Department of Environmental Conservation

Division of Lands and Forests

Balsam Lake Mountain Wild Forest

Unit Management Plan

Revised

January 1996

New York State Department of Environmental Conservation

GEORGE E. PATAKI, *Governor* MICHAEL D. ZAGATA, *Commissioner*

REVISED

BALSAM LAKE MOUNTAIN WILD FOREST

UNIT MANAGEMENT PLAN

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

George Pataki
Governor

Michael D.Zagata
Commissioner

MEMORANDUM FROM
MICHAEL D. ZAGATA, *Commissioner*

New York State
Department of Environmental Conservation

FEB 15 1996

TO: The Record

RE: Unit Management Plan (UMP)
Balsam Lake Mountain Wild Forest

A revised UMP for the Balsam Lake Mountain Wild Forest has been completed. The UMP is consistent with the guidelines and criteria of the Catskill Park State Land Master Plan, the State Constitution, Environmental Conservation Law, and Department rules, regulations and policies. The UMP includes management objectives for a five year period and is hereby approved and adopted.

MD Zagata
Commissioner

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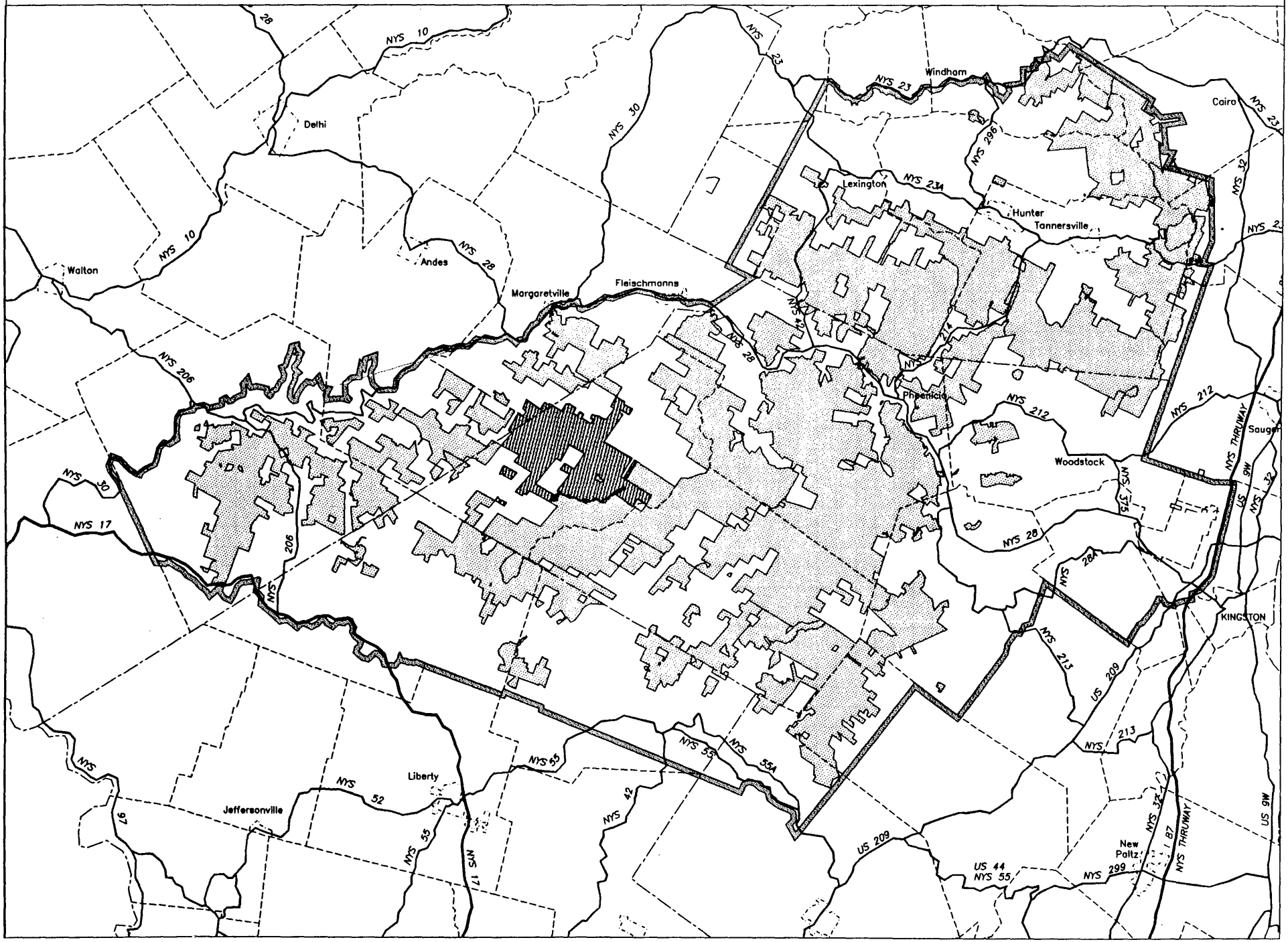
Location of Balsam Lake Mountain Wild Forest

3-9-95



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DRAFT REVISED
BALSAM LAKE MOUNTAIN WILD FOREST UNIT MANAGEMENT PLAN

1. INTRODUCTION

This revision updates and amends the Balsam Lake Mountain Wild Forest Unit Management Plan dated May 11, 1989. The 1989 Unit Management Plan describes the area in more detail and provides additional background information.

This addendum is presented in three parts:

1. Projects accomplished

2. Projects to be completed and modified

3. Proposed new projects and issues.

Finally, the applicable portions of the memorandum of understanding and stipulations settling the dispute between the BLC Flyfishers (formerly the Balsam Lake Anglers Club) and the State are described. The lawsuit delayed some of the projects in the 1989 management plan. All page references in this addendum are to the 1989 plan.

2. PROJECTS ACCOMPLISHED

a. Alder Lake

All the buildings at Alder Lake except the Coykendall Lodge and the fish hatchery building have been removed. Repeated attempts have been made to secure the Coykendall Lodge, to no avail. Alder Lake Dam was rehabilitated and the bridge over Alder Creek removed. Outflow from Alder Lake will continue to be limited to natural flows (inflow = outflow at the existing spillway level). An information board was built alongside the trail register. The trail and bridges around Alder Lake were rehabilitated, as well as the trail to Big Pond in the Middle Mountain Wild Forest.

b. Balsam Lake Mountain Area

The old observers cabin on Balsam Lake Mountain was removed (any remnants of the foundation are being removed). An information board and two trail registers were erected at the Balsam Lake Mountain Trailhead accessing the Hardenburgh-Neversink and Dry Brook Ridge Trails. The parking, signs, and a trail register at Quaker Clearing were

removed after a two mile stretch of the Hardenburgh-Neversink Trail was relocated.

A fifteen car parking lot and information board was built on private land at the Dry Brook Ridge Trailhead on Mill Brook Road. A trail register was placed nearby on the trail west of Millbrook Road. A 5/8 mile section of this trail on state land was relocated to improve the route and move the path away from the private lands. A new outhouse was installed at the Dry Brook Leanto in 1994.

c. **Kelly Hollow**

A eight to ten car parking lot and outhouse were constructed at Kelly Hollow. The culvert-type outhouse called for originally was unnecessary do to a decrease in vandalism through better patrol. Culvert outhouses are more expensive to build and more difficult to relocate than the traditional style preferred by users, and so are avoided unless absolutely necessary.

Three bridges in poor condition along the Kelly Hollow trail system were removed and replaced in 1995. In all, five bridges were maintained, and several springs and seeps rerouted to stabilize the trails.

d. **Assistant Forest Rangers**

Have assisted the Forest Ranger and helped monitor the area from April through December for the past several years. The projects undertaken by the Assistants include trail maintenance, water bar construction, boundary line maintenance, routine patrol and educating the public.

e. **Size of Unit**

The addition of a sixty acre parcel increases the size of the Scudder Brook parcel to 206 acres.

3. **PROJECTS TO BE COMPLETED AND MODIFIED**

a. **Balsam Lake Mountain**

Build 7.75 miles of new trail from Balsam Lake Mountain to Alder Lake via the Mill Brook Ridge and Beaver Meadow, with a primitive campsite at Beaver Meadow. A pit privy will not be built at this time at Beaver Meadow. However, the outhouse on Balsam Lake Mountain will be replaced. DEC will give BLC Flyfishers, Inc. the opportunity to make suggestions on the placement of this trail as outlined in

the stipulation and agreement between the Balsam Lake Anglers Club (now BLC Flyfishers, Inc) and DEC.

The Balsam Lake Mountain Fire Tower and observer's cabin are no longer being used. 1990 was the last year an observer was at the site. The tower is currently not staffed. However, as the oldest fire tower site in the state, it is a historical resource which will be preserved. The fire tower received an engineering review for modifications which will allow use by the public, providing a view and interpretive information. It will also be used in emergency situations (search and rescue, fire management, etc.). Discussions are currently underway with several interest groups which may lead to staffing the tower for the summer months by volunteers or interns, to provide interpretation and security for the structure during the busy summer season. Signage interpreting the history and use of the tower will be installed. The observer's cabin will be stabilized for potential use by summit staff. A visual inspection of the structure for deterioration, damage, missing bolts, etc, will be made annually once the tower is opened for public use.

Replace the privy on the Balsam Lake Mountain summit. Install privy to the east of the leantos and spring on Balsam Lake Mountain. By the end of the third year of this update, remove the older of the two leantos on the mountain. Move to a location below the 3500 foot elevation.

The Balsam Lake Mountain Trail [BL(R)] on the southerly slopes of Balsam Lake Mountain will be rerouted, if necessary, with more switchbacks and water bars. Work on the trail was done over the past two years by an AMC volunteer work crew. Several waterbars have already been added. The trail runs straight up the mountain and in some places is still visibly eroded.

The DEC will request that the remaining portion of the Balsam Lake Mountain Road on forest preserve land in the Town of Hardenburgh on the south side of Balsam Lake Mountain be abandoned from the end of Beaver Kill Road near Balsam Lake to the abandoned stretch on the mountain. Once the road is officially abandoned, it will be blocked with boulders or gated. Administrative access to the Balsam Lake Mountain Fire Tower will be by the old town road off Mill Brook Road. If the road is officially abandoned, a gate will be installed with permission of the adjacent landowner.

b. **Coykendall Lodge and Alder Lake**

1. Structures (See Alder Lake Area Map for details)

As proposed in the 1989 Balsam Lake Mountain Wild Forest Unit Management Plan, the Department has for the past five years explored and discussed alternative uses for the Coykendall Lodge. A feasible use for the lodge, which is a nonconforming structure on forest preserve lands and could only follow an expensive restoration project, has not been found. Feasible uses and alternatives for the fish hatchery building were also not found. Meanwhile, the buildings have been further vandalized, are extensively water damaged, and have lost their historic value. The buildings are non-conforming structure on forest preserve lands and will be removed, consistent with the guidance provided in the current and revised Catskill State Land Master Plan. A wayside exhibit will be provided on the foundation site to interpret the former uses of the land and the lodge.

Prior to the final disposition of either the fish hatchery or Coeykendall Lodge, the Department will consult with the Office of Parks, Recreation and Historic Preservation regarding appropriate mitigation measures. This consultation is required by the State Historic Preservation Act of 1980 and is necessary whenever state agency actions affect historic properties listed in or eligible for inclusion in the State or National Registers of Historic Places. In the case of both resources, it is expected that the DEC will adhere to the level of documentation required by the Historic American Building Survey or the Historic American Engineering Record. Both OPRHP and the Department have experience with these recording standards.

The building cannot be burned cost effectively since it contains tar paper on the roof as well as under the wood siding. Demolition and disposal of the building debris will comply with all applicable environmental regulations. All hazardous materials inappropriate for on-site disposal or burning will be removed and disposed of appropriately by the Division of Operations or appropriate outside contractors. The remaining telephone and electric lines and utility poles on the property will be removed. All sites will be rehabilitated with gravel or appropriate ground cover plants will be seeded in.

Concurrently or after the building is removed, a 15-car parking area (with diagonal parking) will be created near the gate. The parking area to the west will be designated overflow parking. A hand carry boat launch site will be provided. Handicapped access to the dam will be created by hardening a path with appropriate slopes and design. A handicapped accessible privy will be provided. However, handicapped parking will be in the first few spaces to the west of the gate. The handicapped trail/fishing access construction will follow specifications from the National Center on Accessibility Symposium, November, 1993 and the professional literature. Essentially it will require trail hardening, gently sloping grades and perhaps some low wooden railings.

The access road leading to the parking lot will be regraded and drainage ditches and culverts added to channel water off the road and curtail erosion. This work will be done after the other heavy construction in the area is completed.

The two existing Alder Lake culvert- type outhouses will be maintained and painted brown.

2. Jacob's Ladder

Jacobs ladder (Polemonium yanbruntiaa) is more common in New York State, but more globally threatened than once thought. A program implementing the goal "to identify and actively protect critical or unique plant and animal habitat," will be started. A timely careful review and formulation of policy within the Department and as part of the Catskill Park State Land Master Plan Update is needed. When authorized by the Catskill Park State Land Master Plan or otherwise, the removal of encroaching shrubs and tall herbaceous plants will be initiated to maintain Jacob's Ladder in this area. This species is proposed for federal listing, is currently listed in New York State Environmental Conservation Law as threatened, ranked rare or very rare by the Nature Conservancy, and found on fewer than one hundred sites in the Northeast, three-quarters of them in New York State. Its continued viability should be maintained on remaining sites to keep it from being extirpated in the northern forest ecosystem. Following further monitoring, a release schedule may be needed using hand tools and other nonmechanized means, which will be designed and implemented in cooperation with expert botanists in the New York Natural Heritage Program, Nature Conservancy, etc. and other

organizations, following the Nature Conservancy Element Stewardship Abstract and other scientific literature.

c. **Kelly Hollow**

The Department will change the winter use of the Kelly Hollow trail system from a snowmobile trail to a cross-country ski trail. Snowmobile trails are currently being opened as part of a larger system from Mongaup Pond to Quick Lake and Long Pond, and are proposed at Denman Mountain in the Sundown Wild Forest Unit Management Plan. The Kelly Hollow trail is infrequently used by snowmobilers who rarely bring their trailers to such a short loop. Use of the town road for local access is against the law. The Kelly Hollow Trail will also be designated for horse use. Signage will be clearly posted.

An eight to ten car parking lot was constructed at Kelly Hollow. A number of projects in this area will improve use patterns and better protect the forest land and nearby stream:

1. Move the boulders delineating the parking lot outward by no more than 30 feet (10 feet to the east and up to 30 feet to the west) to double its capacity, allowing two rows of cars to park (about 15 cars), without doubling its size. The parking lot could also be extended northward by some 30 feet, providing parking for 4 to 5 additional cars in the future.

2. A trail will connect the parking lot to the easterly beginning of the trail loop, replacing the road entrance to the east. A route already exists and tree cutting will not be needed. A designated campsite near the snowmobile trail along the connector trail will be moved about 150 feet south. An information board will be added at the parking lot and the existing trail register will be relocated to the start of the easterly trail loop at the parking lot. This location will aid Rangers in search and rescue efforts. The second parking lot called for in the original UMP is unnecessary and will not be built.

   A westerly connector trail to complete the trail loop to the centrally located parking lot will be built. A rustic stream crossing using stepping stones will be located at a suitable point on the stream.

3. The gate on the easterly entrance to the trail loop will be moved north to the roadside, leaving space for one or two cars to park along the road.

4. The road accessing the trail loop to the west of the new parking lot which provides access to a small cemetery, will remain open. However, camping within 150 feet of the road accessing the cemetery, the trail, or the stream will be permitted only at designated campsites. Fifteen campsites will be designated here. At least fifteen camping spots have traditionally been used in the area, confirmed during October, 1994 field visits. The two additional campsites just south of the stone wall will continue to be used. Vehicle access will not be permitted beyond the stone wall which crosses the property near the cemetery. The campsite alongside the stream south of the stone wall will be dismantled and posted against camping. The use of designated campsites and patrols of the area by the Department's Ranger force will enable the Department to protect the trees and stream in the area. At this time use is seasonal and impacts are not significant, allowing site recovery during the off-season.

5. A wood privy will be built in the vicinity of the stone wall running due east from the cemetery. The area is a popular camping spot during hunting season, and on occasional weekends in the summer, so sanitation is necessary.

6. The outhouse by the Kelly Hollow Leanto is deteriorated, was removed in 1995, and will be replaced.

d. **The Millbrook Leanto**

The Leanto will not be rebuilt. Based on its current condition, the Mill Brook Leanto may need removal within five years. Meanwhile, large rocks will be placed along the road to delineate a two car parking area and stop off-road trespass.

e. **Beaver Kill Road Parking Lots**

A three car parking lot with signage will be built the first year on existing state lands south of Cradle Rock Ridge to provide access to the southwestern corner of the unit. The Department is cooperating with the Zen Studies Society, Inc. which has gifted an in-fee 50 foot access strip through its land along Beaver Kill Road. Access for hunters is needed

in this vicinity. Hunters currently park at several random pulloffs (near Pat Brook and elsewhere), some on private lands. Signage will be used to insure users will confine themselves to the state designated parking and pedestrian right of way.

A three car parking lot along Beaver Kill Road will redirect use away from the Balsam Lake outlet brook. Large boulders will be used to prevent parking along the brook.

The Cross-country ski trail using existing trails will not be designated. The proposal has been dropped since it follows the old town road through the BLC Flyfishers, Inc property to Quaker Clearing. The Hardenburgh-Neversink Trail was rerouted from this road, so it is no longer used as a designated trail. The temporary sign at Quaker Clearing on the Beaver Kill Road informing users that the trail has been rerouted will be replaced by a permanent sign for two years, then taken down. Extensive cross-country ski trails are now available on forest preserve lands at Hodge-Frick Pond in the nearby Willowemoc-Long Pond Wild Forest. All trails on state lands are open to cross-country skiing.

4. **PROPOSED NEW PROJECTS AND ISSUES**

a. Close off trail to Mill Brook Leanto with boulders, leaving room for one-two cars along road. Currently cars are driving up the trail, damaging wet areas.

b. Improve drainage at the Dry Brook Ridge Trailhead Parking Lot, so water flows alongside, not through the lot. Work with Town of Hardenburgh to regrade road or redirect water.

c. The Kelly Hollow, Mill Brook Road and Balsam Lake Mountain Parking lots will be snowplowed, funds permitting, in that order.

d. Rehabilitate spring near fish hatchery at Alder Lake. The spring is frequently used by campers and access/flow should be stabilized.

e. Remove old gate (posts and cable) on state land near the Johnson House access off Beaver Kill (Turnwood) Road, which serves no purpose. The gate was incorrectly placed by the landowner on state land to block a private access route which is now correctly located to the west as shown on the attached maps.

Move designated campsite on Neversink Hardenburgh Trail near the Owens lot along the Beaver Kill, to the west.

Install two gates along this stretch after formal abandonment by the town, which has not taken place (See map), unless BLC Flyfisher's gates are adequate to deter unauthorized snowmobile/motorized use on state land.

f. Existing, designated campsites are updated on the map. The map has been updated to more clearly indicate the three 30 foot wide access strips between Turnwood Road and the Beaverkill River, the 30 foot wide strip from the Claryville Trail Road to the Beaverkill, and the 20 foot wide path from Samuels Clearing to Vly Pond retained in fee by the BLC Flyfishers. For more detailed description and locations, see NYS DEC Survey Map #9827 A-D, November 14, 1978, and amendments (Project QCFP Ulster 123A and 123B).

g. Trails at Kelly Hollow and Dry Brook (Blue) are suitable for mountain bikes. They are wide, less steep, and impacts are minor or can be minimized. Access to the top of Balsam Lake Mountain via the Red Trail from the north, which is an old road, would be suitable on a trial basis, but steep sections must be monitored for unacceptable impacts. The Balsam Lake Mountain Trail (Red) down the southerly flanks of the mountain is unsuitable for mountain bikes. This should be appropriately posted. Presently, there are no controls on mountain bike use in the Catskill Forest Preserve, and thus this Management Plan cannot concretely address this issue. However, the use of these trail systems must be consistent with any current and future requirements of the Catskill State Land Master Plan. If trail erosion and vegetation damage occurs, the trails will be temporarily or permanently closed to the damaging uses.

h. The 1989 Balsam Lake Unit Management Plan, page 82, abandoned horse trail use on the Balsam Lake Mountain-Millbrook Road Trail. The plan cites very little use, unsafe conditions, and lack of maintenance to the necessary equestrian standards. Horses may continue to ride as far as Coykendall Lodge adjacent to Alder Lake and anywhere beyond, except on marked foot trails. The trail around Alder Lake has bridges that will not accomodate horses. Horses may also continue to use town road segments.

Horse use will be allowed on the Millbrook Road Trail (Dry Brook Ridge Trail from Millbrook Road to the Balsam Lake Mt. parking lot) and on a trial basis from the north to the Balsam Lake Mountain Summit on the old state truck trail. However, these trails will be

maintained to hiking standards. If horse or bike groups wish to upgrade the trails, the DEC will entertain applications to do so. The use of this trail system must continue to be consistent with the Catskill State Land Master Plan currently under revision. If trail erosion and vegetation damage occurs, the trails will be temporarily or permanently closed to the damaging uses. Horses and mountain bikes will be prohibited on the southerly flank/portion of the loop.

i. The Balsam Lake Mountain Fire Tower is not staffed at this time. The Department proposes to enter into a cooperative aggreement with a private sector organization to reopen and maintain the tower (see pages 2-3).

j. The old telephone lines leading to the Balsam Lake Mountain fire tower are quite low in some area. The wires and poles should be tightened or removed if no longer needed.

k. The Department should develop a policy dealing with the issues of habitat management of endangered, threatened, and rare species in the Catskill Park State Land Master Plan Update.

l. Department staff will monitor the development restrictions (reserved rights) effecting the parcels outlined under Appendices A and B.

m. DEC staff researched the rights to lay down and maintain water pipes described in Liber 1353, page 412 (April 1976), and concluded the rights include use of two pipes. See Appendix B, Section E for details.

5. **THE SETTLEMENT STIPULATION AGREEMENTS BETWEEN BLC FLYFISHERS, INC. AND DEC**

The former Balsam Lake Anglers Club (now the BLC Flyfishers) filed a lawsuit against the State. The dispute was recently resolved, in part by a memorandum of understanding and settlement stipulations summarized below.

a. Neversink-Hardenburgh Trail has been relocated.

b. Ski loop issue is addressed in this five year update.

c. Gates - DEC and/or BLC Flyfishers may erect gates on the old Claryville Road after its formal abandonment. Inholders will have access (ingress/egress). The BLC Flyfishers has installed gates. DEC has keys to the gates and will continue to use the old Claryville Road

for administrative purposes. Upriver owner rights need to be clarified.

d. TRPs - DEC will process applications according to policy.

e. Access

1. For Winterhouse Spring - Deed language is correct, but DEC survey map is not. DEC will check to see if our map is on file in the county courthouse. If so, we will file the August 27, 1990 Brooks map or a corrected DEC map. DEC will correct or enter notes on our maps as to location of spring and boundaries. Correct boundaries will be marked on the ground.

2. Winterhouse Access - BLC is using correct location given in the deed.

3. Elbow Pool Access - a number of pins were located on State land off the fee accessway. Real Property staff, accompanied by Forest Ranger, will be requested to remove any non-DEC pins not on line at their earliest convenience.

f. Permits - the stipulation and memorandum of understanding agreed to among the parties, dated April 25, 1994, requires DEC to issue permits to hunters who wish to cross the private lands of the BLC Flyfishers, Inc. in the Beaverkill Valley of the Town of Hardenburgh, in Ulster County, for the purpose of hunting on state land. Such permits are available from the Forest Ranger or DEC Regional Headquarters in New Paltz.

6. WILDLIFE MANAGEMENT

No wildlife management projects are planned specifically for the Balsam Lake Mountain Wild Forest. The area falls within Wildlife Management Unit # 11 and Deer Management Unit # 55. The management of wildlife populations within the Balsam Lake Mountain Wild Forest will be limited to the hunting and trapping regulations developed for these broader management units.

The two parking lots planned for locations along the Beaverkill Road will provide improved access for hunters, trappers and other wildlife-related recreational users, as will the other parking lots and trails.

The 1993 adult buck kill per square mile in the Town of Hardenburg increased to 2.16. However, overall deer harvest fell to 2.68 (from 2.9 in 1989). Two black bear were harvested in 1993. The Division of Fish and Wildlife reports that in the future a five-year average will be used to report deer and black bear harvest. This will eliminate yearly fluctuations for a more meaningful population / take estimate.

7. FISHERY MANAGEMENT

Fishery surveys were completed in 1991 and 1992, just before and immediately after the Alder Lake Dam rehabilitation. Another survey will be conducted within the next five years to round out the picture and a summary report presented in the next five year management plan update. Plans to improve the wild brook trout fishery by providing artificial spawning habitat (special substrate enclosures) continue and may be implemented in the next five years. If abundance or size composition of the brook trout population changes over time, size and creel limit regulations may be modified.

High elevation brook trout systems in the Adirondacks and elsewhere have proven to be vulnerable to acid precipitation. In early spring many of these streams could be impacted by high acid runoff from snow melt and spring rains. This can be critical to the development of fish eggs and larvae in addition to older fish. Much of the area within this unit is vulnerable to the effects of acid runoff due to the extremely low buffering capacity of the local geology. The buffering capacity of the watershed will determine how much acidity the water can withstand before experiencing a drop in pH. Monitoring of pH levels and the changes in the distribution of fish and other aquatic organisms has been the focus of an ongoing study by the U.S.G.S. throughout the United States, including areas of the Catskill Mountains. Fisheries will stay abreast of this information and periodically monitor this situation.

In the event that acid precipitation creates acidic conditions which threaten fish populations within the unit, a liming policy may be implemented to neutralize acidic waters. Any such program will be consistent with the Department's Revised Liming Policy (June 1991). The Policy has established a series of qualifying criteria, all of which must be met prior to any liming treatment. At this time, what potential any waters within this unit have to meet these criteria is unknown.

8. STAFFING AND FUNDING

The maintenance crew and vehicle required to fully implement the plan have not been obtained. Maintenance funds, and other project funding have all fallen far short of what is required and essential to meet the project plans contained in this UMP. Obtaining these resources is a high priority. In addition, existing DEC staff must be supplemented to do the necessary deed and boundary line research and address any tresspass, occupancy, or additional land acquisitions which may arise in the next five years. (One sixty acre parcel was added to the forest preserve in this unit by gift.) Staffing needs include one Lands and Forests Claims Adjustor (10 percent of time) and one attorney (15 percent of time) annually. Surveying needs may be met by existing staff.

9. **SCHEDULE FOR IMPLEMENTATION**

BUDGET

In addition to normal program funding, estimated project costs to be incurred upon implementation of this plan include:

YEAR	PROJECT	ESTIMATED COST
I	Remove Coykendall Lodge and Fish Hatchery Building. Keep stonework and patio. Construct small interpretive exhibit.	$125,000
	Remove telephone/electric lines (0.3 miles) west of Alder Lake	2,000
	Delineate/gravel a 15-car parking lot defining motor vehicle access at Alder Lake, replace failing culvert and regrade road, and clean ditches, concurrently or after building removals. (See site map.)	15,000
	Construct handicapped accessible trail and outhouse at Alder Lake.	5,000
	Rehabilitate spring near Fish Hatchery at Alder Lake.	500
	Replace one outhouse and erect one new outhouse at Kelly Hollow	2,000
	Replace deteriorated outhouse on the summit of Balsam Lake Mountain and erect one new outhouse at the leantos.	2,000

Erect information board at Kelly Hollow Parking Lot (and move trail register to lot).	1,000
Move boulders to enlarge parking lot at Kelly Hollow.	1,000
Place boulders to block off trail to Mill Brook Leanto.	500
Maintain, improve, move trail to Balsam Lake Mountain.	500
Improve drainage at Dry Brook Ridge Trailhead Parking Lot	1,000
Correct Winterhouse Spring map and file.	
Check boundary and pins at Elbow Pool access. 3 man days	500
Attorney, 15 percent/Lands and Claims Adjustor, 10 percent	13,000
Assistant Forest Ranger and vehicle (1/3 time; April 1 to December 15; purchase vehicle).	12,000
Maintenance crew and vehicle (2-person crew; May 15-December 15; 2/5 time; responsibilities will include annual maintenance of trails, roads, leantos, outhouses, bridges, dam, parking lots, signs, etc.; purchase vehicle)	24,000
Annual Maintenance materials	3,900
TOTAL EXPENSES FOR YEAR I	$208,900

YEAR	PROJECT	ESTIMATED COST
II	Erect two gates to limit motor vehicle access to state land along the Upper Beaverkill.	2,000
	Rehabilitate Balsam Lake Fire Tower. Staff with summer summit steward/ observer through private and/or State funding.	10,000
	Maintain/improve/reroute trail to Balsam Lake Mountain.	500

Construct a 3-car parking lot in the southeastern part of the unit, along the Beaverkill Road).	2,000
Erect and information board and signage at the above parking lot.	500
Attorney, 15 percent/Lands and Claims Adjustor, 10 percent	13,000
Assistant Forest Ranger (1/3 time)	4,400
Maintenance crew (2/5 time)	10,000
Annual maintenance materials	3,900
TOTAL EXPENSES FOR YEAR II	$ 46,300

YEAR	PROJECT	ESTIMATED COST
III	Build 7.75 miles of new trail from Alder Lake to Balsam Lake Mountain via the Beaver Meadow and Mill Brook Ridge.	$ 21,000
	Construct a primitive campsite at Beaver Meadows	400
	Provide artificial spawning habitat for brook trout at Alder Lake.	1,000
	Erect a gate on the Balsam Lake Mountain Road at Mill Brook Road (Dry Brook Ridge Trail), after town abandons road.	1,000
	Relocate older Balsam Lake Mountain leanto from present location to location below 3500 feet.	5,000
	Attorney, 15 percent, Lands and Claims Adjustor, 10 percent.	13,600
	Assistant Forest Ranger (1/3 time)	4,700
	Maintenance crew (2/5 time)	10,400
	Annual maintenance materials	4,000
	TOTAL EXPENSES FOR YEAR III	$ 61,100

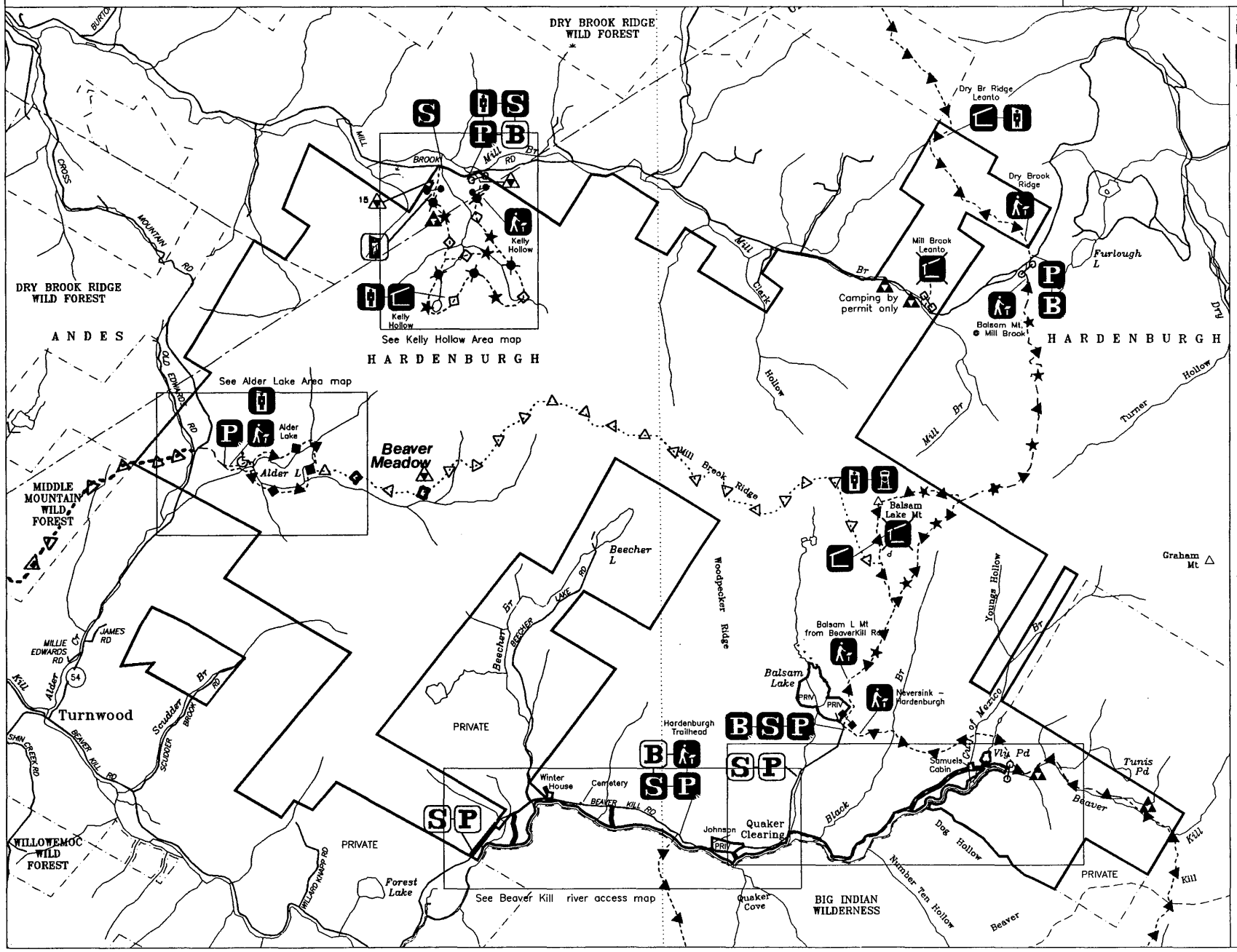
YEAR	PROJECT	ESTIMATED COST
IV	Construct a 3-car parking lot on the Beaver Kill Road near the Balsam Lake outlet brook.	4,000
	Erect an information board at the above parking lot.	500
	Prepare, print and distribute a brochure describing the Balsam Lake Mountain Wild Forest.	2,000
	Attorney, 15 percent/Lands and Claims Adjustor, 10 percent.	14,000
	Assistant Forest Ranger (1/3 time)	5,000
	Maintenance crew (2/5 time)	10,900
	Annual maintenance materials	4,000
TOTAL EXPENSES FOR YEAR IV		$ 39,400

YEAR	PROJECT	ESTIMATED COST
V	Assistant Forest Ranger (1/3 time)	5,250
	Attorney, 15 percent/Lands and Claims Adjustor, 10 percent.	14,000
	Maintenance crew (2/3 time)	11,400
	Annual maintenance materials	4,200
TOTAL EXPENSES FOR YEAR V		34,850
TOTAL ESTIMATED COST FOR 5-YEAR PLAN		$391,550

BALSAM LAKE MT. WILD FOREST
Facilities

95

Magnetic North True North
0 1 MILES
12°00'



BALSAM LAKE MT. WILD FOREST
Alder Lake Area

95

Magnetic North True North
0 400 800
FEET
12°00'

Private Land
OLD EDWARDS RD
CROSS MOUNTAIN RD
ALDER LAKE RD
Overflow Parking
Coykendall Lodge
Utility line (to be removed)
Remove chain & Plant trees to screen
Trail to Big Pond
54
Hatchery Building
No Bridge
Alder Cr
Alder L
Private Land

Unit Boundary
Public Road
Other Road or ROW
Existing Trail
Marked for Foot Use
Marked for Nordic skiing
Existing Parking Lot
Existing Trail Register
Existing Bulletin Board
Existing Outhouse
Existing Bridge
Designated Campsite
Designated Group Campsite
Existing Gate
Existing Barricade
Proposed Trail
Mark for Foot Use
Mark for Nordic Skiing
Handicap Access Trail
Proposed Parking Lot
Proposed Bulletin Board
Proposed Launch site
Proposed Handicap Accessible Outhouse
Remove Building
Proposed Barricade
Spring

BALSAM LAKE MT. WILD FOREST
Kelly Hollow Area

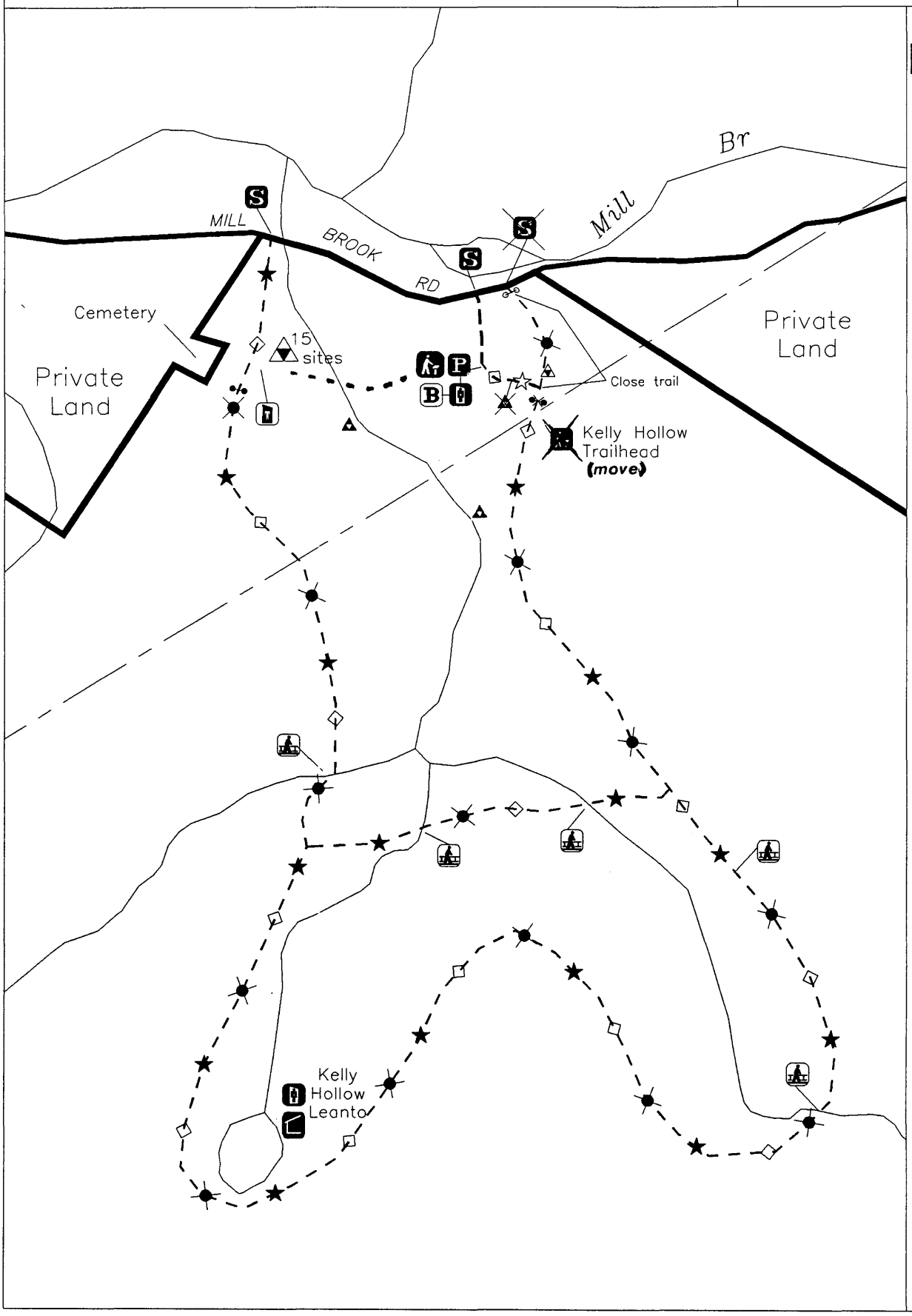
95

Magnetic North True North

0 400 800

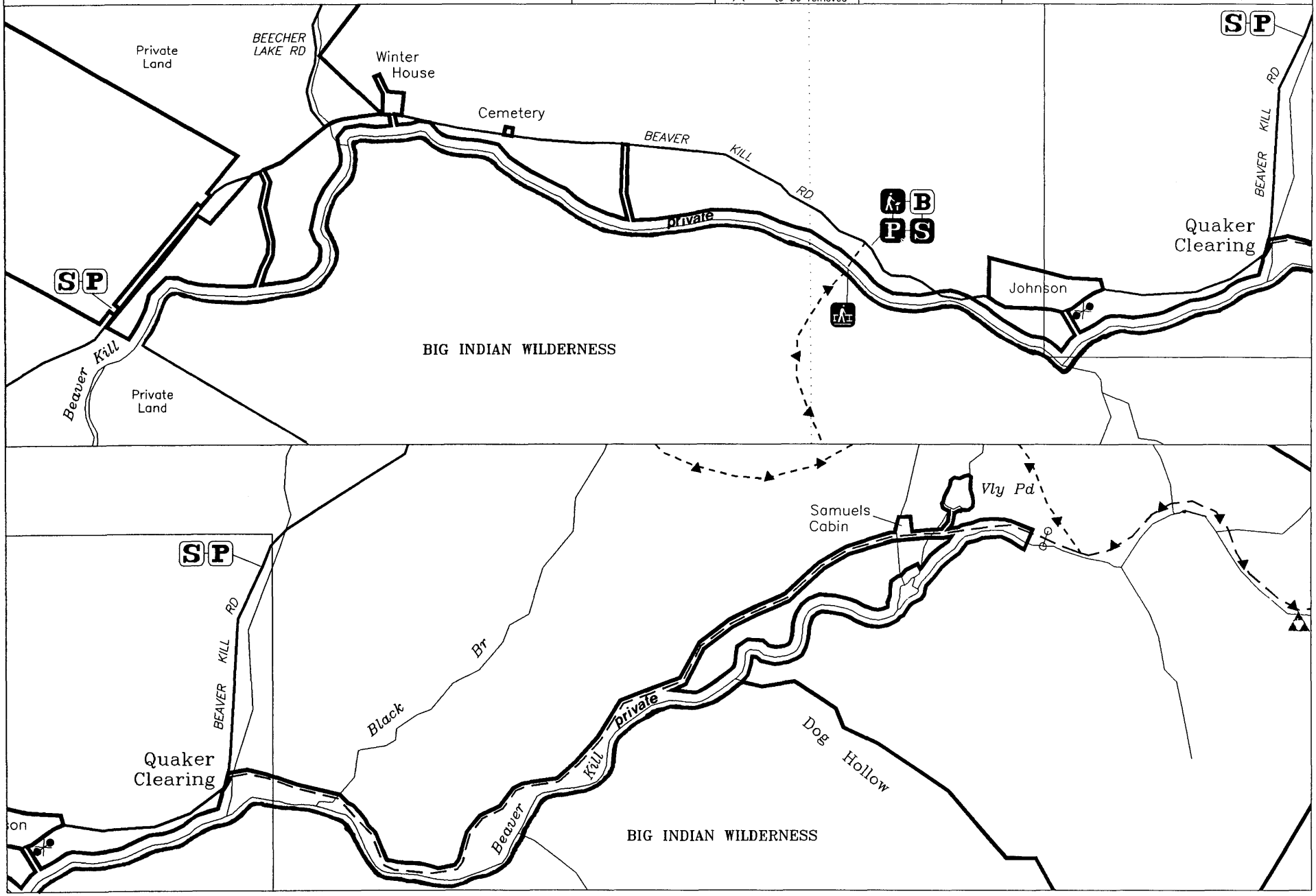
FEET

12°00'



Unit Boundary
Public Road
Other Road or ROW
Existing Trail
Marked for Horse Use
Existing Parking Lot
Existing Trail Register
Existing Sign
Existing Leanto
Existing Outhouse
Designated Campsite
Existing Gate
Proposed Trail
Mark for Nordic Skiing
Mark for Horse Use
Prohibit Snomobiles
Proposed Bulletin Board
Proposed Outhouse
Bridge
Proposed Campsite
Proposed Camping Area Multiple sites

BALSAM LAKE MT. WILD FOREST
Beaver Kill River Access



APPENDIX A

MAN-MADE FACILITIES

1. Roads

a. Public Roads

1) Cross Mountain Road - 0.5 miles (in Wild Forest)
2) Old Edwards Road - 0.3 miles (in Wild Forest)
3) County Route 54 (Turnwood to Alder Lake Rd.) - 2.4 miles
4) Mill Brook Road (Kelly Hollow to Dry Brook Ridge) - 5.0 miles
5) Beaver Kill Road (Turnwood to Balsam Lake) - 8.1 miles

b. Unmaintained Town Roads

1) **Balsam Lake Mountain Road** (Mill Brook Road to Balsam Lake) - 4.0 miles. A 1.05 mile section of this road on the northerly part of state land has been abandoned by the town. Approximately 1.7 miles is on Forest Preserve. The southerly segment on State land has not been abandoned by the Town or Department.

2) **Scudder Brook Road** (portion traversing forest preserve land) - 0.5 miles.

c. Forest Preserve Access Roads (segments in Wild Forest)

1) Alder Lake Road - 0.4 miles

2) Kelly Hollow Road - 4.0 miles. Most of this road is closed to the public and maintained for administrative use only.

3) Balsam Lake Mountain Summit Road - 0.75 miles. Closed to the public - administrative use only.

4) Hardenburgh - Neversink Road - 1.9 miles from Quaker Clearing to Vly Pond vicinity, 1.5 miles beyond Vly Pond. Former town road now closed to the public by gates - private landowner and DEC administrative use only.

2. <u>Easements</u>

1) Private landowner easements traversing state land:

(i) Undefined Interest Easements exist for the privately held lands in Great Lot 10, Jarvis Tract, lots 9 and 10 (Gulf of Mexico Brook area); and Great Lot 9, Beekman Tract, lots 54 and 55 (Beaver Kill Range). Any and all owners of these lands are allowed motor vehicle access across forest preserve land to their property, but will be limited to their traditional access which, however, are not defined in deeds (prescriptive easements).

(ii) BLC Flyfishers, Inc (formerly Balsam Lake Anglers Club) Easements:

a. The Club has the right to use, maintain, clean, repair and replace, if necessary, a water pipe from a spring on state land (approximately 1100 feet northeast of Balsam Lake) to a parcel of land on the east side of Balsam Lake owned by the Club and known as the Power House Parcel. They also have the right to convey water to this parcel via the water pipe, for the sole purpose of generating electric power. They also have the right to maintain an electric conduit line which runs from the powerhouse parcel south to Balsam Lake.

b. The Club has the right to use, maintain, clean, repair and replace the water pipe which conducts water from a spring on state land approximately 1300 feet east of Balsam Lake to the Balsam Lake Club House.

(iii) The owner of an 11 acre parcel on the western side of Balsam Lake has the right to use, maintain, clean, repair and replace the water pipe which conducts water to this parcel from a spring now on state land approximately 1300 feet east of Balsam Lake. He may use as much water as he may need for normal residential purposes.

This owner also has the right to install and maintain electrical wires and/or telephone wires to service the above parcel, across lands now owned by New York State, if such wires have been installed within 1500 feet of that parcel.

(iv) The Department determined that the pipeline running from the spring owned in fee by the Club, supplying water to the "Winter House" parcel, across state and into land reputedly owned by Mr. Hoag existed prior to acquisition by the State of New York.

Accordingly, the pipeline maybe utilized and maintained for the purpose of conveying water from the spring to these properties. However, as with other uses preexisting state acquisition, the use may not be expanded beyond what existed at the time of purchase by the state. Also maintenance requiring access by machinery or equipment, cutting or disturbing vegetation, or other non-routine maintenance must be via a Temporary Revocable Permit.

(v) The People of the State of New York as successor to the Catskill Center for Conservation and Development have the right to restrict development (reserved rights) on the following parcels; in addition to those of Parcel B (the Clubhouse Parcel) of the Balsam Lake Anglers Club (See Appendix B).

1) The Johnson Parcel
2) The Dudley Parcel
3) Samuels Clearing
4) Beaver Kill Islands I, II, III, IV

2) Public Easements traversing/affecting private land:

(i) A permanent easement just south of the Hardenburgh - Mongaup Trailhead allows hikers and other forest preserve users to cross the privately owned Beaver Kill River Basin.

(ii) The people of the State of New York have the right to cross the lands now owned by the BLC Flyfishers Inc (except for the 2.3 acre Club House Parcel) to access adjacent forest preserve lands for the purpose of hunting and for conservation, scientific and educational purposes provided that this right does not injure the Club's lands nor interfere with the Club's use and enjoyment of their land (see Appendix B). Clarification, modification, and guidance is provided by Stipulation Agreement between BLC FLyfishers and the DEC (available from this office), which calls for permits to be obtained from DEC Region 3 Headquarters in New Paltz.

3. Barriers

a. Alder Lake Road - One gate on the road limits access to the Lake. Two gates are on the spur roads to the old fish hatchery.

b. Kelly Hollow - Two gates prevent motor vehicle access on the loop road which leaves Mill Brook Road.

c. Balsam Lake Mountain - One gate prevents motor vehicle access to the summit of Balsam Lake Mountain (where summit road leaves town road, on forest preserve land).

d. Quaker Clearing - A private gate prevents unauthorized vehicular access to the private road which runs east to Vly Pond.

4. Trailheads

a. With maintained parking (5):

1) Balsam Lake Mountain
2) Kelly Hollow
3) Hardenburgh/Mongaup Trailhead - Beaver Kill Rd.
4) Alder Lake
5) Dry Brook Ridge (Mill Brook Road) Balsam Lake Mountain Trail Head

b. Without maintained parking (1):

1) Mill Brook Road/Mill Brook Leanto

5. Hiking Trails (±16.8)

a. Kelly Hollow - 4.0 miles
b. Dry Brook Ridge (blue markers) - 5.4 miles
c. Balsam Lake Mountain Summit (red markers) - 1.6 miles
d. Hardenburgh/Neversink Trail (yellow markers) - 3.25 miles
e. Alder Lake (red markers) - 1.5 miles
f. Alder Lake/Big Pond Trail (red markers) - 0.8 miles
g. Mill Brook Leanto (yellow markers) - 0.25 miles

6. Snowmobile Trails (± 4 miles)

a. Kelly Hollow - 4.0 miles (same as 5a, to be redesignated).

7. Horse Trails (± 4.0 miles)

   a. Kelly Hollow - 4.0 miles (same as 5a).
   b. Dry Brook Ridge (from Mill Brook Road) to Balsam Lake Mountain Parking Lot - 4.0 miles (partly same as 5b, to be designated).
   c. Balsam Lake Mountain (north access from Dry Brook Ridge Trail) - 0.8 miles (to be designated).

8. Cross Country Ski Trails (1.5 miles)

   a. Alder Lake - 1.5 miles
   b. Kelly Hollow - 4.0 miles (same as 5a, to be redesignated)

9. Trail Registers (7)

   a. Alder Lake
   b. Kelly Hollow
   c. Balsam Lake Mountain parking lot vicinity (2) - north and south
   d. Dry Brook Ridge parking lot vicinity (2) - north and south
   e. Hardenburgh (Mongaup/Hardenburgh Trail)

10. Parking Lots (5)

   a. Alder Lake - 40 cars
   b. Balsam Lake Mountain - 20 cars
   c. Kelly Hollow - 10 cars (15-20 proposed)
   d. Hardenburgh - 5 cars
   e. Mill Brook Road - 10 cars

11. Bridges (12)

   a. Alder Lake Trail (4)
   b. Kelly Hollow (5)
   c. Hardenburgh/Neversink Trail (2)
   d. Beaverkill Suspension Bridge (1)

12. Leantos (5)

   a. Kelly Hollow - at Beaver Pond (1)
   b. Dry Brook Ridge (1)
   c. Balsam Lake Mountain (2)
   d. Mill Brook (1)

13. Outhouses (6)

   a. Alder Lake (2) - Culvert types.

b. Kelly Hollow Leanto (1) and Kelly Hollow Parking Lot (1) (Kelly Hollow outhouse has been removed/will be replaced)
c. Dry Brook Leanto (1)
d. Balsam Lake Mountain Summit (1)(needs replacing)
e. Balsam Lake Mountain leanto (1 proposed)

14. Designated Camping Sites (29)

a. Alder Lake (7) and Group Camping
b. Kelly Hollow (2)
c. Beaverkill (2)
d. Other (2) (Along Mill Brook Road)

15. Buildings (2)

a. Conforming

1) Balsam Lake Mountain (2). A fire tower and one cabin are on the summit.

b. Nonconforming

1) Alder Lake (2). (Coykendall Lodge and Fish Hatchery.)

16. Telephone/Electric Lines (± 3.7 miles)

a. Balsam Lake Mountain (Mill Brook Road to Summit) - 3.0 miles.
b. Alder Lake (County Route 54 to Coykendall Lodge and other buildings) - 0.7 miles.

17. Dams (2)

a. Alder Lake - a dam has impounded the waters of Alder Lake since the late 1800's.
b. Alder Creek - a fish barrier sits just below the old fish hatchery building - poor condition.

18. Signs

There are approximately 45 directional/destination signs located within and adjacent to the unit, as well as an unknown number of signs informing users of Department rules and regulations.

19. Trailhead Bulletin Boards (3):

a. Alder Lake
b. Dry Brook Ridge
c. Balsam Lake Mountain

20. Supporting Facilities Outside The Unit:

a. Little Pond Campground - 75 sites, open May 15 through big game season; 2 miles west of Turnwood.

b. Beaverkill Campground - 97 sites, open April 1 through Labor Day; 8 miles southwest of Turnwood.

c. Mongaup Pond Campground - 160 sites, open May 16 through big game season; 6.4 miles south of the unit by foot trail or 30 miles by car.

All facilities are shown on the maps enclosed on the following pages.

APPENDIX B

EASEMENTS

The title abstract for lands which New York State purchased from the Catskill Center for Conservation and Development, Inc. includes several easements. Appropriate exerts from past deeds are provided below:

A. Tenants in common to Balsam Lake Angler's Club; Ulster County Liber 1353, page 438 - Dated April 22, 1976.

" . . . the right and easement to use the premises hereby conveyed with the exception of Parcel B (the Club House Parcel) for ingress and egress to and from the adjoining land, for forestry and wildlife management on the adjoining land including the removal of timber from and hunting upon the adjoining land, and for conservation, scientific and educational purposes with respect to the premises conveyed hereby and the adjoining land, provided that the exercise of such rights shall neither injure the premises conveyed hereby nor injure or threaten the ecological balance, indigenous wildlife or scenic values of said premises or the adjoining land nor interfere with the use and enjoyment of said premises by the party of the second part or its successors or assigns. Said right and easement shall not include the right to create public trails across the premises hereby conveyed or to permit public trails across said premises other than presently existing public trails. It is understood that the adjoining lands are intended to be conveyed forthwith to The Catskill Center for Conservation and Development, Inc. at which time the aforesaid right and easement shall be for the benefit of said adjoining lands and the Catskill Center for Conservation Development, Inc. and its successors and assigns and for the agents of said Center and hunters holding written permits from said Center or the successors or assigns of said Center."

New York State is a successor to the Catskill Center for Conservation and Development, Inc.

Also, on page 447:

". . . no buildings or new roads, other than presently existing buildings and roads, shall be erected, placed or permitted on the premises hereby conveyed with the exception of the above PARCEL B (Club House Parcel), and said premises shall not be developed so as to interfere with the natural state and condition of the land; provided, however, that buildings and roads presently on said premises may be

repaired or, if destroyed, replaced by buildings or roads of a comparable size and character. The party of the second part for itself and its successors and assigns further covenants that the Balsam Lake Club House shall not be extended or expanded to a size greater than one and one-half times its present size nor replaced by a building greater than one and one-half times the present size of the Balsam Lake Club House, and that the above Parcel B shall not be used for commercial hotel or boarding house purposes open to the general public.

The rights, easements and restrictions created herein are to and shall run with the land and shall be for the benefit of the adjoining land as hereinabove defined and the parties of the first part and their heirs, successors and assigns, any of whom may institute and prosecute any proceedings at law or in equity against the person or persons violation or threatening to violate the same."

B. Balsam Lake Club to Alexander Johnson; Ulster County, Liber 1343 page 406 - Dated April 22, 1976.

". . . no buildings or roads, other than existing buildings and roads, shall be erected, placed or permitted on the premises hereby conveyed, that said premises shall not be used for commercial purposes, and that said premises shall not be developed so as to interfere with the natural state and condition of the land; provided, however, that the buildings and roads presently on said premises may be improved or repaired or, if destroyed, replaced by buildings and roads of a comparable character, that the party of the second part or his heirs, successors or assigns may construct additions to the house on said premises or any replacement provided that such additions do not result in more than a thirty percent (30%) increase in the present floor space of said house, and that a storage shed may be erected to the north or east of said house. The restrictions created herein are to and shall run with the land and shall be for the benefit of the land of the party of the first part and its successors and assigns, any of whom may institute and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate the same."

C. Balsam Lake Club to James Dudley; Ulster County, Liber 1353, page 399 - Dated April 22, 1976.

". . . no buildings or roads, other than existing buildings and roads, shall be erected, placed or permitted on the premises hereby conveyed other than on the 3.8 acre parcel described in Lease dated December 17, 1965 from the party of the first part to the party of the second part, recorded on

October 9, 1969 in Liber 1234 of Deeds at page 463 in the Office of the Clerk of the County of Ulster, and the above described premises with the exception of said 3.8 acre parcel shall not be developed so as to interfere with the natural state and condition of the land; provided, however, that the buildings and roads presently on said premises may be repaired or improved or, if destroyed, replaced by buildings or roads of a comparable character. The restrictions created herein are to and shall run with the land and shall be for the benefit of the land of the party of the first part adjoining the premises conveyed hereby and the party of the first part and its successors and assigns, any of whom may institute and prosecute any proceedings at law or in equity against the person or persons violation or threatening to violate the same."

D. Balsam Lake Anglers Club to the Catskill Center for Conservation and Development, Inc., Liber 1403, Page 924-936.

EXCEPTING AND RESERVING from Parcels I, II, III and IV, hereby conveyed to the Balsam Lake Anglers Club the right and easement to Grantor, The Catskill Center for Conservation and Development, Inc., its successors and assigns, to use said premises for ingress and egress to and from the adjoining land, for forestry and wildlife management on the adjoining land, including the removal of timber from and hunting upon the adjoining land, and for conservation, scientific and educational purposes with respect to the premises conveyed hereby and the adjoining land, provided that the exercise of such rights shall neither injure the premises conveyed hereby nor injure or threaten the ecological balance, indigenous wildlife or scenic values of said premises or the adjoining land nor interfere with the use and enjoyment of said premises by The Catskill Center for Conservation and Development, Inc., its successors or assigns. Said right and easement shall not include the right to create or permit public trails across the premises hereby conveyed.

With respect to Parcels I, II, III and IV hereby being conveyed to the Balsam Lake Anglers Club: Said Grantee, for itself and its successors and assigns, covenants that no buildings or roads shall be erected, placed or permitted on the premises, and said premises shall not be developed so as to interfere with the natural state and condition of the land provided, however, that roads, if any, presently on said premises may be repaired or if destroyed, replaced by roads of a comparable size and character.

E. Liber 1353, Page 412. Parcel 12 (Elbow Pool Parcel Near Zen)

Lot No. Two Hundred Sixty-Five (265) in Great Lot No. Six (6), Subdivision No. Three (3), Robinson Tract, of the Hardenburgh Patent, containing approximately 136 acres.

TOGETHER with the rights to lay down and maintain water pipes of any description for the purpose of conducting water from a spring situate on Lot No. Two Hundred Forty-Eight (248) in Great Lot No. Six (6), Subdivision No. Three (3), Robinson Tract of the Hardenburgh Patent, as reserved in the deed referred to with respect to PARCEL 3,

EXCEPTING therefrom the portion within this PARCEL 12 of the 4.85 acre parcel conveyed by deed dated June 7, 1955 from the Balsam Lake Club to Bowman H. Owen, recorded on August 30, 1955 in Liber 940 at page 385, situate to the north of Turnwood Road near the northerly corner of this PARCEL 12 as more particularly described in said deed,

FURTHER EXCEPTING therefrom the 0.21 and 0.67 acre parcels conveyed by deed dated February 26, 1973 from The Balsam Lake Club to the Zen Studies Society, recorded on March 6, 1973 in Liber 1295 at page 47, situate to the north of Turnwood Road near the northerly corner of this PARCEL 12 as more particularly described in said deed,

BEING a portion of the premises described in the deed referred to with respect to PARCEL 3.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

REGION 3

NYS DEC
21 South Putt Corners Road
New Paltz, NY 12561-1696
914-256-3000

FOREST RANGERS

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