Spring
2020/11/06 9:26:15 PM EST	Dan Aldous
2020/11/06 9:33:47 PM EST	Tamar and Rick Weerts
2020/11/06 9:51:49 PM EST	Erin Shope
2020/11/07 7:34:17 AM EST	John E Clarke
2020/11/07 7:39:34 AM EST	Christine Bush
2020/11/07 10:35:09 AM EST	Bill Keneaster
2020/11/07 10:46:01 AM EST	Cathy Townsend
2020/11/07 2:00:13 PM EST	Kim M. Chamberlain
2020/11/07 2:49:20 PM EST	Dan Kenan
2020/11/07 4:01:47 PM EST	Historic Alexander Marceau
2020/11/07 4:05:50 PM EST	John Hoekstra
2020/11/07 4:56:19 PM EST	C W Higgerson, Architect
2020/11/07 5:31:08 PM EST	Allison Turner
2020/11/07 6:32:52 PM EST	Amanda Sorrell
2020/11/07 6:43:16 PM EST	Amy Provost
2020/11/07 6:52:53 PM EST	Cory provost
2020/11/07 6:53:03 PM EST	Brad c Boswell
2020/11/07 6:54:15 PM EST	Deborah m. Boswell

2020/11/07 7:10:02 PM EST	Amy St.Germaine
2020/11/07 7:56:02 PM EST	Stephenie Hendrie
2020/11/07 9:21:23 PM EST	Tammy Belair
2020/11/07 9:53:26 PM EST	Cortney Provost
2020/11/07 10:34:19 PM EST	Sherry Provost
2020/11/08 12:26:56 AM EST	Jill Perkins
2020/11/08 7:40:30 AM EST	Travis Stone
2020/11/08 4:34:27 PM EST	Christine Holden
2020/11/08 4:37:41 PM EST	David Holden
2020/11/08 4:38:00 PM EST	Christine Holden
2020/11/08 7:32:29 PM EST	Amanda Haley-Beaudette
2020/11/08 7:45:43 PM EST	Mary Polhemus
2020/11/09 12:33:18 AM EST	William C. Hill
2020/11/09 10:02:37 AM EST	David Hislop
2020/11/09 10:44:11 AM EST	Jennifer Betsworth
2020/11/09 11:19:09 AM EST	Samantha Bosshart
2020/11/09 2:55:22 PM EST	Laurie Carr
2020/11/09 4:14:03 PM EST	Rebecca Johnston
2020/11/09 4:24:29 PM EST	Jill P Murray (PO Box 735, Keene Valley, NY 12943
2020/11/09 4:24:36 PM EST	Matthew Adams
2020/11/09 4:28:05 PM EST	Scott Sheffield
2020/11/09 4:28:27 PM EST	Melanie Bock
2020/11/09 4:30:19 PM EST	Susan Harral
2020/11/09 4:31:45 PM EST	Mary A. Jaworski
2020/11/09 4:32:11 PM EST	Kris Balderson
2020/11/09 4:34:58 PM EST	Richard L. Daly, in Town of Plattsburgh NY
2020/11/09 4:36:00 PM EST	Carolyn Summers
2020/11/09 4:37:25 PM EST	Judy Chaves, North Ferrisburgh, VT
2020/11/09 4:38:46 PM EST	Caroline & Gary Nordmann
2020/11/09 4:39:44 PM EST	Kristen V. Crittenden
2020/11/09 4:47:43 PM EST	Paul J. Flynn
2020/11/09 4:50:12 PM EST	Bill and Carolyn Swafford
2020/11/09 4:54:24 PM EST	Richard Guior
2020/11/09 4:55:51 PM EST	Robert E. Faulkner

2020/11/09 4:56:27 PM EST	Sharon Faulkner
2020/11/09 4:59:13 PM EST	Eileen E. Buholtz
2020/11/09 4:59:56 PM EST	Frances Gotcsik
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2020/11/09 6:40:06 PM EST	Susan Lee Davis
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2020/11/11 10:05:38 AM EST	Fran Miske
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2020/11/12 9:51:32 AM EST	Lynn Payne
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2020/11/12 10:43:58 AM EST	Ellie Brown
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Keeseville, NY 12944
(518) 834-9328



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From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar UMP
Date: Thursday, November 12, 2020 3:22:32 PM
Attachments: [Debar Lodge comments.pdf](#)

From: Gerald Delaney <gdelaneylgrb@gmail.com>
Sent: Thursday, November 12, 2020 3:03 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar UMP

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Please find the Review Board comments attached.

--

Gerald W. Delaney
Executive Director
Adirondack Park Local Government Review Board
326 Downs Road
Cadyville NY 12918
518-569-7800



Executive Director
Gerald W. Delaney
326 Downs Road
Cadyville, NY 12918
518-569-7800

gdelaneylgrb@gmail.com

Chairman
Ron Moore
P.O. Box 74
North Hudson, NY 12855
518-586-1664

rmoorelgrb@gmail.com

Director of Communication
Frederick H. Monroe
P.O. Box 579
Chestertown, NY 12817
518-796-2415

fmonroelgrb@gmail.com

Dear Mr. Guglielmi,

Thank you for the opportunity to comment on the proposed draft UMP for the Debar Wild Forest.

The Adirondack Park Local Government Review Board commends DEC and the APA, now that they have finally come to an agreement to put forth a Management Plan for this Unit. Leaving communities this long without having a UMP is not acceptable. This parcel with a historic Great Camp had greater value to the Town of Duane community in private hands than having it in State ownership without a management plan to help attract visitors to this area. From my conversations with local leaders, it is fair to say they feel forgotten, and their concerns have for the highest and best uses for this parcel has fallen on deaf ears. How long will this plan sit on a shelf before implementation?

Much has been made of the economic benefit of Forest Preserve. Many Communities that host Forest Preserve question this. If the State is to keep the promise, UMP's cannot languish for decades. Communities need a voice prior to purchase. The SLMP, in our view did not contemplate the State owning 2.8 million acres. It is time to take a hard look at it. Communities should have UMP's in a year. There should be a way to incorporate and save historic structures like the Debar Lodge. The State has, through purchase of land destroyed much of the history and culture of the region. The State has done this by purchasing land that had uses on it by members of the public. Then barring the use and tearing down structures that included Great Camps.

We feel staff has shown imagination and vision developing this plan. Although we find it incomplete, the absence of a sustainable plan to save the Lodge and buildings as a lure for historic destination tourism is problematic. This could be accomplished with the Intensive use classification, or a "postage stamp" historical designation. The APLGRB does not support the acquisition of property with buildings, or the destruction of buildings. Simply put, many of these buildings are an important part of our history, and were instrumental in developing our culture.

In this time of heightened awareness of Diversity, Equity, and Inclusion, the failings of the SLMP to meet these three social issues is glaring.

Gerald Delaney
Executive Director

HOMeward BOUND

ADIRONDACKS

24 Depot Street
Saranac Lake, NY 12983

Steven Guglielmi, Forester
NYS Department of Environmental
Conservation
P.O. Box 296, 1115 NYS Route 86
Ray Brook, New York 12977-0296

Re: Comments on Proposed State Land Management Actions in Vacinity of Debar Mountain
Wild Forest / Draft Generic Environmental Impact Statement (DGEIS)

Dear Mr. Guglielmi:

I am writing as Chairman of the Board of Homeward Bound Adirondacks (HBA), a community-based 501(c)(3) organization which focuses on the needs of Veterans and their families. Through retreats and other programs, HBA assists Veterans in re-adjusting to civilian life.

HBA supports the adoption of the Unit Management Plans for the Debar Mountain Wild Forest (DMWF) and the proposed Debar Lodge Day Use Area (DLDUA). As a Veterans support organization, we welcome improved recreational access within the Debar Mountain Wild Forest and the enhancements that will be possible through re-classification of the 41 acre section in the vicinity of the Debar Lodge to Intensive Use.

The 88,300 acre Debar Mountain Wild Forest unit provides residents and visitors with a diverse set of recreational opportunities including hiking, mountain climbing, swimming, fishing, paddling and horseback riding. For the Veterans we serve, many of whom are diagnosed with Post-Traumatic Stress Disorder (PTSD) based on their combat experiences, these recreational opportunities and the chance to find solace in open space is critical to their successful re-adjustments. The planned changes to the 41 acre section of the DMWF, proposed to become the Debar Lodge Day Use Area (DLDUA), will provide a highly-accessible set of recreational amenities that HBA can utilize to the benefit of the Veterans we serve.


We understand and fully support the economic development objectives of the Town of Duane. We believe that our ability to make use of the Debar Lodge Day Use Area will have long-term benefits for the Town. Veterans who attend our retreats often return to the area with friends and family and when they do, they frequent available eating, lodging and other facilities. Recreational features like those to be offered at the DLDUA will be local amenities and will provide support to tourism-based businesses that currently exist or could be developed on private lands in reasonable proximity to the DLDUA.

It should be noted that Homeward Bound Adirondacks has an ongoing working relationship with Veterans and staff from the Colonel C. David Merkel, MD Veterans Residential Program at the St. Joseph's Addiction Treatment and Recovery Center in Saranac Lake. We suggest that consideration be given to the potential for our Veterans assisting the State with scheduled trail maintenance within the Debar Mountain Wild Forest. Trail maintenance projects could be made an important part of some of our scheduled retreats.

Steven Guglielmi, Forester
November 12, 2020
Page 2

We appreciate the opportunity to comment on this important work being done by the Department of Environmental Conservation and the Adirondack Park Agency and we trust that our Veterans will continue to be recognized as important users and stewards of our cherished Forest Preserve resources.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M Moeller', with a stylized, cursive script.

Mark Moeller
Chairman

Cc: Valerie Ainsworth, HBA Executive Director
Senator Betty Little
Assemblyman Billy Jones
Senator-Elect Dan Stec
Terry Martino, Adirondack Park Agency

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar endorsement
Date: Thursday, November 12, 2020 3:22:56 PM
Attachments: [202011120836.pdf](#)

From: Mark Moeller <Mark.Moeller@cbna.com>
Sent: Thursday, November 12, 2020 12:42 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: 'Steve Erman' <serman@roadrunner.com>; 'wecare@homewardboundadirondacks.org' <wecare@homewardboundadirondacks.org>; rross@stjoestreatment.org <rross@stjoestreatment.org>
Subject: Debar endorsement

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Mr. Guglielmi,

Please accept this endorsement supporting the Unit Management Plans for the Debar Mountain Wild Forest from Homeward Bound Adirondacks.

Regards,

Mark Moeller
President
Homeward Bound Adirondacks

Mark Moeller
Branch Manager
Community Bank N.A.
75 Park Street
Tupper Lake, NY 12986
P +15183593344
Mark.Moeller@cbna.com
<https://protect2.fireeye.com/v1/url?k=00a8148f-5f332db0-00aaedba-000babda0031-9dd4085fd5a475df&q=1&e=ae32b0e3-2d63-44e6-a203-28e9e771bc6b&u=http%3A%2F%2Fwww.onegroup.com%2F>

Mailing Address:
706 N. Clinton St.
Syracuse, NY 13204

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From: [Rocci Aguirre](#)
To: [dec.sm.R5.UMP](#)
Cc: [Guglielmi, Steve J \(DEC\)](#); [Weber, Richard E \(APA\)](#); [Rocci Aguirre](#); [Ryan Nerp](#)
Subject: Draft DGEIS for Debar Mountain WF comments
Date: Thursday, November 12, 2020 3:10:59 PM
Attachments: [image003.png](#)
[DEC APA Draft DGEIS Debar Mtn WF Final.pdf](#)

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Steve and Rick,

Good afternoon, a quick comment letter on the proposed scope for the Debar Mountain Wild Forest DGEIS/UMP. We look forward to seeing this move forward and seeing what the actual alternatives will be.

As you know, our positions on most of these issues has been well known for years. Particularly on reclassification, anytime we see a reclassification from more restrictive to less, there needs to be a sizeable offset in terms of addition back to (in this case) Wild Forest or even Wilderness.

That said, we look forward to engaging on the process and seeing this all move forward. Not an easy one but a worthy one. Hope you are both doing well and staying healthy!

Best,
Rocci

Raul “Rocci” Aguirre
Deputy Director /
Director of Conservation

518.873.2240 ext. 104

518.429.9417 (m)

raguirre@adirondackcouncil.org | www.AdirondackCouncil.org

103 Hand Ave., #3 | PO Box D-2 | Elizabethtown, NY 12932





ADIRONDACK COUNCIL

PRESERVING WATER,
AIR AND WILDLANDS

November 11, 2020

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Justin Potter

John Reschovsky

Brian Ruder

Kate Russell

Douglas Schultz

Noah Shaw

Douglas Stewart

Curtis R. Welling

Ethan Winter

Executive Director

William C. Janeway

Mr. Steve Guglielmi, Senior Forester
NYSDEC Lands & Forests
P.O. Box 296
Ray Brook, NY 12977
(*Via electronic submission*)

RE: Integrated Series of Proposed State Land Management Actions in the Vicinity of the Debar Mountain Wild Forest/Draft Generic Environmental Impact Statement (DGEIS)

Dear Mr. Guglielmi,

On behalf of the Adirondack Council, I would like to thank you for the opportunity to provide comments on the draft scope of the actions associated with the Draft Generic Environmental Impact Statement (DGEIS) concerning the Debar Mountain Wild Forest (DBWF). In reviewing the scoping document and the proposed actions, the Council would strongly support a DGEIS that recommends the completion and adoption of a Unit Management Plan (UMP) for the DBWF and the removal of the Lodge. We will oppose the reclassification of 41-acres of Wild Forest to Intensive Use and use as a Day Use Area *as proposed*.

Debar Mountain Wild Forest has been without a UMP for far too long. The issue of the Lodge has been an ongoing and contentious element of the management planning for this unit that has stalled the completion of this important UMP. We commend the DEC for finally prioritizing the completion of a plan that will settle this controversial issue.

The Council has long been on record as supporting the removal of the Lodge as a non-confirming use and we continue to support that position. While we recognize that the Lodge is a historic structure and that appropriate interpretive material is necessary, the removal of the building is in keeping with the removal of similar structures across the park as a component of Adirondack Park State Land Master Plan (SLMP) compliance. The Lodge has been out of compliance since the expiration of the 25-year private owner-occupancy agreement in 2019. We support the Department's efforts to make the removal of the Lodge a reality.

In proposing to replace the Lodge with a 41-acre Day Use Area and the reclassification of Wild Forest lands to Intensive Use, the Council would be opposed to that action as described in the summary document. A reclassification of this size is unwarranted and would be totally undermine the wild character of the location. Additionally, the Intensive Use classification might lead some to



believe that it's possible to open up the site to illegal uses, such as expanded lodging opportunities as part of a larger linked network, then is allowed under article XIV. While we support efforts to link lodging opportunities on private lands and camping on appropriate state lands, we oppose this new intensive use area proposal.

Recognizing that these actions will be part of a detailed DGEIS, the Council looks forward to reviewing the refined preferred alternatives and providing substantive comments on the UMP actions. This includes the feasibility of a "no-action" alternative that would remove the Lodge and keep the Wild Forest designation intact. Thank you for reviewing our comments.

Sincerely,

A handwritten signature in blue ink that reads "Rocci Aguirre". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rocci Aguirre
Deputy Director/
Conservation Director

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw:
Date: Monday, November 23, 2020 9:57:17 AM

From: Hester McCarthy <hestermccarthy@gmail.com>
Sent: Saturday, November 21, 2020 4:33 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject:

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Dear Steven,
I understand that the DEC is contemplating a couple of outcomes for the Debar Lodge property which NYS has already owned for a number of years.

My vote is to comply with the NYS Constitution's "Forever Wild" clause. That's it. Just proceed by complying with the law: remove the buildings.

Like all of your constituency, I love the Adirondacks. My first encounter with the priceless park was as a new camper from Hudson, Ohio in the summer of 1964 when I embarked to Echo Camp for Girls on Raquette Lake. My appreciation has grown rapidly over the years and for two decades I have owned a seasonal camp in Long Lake and for twelve years I have also owned a year 'round cabin in Blue Mountain Lake. I do not mind travelling a thousand miles from my house in Chicago to spend 3-4 months each year in the Adirondacks. It is the wilderness that calls me to you, and it is the wilderness that is the irreplaceable resource that draws many thousand out-of-state, paying visitors to the unique and cherished Adirondacks.

If the DEC continues to ponder and hesitate, as it did for a long time with the Gooley Club, and could happen again with Debar Lodge, this sacred wilderness will be chipped away when it should be preserved according to the NYS Constitution. Please follow the law of New York State.

Thank you for your consideration.
Best regards,
Hester McCarthy
211 Durant Road
Blue Mountain Lake, NY 12812

336 Leicester Road
Kenilworth, IL 60043

From: dec.sm.Info.R5
To: [Guglielmi, Steve J \(DEC\)](#); [Daley, Robert J \(DEC\)](#)
Subject: Fw: Brighton
Date: Tuesday, November 03, 2020 8:50:22 AM

I'm not sure if this should be considered a comment toward the UMP amendment or a community request. I'll respond and thank her for her message. Please feel free to follow up personally if you think it appropriate.

From: SANDRA HILDRETH <adkart@icloud.com>
Sent: Tuesday, November 3, 2020 2:47 AM
To: dec.sm.Info.R5 <Info.R5@dec.ny.gov>; adumas@franklincony.org <adumas@franklincony.org>; jonesb@nyassembly.gov <jonesb@nyassembly.gov>
Subject: Brighton

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I'm contracting a number of people about this issue. On behalf of area x-c skiers and snowshoers, we are asking the Town of Brighton to plow the section of Mountain Pond Rd. that leads to the large Hayes Brook parking lot. There are a lot of people who enjoy hunting, skiing, and snowshoeing there in the winter. Just this past weekend nearly 20 volunteers showed up for a trail maintenance day with BETA (Barkeater Trails Alliance). We spent the day clearing blowdown and trimming back brush and got those trails: Grassy Pond, Hayes Brook, and the Sheep Meadow Trail all ship shape just in time for the first snow. I have been the lean-to adopter for Grassy Pond for 10 years and use that as an excuse to hike or ski there almost weekly. These trails range from 4 to 7 mile round trips - perfect for an easy day of outdoor activity.

We would not expect the part of the road that runs alongside Mountain Pond to be plowed, but it would really help if the Town would plow the short section of road that leads from Route 30 to the large parking area for Hayes Brook. For the past few years most of us have parked on the road after the snow gets too deep for 4WD vehicles to manage. I have come with a shovel in my car so I could shovel back some of the plowed snow along the shoulder of the road so I could park - but it's not safe. Vehicles go whizzing by at top speed. When the snowplows come down Route 30, with their blades set to plow the shoulder, they have to maneuver around parked vehicles. I understand vehicles have gotten stuck as well and had to call for a tow truck.

This is public land that many locals have hiked, skied, biked and hunted for generations. The trails have been featured in the Adirondack Mountain Club Trail Guides, with articles in the Adirondack Explorer and other print and online publications, so they attract visitors as well. Paul Smiths College students and faculty use them. They are family-friendly distances that provide outstanding recreational opportunities much of the year. I've seen the biggest bear I've ever seen in my life near Grassy Pond and I know there is a moose back in there as I've taken photos in October of fresh tracks in the mud. Every June I count the pink lady's slippers on those trails - there were over 3600 blooming in 2020! The people who come to enjoy these trails, and the Slush Pond Road, and the VIC trails, and St. Regis Mt, may very well grab a

snack, or a meal, or a tank of gas in the Town of Brighton. If we appreciate having visitors to the area, we should provide them with safe parking.

Thank you for your consideration,
Sandra

Sandra Hildreth

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Instagram @adkartist



From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Comment on future of Debar Pond Lodge
Date: Friday, November 13, 2020 1:23:35 PM
Attachments: [Schoch Debar Pond Lodge Comment 11-20.pdf](#)

From: Bill Schoch <bschoched@gmail.com>
Sent: Thursday, November 12, 2020 9:50 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Comment on future of Debar Pond Lodge

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Greetings, Steve,

Attached please find my comments regarding the future of Debar Pond Lodge.

Thank you for your review of my suggestions.

Sincerely,
Dr. Nina Schoch

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Comment on the DGEIS involving Debar Pond Lodge
Date: Thursday, November 12, 2020 3:21:56 PM

From: Demaris Verzulli <demaris@senecawhitedeer.org>
Sent: Thursday, November 12, 2020 12:05 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Comment on the DGEIS involving Debar Pond Lodge

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Mr. Guglielmi,

As a New York resident and a part owner of White Pine Camp, an historic great camp in the northeastern Adirondacks, I am acutely aware of the value of historic buildings in those mountains. Success stories such as Camp Santanoni are wonderful, but there are also sad losses of irreplaceable camps and other buildings, like the Wawbeek Lodge. Historic places like that are gone forever. I don't want that to happen to Debar Pond Lodge, especially when there are alternatives that do not conflict with state laws and are compatible with the Forest Preserve.

I oppose the removal of the lodge, and its outbuildings as well. I feel the DEC should respect the lodge's listing on the New York State and National Registers of Historic Places and work to give the lodge a future that will serve the people of New York and preserve a piece of Adirondack history.

Demaris Verzulli
Walworth, New York

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Comments for Debar Mountain Wild Forest Management UMP
Date: Thursday, November 12, 2020 3:24:20 PM

From: Jared Stanley <jaredstanley01@gmail.com>
Sent: Thursday, November 12, 2020 3:57 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Comments for Debar Mountain Wild Forest Management UMP

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Attention: Steven Guglielmi

Hello,

I want to submit comments for the proposed Debar Mountain Wild Forest Management plan. The historic Debar Lodge (and associated buildings) should NOT be demolished and should be incorporated into an alternative plan "Intensive use/Campground."

The proposed UMP is to create greater access to the public and create more recreational opportunities for the public. I think this goal is achievable while saving the historic lodge that currently resides on the site. A prime example of a similar venture is the Adirondack Mountain Club's Adirondack Loj. ADK has a lodge and campground combination which caters to a wide variety of outdoor enthusiasts. I think a similar concept could work for the Debar Mountain Wild Forest.

As a Millennial New Yorker based in Oneonta, NY, I'm always looking for new ways to explore the many outdoor opportunities New York has to offer. I love the Adirondacks, but I have found myself eager to explore other areas of the park outside of the High Peaks region. With the overuse of the High Peaks region, Debar Mountain Wild Forest (and historic lodge) can be an excellent opportunity to appeal to outdoor enthusiasts looking for a new experience outside of the high peaks while drawing in visitors to the area. Tearing down the lodge and replacing it with "two pavilions and campground" will not achieve this goal. You can get that same experience at almost every DEC campground in upstate New York (and Mecham Lake offers the same experience 12 miles up the road).

I think approaching a third party organization i.e. Adirondack Mountain Club) to run the lodge in partnership with the DEC is a great option. (Full disclosure: I'm a member of the Susquehanna Chapter of ADK). The "Debar Lodge day-use area and Campground" could be an excellent opportunity to help draw some of the crowds from the High Peak Region and offer a new and unique economic opportunity to the residents surrounding the Debar Mountain Wild Forest. The DEC can move forward with most of their plans for the proposed UMP, while keeping Debar Mountain lodge open for generations to come.

Thank you for your consideration.

Jared Stanley
Oneonta, NY

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Comments on the Draft Scope document related to proposed State Land Management Actions in the Debar Wild Forest Area
Date: Thursday, November 12, 2020 3:24:30 PM

From: Snow Fern <snowflakeferns@gmail.com>
Sent: Thursday, November 12, 2020 4:02 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Comments on the Draft Scope document related to proposed State Land Management Actions in the Debar Wild Forest Area

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Guglielmi,

I am writing to comment on the Draft Scope document for the Debar Wild Forest.

The Hays Brook/Sheep Meadows area is used by many locals and tourists for cross country skiing. It is shown in numerous guidebooks and on many maps and websites as a cross country ski trail. In the last few years, Mountain Pond Road off State Route 30 has not been plowed to allow access to the parking area for the trail. Consequently, some cars have gotten stuck at the parking area, where there is no cell signal to call for help. Others have parked on the road causing a traffic hazard as they park at the base of a blind hill on route 30.

Cars parking on the road not only represent a traffic hazard, but also an environmental hazard as contaminants from these vehicles, such as oil, gas or road salt can drip directly into the swales adjacent to the road and eventually end up in nearby waterways.

If the Mountain Pond Road cannot be plowed to the trailhead parking lot, a parking lot adjacent to Rt. 30 should be created and plowed to accommodate winter recreational use of this area. This portion of the DEC Region 5 is currently underserved for passive winter recreation opportunities and deserves more attention. Creation of this lot should be included in the Environmental Impact Statement for the area as it would obviously include tree removal and grading.

With all the social media attention and publicity the Adirondacks now get, inviting tourist from far and wide to our beautiful area, I feel this matter needs immediate attention. Governor Cuomo, himself was just here inviting visitors to the Adirondacks to enjoy our winter sports. Visitors come expecting to find the

resources as they have been advertised, in multiple media forms, and make plans based on that information. Instead they are finding no safe, accessible place to park while enjoying our natural resources.

Thank you for your time and consideration. I look forward to learning about progress on this issue in the coming months.

Sincerely,
Susan Nolde
Bloomingdale, NY



From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi, Steve J (DEC))
Subject: Fw: Comments-- Proposed Scope, Debar Pond Lodge & Wild Forest
Date: Friday, November 13, 2020 1:24:30 PM

From: rtg50@aol.com <rtg50@aol.com>
Sent: Thursday, November 12, 2020 11:33 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Comments-- Proposed Scope, Debar Pond Lodge & Wild Forest

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NYS Department of Environmental Conservation
Steven Guglielmi, Forester
PO Box 296, 1115
NYS Route 86, Ray Brook, NY 12977-0296
r5.ump@dec.ny.gov

Re: **Draft Scope** pursuant to the preparation of a Draft Environmental Impact Statement concerning the Proposed State Land Management Action in the Vicinity of Debar Mountain Wild Forest

Dear Mr. Guglielmi,

Following are my comments on the above referenced Draft Scoping Document.

1) Removal of Debar Lodge & Creation of a 'Recreation Hub': In order to accurately assess the proposed action **of removing historic Debar Lodge**, the DGEIS must include at least 3 cost estimates from certified engineering firms comparing the cost of restoring the existing lodge and outbuildings, with the cost of constructing a new facility **referenced in the scoping document**. The DGEIS must contain sufficient planning documents for the proposed new facility to allow an accurate comparison. It must also provide a thorough discussion of how it is meeting its obligations under the State Historic Preservation Act for this National Register of Historic Places listed site.

2) Improvement of Trail System....building new connector trails: It is not justifiable to include this element under "Potential Impacts Not Considered Significant"; by **simply** dismissing it with the statement: "However, DEC and APA do not anticipate significant adverse impacts to

air resources....including the reduction **of** air quality due to continued snowmobile use.... **and** acceleration of CO2 emissions...” This is clearly self-contradictory. The DGEIS must include a thorough analysis, by an independent outside entity, of the CO2 emissions resulting from increased snowmobile use on the proposed “new connector trails”; and how this will meet the requirement in the Climate Leadership and Community Protection Act, of “reducing greenhouse gas emissions by motor vehicles”.

3) Improve Access To Recreation Opportunities: The DGEIS must include a thorough assessment of publicly accessible motorless water bodies vs motorized water bodies **in the Adirondack Park**, and **a thorough assessment of** the benefit to the public of opportunities for quiet contemplation of nature by keeping Debar Pond motorless, with boat launch facilities for canoes, kayaks, stand-up paddle boards, row boats, and sail boats only.

4) Invasive Species: The Scoping Document is significantly deficient in failing to address control of aquatic invasive species, both plant and fish. The DGEIS **must** include an assessment of aquatic invasive species currently in Debar Pond, **and a plan for preventions and, if necessary, abatement of invasive species**. **The** DGEIS **must** include a plan for inclusion of a boatwash/ invasive species inspection station and education steward, operated by DEC employees at all times when the gate to the proposed intensive use area is open **to the public**.

My opinion:

-- Debar Lodge should not be removed. We have already lost too much of the historic architectural fabric of the Adirondacks. The lodge and significant out-buildings should be preserved and where necessary restored, like Camp Santanoni.

--In conformance with the Climate Leadership and Community Protection Act there should be no expansion of snowmobile trails. There should be an expansion of cross-county ski trails in the unit. And DEC should institute a pro-active program of encouraging people to get off their fossil-fuel burning machines and try cross-county skiing and snowshoeing.

--Keep Debar Pond motorless. There are fewer and fewer opportunities for quiet waters experiences in the Park. DEC should be using this opportunity to promote motor-free water activities, as part of its effort to pro-actively meet the CO2 emission reductions goals of the Climate Leadership and Community Protection Act. No motorized use, fossil fuel or electric.

--Keep Debar Pond invasive species free: DEC should institute a pro-active comprehensive state-of-the art aquatic invasive species control program at Debar Pond and Intensive Use Area.

Thank you for this opportunity to comment.

Roger T. Gray
224 Jay Street
Albany, NY 12210

November 12, 2020

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar
Date: Tuesday, November 10, 2020 9:32:21 AM

Debar comment:

-----Original Message-----

From: brandy bissonette <bubble2827@yahoo.com>
Sent: Saturday, November 07, 2020 8:23 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar

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Please do not allow for the people in this country to loose any more it's amazing history

Sent from my iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Debar Land Management Plan
Date: Friday, November 13, 2020 1:24:50 PM

From: Mim <iammim1960@aol.com>
Sent: Friday, November 13, 2020 5:42 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Land Management Plan

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I may not be as eloquent as some others in expressing the importance of maintaining access to Hays Brook trails through the winter months, but very few are as adamant as I am!

As an older resident of Franklin County who lives here because I love our mountains, lakes and streams, it is important for me to be able to get out into the woods year round. The trails at Hayes Brook are beautiful and gentle enough for me to ski, even after having both knees replaced. The places I can go are on the decline because of my physical challenges, please don't further reduce my options! Having access to these trails makes it possible for me and so many others to enjoy the best that our mountains have to offer.

Thank you for hearing me!

Mim Millar
Saranac Lake, NY

Sent from my iPhone

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Lodge public comment
Date: Friday, November 06, 2020 9:24:40 AM

Debar Comment:

From: William Hill <rockkonk8sdad@yahoo.com>
Sent: Thursday, November 5, 2020 5:59 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Lodge public comment

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I am fully and completely against the removal of the Debar Lodge. Too many historically significant buildings and structures have fallen to the state's match and the dozer. The planned day-use are could exist in conjunction with the lodge remaining.

Further, all efforts should be made to maintain the Lodge and outbuildings against further deterioration. An option would be instead of the state maintaining the Debar Lodge, to turn it over to the town of Duane for further preservation. This worked to everyone's best interest with the Camp Santanoni complex in Newcomb NY.

Better parking and a day-use area, while appealing, would in no way compensate for the loss of the lodge. Please consider the historic and cultural value of this property and avoid this from becoming another Nehasane.

William Hill
10 Town Barn Drive
Edwards NY
13635

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Lodge.
Date: Friday, November 06, 2020 9:25:20 AM

Debar Comment:

From: Guy Rocca <grocca43@yahoo.com>
Sent: Thursday, November 5, 2020 8:08 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Lodge.

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The historic Debar Lodge in Duane NY is being considered for destruction, to make room for a day-use area. The state is holding a public comment period through November 12th. A letter or email would go a long way in helping save the lodge. The town of Duane has been trying for some time to have the state turn it over to the town for restoration. Please consider voicing your opinion on this. E-Mail -

Please do not destroy
this lodge. I would make a conurbation to a go fund me account to help the town of Duane to restore this lodge.

sincerely,
Guy Rocca
conurbacobbcoot

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar lodge
Date: Tuesday, November 10, 2020 9:36:12 AM

Debar Comment:

-----Original Message-----

From: Gary Austin <tobaccojoe@gmail.com>
Sent: Sunday, November 08, 2020 8:53 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar lodge

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Please do not remove Debar Lodge. It should be preserved and restored like Bolt's Castle.

Gary Austin
Mountain View NY

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi, Steve J (DEC))
Subject: FW: DeBar Lodge
Date: Tuesday, November 10, 2020 9:35:59 AM

Debar Comment:

-----Original Message-----

From: Amy3 <hmomoftwins310@gmail.com>
Sent: Friday, November 06, 2020 6:11 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: DeBar Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern;

Please do not destroy the Debar lodge and the buildings that are on dbar property. That property has stood there for years it needs to be restored, the lodge could be used as a restaurant for people to be able to eat at or an Inn and please do not let them deforest that area. Putting picnic tables and grills would more than likely be a fire hazard people that come up there have no idea what to do or how to behave in a forested area. The property should be turned over to the town of Duane and let them restore it and turn it into a viable income entity for the town. My parents property is across Route 99 and it would be a shame for that area to be turned into a tourist attraction.

Amy Wood Hitt

The historic Debar Lodge in Duane NY is being considered for destruction, to make room for a day-use area. The state is holding a public comment period through November 12th. A letter or email would go a long way in helping save the lodge. The town of Duane has been trying for some time to have the state turn it over to the town for restoration. Please consider voicing your opinion on this. E-Mail -

Sent from my iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Lodge
Date: Friday, November 06, 2020 9:24:21 AM

Debar Comment:

From: Steven Cobb <steven.cobb1@gmail.com>
Sent: Thursday, November 5, 2020 4:57 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Lodge

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Adirondack Great Camps should be preserved. Other access can be made available.

From: dec.sm.Info.R5
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Lodge
Date: Friday, November 06, 2020 9:21:46 AM

Comment on Debar Lodge:

From: Stuart Mcknight <noflipside@gmail.com>
Sent: Friday, November 6, 2020 1:40 PM
To: dec.sm.Info.R5 <Info.R5@dec.ny.gov>
Subject: Debar Lodge

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We are in favor of keeping Debar Lodge intact and NOT having it torn down. Having been inside the lodge years ago we believe that it would be terrible that such a historic lodge be razed. Turn it over to the the Town of Duane or use it as an interpretive center, but do not abandon it.

Respectfully

Stuart & Dianne Mcknight
35 Studley Hill road Duane NY

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Mountain Forest Area, comments
Date: Monday, November 02, 2020 10:09:42 AM

Public Comment on Debar Mtn WF actions:

From: Gary <gvc1946@copper.net>
Sent: Friday, October 30, 2020 7:39 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Mountain Forest Area, comments

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Steven, My name is Gary Cring and I currently serve on the Duane Town Board. I fully support the efforts of the DEC as explained in your email. I believe the creation of a day use area will benefit the town in a variety of ways. The time has come to move forward and the plan should move us in that direction. Thank you. Gary Cring

Sent from my iPad

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Mountain Wild Forest UMP Draft Scope
Date: Thursday, November 12, 2020 3:20:14 PM

From: David Merrill Cutter <dmc86@cornell.edu>
Sent: Wednesday, November 11, 2020 8:28 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Mountain Wild Forest UMP Draft Scope

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Dear Mr. Steve Guglielmi:

While I am supportive of creation of a day use area on Debar Pond, I would ask the DEC to reconsider the removal of Debar Lodge, and in cooperation with other agencies and interested parties to investigate alternate uses that would preserve the historic lodge as an integral part of this classic Adirondack cultural site and landscape.

Thank you for your consideration.

David Cutter, ASLA, SITES AP

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Mountain Wild Forest Unit Management Plan
Date: Monday, November 02, 2020 10:10:59 AM

Public Comment on Debar Mtn WF actions:

From: Ellen Beberman <bebermane@gmail.com>
Sent: Monday, November 2, 2020 12:20 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Mountain Wild Forest Unit Management Plan

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Concerning Hays Brook trailhead:

I am writing to urge the creation of a plowed parking area at the Hays Brook trail this winter. For the past few years, although the Hays Brook trails are marked as ski trails on local maps, the lack of a parking area has forced skiers and snowshoers to park along Route 3 in McColloms, NY. This leads to dangerous road hazards along this well-traveled highway.

The Adirondacks have become a tourist destination for families and outdoor sports enthusiasts. A plowed parking area at the Hays Brook trailhead will allow people to recreate safely.

Ellen Beberman
Vermontville, NY

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Mountain Wild Fortst/Draft GEIS comments
Date: Friday, November 06, 2020 9:25:02 AM

Debar Comment:

From: Susan Day Fuller <sdfuller279@gmail.com>
Sent: Thursday, November 5, 2020 7:13 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Mountain Wild Fortst/Draft GEIS comments

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Steve,

What is the email address to which the public can send written comments on the Draft Scope[e.

Thank you,

Susan Day Fuller
Mountain View, New York

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Debar Pond Camp
Date: Friday, November 13, 2020 1:24:19 PM

From: fairway@epix.net <fairway@epix.net>
Sent: Thursday, November 12, 2020 11:11 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Camp

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mr. Guglielmi,

Thank you for taking the time to read my letter regarding the fate of the camp at Debar Pond. Although for the past 3 years my husband and family have been present in the town of Duane building a cabin, somehow we missed the information that decision-making was close at hand. I feel grateful to at least be able to voice my opinion.

We are from Pennsylvania. We are long-time visitors to the Adirondacks and decided to purchase property as a retirement property and to leave a piece of land to our children that is in a place that is protected (we live in fracking country in PA), unique, and much-loved by my whole family. No 46ers (yet), but we have camped, hiked, kayaked, skied, snowshoed....well, you get the drift. We are every-season, all weather, frequent fliers-turned property-owners in the ADK!

A selling point for us when buying NY property was Debar Pond's proximity to our property near Hoose Cemetery. We are also history buffs, always finding areas, buildings, and stories of the Adirondacks to share with our family, so this camp was a fabulous "neighbor" for us! We have visited Debar Pond with every visitor to our developing camp, and every person has been stunned by the camp at Debar, wondering how it could be left, degrading slowly, and not be used in SOME way! We have used the property for hiking, kayaking, and swimming. We have met a number of interesting people there....one person from Canada who came to hike Debar Mt that was told by his friend that he absolutely HAD to spend the night on the banks of Debar Pond....he was in love with his experience.

I just don't know how we would take the loss of the actual buildings if the decision was for destruction of the camp! Such history to be tossed away! To us, to my family, to my neighbors in Duane, this camp is iconic, irreplaceable, and of utmost importance to the whole area. The pond and camp belong together! And, although there some "great camps" in this area, they are mostly private, unseen by the common hiker or family. This is a truly unique feature for the area.

We (husband and I) have often said we should join a support group to save this camp, but haven't had the time to do it. We are supporters of the camps preservation and would happily volunteer to do whatever is needed to maintain a safe, well-kept area.

We will wait for the decision holding our breath, and I pray for something to save this camp. Kathy Prusack and family

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Pond lodge
Date: Friday, November 13, 2020 1:23:21 PM

From: Matthew Adams <adamsmat13@gmail.com>
Sent: Thursday, November 12, 2020 9:42 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Guglielmi,

Please consider keeping the Debar Pond lodge, it is of historic importance and would be an asset to the area. It could be like another Camp Santanoni out of Newcomb, or the DEC could contract a company to run an outfitting business or something along the lines of a bed and breakfast, or maybe sell it to the town of Duane. The point is, keeping the structure gives the DEC options to make revenue off it instead of just having an empty field. Now if this area was going to be classified as wilderness I can see why the lodge must be removed, but since it isn't I don't see a good reason to remove the lodge.

Matthew Adams
Lake Clear NY

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar Pond Lodge comment
Date: Tuesday, November 10, 2020 9:32:41 AM

Debar Comment:

From: Merrill Mckee <merrill.mckee78@gmail.com>
Sent: Sunday, November 08, 2020 10:48 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge comment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I am writing in response to the proposed changes to Debar Pond Lodge area into Intensive Use. I made an aerial video for your reference.

<https://vimeo.com/476751727>

As a person who has enjoyed this area many times, I have mixed feelings on what is proposed. Most notably, the history of the building needs to be preserved. I am not an architect, but I feel the building is in good enough shape that it should be preserved, and at least integrated into the plan for Day Use, instead of demolished and then new, similar construction added.

I do feel the Intensive Use designation may be detrimental to the area also.

Because of these issues, I would be against the proposed changes as they stand now.

Thank you for reading. If you have any questions about the video, or my stance, please feel free to write back, or call me at 518 651 4315.

Merrill McKee
Malone, NY

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Debar Pond Lodge comments
Date: Thursday, November 12, 2020 3:15:54 PM

From: Virginia Siskavich <vabosley@gmail.com>
Sent: Tuesday, November 10, 2020 7:20 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: steven@aarch.org <steven@aarch.org>
Subject: Debar Pond Lodge comments

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Guglielmi,

I am writing in support of the preservation and use of Debar Pond Lodge in the Town of Duane.

As Veterans Day approaches, I'm reminded of the effort in recent years to celebrate the Greatest Generation. Locally, there have been award-winning news specials produced and Honor Flights publicized and well-attended. Hundreds of families gather to send off a plane-full of our heroes, on their way to honor fellow soldiers who made the Ultimate Sacrifice.

There feels an urgency to document, study, to listen and share with these brave men and women how instrumental they were to world freedom, to American ideals -- to make sure they know their sacrifices and their singular efforts will not be forgotten.

Luckily, the life of a building is not determined by one generation. Its life and story evolves, determined by its inhabitants, its caretakers and its visitors. The story of Adirondack "Great Camps" was once that of a small subset of people with means and power. But today, a much different narrative unfolds. If you've visited Santanoni, you hear words from visitors such as "magical" and "restorative." Santanoni is no longer only accessible by the rich and famous but can be magical and restorative to young, old, rich, poor, able-bodied or those in need of a horse-drawn chariot.

The wilderness experience is enhanced -- not hampered -- by these awesome structures that blend and complement their majestic surroundings. They give us the gift of perspective, allowing us to actually see the forest for the trees...

Of course I'm not suggesting the life of a building has the value of a human life. As someone who recently lost her father,

I can assure you this. But, as someone who also just experienced packing up and saying goodbye to a well-loved family home, I can also assure you that a building is never simply wood and metal and glass.

A new story awaits Debar Pond Lodge. I envision a success story about community, ingenuity and a great coming together. Thanks

to the good work of organizations like AARCH, the history of Debar Pond Lodge will not be lost -- but thanks to a partnership with NYS DEC and the people of the Adirondacks, Debar's bright future will not be lost, either.

Please explore all possible options for preserving Debar Pond Lodge before this unique part of our Adirondack identity is lost forever.

Sincerely,

Virginia A. Siskavich-Bosley
5 Bristol Rd.
Plattsburgh, NY 12901

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar Pond Lodge Project comment
Date: Tuesday, November 10, 2020 9:34:32 AM

Debar Comment:

-----Original Message-----

From: Brian <Bkod@optonline.net>
Sent: Monday, November 09, 2020 6:36 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge Project comment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please preserve the building and incorporate it into the project.

Interpretive signs as a mitigation for the removal of the buildings is completely ridiculous.

It could be a centerpiece of the day use area.

--

Brian O'Donnell
Owls Head, NY

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Pond Lodge
Date: Tuesday, November 17, 2020 10:25:04 AM

From: Amy Brelia <amy@breliaigroup.com>
Sent: Monday, November 16, 2020 6:05 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Guglielmi,
We need to restore, reuse and reconnect people to the outdoors.

It is more important than ever, to help create more outdoor spaces where people can gather and appreciate the outdoors and to reconnect.

We have this opportunity now to save this lodge, if not it will be be lost forever.

It is a **publicly accessible** Adk Great Camp.

Why not make it a public/private partnership whereby people can stay, hold retreats, etc.
help provide jobs for the general local communities in rehabbing the camp and working
in a new place.

Amy Brelia-Meighan
Augur Lake, NY 12944

914 815 2061

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: FW: Debar Pond Lodge
Date: Tuesday, November 10, 2020 9:34:56 AM

Debar Comment:

From: JEREMY CARR <muttley888@hotmail.com>
Sent: Monday, November 09, 2020 4:06 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Sir,

I was shocked and saddened to see your published plans for Debar Pond Lodge. we visited there for the first time in September and it was a wonderful surprise to find this fantastic old lodge set in an idyllic location, my wife and I commented during our visit what a lost opportunity it was for this great house to be not put to a better use. A better use would not to be to knock it down as your plan outlines, there's plenty of room on the grounds for an enhanced day use area and pavilion and the lodge to coexist.

I would be supportive of a change of use, perhaps Ranger offices or accommodation, a public education and information center, or better still hand the buildings over to someone like AARCH who can properly and professionally preserve, renovate and care for this glorious lodge for generations to come whilst still allowing the State to develop many of the wide open spaces that the site provides for all to enjoy the breathtaking beauty of this location and this wonderful historic old camp.

It would be a travesty if your plans for the lodge come to fruition.

Sincerely,

Jeremy D Carr

Mr J D Carr
180 Pease Hill Road,
Brant Lake.
NY 12815

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar Pond Lodge
Date: Tuesday, November 10, 2020 9:34:16 AM

Debar Comment:

From: Bob <bobfaulkneradk@gmail.com>
Sent: Monday, November 09, 2020 5:00 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

We have been firm supporters of all historic places in the Adirondacks, and preserving Debar Pond Lodge is very important. To provide healing retreats for veterans and their families is honorable. Please create this space in the Forest Preserve for public use. Thank you.

Bob and Sharon Faulkner
bobfaulkneradk@gmail.com
1820 N Point Rd
Long Lake, NY 12847

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Pond Lodge
Date: Friday, November 06, 2020 9:24:06 AM

Debar Comment:

From: Tana Bigelow <tanabigelow@gmail.com>
Sent: Thursday, November 5, 2020 2:07 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please do whatever you can to protect this historic building from removal. This is an important component of the region's cultural heritage. So few remnants of this era remain and this wonderful building can be repurposed for public use and access. Interpretive signs showing what was formerly there or derivative design elements are the ultimate insult to the structure and the past.

What use is having a landmark designation if the state can reverse it at will? There is no urgent need here.

Also, I strongly oppose the DEC's proposed intensive use of wild forest on the 41 acres next to Debar Pond.

Thank you,
Tana Bigelow
New York State resident and taxpayer

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar Pond Lodge
Date: Tuesday, November 10, 2020 9:35:07 AM

Debar Comment:

-----Original Message-----

From: soniaguior@gmail.com <soniaguior@gmail.com>
Sent: Monday, November 09, 2020 4:34 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good afternoon,

I am writing in opposition of the DEC proposal to remove Debar Pond Lodge. As a resident of Newcomb, NY, I am acutely aware of the various efforts to remove historically important buildings from state land, such as Camp Santanoni. While I appreciate the importance of open space and protecting the ADK mission, we must also remember our heritage. It is absolutely essential that we maintain a balance between protecting historical and beautiful structures and protecting open space, and I believe this can be accomplished at the Debar Pond space. Camp Santanoni in Newcomb should be used as a model - visitors can learn from the history of the buildings and site while enjoying the open and preserved natural space. "Forever Wild" can be interpreted to achieve multiple goals in the case of this parcel.

Please don't demolish this wonderful Lodge just to regret it years later.

Thank you,
Sonia Guior

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Debar Pond Proposal
Date: Thursday, November 12, 2020 3:21:16 PM

From: Rick Grossman <GrossmR@tompkinscortland.edu>
Sent: Wednesday, November 11, 2020 10:10 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Pond Proposal

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mr. Guglielmi,

I would ask that you consider this my formal comment, as I will not have time to prepare something more thorough and thoughtful.

It is very unfortunate that the deadline for comments on the changes to the Debar Pond area is tomorrow. I only saw the information yesterday, thanks to the Adirondack Explorer. I have just reviewed the document (please note that I could not find the references and maps listed as being in the in the appendix.).

I visited the Debar Pond area several times this past spring through fall; it is also unfortunate that I saw nothing posted there regarding these proposed changes. I receive several different regular e-mail newsletters from the DEC, but do not recall seeing the information in any of those publications either. **Based on all of this, I would ask that any decisions be postponed and additional efforts be made to solicit comments.**

I have been hiking, paddling, and fishing in and around Debar Pond several times a year for over 35 years. It is one of the most beautiful, peaceful, *quiet*, mostly wild, unspoiled places I know in the Adirondacks. Eliminating the boardwalk/access trail to the pond (which was a relatively short, easy walk/carry) and opening the Lodge driveway access for pedestrians a few years ago was, in my view, a very poor move. That action had not however, (until last summer) had a major impact.

It is precisely because of the relatively limited access that the area has maintained its special character.

There are lots of places in the region for people to drive up and park right near (or 5 minutes from) a pond or lake to walk, picnic, paddle, fish, camp, etc. People in the Adirondacks are mostly driving, not walking, to their recreation destinations. Even if people are visiting the region, it is the norm to drive 10-30 miles or more to get to the area where they will spend the

day. If people want that experience, they can go to many places relatively close by - Meacham Lake DEC Campground and Day Use Area, Mountain Pond (Rt. 30) the Paul Smiths Visitor Interpretive Center, Black Pond, Buck Pond DEC Campground and Day Use Area, and the Deer River Campground to name a few. **There are precious few places like the Debar Pond area as it was up until a few years ago.**

It doesn't matter to me if the buildings are removed, although I would hope that the logs and other materials be made available to be recycled/reused (if appropriate). And, if they are removed, I think the lawn should be turned back into a natural state. While the building complex is interesting, I have to question whether they are either unique or truly historic.

In my view, there should be no pavilions or formal picnic area, no restrooms, no motorized vehicles allowed, no motorized boats allowed, no camping areas/spaces on or near the pond, and no extensive trail system in the Debar Pond Area.

Sincerely,
Richard D. Grossman
140 Simsbury Drive
Ithaca NY
and
3960 County Route 26
Vermontville, NY

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar pond
Date: Thursday, November 12, 2020 3:26:05 PM

From: kenneth lawless <lawless11@hotmail.com>
Sent: Thursday, November 12, 2020 5:23 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar pond

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern

Please do not make Debar Pond a day use area. The Debar area is beautiful and on the verge of overuse already. This is one of the last wilderness areas that is not currently over run with humans. Transforming this to a day use area would negatively impact the so far healthy moose population in the area and force moose into habitat less suited for them.

Thank you,
Kenneth Lawless
Saranac Lake and Duane, NY
518 637 2646

Sent from my iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Debar pond
Date: Monday, November 16, 2020 9:16:10 AM

From: Danielle Covey <danicovey22@gmail.com>
Sent: Saturday, November 14, 2020 9:47 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar pond

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Sir,

Debar pond has been a part of my family and extended relationships the last 37 years of my life. To start, my sister and I were both adopted from different families at 6 weeks old. Although raised in a fantastic home there is always a feeling of abandonment..etc. We came up to Debar Pond to vent, enjoy the beauty and serenity..etc. I brought my clients up here..to give them awareness of the beautiful place we live in and to offer them peace of mind that there is always somewhere to go to let your mind wander. This place called Debar Pond has gotten me out of many trials and tribulations. When I am stressed and depressed..I find myself there..basking in the beautiful glory of serene landscape, peacefulness and serenity. It is the backdrop of my daughter's senior photos and many others. To tear down this place would be a travesty..so so many people of our small community come here to get peace of mind and to enjoy time with family and friends. To demolish this place would be extremely detrimental to so many. Please fight with us to keep this rare piece of heaven.

Much thanks,
Danielle Covey

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: DeBar Preservation
Date: Thursday, November 12, 2020 3:21:43 PM

From: Jenn Thibodeau <jennthibodeau@gmail.com>
Sent: Wednesday, November 11, 2020 11:58 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: DeBar Preservation

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

For the first time this year, a friend and I walked into DeBar Pond in October. It was beautiful. The lodge and surrounding buildings are a timeless piece of Adirondack history. I do not support the demolition of the property. I hope it remains open to the public for years to come. Please reconsider and fix up the main lodge for the good of the people of the Adirondacks.

Sincerely,
Jennifer Thibodeau
Tupper Lake, NY

Sent from my iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar public comment
Date: Friday, November 13, 2020 1:24:38 PM

From: Jim Burdick <jburd001@gmail.com>
Sent: Friday, November 13, 2020 12:57 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar public comment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

I am writing this comment to reject the idea of removing the historic Debar Pond Lodge. I am the volunteer trail steward for Debar Mtn. I've grown to appreciate this area because of my regular visits and because of the care I've put into the trail (well, except since the pandemic began...).

I would support using the lodge in some fashion akin to Camp Santanoni. I do not support its removal and its replacement for a pavilion. That charm would be gone forever. The State has a duty to maintain the historic buildings it purchases for future New Yorkers. I'd much rather bring my future kids to Debar Pond Lodge for a visit to see a historic camp than bring them to a pavilion by a pond, much as I would have loved to have brought them to the great camp at Camp Intermission, now DEC Camp Colby, but that has been left to rot as well. Are wealthy owners and their estates going to hesitate next time the state wants to buy their great camp and land to add to the parking, knowing that the building will likely be torn down to be replaced with a pavilion? I'd think so. Removing that legacy, the history, and the charm, is not going to bring more visitors to Debar Wild Forest. Even if it does get planned, do we really think the State is going to fund this project? Likely the building will get removed and that's it before the money runs out.

We are also kidding ourselves if a day use area around Debar is going to take some of the pressure off the High Peaks, as I've heard claimed more than once on NCPR. People go to the High Peaks for the High Peaks and to camp in (what was legitimately once) wilderness. They don't go to the High Peaks because they are unaware of a day-use area near Debar Pond...

Regards,
Jim Burdick

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar public comment
Date: Thursday, November 12, 2020 3:19:48 PM

From: Sunita Halasz <sunitahalasz@gmail.com>
Sent: Wednesday, November 11, 2020 7:20 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar public comment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Steve,

I am writing to urge the State to preserve Debar Pond Lodge. It is a unique structure designed by an extremely important Adirondack architect, William Distin. The preservation of the lodge allows for recreationists to have a living history experience to understand how the past influences the present day. It would be an irreplaceable loss if this structure were removed.

Sincerely,
Sunita Halasz
23 Cliff Rd.
Saranac Lake, NY 12983

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Public Hearing
Date: Thursday, November 12, 2020 3:23:09 PM

From: Mary Alex <mmurphyalex@gmail.com>
Sent: Thursday, November 12, 2020 12:56 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar Public Hearing

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I am writing to say I am opposed to the removal of Debar Lodge. I believe the state should keep the lodge as part of the change to an intensive use plan. They should lease Debar Lodge to an operator. This will allow the facility to be enjoyed by people wishing to stay at the lodge and be a companion use to the current proposal.

M Murphy Alex
Millbrook, NY

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar UMP
Date: Monday, November 16, 2020 9:15:23 AM

From: Paul Herrmann <pauljherrmann@twc.com>
Sent: Saturday, November 14, 2020 6:19 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar UMP

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Must agree with Steve Englehardt's position as stated in Saturday's ADE. Removing a structure on the National Register is dumb. Could be used to promote tourism as Steve suggests. Thanks!

Sent from my iPhone

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar
Date: Thursday, November 12, 2020 3:18:04 PM

From: James Fox <jimffox@icloud.com>
Sent: Wednesday, November 11, 2020 12:30 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Debar

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please add me to those who oppose destruction of the Debar Pond Lodge. I have visited Santanoni and Debar Lodge can be preserved for public access similarly. I am an Adirondack Park resident and member of AARCH.

Thanks.

Respectfully,
James Fox

Sent from my iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: DeBar
Date: Monday, November 02, 2020 10:10:28 AM

Public Comment on Debar Mtn WF actions:

From: jmc82 <jmc82@copper.net>
Sent: Friday, October 30, 2020 9:28 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: DeBar

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern:

I am in favor of your plans to make a day use area at DeBar Pond.

I am a resident of the town of Duane. I think this plan would benefit many people as well as the town.

Joanne

Sent from my iPad

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: deer pond lodge
Date: Thursday, November 12, 2020 3:25:22 PM

From: pamela williams <pamnwill2010@gmail.com>
Sent: Thursday, November 12, 2020 4:46 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: deer pond lodge

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NYS Dept of Environmental conservation:

I just learned from a friend about the plans to tear down this historical site!

it is sad and i do not agree with this!! Its a beautiful place ! How
can you destroy a state and national registered historic site!!
please reconsider your plans! Let the people enjoy all the beauty of
it! I love NY State and so do so many!!!!
Thank you for you time
P Williams

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: DO NOT MOVE DEBAR LODGE
Date: Friday, November 06, 2020 9:25:44 AM

Debar Comment:

From: James Lindgren <lindgrjm@gmail.com>
Sent: Friday, November 6, 2020 1:11 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>; James Lindgren <lindgrjm@plattsburgh.edu>
Subject: DO NOT MOVE DEBAR LODGE

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Dear Steven Guglielmi and DEC staff,
Though I live in Plattsburgh, I have a summer camp in the Adirondack Park, not far from the Franklin County line.
I oppose the removal of Debar Lodge, as it is listed on both state and national historic registries. It's a vital part of our regional history and legacy.
Moreover, the lodge site should only be redeveloped if its historical qualities are protected. Better access to the public should also be provided.
Please consult with Adirondack Architectural Heritage and its director Steven Engelhardt about the best path taken to preserve and protect this property.
Thank you,
Dr. Dames M. Lindgren
12 Grace Ave.
Plattsburgh, NY 12901

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Fwd:
Date: Friday, November 13, 2020 1:24:02 PM

From: John Schnaars <skidooelite@gmail.com>
Sent: Thursday, November 12, 2020 10:35 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Fwd:

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----- Forwarded message -----

From: John Schnaars <skidooelite@gmail.com>
Date: Thu, Nov 12, 2020 at 5:32 PM
Subject:
To: Bill Schnaars <chromedhemi@outlook.com>

I am John Schnaars at 42 Quigley Pointe Owls Head NY12969 . I think it would be a short sighted mistake to demolish an iconic structure as the camp on Debar Pond. Camps like these were once common in the Adirondacks and are almost all gone . They tell of a period in time that came after the wealthy hops growers and industrialists came to Malone and the North Country . A time when people came to experience the beauty and wildlife of the northern Adirondacks when it was truly wild. It would be a shame to remove the camp to duplicate what we already have just down the road at Meachum Lake. I do believe though that there certainly should be public access to the property so everyone can appreciate why people came so far with much difficulty to the beauty that is Debar . We have so little left of our history in this area. And this Camp expresses our local architecture uniquely. Please save it. Thank you

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Hayes Brook trailhead
Date: Tuesday, November 03, 2020 8:56:56 AM

Public Comment for Debar UMP:

From: Denise Erenstone <denisek9@gmail.com>
Sent: Monday, November 2, 2020 4:17 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: adumas@franklincony.org <adumas@franklincony.org>; adkmcdonnell@gmail.com <adkmcdonnell@gmail.com>
Subject: Hayes Brook trailhead

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Re: Unit Management Plan for the Debar Mountain Wild Forest Area

I am writing to ask that plowing the trailhead parking area for the Hayes Brook trails be included in the plan for the Debar Mountain Wild Forest Area. Cross-country skiing is one of the best winter activities in which people can engage. It requires little infrastructure other than a safe parking area. But, since a safe parking area is essential, it seems very reasonable for that to be provided.

Respectfully submitted,
Denise Erenstone

--

Denise E. Erenstone
35 Adirondack Loj Rd.
Lake Placid, NY 12946
518-523-2846
denisek9@gmail.com

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Hayes Brook Truck Trail
Date: Monday, November 02, 2020 10:12:07 AM

Comment & Question regarding Debar Mtn WF:

From: Mary Brown <mabrown214@hotmail.com>
Sent: Monday, November 2, 2020 2:12 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Fw: Hayes Brook Truck Trail

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please read down, had to correct address. Thank you, and please plow that parking lot!

Mary A. Brown
18 Hemlock Lane
Saranac Lake, NY 12983
518 891-2709

From: Mary Brown
Sent: Monday, November 2, 2020 7:43 AM
To: ump@dec.ny.gov <ump@dec.ny.gov>
Cc: adumas@franklincony.org <adumas@franklincony.org>
Subject: Hayes Brook Truck Trail

great hiking in the summer, great skiing/snowshoeing in the winter.

The Hayes Brook Truc Trail parking lot should be plowed as it gives access to several good outdoor opportunities.

It is hard to tell what the rationale for plowing/not plowing is. Can you give me any clues?

Mary A. Brown
18 Hemlock Lane
Saranac Lake, NY 12983
518 891-2709
Com

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Keep Debar Lodge
Date: Friday, November 06, 2020 9:24:49 AM

Debar Comment:

From: Aurora Wheeler Pfaff <aurorio@gmail.com>
Sent: Thursday, November 5, 2020 6:50 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Keep Debar Lodge

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Good afternoon,

I am writing regarding future plans for Debar Lodge. As someone who has visited the lodge, lives in the Adirondacks, and writes about Adirondack history, I would like to share my comments with the DEC. I firmly believe that it would be wonderful to make Debar Lodge and the land around it more accessible to the public without tearing down the lodge. Therefore, I am in favor of a mixed plan, which would provide a public foot access trail, trail connections, interpretive signage, picnic tables, and make use of the lodge in a way that is pertinent for the state's continuing stewardship of the magnificent Adirondack Park. Whether this means a ranger station or another use, I believe that preserving and protecting the history of the park is incredibly important. So many people should see the lodge (the exterior, at least) and use it as a means of learning about the history of the Adirondacks and what it has meant to generations of visitors and residents. I know it may not be the easiest solution, but I do believe there must be a happy medium that will offer many opportunities for everyone who cares.

Sincerely,
Aurora Wheeler

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: PLNYS Debar Pond Lodge Comment
Date: Friday, November 13, 2020 1:22:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[PLNYS Comment on Debar Pond Lodge DEC DGEIS.pdf](#)

From: Erin Tobin <etobin@preservenys.org>
Sent: Thursday, November 12, 2020 8:48 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: steven@aarch.org <steven@aarch.org>; 'amy@historicsaranalake.org' <amy@historicsaranalake.org>; jdilorenzo@preservenys.org <jdilorenzo@preservenys.org>
Subject: PLNYS Debar Pond Lodge Comment

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Please find attached the Preservation League of New York State's comment on the Draft GEIS for the Debar Mountain Wild Forest.

Please do not hesitate to contact me with any questions.

Thank you,
Erin

Erin M. Tobin (*she/her*)
Vice President for Policy and Preservation
Preservation League of New York State
So Our Past Has a Future
518-894-5314 (cell) | www.preservenys.org
44 Central Avenue | Albany, NY 12206



The League staff is working remotely at this time – but we're still here for you.
If you value the work we do, [please consider making a gift today.](#)

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Preserve Debat Pond Lodge !
Date: Thursday, November 12, 2020 3:18:33 PM

From: Susan Day Fuller <sdfuller279@gmail.com>
Sent: Wednesday, November 11, 2020 4:09 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Preserve Debat Pond Lodge !

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DEC

I strongly urge you to preserve the Debar Pond Lodge and improve the access to the pond for canoes and kayaks only. No motors — even electric.

If a way for the lodge to be made available to veterans and their families I strongly support that as well.

Thank you

Susan Day Fuller
Mountain View, New York

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Preserve the Debar Pond Lodge
Date: Thursday, November 12, 2020 3:19:37 PM

From: Bradford Parker <bradfordparker1951@gmail.com>
Sent: Wednesday, November 11, 2020 5:54 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Preserve the Debar Pond Lodge

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Why is this even an issue? Why is nys so insistant on tearing down our past and these irreplaceable structures. Designate this as a historic area, campground and recreation area. I am sure there are volunteers or an organization that would care for it. Do not make it "wilderness" the lake should be open to all.
Brad Parker, Tupper Lake

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Preserving the debar lodge
Date: Thursday, November 12, 2020 3:16:12 PM

From: ROBERT FIERER <lesentier@aol.com>
Sent: Tuesday, November 10, 2020 8:19 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Preserving the debar lodge

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I believe that we should find a way to keep this historic lodge and to utilize the facilities appropriately! Always a good idea. I spend half a year in Franklin county. Thanks for listening,
Nancy Fierer

Nancy Fierer
2939 Tincup Circle
Boulder CO 80305
Lesentier@aol.com
720-639-4707

38 Lakeview Dr.
Loon Lake NY 12989
518-891-0757

Sent from iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: public comment on: DEC proposes Debar Pond day-use area, removal of historic Adirondack camp
Date: Thursday, November 12, 2020 3:24:42 PM

From: Matt Bartholomew <pikie79@gmail.com>
Sent: Thursday, November 12, 2020 4:27 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: public comment on: DEC proposes Debar Pond day-use area, removal of historic Adirondack camp

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Dear DEC,

I'm a local fisherman who likes to fish Debar Pond. This pond has been getting way more attention in the past few years then ever before. This place was nice because it was not overused. I do not think it should be promoted further, or the access should be improved. Promoting Debar Pond would hurt the resource. The only access improvement I'd support would be a better way for people with disabilities to access. I believe the Lodge should be taken down by a company that would recycle as much of the building materials as possible, and that area should be allowed to return to its natural state.

Thank you,
Matthew Bartholomew

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: FW: Public comment opposing removal of Debar Pond Lodge
Date: Tuesday, November 10, 2020 9:35:36 AM

Debar Comment:

From: Lynn M. Kelly <lynnkelly@verizon.net>
Sent: Monday, November 09, 2020 8:49 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Public comment opposing removal of Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Guglielmi - We are longterm and devoted visitors to the Adirondack Park. In addition, for the past 30 years we have owned a small camp in Johnsbury, NY. We have enjoyed hiking, cross country and downhill skiing and canoeing with our family and friends and even after 30 years have not fully explored the park. We have brought many friends and visitors and introduced them to the park and many patronize the businesses in the park for lodging, dining etc. We were very sorry to hear that DEC was considering removing the historic Debar Pond Lodge in order to build new facilities on the site. Many, many visitors to the park are drawn to the historical places in the park and the unique architecture of the park including the great camps and we understand that the Debar Pond Lodge is on both the NYS and the National Registers of Historic Places.

We oppose removal of this historic lodge from the site and urge you to consider keeping the structure in place and designing new public amenities if deemed necessary around it or pick a different site. We have loved skiing and hiking into Great Camp Santanoni and believe that the lodge itself is a draw for the public and very educational and that is a good model for Debar Pond Lodge. In reviewing the note concerning mitigation of the loss of the Debar Pond Lodge building by having signage and descriptions of what was there, it seemed to be a very poor substitute for the actual structure and hardly any mitigation at all. Once this building is taken down it is gone forever. In addition, the waste of the Debar Pond Lodge building materials during deconstruction and the energy consumption in the importation and construction of new structures are adverse environmental impacts.

We urge DEC to reconsider its plan and to work with interested groups to preserve the Debar Pond Lodge buildings that are on the NYS and National Registers of Historic Places. We appreciate this opportunity for public comment on a State and National historic treasure. Sincerely,

Lynn M. Kelly
lynnkelly@verizon.net

Kent Hirozawa
khiro@verizon.net

64 Farragut Avenue
Hastings on Hudson, NY 10706

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Re debar pond
Date: Tuesday, November 10, 2020 9:31:49 AM

Debar comment:

-----Original Message-----

From: elliew1950@gmail.com <elliew1950@gmail.com>
Sent: Friday, November 06, 2020 9:37 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Re debar pond

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I live in owls head and about 8 years ago I discovered this beautiful place. Despite dec attempting to shut down access to this place it has thrived with a great deal of people visiting from around the nation to swim , kayak, fish, and picnic and hike. The deterioration of the buildings has been shameful to see. Despite many petitions, emails to legislators and networking with town of Duane and local veterans association we the people, taxpayers have been unable to get nys dec to allow people to take over the site. The veterans group was working with Steve Engel hart? Of a aarch to provide funding for this. Even the local retired forest ranger was trying to help. As a result at this point due to vandalism and deterioration I would be happy to see some improvement of facility's for day use.. please advise that you read this and it will go to hearing about use of debar pond.. ellie wall 28 firelane 22 owls head, ny 12969

Sent from my iPhone

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Save Debar Cabin!
Date: Monday, November 16, 2020 9:16:49 AM

From: samantha novak <samnovak2006@gmail.com>
Sent: Monday, November 16, 2020 3:59 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Save Debar Cabin!

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Good evening. My name is Samantha Novak. I am a 14 year old girl from Northern Virginia. I know I am a few days late on the public comment time, but I hope you can take the time to read this email. I have been camping at Meacham Lake since I was only a few months old. However my mother's side of the family has been going there for 4 generations; every summer. About four years ago, my family and our friends who also camp at Meacham, started going to Debar Pond. We have gone every year since then! Our friends and I have always thought the house was so beautiful with unique features including the basement cellars with old bottles like coke and ketchup! Also the greenhouse that used to be filled with beautiful plants and the barn that used to have animals. This cabin is loved by many people, including my family and the town of Duane. Last year while visiting the cabin, we met a man who taught us about the history of the cabin and pond, how the owner used to fly in his own water plane onto the pond to get to the house. My family and I love exploring this beautiful house and land and hope it remains and maybe it can be restored. I am asking you to take into consideration mine and my family's stories and not tear this cabin down! This cabin has too much history and has stood for too long to just be torn down. Our trips will not be complete without seeing the cabin. I hope you can listen to what I have to say.

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Save Debar Cabin
Date: Monday, November 16, 2020 9:16:34 AM

From: Alexa Novak <alexa.novak15@aol.com>
Sent: Monday, November 16, 2020 2:15 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Save Debar Cabin

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Hello I am Alexa Novak, a 17 year old from northern Virginia. I know I am 3 days late on the public comment period, but I hope you can still take the time to read this. I have been camping on Meacham Lake every summer since I was 6 months old. This lake, and Debar Mountain, have been visited by my family for four generations now. About 4 years ago my family discovered Debar Pond, and the beautiful cabin that is beside it. For four years now it has been our favorite place to visit. To kids, the cabin is a spooky, "haunted" cabin, but to me and my family, it's an extremely unique place filled with lots of history. The creepy old cellars still filled with canned goods, the old basketball court is with grass growing through the cement cracks, the green houses filled with old plants, and the barn that was once filled with animals, all tell a story. Exploring these places and the small trails along the pond fill our imaginations of families who once lived there. Just this past summer, we met a man there who had a friend that worked for the owners of the house many, many years ago. We were told stories of the owner flying his own personal water plane to the cabin and landing on the pond. This cabin is not only historic to the little town of Duane, but it has left a lasting impression on my family and those of the town. I am asking you to listen to my story and consider not tearing it down. It has stood beautiful and abandoned for far too long to just be torn down. Perhaps it could be restored to its natural beauty, and maybe even allow guests inside. Thank you for listening to what I have to say.

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Save Debar Pond Lodge!
Date: Thursday, November 12, 2020 3:20:54 PM

From: Amy Hanninen <ernieamy@hotmail.com>
Sent: Wednesday, November 11, 2020 9:21 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Save Debar Pond Lodge!

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I am distressed to learn of the DEC's poorly-considered proposal to destroy Debar Pond Lodge, especially when there are viable alternatives that haven't even been considered.

I am passionate about both historic preservation and environmental conservation, and know they can co-exist. I urge you to find a way for that to happen in the case of Debar Pond Lodge. Please do not thoughtlessly destroy this irreplaceable historic structure. The idea of replacing it with a generic "pavilion" is offensive.

My husband and I were intrigued enough by Debar Pond Lodge, that a couple years ago, we made a special trip there, I parked at the road, and walked in to see it first hand. While we love the Adirondacks, this unique architectural feature is what brought us to that particular spot.

The definitive book "Great Camps of the Adirondacks" by Harvey Keiser, re-issued in 2020, found Debar Pond Lodge significant enough to devote a full 6 pages, filled with lavish photography, to the Lodge.

It has the potential to be a mini-Santanoni. There are many alternatives to demolition that deserve consideration.

Please, let's not lose this authentic place that gives the Adirondacks its sense of place.

Sincerely,

Amy Hanninen
Fairfield, CT

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: SEQRA Draft Scope for Debar Mountain Wild Forest
Date: Friday, November 13, 2020 1:22:25 PM

From: dwblakeclear@verizon.net <dwblakeclear@verizon.net>
Sent: Thursday, November 12, 2020 8:34 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: SEQRA Draft Scope for Debar Mountain Wild Forest

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NYS Department of Environmental Conservation
Steven Guglielmi, Forester
PO Box 296, 1115
NYS Route 86, Ray Brook, NY 12977-0296

Dear Mr. Guglielmi,

Thank you for this opportunity to comment on the SEQRA Draft Scope for Debar Mountain Wild Forest document dated October 28, 2020.

The Debar Mountain Wild Forest is an amazing natural area that must be carefully managed and monitored to protect its natural and cultural resources. We have enjoyed hiking, bushwacking, exploring, XC skiing and swimming throughout the entire area for many years.

I support the preservation of Debar Lodge as a historic structure within lands classified as Historic Use, provided any associated necessary development be severely limited, and the natural resources in the area will not be significantly impacted. I have visited Santanoni several times, and I see that this is possible in conjunction with AARCH. It appears that the careful monitoring and management of the historic resources and the limited access has protected the natural resources.

I do not support the creation of a "Day Use area and Recreation Hub" or the reclassification as Intensive Use, as I believe that this will result in significant impacts to the natural resources, including the unauthorized motor vehicle use, introduction of invasive species, trash, vandalism, impacts to shoreline and other vegetation, and water quality impacts.

If it is not possible to preserve Debar Lodge as a historic structure, then I propose no development of the area, and maintaining the parking lot and gate as is, and careful monitoring of the area to prevent impacts to the natural resources. Any access to the Lake and surrounding sensitive lands must be carefully monitored and managed to protect this valuable natural resource.

Thank you again.

Emily Tyner
David Bielefield
PO Box 98
Ray Brook, NY 12977-0098
518-891-4227

dwblakeclear@verizon.net

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Steven Guglielmi r5.ump@dec.ny.gov
Date: Thursday, November 12, 2020 3:26:41 PM

From: The Carriers <carriersmj@yahoo.com>
Sent: Thursday, November 12, 2020 7:37 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Steven Guglielmi r5.ump@dec.ny.gov

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Sir,

My wife and I support the preservation of the Debar Pond Lodge. Here is an idea that might make it an active asset instead of a liability for NY State. Lease it out to a lodging company or independent operator who would once again operate it as a lodge/resort. The Covid Pandemic and riots in cities has once again made upstate NY a travel destination and a rustic lodge in the Adirondack Style would be a solid destination. One use might be a Destination Wedding Location ! This type of travel destination has become a successful industry in the Catskills of Western Sullivan County where we live. Use as a Winter destination having winter activities such as Snowmobiling, Cross Country Skiing and Snowshoeing Trails would add to it's year-round capabilities. DEC Do NOT get stuck on summer only tourism ! The key to success is Year-Round Tourism, which has been proven by the influx of tourists this year well into the late fall ! The whole key to making it a year-round destination will be the creativity of the operator. Where better to have a Social Distancing Destination than the remoteness of the North Country of New York State ! Covid-19 has given New York State, lemons. So let's make some Lemonade !!!

Marcel and June Carrier
Callicoon and Star Lake, NY

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: Debar Mountain DGEIS
Date: Tuesday, November 10, 2020 9:33:17 AM
Attachments: [image005.png](#)
[Letter re DEC's scoping document - 11-9-20.pdf](#)
[Debar Options - 3.pdf](#)

Debar Comment:

From: Steven Engelhart <steven@aarch.org>
Sent: Monday, November 09, 2020 3:38 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: Howie Kirschenbaum <hkirschenb@aol.com>; Christine Bush <christine@aarch.org>; Jessica Parker <jessica@aarch.org>; Nolan Cool <nolan@aarch.org>
Subject: Debar Mountain DGEIS

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Steve,

Thank you for the opportunity to comment on the Department's hasty and ill-conceived plans (DGEIS) for the Debar Mountain Wild Forest Area, that includes the demolition of Debar Pond Lodge. I have attached two items: a letter from Adirondack Architectural Heritage about the Department's proposed plans and a feasibility study for the preservation and public use of Debar Pond Lodge that we did in 2019.

We urge the department to slow down, take a deep breath, and convene a group of interested parties to engage in a deliberative process of exploring these alternatives. This was done for Camp Santanoni and led to an acceptable solution in what was a much more complex and controversial dilemma than that at Debar Pond Lodge. Meanwhile, review of the current draft scoping statement should be tabled until that process takes place.

Sincerely,

Steven

Steven Engelhart
Executive Director
Adirondack Architectural Heritage
1745 Main Street
Keeseville, NY 12944
(518) 834-9328



Winner of the 2015 *Trustees' Award for Organizational Excellence*
from the National Trust for Historic Preservation

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THE FEASIBILITY OF SAVING DEBAR POND LODGE

Prepared by Adirondack Architectural Heritage

October 2019

Background

Debar Pond Lodge is a grand Adirondack lodge in the rustic tradition situated on the shore of Debar Pond in the Town of Duane, Franklin County, in the Debar Mountain Wild Forest area of the State Forest Preserve, north of Paul Smiths. It was built around 1940 for Mr. and Mrs. Arthur Wheeler of Palm Beach, Florida and designed by leading Adirondack architect William Distin. New York State acquired the buildings and surrounding 1,200 acres in 1979, subject to a 25-year lease of the buildings and 25 acres by its then occupant. In 2004 when the lease expired, the state took possession of the ten-bedroom lodge, garage with apartment, boathouse, greenhouse, chicken coop, sheds, and barn. In 2014, the Debar Pond Lodge complex was listed on the National Register of Historic Places.

Because the state was initially able to use the property for administrative purposes, a decision about the future of the structures was postponed. In recent years, however, the buildings have sat empty with no apparent or intended use on the horizon. With deferred maintenance, the first stages of deterioration have begun.

The local Town of Duane is very much in favor of Debar's preservation and use, and at least one organization has made a proposal for its use—for rehabilitation of veterans recovering from traumatic experiences in war. No proposals have received any traction to date.

Unless someone steps forward with a realistic solution, as deterioration of the lodge proceeds, there will inevitably come a time when pressure will build for the state to remove the buildings; there will be a last minute flurry of activity to find an eleventh-hour solution; nothing will likely come of it, and amid great public controversy, the buildings will be removed. Rather than allowing inertia to dictate the outcome, it would be better, while there is still time, to realistically assess the options for preserving Debar Pond Lodge and make a deliberative decision as to the most desirable course of action.

Options

Because of the limitations inherent in Article 14 of the state's constitution, which provides that Adirondack lands owned by the state "shall not be leased, sold or exchanged, or taken by any

corporation, public or private,” there are few realistic options for preserving Debar or other state-owned, historic structures within the Forest Preserve. In no particular order, they are:

1. State Administrative Functions
2. State Historic Area/Historic Site
3. State Campground
4. Programmatic Use
 - a) By state
 - d) By state with partner organization
5. Constitutional Amendment
6. Removal and Alternate Use

Each of these options will be discussed below, including a description of the option, how it has been used before, how it might apply to Debar Pond Lodge, and an evaluation of its viability. Although they are discussed separately, it would be possible to combine two or more of these functions, for example, using the main lodge for programmatic use and the garage/apartment for administrative functions, or using the buildings for one use during the summer season and another use the rest of the year.

1) State Administrative Functions.

Description: There are many examples of the state maintaining buildings in non-Wilderness portions of the Forest Preserve for “administration of state lands or programs” (Adirondack State Land Master Plan”, page 48). These include offices of the DEC, Adirondack Park Agency, and State Police; DEC fish hatchery; the Atmospheric Sciences Research Center on Whiteface Mt. and on nearby Marble Mountain; Sunmount Developmental Center; several correctional facilities; among others. DEC, in particular, has many sites in the Forest Preserve that are used for the administrative functions of storing vehicles, equipment and materials, providing workshop space, and providing housing for state personnel. One of the most noteworthy examples of this is the department’s administrative area near Whitney Park on Little Tupper Lake, where it maintains a huge dormitory building for state personnel and other structures acquired in 1997 from Mary Lou Whitney. In other locations, there are single-family homes on state land, where forest rangers or conservation officers live with their families. (DEC also operates an outdoor education camp for youth in historic buildings on Lake Colby, at the outskirts of Saranac Lake, which will be discussed in a later section.)

Application to Debar Pond. By reclassifying a few acres around Debar Pond Lodge as an Administrative Use area, the state could replicate the arrangement that exists at Little Tupper Lake and use the Debar Pond structures for employee housing, workshop space, and storage. Housing could be for rangers and conservation officers and their families, seasonal staff, and/or individual and groups of volunteers working on trail maintenance, preservation of the buildings themselves, and other compatible functions. (If it were determined that the state does not have sufficient need to utilize both the Little Tupper and Debar facilities, and either facility could serve the state's administrative needs equally well, a reasoned determination should be made, in consultation with the state Office of Historic Preservation, as to which of the two facilities has the greater historic and architectural value.)

Discussion and Evaluation. Apparently, DEC does not think it has a need for the Debar Pond Lodge (and possibly the garage/apartment) for administrative uses at this time, therefore the structures sit empty and unused. One option, then, would be for the state to find an administrative use for the structures, at least in the short run, particularly an administrative use that would justify the expense of adequately maintaining the historic lodge.

If such an administrative use along with the resources to maintain the lodge were achieved in the short run, however, there would be the risk that maintenance costs and inevitable periodic budget cutbacks would sooner or later cause the state to re-evaluate its commitment to the historic buildings, and we would be back to where we are today.

Even if the state's administrative functions at Debar turned out to be a stable situation, this still would be far from an ideal solution, mainly because the state's own administrative uses would not provide for public access. Rather than finding the "highest and best use" for the historic site, we would have achieved the lowest and least beneficial use, with state employees giving the buildings hard use, the state investing minimally in its maintenance, and the public being excluded.

From a historic preservation standpoint, this solution would be preferable to the buildings' being demolished. Short term preservation and administrative functions would provide some breathing room to find a long-term solution, and arguably the lodge could occasionally be opened for guided tours. Therefore, **the state's use of Debar for administrative functions should be encouraged as a desirable short-term solution until a better long-term solution is found.**

2) Historic Area/Historic Site.

Description. One land classification for state lands within the Adirondack Park is "Historic Area", in which the land and buildings are managed "primarily for historic objectives." The Camp Santanoni Historic Area is a prime example of this option. After much lobbying by AARCH and following a long, deliberative process involving a citizens advisory committee on the future of Santanoni, a determination was made to reclassify a portion of Wild Forest lands at

Santanoni to that of Historic Area, where the buildings are maintained, opened to the public for viewing, and interpreted as historic and architectural resources.

A similar approach would be to classify an area within the Adirondack Park as a State Historic Site. As such, under a management agreement with DEC it would be managed by the NYS Office of Parks, Recreation and Historic Preservation as one of its dozens of State Historic Sites around New York. The two precedents for this in the Adirondack Park are John Brown's Farm and Crown Point Battleground.

Application to Debar. Arguably a few acres around Debar Pond Lodge could be classified as Historic. Following the example at Santanoni, a partnership among the state, local government, and a friends group could be established to help maintain the buildings, raise financial support, and allow public visitation. Volunteers could stay within the lodge and/or garage apartment as they work on the property and provide public interpretation. School, veterans and other groups could conduct programs in the lodge, at least on a day visit basis.

Discussion and Evaluation. . The experience at Santanoni suggests this may not be a good long-term solution. While many good things have happened at Santanoni under state ownership in the last quarter century, Santanoni's preservation is still in jeopardy. While some individual DEC employees have been very supportive about the preservation and public interpretation of Santanoni, other DEC officials have not been supportive, regarding maintenance and operation of a historic site as being beyond the department's mission and/or budget capabilities. Without AARCH's and the Town of Newcomb's constant activism and considerable financial and volunteer support and involvement, the state would be incapable of managing Santanoni itself. Even with the very impressive partnership of state, local government and non-profit sectors, if the state is already over its head in managing Santanoni, there is no reason to believe it would be more successful with a Debar Pond Historic Area, operated along the lines of Santanoni. If AARCH is already stretched in its commitment to Santanoni, it is dubious that it would have the resources to make a similar Debar Pond Historic Area successful.

Because historic preservation has never been DEC's mission and because it has such limited resources to devote to maintaining historic buildings in the Forest Preserve, an alternative would be to transfer the operational responsibility for Debar Pond Lodge to the NYS Office of Parks, Recreation and Historic Preservation ("Parks") under the same kind of management agreement that DEC and OPRHP have with John Brown's Farm and Crown Point Battleground. In the past both DEC and environmental groups have not been supportive of this idea at Camp Santanoni, and at present there is no reason to believe that they would be supportive of the idea of designating Debar as a State Historic Site than they are with Santanoni. In addition, OPRHP also has limited resources to devote to its current Historic Sites, let alone take on new ones.

Therefore, **neither of these alternatives alone would appear to be viable solutions for Debar Pond Lodge.** However, classification as a Historic Area could be *part of* another solution discussed below.

3) Campground.

Description. There are numerous state campgrounds throughout the Forest Preserve in the Adirondack and Catskill Parks. At many or most of these campgrounds, the state maintains buildings to house rangers or campground employees, to serve as entrance ticket booths, and to provide bathroom and shower facilities. In the Adirondack State Land Master Plan, campgrounds fall into the classification of Intensive Use Areas.

Application to Debar Pond. If reclassified as an Intensive Use Area, a limited number of acres around Debar Pond, including the existing buildings, would make a wonderful public campground and day use area, accommodating swimming, picnicking, car-top boating, and camping. The lodge could be used for administrative purposes in connection with the campground and in connection with the surrounding Forest Preserve. Both campground staff and other agency staff could be housed in the bedrooms and use the kitchen-dining area. The lodge's Great Room and lounge could be used for ranger talks and other educational programs in season. In winter the lodge could be used in connection with cross-country skiing. The garage/apartment could be used for a combination of administrative use and housing.

Allowing the public to access and enjoy the Lodge's interior would lead to greater public and private support and funding. Some of the staff who live in the lodge, whether year-round or summer historic preservation interns, could be tasked with maintenance of the buildings, thereby keeping maintenance costs low. Just as the Town of Newcomb contributes financially to Santanoni, because the historic site honors the town's heritage, enriches its cultural and recreational opportunities, and brings in a great number of tourists, town officials in Duane would be motivated to help this plan work. A "Friends" group could be formed to help raise funds and provide volunteer maintenance. A local Friends group could even run the programs for campers and the public, such as local libraries do around the Park. As at Santanoni, the combination of state, local government, and non-profit sectors working in partnership could be an effective combination that preserves the historic structures and makes them accessible to the public.

Discussion and Evaluation. The reclassification to Intensive Use and the use of the Debar Pond facilities in conjunction with a state campground would be consistent with language in the State Land Master Plan that says: "Additions to the intensive use category should come either from new acquisitions or from the reclassification of appropriate wild forest areas" (p. 42), "Future campgrounds will be located so as to encourage public use on presently underutilized tracts of state land," (p. 43), and "Educational programs at campgrounds should be encouraged" (p. 43).

Thus the creation of a state campground at Debar Pond with ancillary uses of the lodge and garage/apartment for staff housing and public programs would be a viable long-term solution. In many ways this would be the simplest solution of all, because DEC already does these activities all around the Adirondack Park and Forest Preserve—operates campgrounds with

support buildings and provides housing for state personnel, seasonal help, and volunteers. This option requires no new legislation and no need to raise money for acquisition.

This plan is not perfect, however. Arguably DEC already has its hands full operating its many campgrounds around the Adirondacks on an insufficient budget, including a campground at Meacham Lake some 12 miles and 20 minutes from Debar Pond. In addition, it puts DEC in the role of maintaining a historic site, which stretches its mission and capabilities, as it has at Santanoni. On the other hand, Debar would have only one major building on a few acres compared to Santanoni's many large and architecturally sophisticated buildings spread over miles of Forest Preserve. And the state would get help from its partners in local government and a Friends group.

At some point, the use of Debar Pond Lodge for housing state employees and volunteers and hosting educational programs would require a considerable investment in bringing the building(s) into compliance with health and safety codes. A combination of state funding, outside grant funding (such as Save America's Treasures, which has given large grants for Santanoni, Sagamore and other Adirondack historic sites), a Friends group, private donations, and public visitor support could help achieve the necessary funding.

All things considered, **this may be the most viable, simplest, least controversial solution for Debar Pond Lodge.**

If the state does not wish to increase the total number of its campgrounds in the region, perhaps there are one or two other campgrounds not fulfilling their potential that could be closed to offset a new one at Debar Pond.

4a) Programmatic Use – by State.

Description. As some of the earlier examples indicate, under the land classification of "administrative use", the state utilizes buildings in the Forest Preserve for educational, recreational, or other public activities beyond campgrounds. The most apt precedent for this approach would be Camp Colby, near Saranac Lake. For decades the state has owned and DEC has maintained the famous theatrical agent William Morris's historic lodge "Camp Intermission" (also designed by William Distin) on Lake Colby for a summer environmental education camp for young people. The state also maintains fire towers throughout the Forest Preserve within the Wild Forest classification. Even when these historic structures are no longer needed for the administrative use of fire protection or communications, the state maintains the structures and allows the public to utilize them for educational and recreational purposes.

Application to Debar Pond. Following this model, the state could develop its own program or re-locate at Debar one of its own programs of education, youth development in the outdoors, research and/or service (e.g., volunteers working on trail maintenance, controlling invasive species, educating hikers, etc.). Such programs could be residential, with participants living in

the lodge as at Camp Colby. These could also be day programs with program activities taking place in the great room or lounge and staff occupying bedrooms. Funding would come from a partnership of state, local government and a Friends group, from public and foundation support for particular programs, and from program fees, which could range from nothing to a substantial amount depending on the program.

Discussion and Evaluation. Consistent with the Camp Colby model, the state operating a program of education, youth development in the outdoors, research and/or service based at Debar Pond Lodge would be have considerable public benefit. Using Debar for residential and day use educational programs would, arguably, be the highest and best use of the historic structures. The program need not necessarily be run by the Department of Environmental Conservation. Conceivably the Department of Education, Department of Veterans Affairs, Department of the Aging, or other state agencies could have current or new programs that would be appropriate and desirable to take place at Debar Pond Lodge.

A combination of program fees, state-local-Friends partnership, and public and foundation support for particular programs could adequately support the use and maintenance of Debar. Great Camp Sagamore near Raquette Lake provides a good example of such a successful operation where a combination of program fees from residential programs and public tours, membership donations, grants, and volunteer help, has allowed Sagamore to operate its non-profit, educational-recreational program and maintain and improve its facility.

DEC would likely say that it currently has more on its plate than it can handle, so why would it want to take on a new responsibility operating an educational facility? Indeed, making a successful program-based operation at Debar would require a big commitment of professional staff time in programming, facility maintenance, volunteer recruitment and coordination, and fundraising. Even if a state-local-Friends-foundation-volunteer partnership made the operation and maintenance financially feasible, managing those partnerships and raising the funding are a major responsibility that DEC would be reluctant to take on.

Consequently, no matter how attractive this use of Debar might be, it is highly unlikely that DEC will want to do it. If enough public pressure led the governor's office to *direct* the department to do this and provided initial funding to get it off the ground, then it could happen. But it would be very difficult to rouse that level of public sentiment to accomplish this goal without *a very particular program, a realistic plan in mind, and one or more champions within DEC.* Otherwise the governor would rightly be reluctant to charge DEC with operating a program that was ancillary to its mission or beyond its capability financially. Having said this, based on past experience, if DEC suddenly *did* have a program that it *wanted* to operate (or did develop an administrative use for Debar), it wouldn't hesitate to immediately begin planning and implementing such a program or use. Somehow the staffing and funding would be found, and what had been initial objections to the idea would be readily dispensed with.

In short, the state's using Debar for an appropriate, public program is an excellent idea, but one unlikely to be undertaken by the state at the present time, unless some desired state use and funding unpredictably appeared.

4b) Programmatic Use – by State with Partner Organization

Description. This solution is, in part, an answer to the objection that programmatic use of Debar is an excellent idea, but the state isn't equipped to take it on. In this variation of the previous solution, the state would partner and enter into a management agreement with a private organization that *is* equipped to take on the responsibility. The partner organization would operate an educational, youth or environmental program or other program of benefit to the public and consistent with the character of the Forest Preserve. The management agreement (which has many precedents and is different from an unconstitutional "lease" of the Forest Preserve) would spell out how the property and program will be operated and which aspects of program and maintenance would be the responsibility of the partner organization or the state. The private organization could be non-profit or for-profit, as in the case of management agreements the state has with private companies to operate concessions at its ski centers (although these were authorized by constitutional amendments), horse and wagon rides for people unable to hike in to Santanoni, canoe-rental concessions at certain campgrounds and boat launches, and other examples. Management agreements with non-profit organizations and other state agencies include: Friends of Mt. Arab which uses the fire tower ranger cabin for an educational program for hikers, SUNY Albany which operates the Atmospheric Sciences Research Center in an Intensive Use area on Whiteface Mountain and an administrative use area on Marble Mountain, and other contracts or temporary revocable permits to maintain or use some of its facilities.

Application to Debar Pond. Any program operated by an outside organization at Debar would have to be consistent with the sort of activities that could be justified as a state administrative or intensive use, such as environmental education, outdoor education, environmental research, historic preservation, veterans' rehabilitation in the outdoors, or public service associated with the Forest Preserve. Allowing the public to tour the lodge on a periodic basis would sweeten the arrangement further. If the state did not want to run a campground at Debar, as described above, conceivably an outside organization or local government could do so—and a cross-country ski center in the winter. Depending on the use, a limited area around the buildings at Debar would need to be reclassified as administrative or intensive use.

Discussion and Evaluation. If the use of Debar for publically beneficial, residential or day-use programs would be a highest and best use of the historic site, that would be the case whether it was being operated by the state alone or with a partner entity, such as a Friends group or other organization. If the state itself is unable or unwilling to operate such a program, probably there are other organizations that would be willing and able to do so. Consider how SUNY College of Forestry and Paul Smith's College stepped up to operate the state's Visitor Interpretive Centers in Newcomb and Paul Smiths, how the Friends of Eagle Island stepped up

to take on the historic buildings at Eagle Island and operate a youth program. In fact, there are dozens of camps, lodges, and other facilities around the Adirondacks where private, non-profit and for-profit organizations operate programs and successfully maintain their facilities through a combination of program fees, member fees, and outside support.

The management agreement between the state and the partner organization would have to be worded very carefully to insure that it did not go over the line into an unconstitutional lease. Again there are many precedents for such agreements and Temporary Revocable Permits in which the state has contracted with Friends organizations to maintain and use fire towers, ranger cabins, and other assorted buildings, to adopt and maintain lean-tos, to maintain trails (in summer and winter, as with snowmobile groups), and to use state facilities for public interpretation and staff housing, among other examples.

Theoretically, any number of educational, recreational, and public service organizations, both non-profit and for-profit, would be delighted to have the opportunity to utilize Debar for their mission and program. If they did not have to purchase it, but could use it in return for maintaining the structures and paying all expenses associated with its use, they could very well have a self-sufficient operation. The state, in turn, would have no expenses (other than oversight) and would have found a way to maintain its historic site and provide beneficial public use there. In an era of declining state budgets, such a partnership could be truly a win-win-win solution, the winners being the state and public, the partner organization, and the historic site.

The challenge is to move beyond theory. The right partner organization would need to come forward or be found. Many organizations of different types might be approached with the proposal: "What would you say to having a large Adirondack Lodge, on the shore of a beautiful lake, surrounded by the State Forest Preserve, with 10 or more bedrooms, a beautiful Great Room, a lovely lounge, a large kitchen and dining area, and other facilities to use for your program? All you would have to do is keep up the maintenance, pay your own expenses, and agree to certain reasonable conditions, including period public access. There may even be an opportunity to partner with the local township, a Friends group, the regional historic preservation organization, and others to help you succeed."

One complication with such a proposal is that the lodge might require, for the sake of argument, a million dollars in rehabilitation and code compliance costs to operate residential programs. So although there would be no acquisition cost to the partner organization, there could be substantial rehabilitation costs for the partner or the state. Some of this could be invested over time, while some would be required up front. Such a publicly beneficial project would be eligible for government and private grants. At Santanoni well over \$2 million has been raised from state, federal and foundation sources, and there is every reason to think that both the preservation of Debar Pond Lodge and the operation of worthwhile programs there would command similar support. Nevertheless, obtaining such support will be part of the challenge for most any of the possible solutions for Debar.

Until one or more viable organizations are identified, this solution remains theoretical. No one in state government is going to give it any serious thought in the abstract. Environmental groups are going to be skeptical, worried that a line is being crossed or might be. But once such a group were identified and appeared to be a legitimate entity, with a valuable program, with the financial resources or backing to be a viable operator, and the stated willingness to work within the state's guidelines for appropriate activity in the Forest Preserve, then the game changes. Then local government, state legislators, and many regional and statewide organizations would get on board and lobby for it to happen. Constitutional questions might be raised; but they would more likely to be successfully answered when an attractive public program is being proposed than when the question is just theoretical.

So this is a very viable solution. What would have to happen for it to succeed are: a) a partner organization would need to be identified, b) a concrete proposal would need to be prepared, c) the proposal would need to be endorsed by a number of key individuals and organizations, and d) the proposal could then be acted up by the state.

5. Constitutional Amendment.

Description. Since its inception in 1895, voters have approved over 20 amendments to Article 14, the "forever wild" provision of the state constitution. Each amendment allowed a very specific exception to Article 14 for a specific public purpose. In recent decades, the form of amendment that has been most successful has been a "land exchange" amendment, in which the state gives up a small number of acres of Forest Preserve for some clear public purpose and receives in return a considerably larger number of acres of equal or greater value to be added to the Forest Preserve.

For example, in 1983, 62% of the voters approved an exchange in which "to facilitate the preservation of historic buildings" the state transferred to the non-profit Sagamore Institute 10 acres and caretaking buildings adjoining Sagamore's own property in return for Sagamore's transferring to the state over 200 acres that adjoined state land elsewhere in the county. Since then the voters approved a 12-acre for 144-acre exchange with the town of Keene for cemetery purposes; a 1-acre for 12-acre exchange with the Town of Long Lake to drill a well for town drinking water; a 6-acre for 10-acre exchange with National Grid to improve and re-locate power lines, and three other fairly complicated land exchanges.

Application to Debar. The Sagamore Land Exchange provides a good model for how a Debar Pond Lodge land exchange might work. Based on the wording of the Sagamore amendment, a Debar amendment might state:

"Notwithstanding the foregoing provisions, and subject to legislative approval of the tracts to be exchanged prior to the actual transfer of title and the conditions herein set forth, the state in order to facilitate the preservation of historic buildings listed on the national register of historic places and make said buildings available for public education

and recreation, may convey to a not-for-profit organization approximately six acres of land and buildings thereon located at Debar Pond, Town of Duane, County of Franklin, and in exchange therefore, the not-for-profit organization shall convey to the state for incorporation into the Forest Preserve at least 200 acres of wild forest land located within the Adirondack Park on condition that the legislature shall determine that the lands received by the state are at least equal in value to the lands and buildings to be conveyed by the state and that the natural and historic character of the lands and buildings conveyed by the state will be secured by appropriate covenants and restrictions and that the lands and buildings conveyed by the state will reasonably be available for public visits or use according to agreement between the not-for-profit organization and the state."

Following a process similar to that used for the Sagamore Land Exchange, a coalition of supporting organizations would be formed, and local and other legislators would be asked to introduce the bill. The multi-year process would unfold from there.

Discussion and Evaluation. Such amendments need to be very carefully crafted in order to have a realistic chance of being supported by a wide array of government entities and Adirondack constituencies, of being approved by two successive state legislatures, and of being approved by statewide public referendum. Requiring that the grantee be a non-profit organization and that the property remain accessible for public programs or tours, not only offers an attractive, prospect of programs in education, youth development, environmental studies, veterans rehabilitation, historic preservation, or the like, it removes the specter of shady dealings with special interests. The requirement of "equal value" assures fairness. The 6 to 200-acre ratio of land to be traded comes across as a very favorable trade for the state, in fact more favorable than any previous land exchange amendment. Six acres was chosen because it is sufficient for a new or future owner to have some flexibility in locating parking, gardens, solar panels, horse corral, future septic system, tents or other functions that may emerge in the future.

The proposed exchange should also work out realistically in terms of valuations and costs to a new owner. The 10 acres and deteriorated caretaking buildings at Sagamore were judged to be worth about \$30,000 in the early 80s, and Sagamore was able to purchase over 200 acres for this amount. How much would six acres with Debar Pond Lodge be worth? Arguably, if it were a private property on secluded Debar Pond with no convenient access by the public to the pond (in other words, totally private), with buildings in good condition, and with no special restrictions on use or sale, it could be worth \$2 million. However, if the land exchange took place, Debar Pond would not be a totally private setting. The public would still have access on the one-mile entrance drive, possibly even motorized access, along with the right to picnic or even camp near the lodge on the shore of Debar Pond, to swim and boat on the pond, and to hike along the lakeshore on the trail to Debar Mountain. That lack of privacy, with the public allowed and even encouraged to use the adjoining land, arguably would reduce the value to about \$1.5 million or less. Next, there has been a lot of deferred maintenance after a decade of state ownership. Hundreds of thousands of dollars will be required to rehabilitate the main lodge and other buildings. Hundreds of thousands of additional dollars will likely be required to

place the buildings in code compliance, including health department requirements, fire codes, ADA compliance, asbestos removal and the like. These factors might reduce the value to \$600-750,000. Finally, the serious restrictions under which the property will be encumbered—how it must be used, public access requirements, restrictions regarding to whom it can be sold, etc.—will further reduce its market value very significantly, perhaps by half. Thus the market value of the property to be transferred to the state would be \$300-400,000 or less. Call it \$350,000 or less for now.

(For comparison purposes, the much larger, more valuable, private Camp Sagamore, in very good condition, fully operating, in compliance with codes, on seven acres, with similar deed restrictions, was valued at \$100,000 by the state when it arranged the initial sale to Sagamore Institute in 1975.)

Meanwhile the cost of 200 wild forest acres could be about \$1,000 per acre, perhaps less if it were a single remote parcel, or more if it were a number of smaller parcels or on water. Ironically, in spring 2019, a 30-acre parcel adjoining state land was for sale in the Town of Duane, about 4 miles from Debar, for \$47,000, with no electricity available, water or view. Arguably it was overpriced. There was also 158 acres in Duane not bordering state land for \$129,000 and 150 acres elsewhere in the county for \$159,000. For now, it would be safe to say that if the land to be conveyed to the state needed to be worth \$350,000, that sum would buy *at least* 200 acres and very likely a good deal more.

The main difference between the recent land exchanges and Debar Pond Lodge is that from the start there was an entity (Sagamore Institute, Town of Arietta, Town of Long Lake, National Grid) that was ready and able to purchase the land needed for the exchange and then eventually put the property received in the exchange to its intended use. With Debar a “principal organization” (or individual who would create that organization) would have to be identified that would possess or raise the resources to buy the 200+ acres for the exchange and then have a program to operate at Debar.

In addition, there would need to be a “champion organization” to take the leadership in launching the process, at least initially. Before long, that champion organization will need key partners, such as AARCH, the Preservation League, the Town of Duane, a government agency, or a non-profit with some legitimacy and sophistication about Adirondack and New York politics. AARCH would consider being the champion organization.

To summarize, the benefits of a constitutional amendment are:

- There are many successful precedents for land exchange amendments.
- Environmental groups feel more comfortable with the amendment solution than other solutions that may appear to be in violation of Article 14; therefore it is possible that environmental groups can become key supporters of an amendment. At least two such groups have already told us that they are open to considering an amendment for Debar.

- Assuming the earlier estimates are correct, \$350,000 is a relatively small sum to in effect purchase Debar Pond Lodge. It could be well within the budget of many organizations, even with the additional costs of improvements needed to the buildings, some of which could be done over time.
- Purchase price aside, any organization would prefer to be the fee owner of Debar, albeit with state-imposed restrictions, than be the operator of Debar under a renewable management agreement with the state.
- While private ownership of Debar is no guarantee of success, it is a relatively stable arrangement that is not dependent on changing state policies, politics, or finances.
- The public would still have access to Debar Pond as a condition of the land exchange.
- A land exchange would enhance the Forest Preserve, take a difficult problem off DEC's plate, and save the state the considerable potential expense of removing the buildings and creating alternative uses for the site.

The drawbacks of a constitutional amendment are:

- It is a long, arduous, and potentially costly process.
- While \$350,000 may be a relatively small sum to purchase the land to be exchanged for Debar Pond Lodge, it and the cost of needed improvements will still be a significant investment that is beyond the means of many otherwise qualified organizations. The prospect of raising the needed funds, while realistic, may still be too daunting for some potential partners to consider.
- An amendment solution needs a principal organization to buy the land to exchange and then own and operate Debar. At present no such organization has come forward, although at least one has indicated serious interest.
- An amendment solution needs a champion to lead the process, at least initially. At present no such champion has committed itself (although AARCH would consider playing this role).

All things considered, a constitutional amendment would be an ideal outcome for Debar in the long run. But because a constitutional amendment is such a formidable undertaking, it should be the last resort choice rather than the first.

Ironically, the process of finding an organization to do the land exchange and own Debar is the same process required for finding an organization to operate Debar under a management agreement with the state. Therefore, **it would be appropriate, while identifying organizations that might operate Debar under agreement with the state, to explore those organizations' possible interest in becoming party to a land exchange.**

6. Demolition.

Description: An obvious final resolution to the dilemma of Debar Pond Lodge is to demolish the Lodge and ancillary buildings. Then the state could either:

(a) let the site return to nature, becoming a wild forest destination reachable by a relatively short hike from the current parking area (approx. 1/3 mile) or a new trailhead by the main road (approx. 1 mile),

(b) use the site as a campground, or

(c) use the site as a day-use area, possibly supported by one or more new buildings on the site and possibly a small visitor center on Route 30 which would encourage visitors driving south into the Park from Malone to visit Debar Pond and other destinations in the northern Adirondacks, thereby mitigating overuse of the High Peaks region.

Discussion and Evaluation: Advantages of these alternatives include:

- Debar Pond Lodge and outbuildings are currently non-conforming structures in the Forest Preserve. Removing the structures would bring the property into compliance with the State Land Master Plan.
- Removal of structures is a historically common step following acquisition of land for the Forest Preserve. This was the state's expectation at the time it purchased the Debar Pond property.
- Removal would free the state from any expenses of capital improvements, repairs, maintenance, and payroll associated with managing the property and any operation of it.
- Some interest groups would be happy with this solution

Disadvantages include:

- The state would fail in its statutory obligations to preserve the historic resources of the New York State and the Adirondack Park.
- One or more public hearings would be required before demolition of this National/State Register property.
- Some interest groups, including local governments, local, regional and statewide historic preservation organizations, tourism and economic development groups, and others would be very vocal in their opposition to such a step.
- The bad press that would result could tarnish the department's image for some time to come.
- Removal of the buildings could be costly. Removal and disposal of the asbestos-containing main lodge and assorted buildings and clean-up of the site would cost in the six figures. Adapting the site for campground and/or day use would have additional costs. Adding buildings for campground or day use could be more expensive still. The option of removing the buildings, creating a day use area, and creating a Rt. 30 visitor center and/or construct new buildings for the campground and day-use area could the state several hundred thousand dollars or more.

To summarize: **Removing the Debar Pond complex of buildings would be a simple and convenient solution for the department** and yield a lovely wild spot for public day use or camping. **However, removing the historic structures would be an abrogation of responsibility as steward of the state's historic heritage and would generate serious controversy and bad publicity;** while preservation of the buildings would not preclude compatible public day use of the natural setting.

Executive Summary

OPTIONS FOR DEBAR POND LODGE

1. **Administrative Use.** The state's resumed use of Debar for administrative functions should be encouraged as a desirable short-term solution until a better long-term solution is found.
- 2) **Historic Area/State Historic Site.** Neither of these alternatives alone would appear to be a viable solutions for Debar Pond Lodge.
- 3) **Campground with expanded program.** This may be the most viable, simplest, least controversial solution for Debar Pond Lodge.
- 4a) **Programmatic Use – by State.** The state's using Debar for an appropriate, public program is an excellent idea, but one unlikely to be undertaken by the state at the present time, unless some desired state use and funding unpredictably appeared.
- 4b) **Programmatic Use – by State with Partner Organization.** This is a viable solution. What has to happen for it to succeed is: a) a partner organization needs to be identified, b) a concrete proposal needs to be prepared, c) the proposal needs to be endorsed by a number of key individuals and organizations. There would be opposition from environmental groups if the management agreement with the state appears to be an unconstitutional lease, so such an arrangement would have to be carefully drafted to be consistent with the constitution.
5. **Constitutional Amendment.** This would be a realistic and excellent outcome for Debar in the long run. Because a constitutional amendment is such a formidable undertaking, it should be the last resort choice rather than the first, that is, the favored choice only if the state is not willing or able to commit any of options 1-4. It would be appropriate, while identifying organizations that might operate Debar under agreement with the state, to explore those organizations' possible interest in becoming party to a land exchange.
6. **Removal.** While this is a simple and convenient solution for Debar, it would be an abrogation of responsibility for the state's historic heritage, would generate serious controversy and bad publicity, and would also involve considerable expense.

November 9, 2020

NYS Department of Environmental Conservation
Steven Guglielmi, Forester
PO Box 296, 1115
NYS Route 86, Ray Brook, NY 12977-0296

RE: Debar Mountain Wild Forest/Draft Generic Environmental Impact Statement
(DGEIS)

Steven,

Adirondack Architectural Heritage is vigorously opposed to the Department of Environmental Conservation's proposal to demolish Debar Pond Lodge, the state's property in the Town of Duane, Franklin County, which is listed on the National Register of Historic Places.

Our response to DEC's proposed Draft Generic Environmental Impact Statement is based on at least 15 years of involvement with Debar Pond Lodge and with DEC at Debar Pond Lodge, as well as 30 years of experience as DEC's partner in preserving, restoring and interpreting the state's National Landmark Camp Santanoni.

Over the years, in connection with Debar Pond Lodge, AARCH has:

- Researched the history of the site
- Wrote the nomination that put Debar Pond Lodge on the National Register of Historic Places
- Conducted numerous public tours of the buildings and grounds
- Contributed to publications about Debar
- Conducted evaluations of the structural integrity of the Lodge and maintenance issues
- Met and corresponded with various agencies, local government, and non-profit organizations to explore various solutions for the site.

As recently as September 2019, AARCH representatives met at Debar with DEC's Region 5 Director Bob Stegemann, Regional Forester Chris Alberga, and DEC historic preservation officer Chuck Vandrei. It was a most productive inspection and discussion, in which it was agreed that AARCH would more formally present any proposals it had for Debar for further discussion with DEC. Consequently, AARCH completed a study entitled "The Feasibility of Saving Debar Pond Lodge," dated

October 2019. When we were ready to submit the report to DEC, Stegeman retired. We then tried to ascertain how to keep the momentum of our discussion with the department moving forward, including writing to Commissioner Seggos and DEC Region 5 staff to ask who in the department was the appropriate person to communicate with on next steps for continuing our process regarding Debar Pond Lodge. Unfortunately, the Department did not respond to any of our communications.

In short, the Department's proposal to remove the historic buildings and convert the site to a day use area is premature. The alternatives have not been fully or seriously explored. There are feasible alternatives to maintain and use the historic buildings and the lakefront, lake and surrounding trails for public educational and recreational purposes. Some solutions are feasible and permissible under state ownership, some via a constitutional amendment. There are interest parties, including AARCH, who are willing and available to work with the state to implement such solutions. AARCH's feasibility study for Debar Pond Lodge is attached.

We urge the department to slow down, take a deep breath, and convene a group of interested parties to engage in a deliberative process of exploring the alternatives. This was done for Camp Santanoni and led to an acceptable solution in what was a much more complex and controversial dilemma than that at Debar Pond Lodge. Meanwhile, review of the current draft scoping statement should be tabled until that process takes place.

Respectfully submitted,

Steven Engelhart
Executive Director

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: FW: DEC Letter RE Debar 2020.pdf
Date: Tuesday, November 10, 2020 9:33:46 AM
Attachments: [image005.png](#)
[DEC Letter RE Debar 2020.pdf](#)

Debar Comment:

From: Steven Engelhart <steven@aarch.org>
Sent: Monday, November 09, 2020 3:51 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: DEC Letter RE Debar 2020.pdf

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Steve,

Letter in recent email should have been on letterhead.
Here it is.

Thanks,

Steven

Steven Engelhart
Executive Director
Adirondack Architectural Heritage
1745 Main Street
Keeseville, NY 12944
(518) 834-9328



Winner of the 2015 *Trustees' Award for Organizational Excellence*
from the National Trust for Historic Preservation

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November 9, 2020

NYS Department of Environmental Conservation
Steven Guglielmi, Forester
PO Box 296, 1115
NYS Route 86, Ray Brook, NY 12977-0296

RE: Debar Mountain Wild Forest/Draft Generic Environmental Impact Statement (DGEIS)

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Respectfully submitted,



Steven Engelhart
Executive Director

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Debar Mountain Scoping Document
Date: Friday, November 13, 2020 1:24:12 PM
Attachments: [Comment On Debar Wild Forest Scoping Doc. Nov 2020.docx](#)

From: dgibson@adirondackwild.org <dgibson@adirondackwild.org>
Sent: Friday, November 13, 2020 1:37 AM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Cc: Weber, Richard E (APA) <Richard.Weber@apa.ny.gov>; Davies, Robert (DEC) <robert.davies@dec.ny.gov>
Subject: RE: Debar Mountain Scoping Document

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Steve,
Please accept this revised version of our letter. Our earlier version was incorrectly dated.
Thanks very much,
Dave Gibson

David Gibson, managing partner
Adirondack Wild: Friends of the Forest Preserve
518-469-4081
dgibson@adirondackwild.org
www.adirondackwild.org

From: dgibson@adirondackwild.org <dgibson@adirondackwild.org>
Sent: Thursday, November 12, 2020 3:43 PM
To: r5.ump@dec.ny.gov
Cc: 'Richard E (APA)' <Richard.Weber@apa.ny.gov>; 'Robert (DEC)' <robert.davies@dec.ny.gov>
Subject: Debar Mountain Scoping Document

Steve,
I attach our comments on the Draft Scope.
Thanks very much,
Best regards,
Dave Gibson

David Gibson, managing partner
Adirondack Wild: Friends of the Forest Preserve
518-469-4081
dgibson@adirondackwild.org

www.adirondackwild.org



This email has been checked for viruses by Avast antivirus software.
www.avast.com



November 12, 2020

NYS Department of Environmental Conservation
Steven Guglielmi, Forester
New York Department of Environmental Conservation
PO Box 296, 1115 NYS Route 86
Ray Brook, NY 12977-0296

Re. Debar Mountain Wild Forest GEIS Scoping Document (Debar Lodge)

Dear Steve and DEC Region 5,

Adirondack Wild has reviewed the the department's and the Adirondack Park Agency's proposed scope of impacts that may result from the proposed removal of Debar Lodge and, under the State Land Master Plan, proposed reclassification of 41 acres from current Wild Forest to Intensive Use.

The agencies' proposed action is to allow for a higher level of intense human use than present Wild Forest classification permits. It would create a 41-acre Intensive Use day use area where Debar Lodge and its roadways, lawn and cleared area now exist, complete with construction of pavilions, picnic tables, grills, rest rooms, a myriad of trails, relocated primitive tent sites as well as hardened areas, access for persons with disabilities, interpretive exhibits and expanded parking lots, among other amenities.

Article XIV: Many legitimate concerns have been raised about the Lodge's preservation. It was designed by a noted regional architect and incorporates distinctive rustic features that are aesthetically in context with its forested environment at Debar Pond. Therefore, it is imperative that the draft Scoping Document describes the legal necessity for its removal.

Debar Lodge's presence on the Forest Preserve has been in violation of Article XIV, Section 1 of the NYS Constitution, the Environmental Conservation Law and the State Land Master Plan since the Lodge itself came into state ownership in 2004. Its removal was contemplated after 1979 when the property around the Lodge was purchased on behalf of the public, but the Lodge's private use and occupancy were reserved for 25 years.

Beyond the date when the state would come into full fee ownership of the Lodge, its removal was expected. It was unfortunate that no conservation easement law (ECL Art. 49) existed in 1979 that could have segregated the lodge and outbuildings from the Forest Preserve acquisition and maintained them through an historic preservation easement. Attempts to sell or donate the Lodge and a preservation easement to a private party up to 2004, as per requirements of ECL 9-0109, are not described in the Scoping Document. If there were such attempts, the document ought to describe them.

The potential still exists to deconstruct Debar Lodge, carefully mark its timbers, remove it and then reconstruct the Lodge elsewhere in the Adirondack Park as a structure of historical and architectural importance. That possibility ought to be mentioned.

ECL and Master Plan: Lodge removal flows directly from Article XIV's forever wild mandate. Then, the Environmental Conservation Law ECL 9-0109 prohibits state acquisition of structures listed or eligible for listing on the state register of historic places unless those structures are deemed necessary for conservation of wild forest land. Such findings have never been made. If acquired as part of the Forest Preserve, such structures can only be maintained if they were owned by the state prior to enactment of ECL 9-0109 (1983). Full state ownership of Debar Lodge only took place in 2004. Therefore, the Lodge fails key legal tests for its historic preservation and maintenance on State Land. Consistent with the ECL, the State Land Master Plan treats the Lodge as a non-conforming use in Wild Forest and requires its removal.

Historic Use and Administrative Use: Once Lodge removal is accomplished and a Wild Forest environment restored, reclassification of the area from Wild Forest to Historic Use or to Administrative Use are not justified, nor are such reclassifications permitted under the State Land Master Plan or the Environmental Conservation Law. The Scoping Document ought to explain why and remove these as potential alternatives.

No Justification for More Intensive Use: There is no documented need to reclassify over 40-acres of Wild Forest to Intensive Use at Debar Pond, and to greatly expand intensive public recreational uses here. The department has conducted no surveys of its staff or of the public that we are aware of which reveals significant demand for a new Intensive Use area so close to an existing one. Debar Mountain Wild Forest already has an Intensive Use area and State Campground at Meacham Lake, which lies just 12-mile drive away from Debar Pond. Proper management and maintenance at Meacham Lake Intensive Use area is already fiscally and professionally challenging for DEC to maintain. Why in the current economic environment the DEC would contemplate and can justify constructing, forever maintaining and staffing even more intensive structures and uses just 12 miles away must be explained and justified.

Maintain Wild Forest: Instead, as an alternative the department and the agency ought to contemplate alternative treatment of the footprint around Debar Lodge and the environment of Debar Pond as peaceful, tranquil retreats in which to fully embrace and appreciate the current wild forest environments for passive recreational pursuits. Following Lodge removal, maintaining a Wild Forest classification that allows for some interpretive trails to and around the Pond should be considered. Interpretive signs and kiosks that properly honor and describe the Lodge and its designer and its architectural style could be constructed off State Rte. 26 for those driving to or driving by Debar Road. Information about the availability of Meacham Lake campground and other intensive use opportunities just 12 miles away could also be made available at a roadside interpretive display.

These considerations for a modified Wild Forest classification should be included in the Scoping Document.

Smaller Intensive Use Area: If an Intensive Use reclassification from Wild Forest is truly justified as an alternative just in order to allow for better access, low-level picnicking, pit privy, and expanded use by canoes, kayaks and of trails, the acreage should be substantially reduced to incorporate just the footprint around the Lodge and outbuildings down to the Pond itself. It appears that no more than 10 acres would be needed for such uses - if that. Otherwise, the Lodge clearing should be permitted to revegetate.

Water Quality and Ecological Impact Zone from 41-acres of Intensive Use: The Scoping Document should describe more fully the scope of 41- acres of actual and potential impacts of Intensive Use construction, maintenance, hardened areas, bathrooms and weekly public activities on Debar Pond itself. Debar Pond is highly vulnerable to damage and to cultural eutrophication over time. Maintaining the high quality of this extremely attractive Forest Preserve waterbody ought to demand the full attention of the DEC and APA. This public benefit consideration of maintaining Debar Pond water quality alone demands that the agencies consider maintaining, with slight modifications, a Wild Forest classification or, at most, a much, much smaller Intensive Use acreage, footprint and ecological impact zone.

Thank you very much for considering our comments on the Draft Scoping Document.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gibson". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

David Gibson, Managing Partner

Adirondack Wild: Friends of the Forest Preserve
www.adirondackwild.org
P.O Box 9247. Niskayuna. NY. 12309
518.469.4081

Cc: Rob Davies, DEC
Rick Weber, APA



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November 12, 2020

NY State Department of Environmental Conservation
Steven Guglielmi, Forester
P.O. Box 296, 1115 NYS Route 86
Ray Brook, NY 12977

Re: Debar Mountain Wild Forest / Draft Generic Environmental Impact Statement

Dear Mr. Guglielmi,

Thank you for the opportunity to comment on NYS Department of Environmental Conservation's Draft Generic Environmental Impact Statement for proposed changes to the Debar Mountain Wild Forest Unit Management Plan. The Preservation League of New York State is New York's statewide historic preservation nonprofit focused on investing in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of our historic buildings and landscapes. Our track record of advocating for historic and cultural resources within Adirondack Park dates back to the Preservation League's early years, when we successfully advocated to save Great Camp Sagamore from destruction.

Regarding the NYS DEC's proposed Unit Management Plan changes, specifically demolishing the National Register-listed and NYS-owned Debar Pond Lodge, we strongly urge DEC to slow down this process, engage stakeholders that include Adirondack Architectural Heritage, among others, and explore alternatives. Adirondack Architectural Heritage completed a feasibility study to save the Debar Pond Lodge, proposing a variety of options for the Lodge's reuse. We believe that DEC should fully explore the options presented in the feasibility study report, as it clearly states that prudent and feasible alternatives to demolition exist.

The proposal to demolish the NYS-owned, National Register-listed Debar Pond Lodge is also an egregious violation of the 1980 New York State Historic Preservation Act. The demolition will clearly have an adverse effect on a historically and culturally significant property and the state has not given fair and due consideration to demolition alternatives.

Please table the draft scoping statement and allow for a thorough discussion of the alternative solutions for Debar Pond Lodge. Please do not hesitate to contact me with any questions. Thank you for your consideration.

Best regards,

Erin M. Tobin
Vice President for Policy and Preservation

From: dec.sm.R5.UMP
To: [Guglielmi.Steve.J \(DEC\)](mailto:Guglielmi.Steve.J@DEC)
Subject: Fw: Public Comment Letter Regarding Debar Mountain Wild Forest Draft Scope
Date: Thursday, November 12, 2020 3:27:30 PM
Attachments: [ADKH2H Debar Lodge Public Comment Letter NOV 2020.docx](#)

From: Joe Dadey <joe@adkh2h.org>
Sent: Thursday, November 12, 2020 8:10 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: RE: Public Comment Letter Regarding Debar Mountain Wild Forest Draft Scope

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Hello Steve,

I hope you are well.

Attached is Adirondack Hamlets to Huts' public comment letter regarding the Debar Mountain Wild Forest Draft Scope.

Thank you!

Best,

Joe

--



Joe Dadey, Executive Director
Adirondack Hamlets to Huts, Inc.
47 Main Street
Saranac Lake, NY 12983
M: 315.657.1320
O: 518.354.5109
Email: joe@adkh2h.org
Website: <http://www.adkh2h.org>



Joe Dadey, Executive Director
Adirondack Hamlets to Huts
47 Main Street
Saranac Lake, NY 12983
joe@adkh2h.org
315.657.1320
November 12, 2020

Steve Guglielmi, Forester
NYS DEC
PO Box 296
Ray Brook, NY 12977-0296
r5.ump@dec.ny.gov

Dear Mr. Guglielmi,

I write this letter in regard to the Integrated Series of Proposed State Land Management Actions in the Vicinity of Debar Mountain Wild Forest/Draft Generic Environmental Impact Statement (DGEIS).

Adirondack Hamlets to Huts has for several years, because of its own interests and at the urging of other entities, explored the possibility of the Debar Lodge becoming a place of quality lodging accessible to ADKH2H trekkers along several Adirondack Hamlets to Huts' routes in the Town of Duane and Debar Mountain Forest region. The Town of Duane and more specifically, the northern end of Debar Pond, was identified as a strategic location for lodging along several conceptualized regional routes as presented in the 2017 Adirondack Community-based Trails and Lodging System report (see, for example, Route #27, Saranac Lake Circuit via Debar Mountain). Our project seeks to spread out the visitors to other areas of the Park and thereby spread out both the dollars spent by visitors and their environmental impact, an effort that is all the more important given the high use challenges that that High Peaks area and the associated stewardship stakeholders are experiencing.

In our discussions with State personnel and other officials and individuals, it became evident that the conversion of the Debar Lodge into commercial lodging available to the public was not a viable option due to the strictures of Article 14 of the NYS Constitution that forbid such lodging on State Land.

Should the state classify the area Intensive Use and allow overnight use of existing buildings or future primitive forms of lodging, Adirondack Hamlets to Huts would welcome the opportunity to integrate the Debar Lodge into its Lodging Affiliate Network toward the implementation of trekking routes in that region.

Thank you for the opportunity to comment on this matter.

Sincere Regards,

Joe Dadey

From: lmдемong@hotmail.com
To: [Dick Jarvis](#)
Cc: [Daley, Robert J \(DEC\)](#); [Guglielmi, Steve J \(DEC\)](#); franklinsupervisor@roadrunner.com; franklinclerk@roadrunner.com
Subject: Re: Town of Franklin board comments on preparation of the DeBar Mt. Wild Forest UMP
Date: Thursday, November 12, 2020 10:51:57 AM

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I would like to see the language for the Loon Lake Tower include language to include the possible creation of a friends group to restore the tower. By hook or crook it's a very good project to get done.

On Nov 12, 2020 10:36 AM, Dick Jarvis <dickj7878@gmail.com> wrote:

Dear Mr. Daley and Mr. Guglielmi:

First, I want to acknowledge and thank you both for your efforts to communicate over the last few months. Leo Demong and myself, the town board's recreation committee, have learned much and have shared the information with the full board. Furthermore, we appreciate the opportunity to contribute to the issues related to planning of public access to, and to protecting natural resources on, state forest preserve and conservation easement lands in the town of Franklin, Franklin County.

Our recent communications have focused on the draft of the UMP for the DeBar Mt. Wild Forest unit, specifically the lands in the Town of Franklin. On October 15, I sent an email advising of the town board's strong encouragement on the completion of the UMP and its request that the draft UMP consider a new trail up Kate Mountain and to use the town's Kate Mt. Park as the site for the trailhead with existing support facilities. In a November 2 email response, Mr. Daley indicated that the trailhead at Kate Mt. Park and the trail up Kate Mt. "...will be incorporated into our public draft of the management plan."

At the conclusion of Mr. Daley's November 2 email, it was stated: "This will be a good time for the Town to provide additional comment." At the town board meeting November 11, the board specifically reviewed the inventory of recreational resources in the DeBar unit within the Town of Franklin. Based on its discussion at the meeting, the Franklin town board offers the following comments on the DEC preparation of the draft unit management plan:

- High priority for new trail up Kate Mt. (elevation 3,279 ft), with trailhead sited at the town's Kate Mt. Park on NYS Route 3, to utilize existing gravel parking, porta-john, and trail.

- Establish a “Recreation Hub” at Kate Mt. Park on NYS Route 3, to provide public information regarding forest preserve and conservation easement lands in the Town of Franklin, similar to hub proposed at DeBar Pond Day Use Area.
- Loon Lake Mt. Trail, last 0.25 mile section of trail before summit, needs improved grade (re-routing) and drainage.
- Loon Lake Mt. trailhead- add composting outhouse in suitable soils
- Need signs and appropriate facilities at the 7 primitive campsites on Kushaqua-Mud Pond Rd
- D&H Rail Trail map- add on map that Bigelow Rd is seasonally maintained, gravel road, bridge out
- Kushaqua Rail Trail map: add “day use” facilities to Buck Pond Campground, boat launch & parking area.
- Little Haystack Mt (elevation 2101 ft), just north of Buck Pond Campground – re-route trail at very steep and eroded section and add to appropriate maps for unit.
- Consider new trail on Baldface Mt. (elevation 2867 ft) from proposed DeBar Pond day use area
- Improve hand boat launch near bridge across Rainbow-Kushaqua & Mud Pond Rd and its 2 primitive campsites
- In future, restore Loon Lake Mt. firetower
- Provide public with opportunity to comment on draft UMP, hopefully to be issued soon

The Franklin board appreciates opportunities to consult and to be a partner with DEC on these important recreation resources in the Town of Franklin. At the conclusion of the board discussion of the above comments, it was mentioned that the Town of Franklin boards since 1984 have encouraged the DEC to complete the UMP process for the DeBar Mt unit. We look forward to prompt progress in the finalization and implementation of the DeBar Mt unit management.

Respectfully submitted on behalf of the Franklin town board,

Richard Jarvis

Councilman

Member of Recreation Committee

Sent from [Mail](#) for Windows 10

From: dec.sm.R5.UMP
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: Comment on future of Debar Pond Lodge
Date: Friday, November 13, 2020 1:23:35 PM
Attachments: [Schoch Debar Pond Lodge Comment 11-20.pdf](#)

From: Bill Schoch <bschoched@gmail.com>
Sent: Thursday, November 12, 2020 9:50 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: Comment on future of Debar Pond Lodge

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Greetings, Steve,

Attached please find my comments regarding the future of Debar Pond Lodge.

Thank you for your review of my suggestions.

Sincerely,
Dr. Nina Schoch

PO Box 248
Ray Brook, NY 12977
November 12, 2020

Steven Guglielmi, Forester
NYS Department of Environmental Conservation
PO Box 296
Ray Brook, NY 12977-0296

Re: Future of Debar Pond Lodge

Dear Mr. Guglielmi,

I am writing to express my support for the preservation and public use of the Debar Pond Lodge.

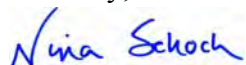
Listed on the New York State and National Registers of Historic Places, this Great Camp is a unique and special place that could provide an excellent educational site to inform the public about the human history of the Adirondacks. Similar to Great Camp Santanoni, Great Camp Sagamore, and White Pine Camp, the Debar Pond Lodge could provide a valuable setting to inform Adirondack residents and visitors about the human heritage of the Park.

I highly recommend considering alternatives to removing this camp, such as utilizing it as an interpretive historic site or perhaps as a "hut" destination for a Hamlets-to-Huts trail in northern Franklin County. Either of these is compatible with the proposed day-use area and recreation hub at Debar Pond. Interpretive elements could be incorporated throughout the Camp and would have much more significance to the public than if it were removed, and only photos remained.

The number of historic great camps remaining in the Adirondacks has dwindled over time, and thus the preservation of each remaining one is critical. Structures such as Debar Pond Lodge are rarely built during the current times. Thus, the preservation of this lodge will provide an essential site for educating the public about Adirondack history and ecology.

Thank you for your consideration of my comment as you evaluate plans for the future of this significant Great Camp.

Sincerely,



Dr. Nina Schoch

From: [dec.sm.R5.UMP](#)
To: [Guglielmi, Steve J \(DEC\)](#)
Subject: Fw: What can I do?/comments
Date: Thursday, November 12, 2020 3:27:51 PM
Attachments: [Public Comments, Sheila Delarm, 2020.11.12.docx](#)

From: Sheila Delarm <sdelarm@newandimproved.com>
Sent: Thursday, November 12, 2020 5:20 PM
To: dec.sm.R5.UMP <R5.UMP@dec.ny.gov>
Subject: What can I do?/comments

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Steve.

It's a little lengthy, but I have regrets for not spending more time on this/these issues. Thanks for your ear.

Be well,

Sheila



Sheila Delarm

Senior Partner | COO

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November 12, 2020

Steven Guglielmi, Forester
New York Department of Environmental Conservation
PO Box 296, 1115 NYS Route 86
Ray Brook, NY 12977-0296
E-mail: r5.ump@dec.ny.gov

Dear Steve,

Growing up in the Adirondacks as the Rockefeller's caretaker's daughter, I've had a unique experience with the history of the Adirondacks and its growth since the mid-sixties. Everything from being a part of the wealthy family's "this is mine and I don't want anyone else using it nor do I really want others to use what's around me" to "this is beautiful, I can't own 60,000 private acres, but I'd like to be able to fish, hunt, recreate as well." It's always been such a split when the reality is, we all want similar things, it's just who has the money and time to provide for the loudest voice, but we all care about protecting the land and its resources.

As a child I remember playing in the next room and overhearing conversations about the APA when it was being formed and how much many of the locals hated it, its restrictions, and almost everything about it. Who needs the State to intervene when we can take care of it ourselves? Well, as an adult, I definitely disagree with many of the conversations and am grateful for the APA and the underlying premise of its existence.

Just like we're finding out on a national level, with the Constitution and our democratic systems, sometimes systems are put in place, and well-meaning and serve us well initially, but things change, and even old regulations which used to serve us and made sense at the time, are no longer serving us well now.

I understand and agree that the UMP was needed and has served us well, but now, four decades later, some of it no longer makes sense.

It makes no sense to be destroying pre-existing, safe, desirable spaces, and building new, less desirable opportunities. Thanks to our Governor recreating here and telling everyone how wonderful it is, and COVID providing for many to 'discover' the Adirondacks for the first time, we're becoming more and more popular. Decreasing the amount of opportunities for locals and visitors to this area makes no sense. Unless you're a wealthy person trying to shrink opportunities and to keep this to yourself. Decreasing camping opportunities on the water makes absolutely no sense. I understand you're in a difficult position and need to follow the letter of the law. Reality is, you are in a position to follow the intent of the law. You have the power and influence to protect the Adirondacks for everyone, not just the wealthy. We don't all have private waterfront estates where we can recreate on the water, listening to the loons talking from pond to pond just after sunset, to watch the sunset over the water...

Is this really a done deal, or is there an opportunity here to provide a win/win for all parties? I understand the 'open to public comments' courtesy, but I also know that often that's just an appeasement so everyone feels heard. I would love the opportunity to sit down with you/your team to discuss this. I wish I had more time/energy to have fought some of the UMP regulations. I feel like I have let the locals down by not fighting harder, unfortunately I'm not wealthy and have to work a real job and don't have the time nor money to throw at this like some of the wealthy have and continue to do so. I was just telling a friend who works for the State that I have so much regret that I didn't spend more time fighting this, but I just don't. And as the recreating opportunities shrink for the locals and the area's guests, I will have regrets about this until the day I die. A group of us had a socially distant birthday gathering for me at Little Green Pond, site 5 for me the other night, and I darn near cried when I realized how few sites there will be on that pond, all because we 'need' to go back to a plan written at a time when the Adirondacks needed to be protected.

I'm sorry to make this so lengthy, I know you have a lot of public comment letters to read. I just needed to ask, OK beg, that if there's any wiggle room whatsoever, whether it's in your department, or higher up the chain, and it doesn't require a lot of money, thanks to COVID, I do have more time now, I'd love to be part of a team to help us get to a win/win for everyone: State/locals/wealthy/natural resources/wildlife. We all want to protect it, but some of us also want to be able to use it.

On the more urgent note, I'm writing to request that we create more, safe parking areas for people to recreate in the Debar Mountain Wild Forest. When I was on the Board for the Town of Brighton, our highway department would plow the parking area for Hay's Brook, providing a safe place for all the xc skiers/snowshoers to recreate. Since then, the plowing has been intermittent or non-existent. Each year I call up and get the run around as to who should be plowing it, the State or the Town. The bottom line is, not only with the Hay's Brook area, but many others, people are going to go to these places, and if we don't create safe opportunities for them to get off the road, someone is going to get killed, and we all will be a part of that death, knowing that it's an issue and not doing something about it. Part of the problem in the Hay's Brook area is that sometimes it does get plowed, but if it's not kept up with, then it requires a front end loader to keep up with it. The Town of Brighton highway department has to go right by, on a regular basis, as they have to go out to McColloms to plow the Sunnyside Road. If they keep up with it, it's not a problem. Yes, they're down manpower, but that's a problem that's fairly easy to solve. When there's a death there, we're all going to be kicking ourselves for not figuring this out when we had the opportunity. As a firefighter/EMT who travels the Rt. 30 north corridor on a regular basis and sees how cars have to park in the winter to get back to Hay's Brook/Slush Pond/Kettle Trails, it's not a matter of if someone gets hurt, it's a matter of when. Cars absolutely fly on Rt. 30. Luckily there's a long straight stretch so visibility is good.

I know I've taken up a lot of your time, I appreciate your ear, and again, if there's anything I can do, or a team of people can do, **please**, let me be part of the win/win solution. I know there's wiggle room on the UMP as there already has been with other parts of the plan. Let's take care

of this beautiful place we're all lucky enough to call home, and at the same time, provide for safe, responsible recreating so people can come visit/play and respect this place as we do. What we saw this summer, and how many people treated the Adirondacks, is what the writers of the UMP feared, but that is not how the Adirondacks is/has been, thank goodness.

My son moved back here from Utah as he wants to become a NYS Forest Ranger. He absolutely loves the Adirondacks, but even he has said that if the Adirondacks doesn't start/continue to make this place more 'user friendly' for all, he'll head back out west where there are more 'wild' opportunities for everyone. I find that very sad when it's those of us who choose to live here and work here on a regular basis, who truly are the stewards of this land. WE care, and can take care, of this amazing place.

Thanks for listening Steve,

Sheila Delarm
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