

SECTION II
INVENTORY AND ANALYSIS

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A two-stage process was used to inventory and analyze coastal resources and conditions within the local waterfront area. In the first stage, the waterfront was examined broadly to identify significant resources, associated problems and opportunities, applicable policies and expected means of policy implementation. Published reports, tax maps, the NYS Coastal Atlas, U.S.G.S. topographic maps, air photos, field investigations and discussions with the Town/Village Waterfront advisory committee provided the necessary information. An "Overview Memorandum" to the NYS Department of State (DOS) outlined the first stage results and provided scope for the overall Local Waterfront revitalization Program. Those resources and conditions identified in the memorandum as most significant were then examined in greater detail in the second stage of the inventory and analysis. The combined results from the two stages are presented below under the principal headings of NATURAL RESOURCES, COMMUNITY/CULTURAL RESOURCES, EXISTING LAND AND WATER USES, AND IMPORTANT ECONOMIC ACTIVITIES.

PART 1 NATURAL RESOURCES

A. Water Resources.

1. **Inventory.** (See Plates 2a and 2b). The principal surface waters of the local waterfront area are the St. Lawrence River, Morristown Bay and Chippewa Creek. Other surface drainage ways or intermittent streams are present but, of these only Louce Creek merits attention due to its relationship to Morristown Bay.

- a. **St. Lawrence River.** Flowing from southwest to northeast, the river defines roughly 9 ½ miles of shoreline in the waterfront, exclusive of islands. About 1 mile of this shoreline lies within the Village, and perhaps 1/3 of that encompasses Morristown Bay. Upstream from the bay, the river exhibits a slightly irregular shoreline, numerous shoals, broad shallows (depths less than 18 ft.) and occasional troughs (depths over 30 ft.). These characteristics are most evident between the mainland and the American Islands. Downstream from Old Man Island the shoreline is more regular and the littoral waters (shallows) are generally narrow bands hugging the shore. Away from the shore, the bottom drops off quickly to depths ranging from 40 ft. to over 90 ft. With the exception of Bogardus Island (opposite the mouth of Morristown Bay), islands and shoals are absent in this stretch of the river. All of the river within the local waterfront area has a Class A (FN 1) water quality rating.

- b. **Morristown Bay.** Morristown Bay is a narrow, 16½ acre embayment open to the deeper waters of the river. The Northumberland Street bridge crosses the bay, dividing it into an outer (northerly) bay and inner (southerly) bay. With depths ranging from 5 or 6 feet at the bridge to 18 feet or more at the mouth, the

outer bay is navigable by larger watercraft. On the other hand, the inner bay becomes increasingly shallow as one moves towards its southerly end. Average depths range from 2 to 4 feet. During the Spring and Fall, heavy surface runoff flows into the southwest corner of the main bay via an intermittent stream known locally as Louce Creek. This seasonal inflow provides some cleansing action such that a slightly deeper, though ill-defined channel is maintained along the inner bay's westerly side. The overall water quality classification for Morristown Bay is Class C. (FN2).

c. **Chippewa Creek.** This stream flows year-round through the middle of the Town parallel but opposite to (northeast to southwest) the St. Lawrence River. Eventually it empties into Chippewa Bay in the Town of Hammond. Only the section of Chippewa Creek situated between Ireland Road and the Town's southwestern boundary lies within the NYS Coastal Area. Its depth varies seasonally with an average of about 2 feet, making it navigable only by canoe or flat-bottomed boat. Chippewa Creek has a water quality classification of Class C.

d. **Other surface waters.** The remaining surface waters of the local waterfront area consist of several intermittent streams or drainage ways flowing directly into the river or, in the case of Louce Creek (also known as Lossee Creek), into Morristown Bay. While the others have water quality classifications of D(FN3) due to very low flows, Louce Creek is classified C for a short distance upstream from its mouth and a D classification further upstream. Louce Creek drains most of the southern portion of the Village and a small area of the Town to the south and southwest of the Village.

e. **Groundwater.** Groundwater is found in relative abundance via drilled wells within the waterfront. Deep gravel beds and, more commonly, fractures and seams in the underlying bedrock have supplied ample potable water to areas not served by the Village's water distribution system. Wells usually reach water between 50 and 125 feet below the surface. In a few cases, water is reached at 30 ft., and occasionally a well will prove artesian.

2. **Analysis.** (See Plates 3a and 3b). The water resources of the local waterfront area are considered highly significant for the Local Waterfront Revitalization Program. Surface waters of the St. Lawrence River, Morristown Bay and Chippewa Creek offer fish and wildlife habitats, opportunities for water-based recreational activity and, consequently, the basis for a small but important tourism economy. The river serves as the Village's water supply source whereas Morristown Bay provides a protected small harbor as a focal point for tourism activity and waterfront development. Together, the river and the bay define a distinctive coastal setting. Outside of the area served by the Village's water system, groundwater is also a vital resource. Local officials, with input

from the Waterfront Advisory Committee, have identified the following problems, issues and opportunities:

a. **Septic system leachate.** Development in the Town has relied entirely on individual sewage disposal systems. Given the prevalence of shallow soils overlying bedrock accompanied by seasonally highwater tables, it is also likely that a fair number of these individual systems are unable to provide adequate treatment, especially in areas where development is concentrated. Leachate from some individual septic systems undoubtedly reaches the river with limited cleansing from percolation. No other non-point sources of water pollution have been identified.

b. **Inner Morristown Bay stagnation.** Inner Morristown Bay lacks sufficient cleansing action from the river or from Louce Creek inflows to counteract the rapid growth of aquatic vegetation. Local officials believe that deposition of silt carried by Louce Creek and constriction by the Northumberland Street bridge are responsible for the eutrophication. Water quality engineers from Region 6 of the NYS Department of Environmental Conservation (DEC) attribute the stagnation to the natural progression of the inner bay to emergent marsh. They concede, however, that the factors cited by local officials could be accelerating the rate of that progression.

c. **"Best usage" of surface waters.** All of the existing water quality classifications are deemed appropriate in terms of best "usage", with the exception of outer Morristown Bay. The St. Lawrence River should be maintained as Class A since the Village draws its water supply from it. The intake is located west of Chapman Point off the end of Caroline Street. Inner Morristown Bay is a locally important area for fish propagation and, thus, should retain its C classification. Louce Creek and the other surface drainage ways have no value for consumption, recreation or propagation of fish species and should remain as Class D. Outer Morristown Bay, on the other hand, is used for contact recreation (swimming) off the Village's shoreline park. Its classification would be more appropriate as Class B. The recently completed public sanitary sewer system and a treatment plant should make the higher rating more tenable.

d. **Reliance on groundwater.** While the vast amount of water in the river faces no measurable threat to water quality from individual septic systems, groundwater supplies are more finite and face a potentially greater threat. Heavy concentrations of year-round or seasonal residences and uses requiring large quantities of water or producing large volumes of effluent could jeopardize the quality and, possibly, quantity of groundwater available to areas of existing development. Waterfront areas not served by the Village's water system must be wary of such concentrated development and major uses either as single projects

or as the collective results of long term development. No actual shortages or groundwater contamination have been identified to date.

e. **Other issues.** No problems involving vessel wastes have been identified. Nevertheless, the Village is considering the potential for pumpout facilities at the municipal docks. Such facilities could be tied directly into the recently completed sewer system.

Dredging and dredge spoil disposal are likely to be an issue should any Village or private development proposal involve dredging of inner Morristown Bay. Dredging to maintain the ill-defined channel is a possibility, but unlikely proposal due to costs. Blasting and dredging at Wright's Marina on the river around from the downstream corner of the bay is much more likely. Although the work was not undertaken, previous Corps of Engineers and DEC permits were issued.

As in many of the St. Lawrence River communities, the potential for oil spills from tankers moving along the Seaway channel is a local concern. A major spill in the section of river immediately upstream from Morristown could cause significant damage to fish and wildlife habitats along the river and in Morristown Bay. Swimming at Jacques Cartier State Park and at the village's shoreline park would likewise be affected. The local tourism economy could be adversely impacted if marinas, nearshore businesses and shoreline property owners had to curtail activities and contend with clean-up of a spill.

Solid wastes do not pose a measurable threat to water quality in the local waterfront area. In the Village municipal refuse collection is provided. Refuse is hauled to a transfer site and taken to a landfill outside the coastal area by private contractor. In the Town, the individual property owners take their refuse directly to the transfer site.

B. AIR RESOURCES.

Neither the Town nor the Village lies within an Air Quality Attainment Area. No air pollution problems or issues have been identified.

C. LAND RESOURCES

1. Inventory. (See Plates 2a and 2b).

a. **Bedrock Geology.** The oldest underlying bedrock is Pre-cambrian granitic rock of the Greenville Formation (igneous and metamorphosed rock) perhaps over a billion years old and characteristic of the Frontenac Axis that underlies the Thousand Islands region. Overlying this formation is the Potsdam Sandstone Formation. Deposited in an inland sea over 500 million years ago, this formation

contains the oldest Cambrian sedimentary rock in the area. Intermittent outcrops of the Potsdam sandstone are present. Calcareous and dolomitic sandstone of the Theresa Formation cover the Potsdam sandstone, and may be seen in local outcrops. This formation was deposited during the late Cambrian and early Ordovician Periods, 475 to 550 million years ago. Finally, the Ogdensburg Dolomite Formation was deposited 450 to 500 million years ago during the Ordovician Period. This type of bedrock is the dominant type of outcrop in the area.

b. Surficial geology. The local waterfront area lies within the St. Lawrence Lowlands surficial geological province. After a series of glacial advances and retreats over the vicinity, the last period of glaciation (Wisconsin) gorged, carved and shaped the present landform with a mantle of debris deposited as the glacial masses melted away. This glacial debris is the principal parent material for area soils. Isostatic rebound of the underlying bedrock after removal of the massive weight of ice has uplifted the land at a rate of .75 to 1.00 feet per century. Before rebounding to become land surfaces, post-glacial marine inundation deposited fine-textured sediments in the calm waters of the St. Lawrence-Champlain Gulf where freshwater and salt water met. This deposition produced a general distribution of shallow, clay soils overlying bedrock.

c. Soils. Extremely shallow, stony (or rocky) soils overlying bedrock and frequent bedrock outcrops characterize vast areas of the local waterfront area. These soils are generally 10 to 20 inches deep, excessively drained, moderately permeable and subject to only slight erosion hazard. West of the Village they are usually Insula-Rock Outcrop Complex (rolling), interspersed with small areas of Insula fine sandy loam (very rocky), Benson-Gallo Outcrop Complex and Ruse loam (poorly drained within slopes) accompanied by Benson-Gallo Outcrop complex. Small pockets of loam, silt loam or fine sandy loam are scattered around the waterfront, typically more inland of the shallow soils discussed above. These loams are somewhat deeper, moderately well to somewhat poorly drained, moderately permeable and have either slight or improbable erosion hazard. The Galway, Hogansburg (stony fine sandy) and Newstead loams found on gentle slopes (0-3%) within and east of the Village's eastern boundary and in the area of NY Route 37 and Scotch Bush Road are considered prime agricultural soils by the USDA Soil Conservation Service. The largest single area of prime agricultural soils consists of the Muskellung Variet silt loam (0-3% slope) lying within the southernmost portion of the State park.

d. Topography. As they were eventually uplifted, the bedrock surficial deposits and overlying soil material produced a somewhat level to rolling terrain except where sharp changes in elevation were associated with downward cutting of the St. Lawrence River and variation in the underlying bedrock. The most pronounced topographic relief is found along the river west of the State Park and

within the Village east of Morristown Bay. All of the shoreline is characterized by low-lying bluffs except a short high bluff stretch at the extreme westerly end of the waterfront and two extremely small stretches of low plain.

2. **Analysis.** (See Plates 3a and 3b). Associated with the land resources of the local waterfront area are the following problems, issues and opportunities:

a. **Limitations imposed by bedrock.** Bedrock and rocky soils have posed serious problems for construction of structures with basements and installation of underground utilities. Storm sewers and water lines have usually been installed only after substantial blasting. A vacuum sewage collection system was installed in the Village to minimize the need for blasting over an extensive area.

b. **Limitations imposed by shallow soils.** The thin layer of soil material is accompanied by a seasonally high water table such that no soil type in the local waterfront area is considered suited to conventional septic systems. Much of the waterfront has excessively drained, stony or rocky sandy loam where percolation is too rapid to remove impurities adequately from septic system leachate.

c. **Limitations imposed because of slope.** Although generally steep slopes have presented development obstacles near the river and the bay, only the steepest slopes and very sharp elevation changes associated with outcropped and underlying bedrock have been prohibitive to development. Numerous year-round and seasonal residences hug the lesser slopes close to the river and have proven gentle enough to permit the construction of River road to the west of Morristown Bay and Riverview Drive to the east. Steeper slopes to the southerly or landward side of these roads have typically discouraged development. Some of the slope along the east side of the Morristown Bay has been covered by lawns and, in a few cases, structures. Most of it, however, is undeveloped forest brushland (to the south) or vacant, deteriorated waterfront (to the north) where the combination of shallow depth to bedrock, previous lack of sewers, and steep slopes have inhibited construction.

d. **Use of prime agricultural soils.** The prime agricultural soils in the local waterfront area are neither extensive nor used significantly for agricultural production. About one-half of the total distribution of these soils lies within the State Park and the Village. Farming activity on the remainder is marginal at best. Large tracts of prime agricultural soils can be found in the Town outside the waterfront. Substantial farming occurs there. In spite of the limited extent of prime farmland and small amount of actual farming, much of the land to the south of NY Routes 12 and 37 lies within an agricultural district.

e. **Erosion hazard.** No soils within the waterfront have been identified as subject to serious erosion hazard. From a 1977 shoreline study conducted by the

St. Lawrence-Eastern Ontario Commission (FN4), a 500 foot segment just west of Chapman Point was pointed out as historically demonstrating some shoreline erosion. Local officials, however, note that this area does not currently appear to be subject to active shoreline erosion. Because of the very rocky nature of the St. Lawrence River shoreline along this area of the River, shoreline erosion is not an issue for the Morristown waterfront area. Wind driven wave and ice action, however, does present problems for man-made shoreline structures.

f. Flooding. A very narrow strip along the entire shoreline is subject to flooding according to its designation as Flood Hazard Area (floodplain) under the National Flood Insurance Program. Little variation in the width of the floodplain is evident in either the Town or Village except for a slight increase in its extent along the river north of Ann Street and near the southeast corner of inner Morristown Bay, west from Montgomery Street. The widest floodplain in the local waterfront area lies in the Town along Chippewa Creek. No actual flood damage to structures or other property has been identified. The shoreline cottages are typically located above the floodplain, resting over the flatter, raised bedrock foundation. Of the few structures situated within the floodplain, most consist of docks, piers and boathouses.

g. Elevated views. The dramatic contrast in elevations near the shoreline has created opportunities for elevated views of the river. Such views are discussed in greater detail under Scenic Resources, later in this section.

D. VEGETATION

1. Inventory. (See Plates 4a and 4b).

a. Forest. Substantial areas of forest vegetation are found within the Town's waterfront along NY Route 37. West of the Village, the larger stands of mature trees (mostly deciduous with pockets of conifers) cover lands east of Atwood Road and in the vicinity of Jacques Cartier State Park. To the east of the Village, most of the area south of NY Route 37 is forested, as is a smaller area east of English Settlement Road. One sizeable stand of trees traverses the Village's western boundary.

b. Forest brushland. Excluding developed areas along the river and in the Village and further excluding the few active agricultural lands and vacant or inactive agricultural lands, most of the non-forested area falls into the forest brushland category. Meadow grasses, thickets of woody shrubs, saplings and scattered mature trees are prevalent. The most extensive portions of waterfront with forest brushlands lie between the State Park and the Village's western boundary and straddling the village's eastern boundary.

c. Wetlands. A series of relatively small wetlands lie at various points along the south sides of NY Routes 37 and 12 and to the south and west of Morristown Bay. The largest single wetland follows Chippewa Creek west of Ireland Road. On the other hand, the smallest wetland area is found along the shallows at the south end of Morristown Bay. Although too small to be included as a designated wetland pursuant to the Wetlands Act and 7 NYCRR Parts 661 through 664, this wetland is important for the wildlife habitat it provides and the removal of sediment and impurities entering the south end of the bay.

d. Aquatic vegetation. As noted previously, the growth of aquatic plants in the portion of Morristown Bay has been profuse. The dense submerged plant life and proliferation of floating species bear witness to the extent of eutrophication there. The depth of water over the submerged aquatic plants increases progressively from the Northumberland Street bridge to the mouth of the bay. Beyond the mouth, aquatic vegetation diminishes rapidly as depths exceed 18 feet, water and shoal areas offshore from the western part of the waterfront host vast weedbeds where the height, density and variety of aquatic plants likewise decrease with greater depths. Narrower bands of weedbeds hug the shoreline of the local waterfront areas east of Morristown Bay.

2. **Analysis.** (See Plates 5a and 5b). With the exception of inner Morristown Bay, the vegetation of the waterfront area involves opportunities as opposed to problems or issues.

a. Eutrophication of inner Morristown Bay. Local officials view the eutrophication of the inner bay as more than a natural progression to emergent marsh. Siltation and constriction by the bridge crossing are thought to compound the problem of low inflows from Louce Creek. Fishing activity within this part of the bay has declined progressively as a result of the increased difficulty boats have encountered in navigating the heavy weed growth.

b. Opportunities presented by forest and forest brushland areas. The forested lands in the vicinity of the State Park provide opportunities for camping, hiking, hunting and other outdoor recreation activities. These and other wooded properties of the local waterfront area also contribute to the natural beauty of the coastal setting, sustain the rural character in general and support various species of birds and small game. Forest brushlands, on the other hand, provide somewhat contrasting openness and additional wildlife habitat. Given the extent of shallow, stony soils, the numerous bedrock outcrops, the limited development pressure and the marginal level of agricultural activity within the waterfront, the natural progression of meadow and shrubs to forests is likely to continue.

c. **Opportunities afforded by wetlands.** In general, the wetlands within the local waterfront area offer wildlife habitat, slow the rate of surface runoff, provide groundwater recharge and remove sediment and impurities from the waters passing through them. Hunting, trapping, bird watching and hiking activities are made possible by these resources. The south end of Morristown Bay -though not a designated wetland - and the Chippewa Creek wetland are particularly important as fish and wildlife habitat areas.

d. **Designated wetlands.** (see Plates 5a and 5b.) Pursuant to the NYS Freshwater Wetlands Act (Environmental Conservation Law, Article 24), the NYS Department of Environmental Conservation has filed the final wetlands maps for St. Lawrence County. Portions of three of the designated wetlands lie within the Town's waterfront area, and a portion of one of the designated wetlands lies within the Village's waterfront area. The significance of these four wetland areas is indicated below by their classifications and sizes.

1. HA-2. This Class II Wetland follows Chippewa Creek west of Ireland Road. In total, this open water, emergent marsh wetland is comprised of 402 acres and is the third largest in the County. Less than one-quarter of it is within the Town of Morristown Local Waterfront Area.
2. MT-1. This Class III deciduous wetland is located approximately three-quarters of a mile east of Atwood Road and adjacent to Route 12. Approximately one-quarter of the 24 acres in this wetland is located within the Town of Morristown Local Waterfront area.
3. MT-5. This Class II wetland is bisected by Route 37 just east of the southern entrance (Main Street) to the Village. This wetland contains 29 acres in total, approximately one-third of which is located within the Village of Morristown Local Waterfront Area.
4. EV-1. This Class III deciduous swamp wetland is visible from Route 37 (Seaway Trail) approximately one-third of a mile east of English Settlement Road. In total, it contains 40 acres, approximately one-quarter of which is located within the Town of Morristown Local Waterfront Area.

E. **FISH AND WILDLIFE**

1. **Inventory.** (See Plates 4a and 4b). A variety of fish and wildlife species common to the St. Lawrence River Valley and the western portion of St.

Lawrence County are present in the local waterfront area. Discussions with the Waterfront Advisory Committee, consultation with representatives of the Department of Environmental Conservation (Region 6) and review of the Oil Spill Response Model II- St. Lawrence River (SLEOC, 1984) identified general habitat areas and their associated species as outlined below. Other habitat characteristics were previously described under A. Water Resources, B. Land Resources, and C. Vegetation.

a. **Mammals.** Of the two dozen species of mammals which may be found within the waterfront, almost all are represented within the Chippewa Creek Marsh and Jacques Cartier State Park. The more common of these species --- Eastern Cottontail, Eastern Chipmunk, Gray Squirrel, Meadow Vole, Porcupine, Coyote, Raccoon, Ermine, Striped Skunk, Muskrats, Mink, Beaver, Otter, and White-Tailed Deer --- are widely distributed over the Morristown mainland. Rare occurrences of southern flying squirrel and northern flying squirrel are associated with Chippewa Creek Marsh. The islands are largely devoid of mammal populations.

b. **Birds.** A total of 193 species of birds and water fowl has been documented within the Village/Town of Morristown area. Individual species vary greatly in frequency and seasonality of occurrence, and in the varying types of habitat occupied. Logically, the greatest frequencies of occurrence is associated with the spring and fall migrations of species. Occurrences of species breeding locally are generally limited to the following: Great Blue Heron, Green-backed Heron, Canada goose, Mallard, Wood Duck, Blue Winged Teal, Red-Tailed Hawk, Killdeer, Spotted Sandpiper, Ring-billed Gull, Herring Gull, Wood-Pee-wee, Eastern King bird, Purple Martin, Rook Dove, Chimney Swift, Northern Flicker, Eastern Barn Swallow, Tree Swallow, Bank Swallow, Blue Jay, American Crow, Black-Capped Chickadee, House Wren, Marsh Wren, Veery, Wood Thrush, American Robin, Gray Catbird, Cedar Waxwing, European Starling, Red-eyed Vireo, Yellow Warbler, American Restart, Common Yellowthroat, Rose-breasted Grosbeak, Field Sparrow, Savannah Sparrow, Song Sparrow, Swamp Sparrow, Bobolink, Red-Winged Blackbird, Common Grackle, Brown-headed Cowbird, Northern Oriole, American Gold Finch House Sparrow, American Bittern, pied bill grebe, Northern Harrier, American Kestrel, Common Moorehen, Great Horned owl, and Belted Kingfisher. The Common Tern and Northern Harrier which are designated as threatened species, and the pied-billed grebe, American widgeon and Gadwall which are listed under the Natural Heritage Program.

2. **Analysis:** Chippewa Creek Marsh, Jacques Cartier State Park, the Morristown Mainland and Blackstone Bay host the greatest diversity of species. Areas that have fewer, but still notable, numbers of species are American Island, Bogardus Island, Old Man Island, Morristown Bay, Brockville Rock, Morristown Point (aka Merry's Point) and the Brooks Point/Perch Bay areas. The American Island

Pools, and the shoreline from Birch Point/Blackstone Bay area to the Jacques Cartier State Park area, are noteworthy and important winter roosting and feeding sites for the American Bald Eagle.

a. Reptiles and Amphibians. The species documented within the Village/Town of Morristown's LWRP area are the Red-Backed salamander, American toad, Sprug Peeper, Grey Tree frog, Western Chorus frog, Bull frog, Green frog, Wood frog, Northern Leopard frog, Snapping turtle, Map turtle, Midland Painted turtle, Northern Watersnake, Northern Brown snake, Eastern Garter snake, and Eastern Ribbon snake. All of the above species are found within the Chippewa Creek Marsh Area. Several species may also be found within the Jacques Cartier State Park, Morristown Mainland, Morristown Point, Morristown Bay and Bogardus Island areas.

b. Fish. Forty species of fish have been documented within the local waterfront areas. Commonly found species include Fall fish, White Sucker, Brown Bullhead, Channel Catfish, Banded Killifish, Rock Bass, Small Mouth Bass, Largemouth Bass, Pumpkinseed, Bluegill, Yellow Perch, Bowfin, American eel, Alewife, Gizzard Shad, Rainbow Smelt, Northern Pike, Carp, Golden Shiner, Emerald Shinner, Spottail Shiner and Blunt Nose Minnow. Walleye are found in lesser numbers. The down river sides of Point Comfort and Point Delark (Jacques Cartier State Park have documented Muskellunge spawning and rearing sites. The largest number of species are again found within the Chippewa Creek Marsh, however, substantial numbers may be found in the shallows and open waters of Jacques Cartier State Park, Morristown Bay, Old Man Island, Morristown Point, down river of Point Comfort, and the Perch Bay - Brooks Point area.

3. Habitat Assessment

Each habitat is discussed below in terms of its significance and any problems, issues, or opportunities associated with it:

a. Chippewa Creek Marsh. (See Figure 1b.) Chippewa Creek is a tributary of the mid-St. Lawrence River, located in the Towns of Hammond and Morristown, St. Lawrence County (7.5' Quadrangles: Chippewa Bay, N.Y.; and Hammond, N.Y.). The fish and wildlife habitat extends inland approximately five miles from the north end of Chippewa Bay, encompassing an approximated 650 acre streamside wetland and some adjacent uplands. The habitat is divided into two relatively discrete areas at Oak Point Road, where the marsh becomes relatively narrow. Chippewa Creek is a sizable warmwater stream, with a broad floodplain, occupied by extensive emergent marsh communities (predominantly cattail). The drainage area of Chippewa Creek is small, and little flow is discernible during the summer. Maximum water depths of approximately 10 feet

occur in the lower creek channel. Water levels throughout the area are generally continuous with those of the St. Lawrence River, but fluctuations may be affected by the narrow channel opening under N.Y.S. Route 12. Upland areas bordering Chippewa Creek Marsh are rural in nature including forestland, abandoned fields, active agricultural lands, and low density residential development. The wetland area above Oak Point Road is essentially undisturbed, whereas downstream some habitat disturbances are evident, including livestock grazing, light residential development, use of motor boats on the creek, and the occurrence of an oil spill in the vicinity in 1976. All of Chippewa Creek Marsh, including the mouth area at Chippewa Bay, is privately owned.

Chippewa Creek Marsh is one of about four very large, undeveloped, streamside wetland ecosystems along the St. Lawrence River. This extensive marsh habitat has a high degree of interspersion of wetland vegetation, open water, and uplands, creating favorable conditions for many fish and wildlife species. Human disturbances in the lower half of the area are limited, but may be adversely affecting its potential value to certain species. Chippewa Creek Marsh is a productive nesting area for a variety of waterfowl and other marsh birds, including pied-billed grebe, American bittern, mallard, black duck, blue-winged teal, wood duck, gadwall, northern harrier (T), Virginia rail, sora, common moorhen, belted kingfisher, marsh wren, red-winged blackbird, and swamp sparrow. Least bittern (SC) and black tern (SC) have been observed in the area, but breeding has not been confirmed. Great blue heron, green-backed heron, osprey (T), and common tern (T) often feed in the area during the breeding season, but the extent of their use is not well documented. Chippewa Creek Marsh is considered one of about ten principal areas on the St. Lawrence River that are used by concentrations of waterfowl (dabbling ducks, primarily) for feeding and resting during spring and fall migrations. However, data on population levels in the marsh are not available. Other wildlife species inhabiting the area include raccoon, beaver, muskrat, various frogs, northern water snake, snapping turtle, and painted turtle. [Note - (T) indicates a threatened species, while (SC) indicates a special concern species.]

Extensive beds of submergent and emergent aquatic vegetation in Chippewa Creek Marsh serve as valuable fish spawning and nursery habitats. The area is used for spawning by a wide variety of warmwater fish species. Chippewa Creek is one of the most productive fisheries in St. Lawrence County, especially for northern pike, brown bullhead, largemouth bass, white sucker, and a variety of panfish, such as pumpkinseed, rock bass, and black crappie.

The abundance and diversity of fish and wildlife species in Chippewa Creek Marsh provide potential opportunities for various human uses of the area. However, most of the marsh is relatively inaccessible and privately owned, limiting public recreational use. Waterfowl hunting, fishing, and trapping attract

some local residents to the area. In addition, fisheries production in Chippewa Creek marsh contributes significantly to the year-round recreational fishing activity in Chippewa Bay.

Any activity that would substantially degrade water quality, increase turbidity or sedimentation, reduce water levels, alter flows, or increase water level fluctuations in Chippewa Creek Marsh could adversely affect a variety of fish and wildlife species. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants (including fertilizers, herbicides, or insecticides) may result in adverse impacts on fish and wildlife resources in the area. Spills of oil or other hazardous substances are a potentially serious threat to fish and wildlife in Chippewa Creek Marsh and every effort should be made to prevent such contamination. Elimination of wetland habitats, or significant human disturbance of the area, through dredging, filling, construction of roads, waste disposal, or motorboat access development, could severely reduce its value to fish and wildlife. Channelization would reduce stream channel diversity, and result in a direct loss of valuable habitat area. However, habitat management activities, including water level management, may be designed to maintain or enhance populations of certain fish or wildlife species. Any significant disturbance of Chippewa Creek Marsh would be especially detrimental during fish spawning and nursery periods (March-July for most warmwater species) and wildlife breeding seasons (April - July for most species). Barriers to fish migration in the creek, whether physical or chemical could have a significant effect on fish population within the marsh and in Chippewa Bay. Existing areas of natural vegetation bordering Chippewa Creek Marsh should be maintained for their value as cover for wildlife, perch sites, and buffer zones. Efforts should be made to reduce stream disturbance by agricultural activities, especially grazing, through fencing and restoration of riparian vegetation. Development of additional public access may be desirable to increase compatible human use of the marsh, but must be designed to minimize disturbance of sensitive fish and wildlife species that occur in the area.

No specific problems face this area at present. As a waterway of New York State and a designated wetland, the marsh receives direct protection under State law (FN 5). In absence of development pressure, the environs adjacent to the marsh have remained as a forested buffer to the marsh itself. Beyond the forested area lie farmlands.

Substantial clearing of the forested area, deposition of silt and sediments from upland erosion, introduction of contaminants into the stream and general disturbance from intensive land use activities could severely impact the marsh habitat if future development were to occur in the buffer without controls.

The marsh and adjoining uplands provide opportunities for hunting, trapping,

fishing and bird watching by land (with permission of the private landowners) or by water (canoe or flat-bottomed boat).

b. American Island Pools. (See Figure 1a.) American Island Pools is located in the mid-St. Lawrence River, approximately four and one-half miles southwest of the Village of Morristown, in the Town of Morristown, St. Lawrence County (7.5' Quadrangle: Morristown, N.Y.). The fish and wildlife habitat is an approximately acre area of the main river channel that remains partially open (i.e., ice-free) throughout the winter. The pools are quite consistent in presence and extent during most winters. The St. Lawrence River is relatively shallow (generally less than 20 feet deep) and narrow at this location, resulting in strong currents and considerable turbulence. Bottom substrates are rocky and have minimal vegetative cover. American Island, located near the center of the habitat, is a small, uninhabited rock covered with mature woody vegetation.

American Island Pools is an area containing relatively large, open water pools during the ice-in season. The pools are an unusual ecosystem type and function similar to the polynas found in the arctic. The productivity of the pools is due to the open waters which attract water birds and water fowl, which creates a fertilization that attracts feed fish, which attract the birds, etc. During much of the year, fish and wildlife use of the area is not significantly different than elsewhere in the river. However, during the winter months (December-March), the pools attract major concentrations of migratory birds. Of particular significance is the presence of wintering bald eagles (E) in the area. This is the principal area on the St. Lawrence River (in New York) where eagles are most frequently noted in winter. Bald eagles have been reported in the area for several years, with as many as ten observed there at one time (e.g., in January 1986). American Island is a primary roosting site for the eagles. American Island Pools also harbors substantial concentrations of waterbirds, waterfowl, and gulls during most winters. Mid-winter aerial surveys of waterfowl abundance for the period 1977-1986 indicate average concentrations of approximately 800 birds in the area between Ogdensburg and Chippewa Bay each year (2,715 in peak year), dominated by mergansers and common goldeneye. American Island Pools is a primary concentration area for these wintering waterfowl populations, which are among the largest on the St. Lawrence River. There are no significant human uses associated with the wildlife resources of this area.

Any activity that would substantially degrade water quality, alter river flows or ice formation, or increase human disturbance at American Island Pools could adversely affect fish and wildlife use of this area. Winter navigation use of the St. Lawrence Seaway could be an especially serious threat to the area, as a result of flow diversion, shipping traffic in the vicinity, and increased risk of spills of oil or other hazardous substances. Major physical alteration to the river channel, through dredging or installation of diversion structures (including water supply

intakes) could enhance ice formation around American Island and impact critical wildlife feeding areas. Introduction of toxic chemicals from upstream sources may also affect bird populations using these pools. Thermal discharges, depending on time of year, may have variable effects on use of the area by aquatic species and migratory birds. Human disturbances around American Island Pools should be minimized from December through March.

c. Bogardus Island. This island habitat is significant as a breeding area for Herring Gulls and Common Tern. Common Tern is included on the New York State list of threatened species, yet occurs commonly here. Although Herring Gulls are not identified as rare, endangered or threatened, their populations are declining from poor reproduction and survival rates due to toxics absorbed and from competition for food with other species such as the over abundant Ring-Billed Gulls. Two issues relate to the Bogardus Island habitat: potential impacts from oil spills and bioaccumulation of toxic chemicals. The former issue involves threats to short-term survival; the latter affects longer term ability of the species to reproduce.

d. Morristown Bay. In addition to the problem of eutrophication explained earlier, siltation of the bay is increasing its shallowness and decreasing its navigability. The silt originates from the erosion of tilled soils off inland farms, and is carried by Louce Creek into the slow moving waters of the bay where it settles out. The resultant stagnation of the inner bay is undoubtedly altering the habitat characteristics there to the detriment of fish species dependent upon fresher waters. While the inner bay still offers opportunities for fishing and trapping, such activities are becoming increasingly difficult as navigability is impeded by bottom silts and heavy weed growth. The sole means of access to the inner bay's fish and wildlife resources is by water.

e. Jacques Cartier State Park. The State Park (lands and offshore waters) provides habitat for numerous fish and wildlife species. Public ownership protects the landward habitat areas from most development impacts. Potential oil spills and bioaccumulation of toxic chemicals are again the principal issues regarding the riverward habitat.

Limited and remotely located docking restrict to some extent the use of the single asphalt boat launch ramp and, thus, recreational access to the offshore fish habitats. No other problems have been identified. Two duck blinds are provided along the shoreline for waterfowl hunters' use in the Fall.

f. Perch Bay. This habitat is important locally for Northern pike and perch fishing. Public access to the bay is by water only since the shoreline there is

entirely private. As in the other river habitats, potential oil spills and

bioaccumulation of toxic chemicals are concerns.

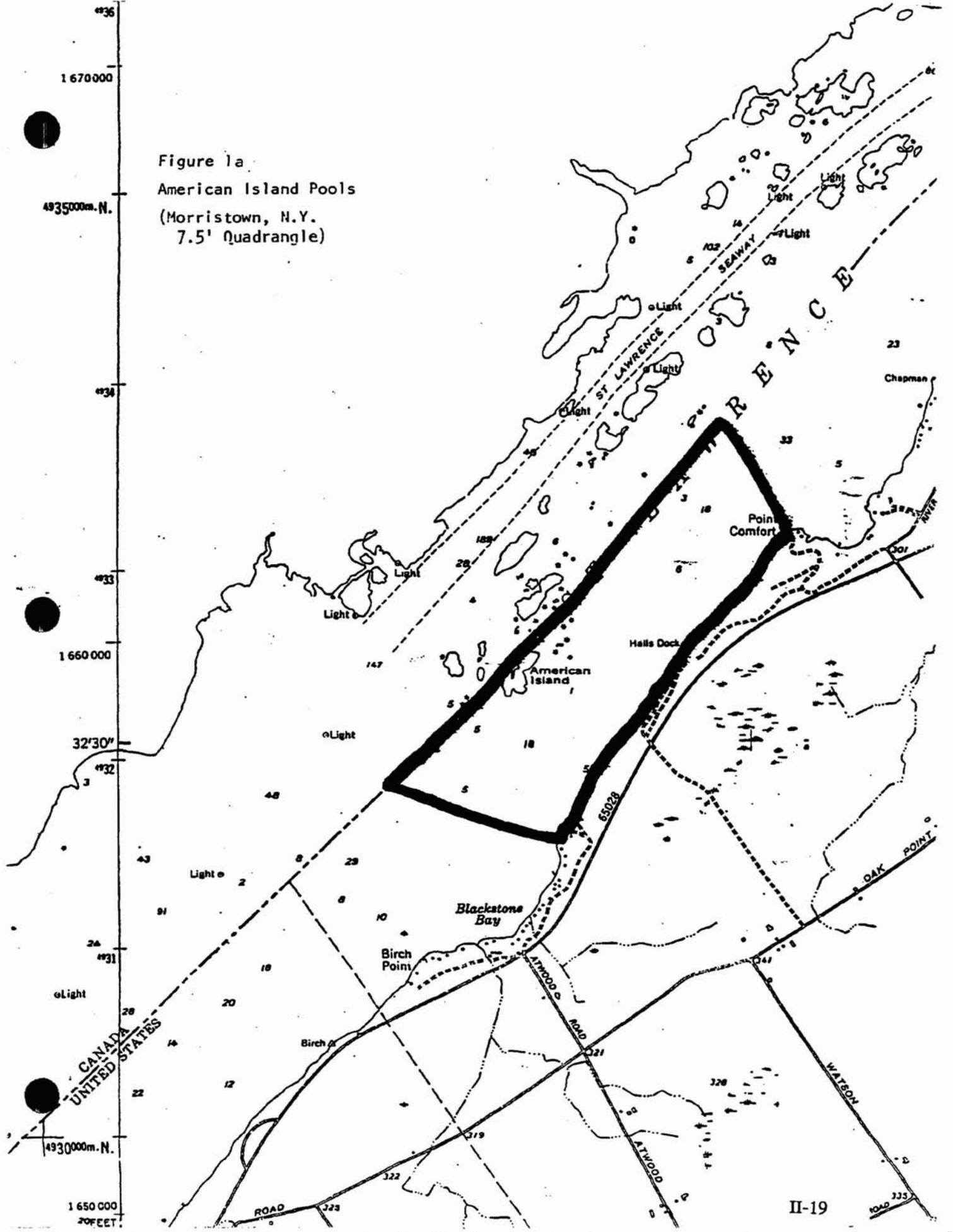
g. Birch Point (Blackstone Bay to Jacques Cartier State Park. This area of approximately 3 1/4 miles of shoreline has been identified as roosting and feed site for Bald Eagles. Additionally, the shoals off Point Comfort have been documented as nesting sites for the threatened Common Tern, and the water just down river from Point Comfort has been identified as a muskellunge spawning and rearing site. The shoreline is characterized by a near shore bluff topography intermittently cut by small stream gullies. The vegetation is generally wood brushland interspersed with stands of developed conifers. It is the above combination of topography and vegetation that attracts the Eagles. Development in this area is generally shoreline seasonal cottages and is confined to the near shore base of the bluff areas. This area of local significance would be very sensitive to the impact of future development. Although future development demand upon this area is forecasted to be light, considerable concern should be exercised to maintain the viability of these habitats. The potential for oil spills and the bio-accumulation of toxics are principal issues, however, the disturbance of the bluff vegetation may severely damage the attractiveness of the area for the Eagles.

F. Scenic Resources.

- 1. Inventory.** (See Plates 4a and 4b). The St. Lawrence River and Morristown Bay are the foremost scenic resources of the local waterfront area. As an eastern gateway to the Thousand Islands region, the local waterfront area encompasses a section of the river best described as transitional: islands, shoals, and shallows upstream and deep water generally without islands and shoals downstream. Sharp changes in elevation near the shoreline have created numerous vantage points from which these resources can be observed. However, the vast majority of such points are from privately owned lands (cottages) strung out along the shoreline both east and west of the Village of Morristown. Vistas accessible to the public are limited to the following:

a. Views along NYS Routes 12 and 37. NY Route 12 parallels the St. Lawrence River between the Villages of Clayton and Morristown. East of Alexandria Bay, the highway offers motorists a scenic landscape with occasional vistas of the river, its bays, and coastal wetlands. The portion of NY Route 12 lying within the local waterfront area provides only one view of the river near Blackstone Bay. While the view of Blackstone Bay is moderately significant (FN6), its duration is limited to a short stretch of highway where a break in heavy foliage coincides with a drop in elevation along an intermittent drainageway. Nevertheless, the highway provides motorists with sweeping views of the irregular and rolling terrain, bedrock outcrops, pockets of forest and small

Figure 1a
 American Island Pools
 (Morristown, N.Y.
 7.5' Quadrangle)



wetlands, and farms. NY Route 37, in the southeastern part of the Village, presents a continuation of the NY Route 12 scenic corridor.

b. Views from Jacques Cartier State Park. Open vistas to the St. Lawrence River are found along the 2100 feet of shoreline and at a few points inland from the shore in the State Park. Delack Point, the westerly shoreline of the park, is a designated picnic area with adjacent (landward) parking.

c. Views from River Road. Intermittent views of the river are possible at various points along River Road. Such views are usually of short duration, coinciding with gaps in the nearly continuous line of shoreline cottages.

d. View from Chapman Park. From this newly developed Village park, broad expanses of the river can be viewed. The view overlooks the upper parts of trees and houses closer to the water (at lower elevations), encompasses outer Morristown Bay and stretches to the City of Brockville, Ontario on the Canadian side of the river. The best vantage point for scenic views is at the top of the old stone windmill located along the westerly edge of the park.

e. View from the intersection of Morris and Governor Streets. With similar views of the bay and the river, this intersection is also an excellent vista point.

f. View from Main Street. Occasional views of outer Morristown Bay are presented to motorists and pedestrians moving along the northern section of Main Street (the Village's commercial area). The best of such views is from the west side of Main Street in the vicinity of Morris Street. From Main Street's northern end the river can be seen with Wright's Marina in the foreground.

g. View from Bayside Park. A close hand view of the entire outer Morristown Bay as it widens to the mouth and a vista of the open river beyond are two of the most attractive features of Bayside Park between Water Street and the bay. The near view is highlighted by boating activity in the bay, shoreline fishing and the openness of the bay's western shore. To the east (away from the bay), the view takes in Water Street and the dramatic rise of the waterfront from Water Street up to Main Street.

h. Image. Community character or image can also be considered a scenic resource which contributes to the overall quality of life shared by those who dwell in or near the waterfront. Indeed, the coastal ambiance is typically a mainstay of any local tourism economy.

In the Town of Morristown, the waterfront character derives from three principal features: the undeveloped rural setting inland (rolling, tree covered lands studded with bedrock outcrops), peaceful summer vacation areas (single, continuous row

of cottages occupying the shoreline west and east of the Village, physically isolated from further development inland by the sharply elevated terrain on the southerly side of the narrow roads serving them), and tourist travel (NY Route 12 Scenic Highway west of the Village and a number of motels and restaurants along NY route 37 east of the Village).

The waterfront character of the Village derives from four notable features: the bayside setting (alignment of Main and Governor Streets paralleling the north-south axis of the bay with crossing sidestreets climbing precipitously up from lower elevations closer to the bay shoreline), the single axis character of Main Street itself (entry from NY Route 37 at the south end and the transition northerly from sparse residential, to more urban residential, to mixed uses and, finally, the primary commercial stretch toward the north end), the riverside influence (Chapman Street entering from NY Route 37, following the terrain westerly to converge with the north end of Main Street above Wright's Marina), and the historic character vested in the more heavily developed and older area of the Village).

2. **Analysis.** (See Plates 5a and 5b). Of the scenic resources inventoried, those which bear local significance for this program are the views along the NY Route 12 Scenic Highway and a portion of NY Route 37; the vistas at Jacques Cartier State Park, Chapman Park, Main street and Bayside Park; and the image of the Village waterfront. The view from the intersection of Morris and Governor Streets is noteworthy, but steep road grade, lack of parking and, thus, traffic safety concerns limit potential value of this vista point. Private ownership and lack of roadside parking similarly preclude serious consideration of River Road as a primary scenic vista area.

Problems, issues and opportunities pertaining to the significant scenic resources include the following:

- a. **Sign control along the Town of Morristown stretch of NY Route 12 Scenic Highway is presently regulated only by those measures of the NYS Department of Transportation.** This stretch of State highway is at present basically free of billboards and other advertising clutter that detract greatly from other tourism communities in the Thousand Island region. Realizing the importance of signage to the future economic growth and development of Morristown and also realizing the importance and value of the areas scenic quality to that growth and development, Morristown realizes the development of, and adherence to, comprehensive signage legislation. The threat of degradation exists not only from within Morristown, but from other nearby communities as the competition for tourists revenues increases. Comprehensive signage legislation will assist in providing signage that will enhance and not detract from this stretch of scenic highway.

b. Protection of views from Jacques Cartier State Park. No problems or issues are known to confront these views. The protection afforded by the NYS office of Parks, Recreation and Historic Preservation (OPRHP) through normal operation and maintenance is adequate. Opportunities to enjoy the river vista there could be expanded through expansion of local tourism in general and development of better linkages to the scenic resources of the Village via an interconnecting bicycle and pedestrian path.

c. Enhancement and protection of the Chapman Park vistas. Local efforts to improve Chapman Park have provided playground facilities, landscaping and parking. While the elevated vista from the old windmill would not be easily blocked by new structures on the lower lying lands between the park and the shoreline, grade level views could be obscured by new development. Since the views of the bay and river enhance the recreation and relaxation values of the park, the park vistas should be a concern during any future reviews of development plans for properties lying in the view span.

d. Enhancement and protection of views from Main Street. As revitalization and economic development are promoted, infill development will undoubtedly restrict the several open views of the bay along the northerly end of Main Street. The siting of new structures, landscaping and access should retain a portion of the existing vistas as open area, framing and enhancing the view where possible. Actual revitalization improvements should address a small number of dilapidated and deteriorated structures which lie in the foreground of the Main Street vistas and detract from their scenic and tourism values.

e. Enhancement and protection of vistas at the Bayside Park. The views from this park are perhaps the best in the Village because of their extent and proximity to the water. Although a deteriorated boathouse and vacant, overgrown shoreline lie immediately to the north of the park, current proposals for new development there may rectify such problems. Private property immediately south of the park and directly across the bay reflect adequate maintenance and enhance the view of the bay. The view away from the water (toward Main Street) may be the greatest detriment to the total scenic resource value of the park site. (See discussion of Village waterfront character, below.)

f. Image improvements. No identifiable problems or issues confront the three basic visual features forming the character of the Town. However, if tourism were to increase substantially in the Town, the visual quality along NY Route 37 east of the Village might become a concern. Uncontrolled placement of advertising signs, extensive removal of forest and forest brushland and unsightly strip development could jeopardize the character along this route. The present limited extent of frontage development along NY Route 37 represents an

opportunity to guide the siting of new tourism and non-tourism related facilities in a manner which enhances community image.

In the Village of Morristown, two waterfront features facing serious problems or issues are the image of Main Street and orientation to the bay. At the southern end of Main Street, dilapidated structures and deteriorated road conditions foretell the economic ill-health within. Passing more stable, basically sound residences is a mixed use area with several deteriorated structures. In the commercial area, are a handful of small businesses and public or semi-public facilities, a few vacant properties, and a number of deteriorated structures that reflect the general lack of vitality. A number of older structures - some with historical significance - add to the coastal community character. Yet, since capital reinvestment is lacking, these older structures also show deterioration and give testimony to the economic decline from former times. Facade improvements, stabilization of older structures, street improvements, new infill development of small businesses, landscaping and street furniture are needed to strengthen the Main Street image. Rehabilitation of older structures and construction of new buildings will both warrant attention to the present scale, density, texture and form of development along the Village's primary street near its commercial core.

In spite of its orientation to Morristown Bay, the area between Main Street and the bay (north of Northumberland Street) represents the foremost area of deterioration, underutilization and detrimental image within the waterfront. Inadequate access, abandonment of rail service, removal of rail lines, and the demise and disappearance of local industry have left much of this area a wasteland. A restaurant near Northumberland Street, the Village's shoreline park along Water Street, and a commercial marina at the northeast corner of the bay reflect public and private reinvestment efforts to establish new, productive uses in this area. However, these efforts fall substantially short of the major "image" improvements needed here. The backs of structures along Main Street overshadowing the bayside uses, exacerbate the neglect and disuse characterizing this area. In addition to rehabilitation and redevelopment of the lower bayside area, its isolation from Main Street should be remedied where possible (both visually and physically).

PART 2 COMMUNITY/CULTURAL RESOURCES

An inventory of community facilities and other cultural features of the local waterfront area was conducted during the Summer of 1985 using air photos, tax maps, the NYS Coastal Atlas and a windshield survey. An analysis of the inventory results was made with input from local officials and the Waterfront Advisory Committee. The inventory and analysis is presented below under the headings Development, Public Access and Recreation, Historic and Archaeological Resources and Agriculture.

A. DEVELOPMENT

1. Inventory. (See Plates 6a and 6b).

- a. **Public and Semi-Public Facilities.** With the sole exception of Jacques Cartier State Park in the western part of the Town's waterfront, all of the public and semi-public facilities inventoried are situated within the Village's waterfront. Two categories of public facilities are present: those related to governmental or quasi-governmental functions (administration,) infrastructure, education, public health or safety and other services) and those related to public access and recreation. The first category includes the Village pumphouse at the north end of Caroline Street; one library, a post office, the Town/Village municipal offices, and a small community center (old stone schoolhouse) along Main Street; the Morristown Elementary School east of Governor Street and north of Columbia Street; and a fire hall on the south side of Morris Street. The second category consists of Jacques Cartier State Park west of Old Mills Road and two Village parks: a shoreline park along the east side of Morristown Bay north of Northumberland Street and a community park (Chapman Park) along the north side of Morris Street east of Governor Street.

Semi-public facilities include three churches (one at Main and Columbia Streets and two at Columbia and Governor Streets), a parish center on the south side of Morris Street near Ann Street and two cemeteries (one along Main Street and the other east of Governor Street). Private property along the south side of NY Route 37 west of English Settlement Road has several baseball diamonds built and used by the volunteer fire department. Recent construction has added an elderly housing complex (12 one bedroom apartments built by United Helpers) and an Intermediate Care Facility (12 bed) on the west side of High Street, south of Columbia Street.

- b. **Commercial Facilities.** The majority of commercial facilities within the local waterfront area are located within the Village. With the exception

of a single grocery store in the western part of the Town waterfront (on the north side of NY Route 12 at the Atwood Road intersection), the balance of the Town's commercial facilities are located east of the Village along NY Route 37.

Within the Village, the commercial establishments consist of those catering to both year-round and seasonal residents (several small stores or shops on Main Street near Northumberland Street and a lumberyard/fuel oil supply operation at Chapman and Ann Streets) and those dependent upon local tourism (a restaurant at Morris and Main Streets, another immediately south of the Village's shoreline park, Wright's Marina and its sporting goods store at Main and Chapman Streets, a boat repair shop along the east side of Main north of Morris Street, rental dockage on the west side of the bay north of Northumberland Street and boat storage near Water and Columbia Streets and a warehouse on Morris Street).

- c. **Housing Stock.** Housing units in the local waterfront area are nearly all owner-occupied single-family. In addition to the elderly units mentioned previously, only a few apartment units may be found either as mixed uses along Main Street (2nd floor apartments) or in a small apartment building at NY Route 37 and English Settlement Road.

In the Village, the housing stock is characterized by year-round occupancy in the older sections and, along the river, mixed seasonal and year-round occupancy east of Ann Street and only seasonal occupancy west of Bay Street. Housing occupancy in the Town is mixed year-round and seasonal in the eastern part and seasonal only in the western part.

- d. **Infrastructure.** Existing infrastructure in the local waterfront area consists of the highway, road and street system serving the two communities (as indicated on all plates); the Village's water distribution system (including the water intake off Chapman Point, a pumphouse at the end of Caroline Street, a water storage tank near the elementary school and the water mains and hydrants following most of the Village streets); a limited number of storm sewers which drain from older portions of the Village to the bay; and a recently constructed vacuum sewer system with sewage treatment facilities on the east side of Ann Street between Chapman Street and Riverview Drive. There are no sanitary sewers, sewage treatment facilities, storm sewers, or public water supply in the Town.

- 2. **Analysis.** (See Plate 7). The key problems, issues and opportunities which pertain to development relate only to the Village. They involve deterioration and underutilization, water dependence and water enhancement, the role of

Morristown Bay as a small recreational harbor, and the concentration of waterfront development in relation to availability of infrastructure and services.

a. Deteriorated and/or Underutilized Areas. (Area 1- Eastern Shore of Outer Bay). Once the most economically vital part of the local waterfront area, the eastern shore of the outer bay (from Northumberland Street to Ann Street along the river) now suffers the most serious deterioration and underutilization. Abandonment of rail and ferry service, exodus of local industry and inadequate reinvestment of capital have left this area in its present condition. In spite of the restaurant, park, marina and lumberyard/fuel supply facilities located there, a sense of isolation and neglect permeates the area. Vacant parcels covered with weeds and debris and dilapidated or deteriorating structures give witness to the dearth of economic activity. The rear facades of structures along Main and Chapman Streets provide a backdrop which, because of its elevation and its orientation away from the shoreline, heightens the sense of isolation. Morris Street, west of Main Street, is in need of improvement.

(Area 2 - Main Street Commercial Area). This area reflects the general decline of local business activity and erosion of tax base that accompanied the loss of local industry and the decline in population. Deteriorating buildings, conversion of commercial structures to residential use and occasional vacant parcels highlight the area's decline.

(Area 3 - North of Chapman Street/East of Ann Street). Here, the tree covered hillside represents an underutilized area with general suitability for homesites except along the uppermost (southerly) portion of the area where bedrock and steep slopes pose limitations. The overall economic decline in the waterfront and the previous lack of sanitary sewers had relegated this attractive hillside and its potential river views to the idle land category. As part of their overall revitalization efforts, the Village and Town recently acquired the abandoned railroad right-of-way and completed the construction of Riverview Drive to serve this area and Morristown Point.

(Area 4 - Southern Shores of Morristown Bay). A large area that wraps around the southern shores of Morristown Bay and stretches over to Main Street is underutilized. Once laid out in a land subdivision to be served by the extension of Bay Street, this area has lain idle similar to the hillside north of Chapman Street. The economic decline of the Village, previous lack of sewers and obstacles imposed by the abandoned railroad right-of-way were the primary factors behind this area remaining a paper subdivision. Any future subdivision and development of this area will need to incorporate measures to protect the wetlands and wildlife habitat that are present.

(Area 5- Southern End of Main Street). While its location is rather removed from the bay or river shoreline, this part of the local waterfront area is important because it serves at the primary entrance to the Village. Several dilapidated houses, poor road conditions and a sizeable amount of underutilized Main Street frontage broadcast the economic woes of the waterfront as a whole. Street improvements and rehabilitation of residential structures are sorely needed here.

b. Water-Dependence and Water-Enhancement. Five sites in the overall Town/Village waterfront area are presently accommodating water-dependent facilities. They include Jacques Cartier State Park in the western part of the Town's waterfront, Wright's Marina along the northeastern corner of outer Morristown Bay, a boathouse near the western end of Morris Street (part of Wright's Marina), the Village's shoreline park immediately south of the boathouse, McDonald's docks on the west side of the outer bay near the Northumberland Street bridge, and the Village's pumphouse at the north end of Caroline Street.

Existing water-enhanced facilities in the local waterfront area are all located in the Village to the east side of Morristown Bay. They consist of a restaurant on Water Street near Northumberland Street, another restaurant at the northwest corner of Main and Morris Streets, several stores at the intersection of Main and Northumberland Streets and Chapman Park. The stores are only marginally enhanced by their waterfront location since their orientation is away from the bay.

The limited extent of water-dependent and water-enhanced facilities reflects the isolation and neglect along the east side of outer Morristown Bay and the economic decline of the Main Street commercial area. The deteriorated or vacant properties previously noted in these areas offer significant opportunities to combine revitalization and economic development efforts with measures to facilitate the siting of uses which depend on, or would be enhanced by, a location near the water. The lands along the east side of the outer bay lying at lower elevations (closer to the bay and/or the river) should be generally targeted for water-dependent uses whenever possible. Water-enhanced uses should be promoted on the higher elevations (further from the water) along the west side of Main Street between Northumberland and Chapman Streets. Both water-dependent and water-enhanced uses could be facilitated along the west side of the bay.

c. Morristown Bay's Small Harbor Role. Morristown Bay constitutes the only protected small harbor on the U.S. side of the river between Chippewa Bay and the Port of Ogdensburg. With navigable depths ranging from 5 or 6 feet at the Northumberland Street bridge to 18 feet at the mouth, the bay has excellent potential to offer traditional small harbor services geared to recreational watercraft, public access and recreation, and other marine-related uses. Boat

launching, short and long term dockage, boat restoration and storage, engine and hull repair, sale of marine-related products and services (new and used boats, equipment, supplies, fuel, bait and tackle), guideboat fishing, boat tours, salvage and rescue operations, and U.S. customs activities are possible. Picnicking, swimming and fishing already exist. Restrooms, showers restaurants, motel accommodations, and gift shops would be appropriate associated uses to enhance the small harbor's role.

At present, the role of Morristown Bay is only partially established. Future harbor development beyond the existing marina, boat house, park, restaurants and dockage must link the revitalization effort with a greater focus on the harbor's potential and both tourism development and tourism promotion.

d. Target Areas for Concentrating Development. Prior to 1988, there were no waterfront areas where future development could be concentrated. Now with installation of the new public sanitary sewer system, treatment facilities and other Village infrastructure, the concentration of new development will be possible along Northumberland, Water, Main, Governor, Columbia and Ann Streets, the western parts of Morris and Chapman Streets, the shoreline and hillside areas north of Chapman Street and east of Ann Street and, with suitable wetlands and habitat protection, around the south end of the bay. New development in the Town will necessarily remain light and scattered given its dependence on septic systems and groundwater.

B. PUBLIC ACCESS AND RECREATION

1. **Inventory.** (See Plates 8a and 8b). Jacques Cartier State Park in the Town and Chapman Park and the shoreline park in the Village are the only water-related public access and recreation facilities in the local waterfront area. Discounting the State park, the Town has no public access and recreation facilities of its own. On the other hand, the Village's supply of such facilities is augmented by commercial marine-related recreation via Wright's Marina and McDonald's docks. The particular public or private facilities at each of the locations noted above are as follows:

- a. **Existing Public Access and Recreation Sites.**

1. **Jacques Cartier State Park.** (See Figure 2). With a total area 461 acres, the park offers 76 acres for camping that entail 22 sites with electricity, 76 sites without electricity, and 25 overflow sites. A dumping station is provided. Approximately 22 acres are set aside for picnicking with use of 200 picnic tables. The park contains a small swimming area (with 400 linear feet of beach), 1 boat launch ramp, 20 pier moorings, 5 transient moorings, boat launch for 10

cars with trailers, and a snack bar. Water skiing and skin diving activities are allowed. In the fall, two duck blinds are provided for waterfowl hunting. In the winter, snowmobiling and cross-country skiing are permitted (each with separate 2 mile trails), and ice fishing is allowed.

2. Chapman Park (see Figure 3). Chapman Park is a nearly completed community park containing slightly less than 2 acres of land along the north side of Morris Street east of Governor Street. The park facilities presently include 4 tennis courts, a grass volleyball court, a basketball court, horseshoe pits, a small playground area, parking and both wooded and grassy open spaces. The restrooms and final landscaping remain to be completed. Most notable among features of the park are its commanding view of the river and outer bay and the old stone windmill along the park's west side.
3. Bayside Park. (see Figure 4). This park is located along the eastern shoreline of outer Morristown Bay, between Morris and Northumberland Streets. Its facilities include a single boat launch ramp, a public dock with 15 slips, open lawn and parking. Under an agreement with the Village, Wright's Marina handles seasonal rentals for 12 of the slips. Fishing and swimming are popular activities along its shoreline. In the winter, the park affords access to Morristown Bay for ice fishing.

b. Existing Commercial Recreation Facilities

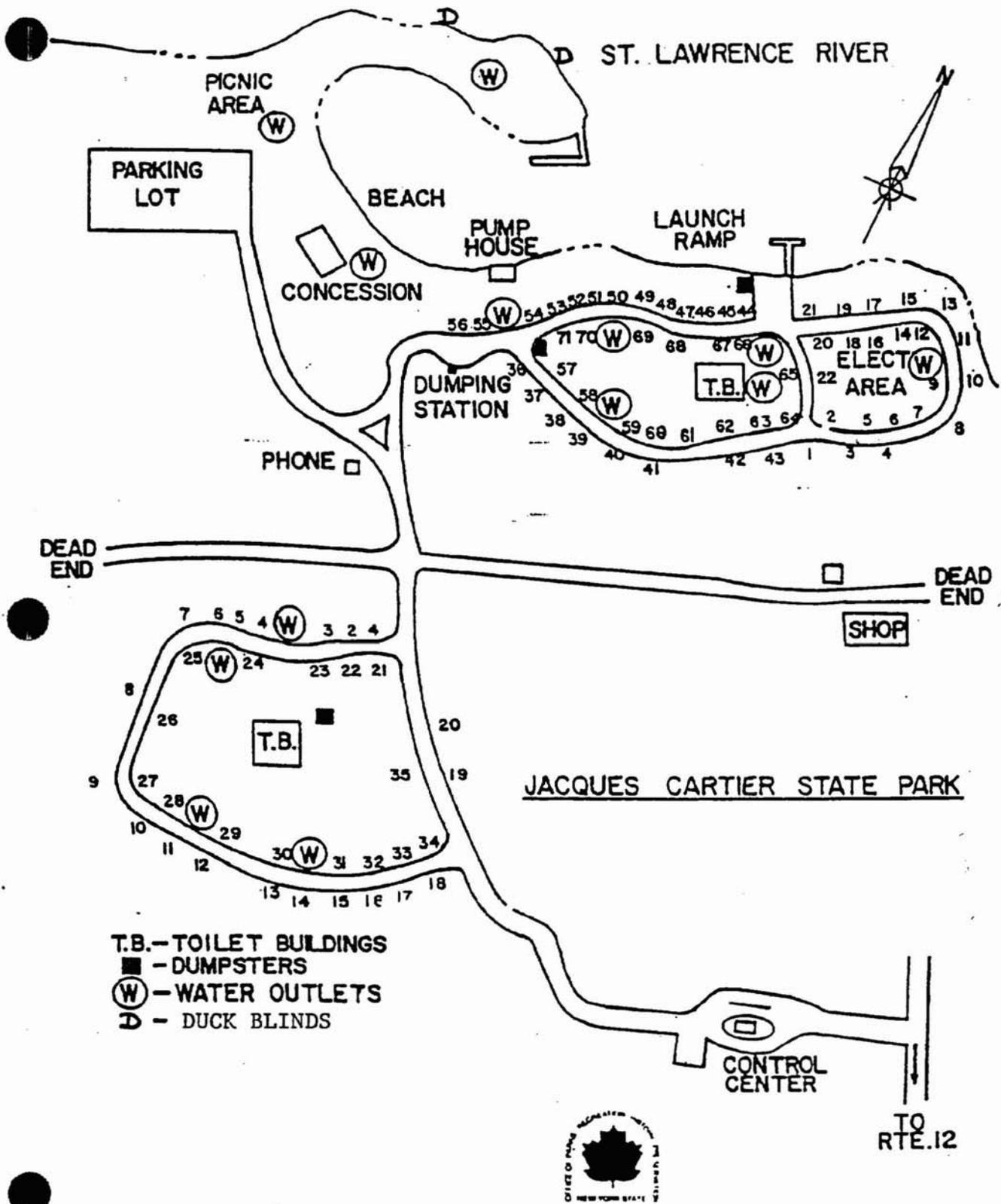
1. Wright's Marina. This marina contributes significantly to water-dependent recreation in the local waterfront area. Its location at the mouth of the bay (east side) permits easy access to the open waters of the river or bay. Its facilities include dockage for 70 boats, a gas dock, a pumpout for marine holding tanks, a single boat launch, a store (sale of boats, accessories and supplies) and a large building for winter boat storage. This facility is presently undergoing expansion that will provide a stimulus for other development.
2. Wright's boathouse and adjacent dockage. Immediately north of Bayside Park, Wright's Marina can accommodate another five watercraft in an old boathouse and two at a short dock extended from the shore near the boathouse.

3. McDonald's docks. A total of 18 to 20 boats can tie up at the McDonald docks on the west side of the bay near the bridge. No other marine facilities are provided there. Parking for 10 to 15 cars is available.
2. Analysis. (See Plates 8a and 8b). A total of 18 to 20 boats can tie up at McDonald docks on the west side of the bay near the bridge. No other marine facilities are provided there. Parking for 10 to 15 cars is available.
 - a. Adequacy of existing facilities. Overall, the public access and recreation facilities within the local waterfront area must be considered marginally adequate in the face of current demand. Levels of usage and deficiencies in actual facilities vary markedly between locations and types of facilities. Each of the existing sites - public and private (commercial) - is evaluated below:
 1. Jacques Cartier State Park. Park attendance figures swelled to 45,000 in 1984 from the 1979-82 average of 33,800. Although level of usage for camping averages 60 to 70% during its 109-day season, the park campgrounds are filled to capacity over holiday weekends. Representatives of the Thousand Islands State Park Commission at Keewaydin view the facility as marginally adequate with need for specific improvements. The swimming area is subject to heavy siltation, and the condition of the single asphalt boat launch ramp is viewed as only "fair". The dock serving the boat launch is separated from the launch site, and thus, not handy. Additional dockage could be absorbed by present demand. Park facilities for picnicking, hunting, snowmobiling, cross-country skiing, and other recreational activity are adequate.
 2. Chapman Park. With subsequent completion of its rest rooms and final landscaping, the facilities of this community park will be adequate to meet the playground recreation needs of the Village. However, the present level of use is quite heavy since the park is also used by Town residents.
 3. Bayside park. This shoreline park constitutes the Village's only water-based public access site. Although its facilities are limited, the park receives heavy use. Most heavily in demand are the boat launching ramp and the adjacent parking. Weekends, holidays, and some weekday evenings see the ramp in nearly continuous use. Often the cars must queue up with their trailers to launch or take out their boats. At times, the parking lot is filled to its 25 car/trailer capacity. The new boat slips leased to Wright's Marina

are usually fully rented for seasonal dockage. Use of the shoreline for panfishing and swimming is lighter.

4. Wright's Marina. Like many other marinas in the Thousand Islands region, Wright's Marina is experiencing a heavy demand for seasonal boat slips that exceeds its capacity. While the recently acquired boathouse and new slips at Bayside Park absorb a little of the excess demand, a waiting list is usually still necessary.
 5. Wright's Boathouse. In spite of recent painting, the boathouse remains in a deteriorated condition. It is filled to capacity with boats using the seasonal dockage.
 6. McDonald's Docks. These private docks are usually almost fully rented for seasonal use. Present demand has not exceeded existing capacity.
- b. **Future Demand for Public Access and Recreation Facilities.** To date, the level of tourism within the local waterfront area has been limited to heavy use of the State Park, Wright's marina, and the Village's boat launching ramp. With good to excellent fishing, notable scenic beauty, important fish and wildlife habitats, nationally-recognized historic resources and the potential for significant improvement of the Village's riverside and bayside image, the waterfront has many assets for tourism. Successful revitalization and tourism development efforts will undoubtedly enable the Town and Village to capture a larger share of the region's growing tourism market. Locally, the increased recreational demand is expected to center around Morristown Bay and Jacques Cartier State Park, especially for boat launching, docking, sightseeing, fishing, camping, and swimming.
- c. **Potential for Improving and Expanding Public Access and Recreation Sites/Facilities.**
1. Jacques Cartier State Park. Improvement of the beach, boat launching ramp, and dock facilities at Jacques Cartier State Park will enable the park to accommodate much of the increased demand. The total extent of undeveloped park land embodies considerable potential for expanding campground and other park facilities in the event future demand warrants such expansion.
 2. Chapman Park. This site has only limited area for expanding park facilities. If future demand originating from the Town begins to

Figure 2. Jacques Cartier State Park



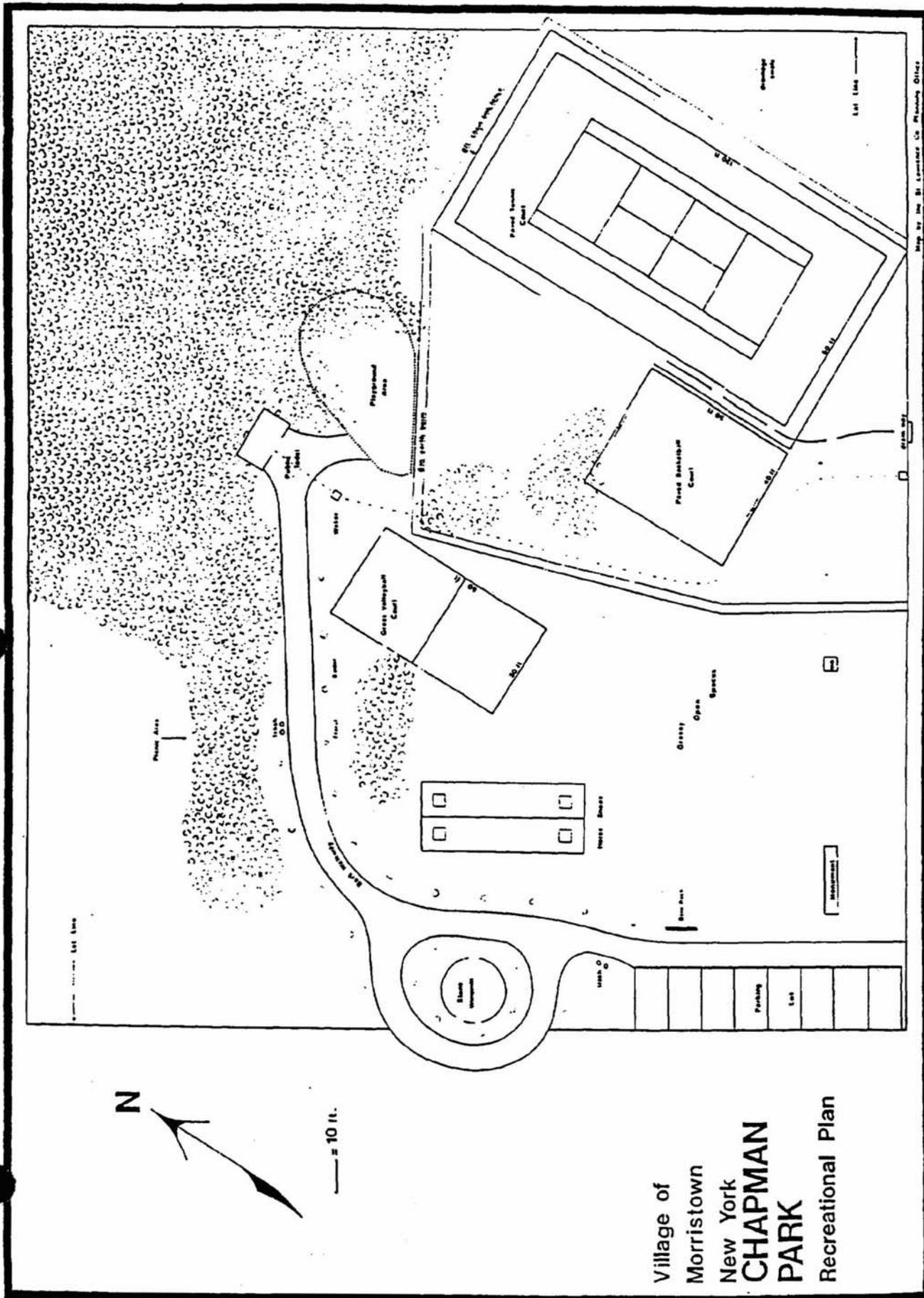


Figure 3. Chapman Park

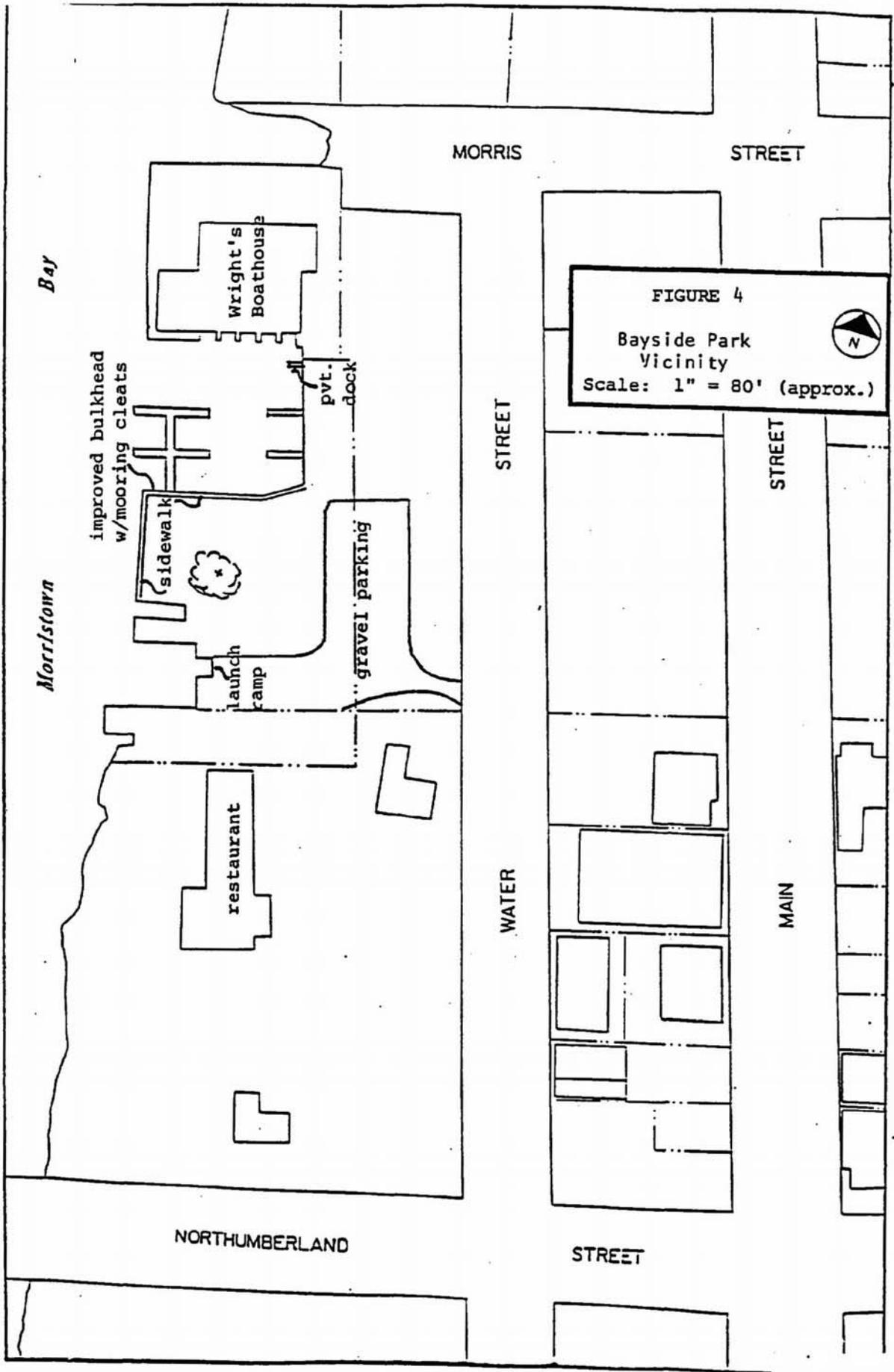


FIGURE 4
 Bayside Park
 Vicinity
 Scale: 1" = 80' (approx.)



overtax this park, the Town will need to explore community park facilities of its own. For the foreseeable future, however, no significant increases are expected in the demand for this park's playground facilities.

3. Bayside Park. Future increases in the demand for this park's facilities are expected. Improvement of the existing boat launching ramp, expansion of the parking area, refurbishment of existing bulkheads, construction of a service building with rest rooms, and installation of a pumpout facility for marine holding tanks are viewed as potential improvements which will increase the Village's ability to accommodate such demand.
4. Wright's Marina. Long-standing plans for expansion of this marina depend on financing and the now available public sanitary sewers. The proposed development of an additional 150 boat slips there would handle a substantial part of the increased demand for dockage. Also proposed are a large breakwater with a public fishing pier and a public boat launch.
5. Potential Town Boat Launch site. In Terrace Park, at the extreme northern end of English Settlement Road, one half of the private road right-of-way has been offered to the Town as a potential site. The matter is presently at an informal discussion stage, and may not be pursued until the overall demand for public access has actually increased to a significant extent.
6. Former railroad right-of-way. The Village acquired abandoned railroad right-of-way along the east side of inner Morristown Bay. The Town and Village jointly acquired similar right-of-way paralleling the shoreline east of Ann Street. The acquisition near the inner bay offers the potential for access to the shallows and wetlands of Morristown Bay. Acquisition of the right-of-way east of Ann Street enabled the development of a public road connecting from Ann Street all the way to Morristown Point. This connection facilitates access from the eastern shoreline cottages to the Village's public access and recreation facilities. It also improves the accessibility of the cottage area for fire fighting and ambulance services.
7. Potential Bicycle/Pedestrian Path. As mentioned previously, the right-of-way for River Road could be used for a bicycle/pedestrian

path (shoulder improvements) to facilitate non-vehicular movement between the Village's public access and recreation sites and those of the State Park.

C. **HISTORIC AND ARCHEOLOGICAL RESOURCES**

1. **Inventory.** (See Plates 8a and 8b). A substantial number of historic structures are located within the local waterfront area, especially within the Village of Morristown. The specific structures or sites identified in the inventory are as follows:
 - a. **The Stone Windmill.** The stone windmill was built in 1825 by Hugh McConnell. Through the years it has served as a mill, the local jail, and finally an Air Warning Post during World War II. Charles Chapman, a noted artist, donated the Mill property to Morristown in 1943 in memory of his mother, Laura.
 - b. **Samuel Stocking House.** The Samuel Stocking House is one of St. Lawrence County's finest examples of Greek Revival architecture in a domestic structure. The house was built by Samuel Stocking in 1821. Within two decades he had sold the house and property to Augustus Chapman, who made Morristown his home, and whose family was instrumental in developing the Village.
 - c. **Frank Chapman House.** This house was built in 1878 and is Morristown's best preserved example of the Gothic Revival style. Frank Chapman, Augustus' grandson, was active in Village government during the last half of the 19th century. When the Village was incorporated in 1884, he served as one of the first Village trustees.
 - d. **The United Methodist Church.** This church was originally a Presbyterian Church erected in 1838. The first Methodists came to Morristown and built their first church in 1848. In 1952 the Methodist and Presbyterian churches entered into a union and subsequently the original Methodist Church was torn down and the Presbyterian Church became the present Methodist Church.
 - e. **St. John's Church.** St. John's Roman Catholic Church was constructed in 1878. It is tiny in scale, being only 87 by 20 feet. In 1937 an annex was added. The church is a vernacular version of the Gothic Revival style. In 1978, St. John's was the smallest mission church in the Ogdensburg diocese.

- f. **Pine Hill Cemetery.** The lovely Pine Hill Cemetery became the resting place of the Chapman family. The Chapmans, who were early benefactors of the community, donated this land as a burial place. Just over the hill lies the Greenwood Cemetery. Here lie some of the earliest settlers in the community with burials dating back to 1810.
- g. **Christ Episcopal Church.** This church was erected in 1834. It is the oldest religious structure remaining in the Village. Although altered, it retains its historic presence and houses a Tiffany alter window and a Charles Chapman mural.
- h. **The Stone Schoolhouse.** This quaint stone structure was the first Village schoolhouse; constructed in 1824. The one-room building was used until 1887. Later it served as a family dwelling, the Village Hall, and finally a power substation. In 1973 it was acquired by the Morristown Foundation and deeded to the Village. It is open to the public weekends 2-4 P.M. in July and August.
- i. **Frontier National Bank (Clerk's Office).** The Bank was established in 1906. It was Morristown's only bank and survived until 1941. It is now the Town and Village Clerk's Offices. The pressed metal siding is a forerunner to modern sidings. During business hours an interesting display on the Town's history can be seen. The original bank vault is still in use.
- j. **Brick/Stone House.** This Pre-Civil War residence is an example of a simplified Greek Revival structure of the mid-1800's. Both brick (Main Street level) and stone (Northumberland Street) are used in its construction.
- k. **Commercial Row.** Across Main Street from the Frontier National Bank (#9) and the Brick/Stone House (#10) are the remnants of a once flourishing row of Victorian commercial buildings. About one half of the predominantly Italianate style structures remain. Although they are somewhat altered and modernized, their bracketed roof lines indicate that they were constructed between 1870 and 1900, a period of great prosperity in Morristown.
- l. **Frontier House.** This early wooden framed structure became the Frontier House Hotel after the original Frontier House, located further down Main Street, burned. The building once housed a boys' school.
- m. **Morristown Bay Overlook.** Just beyond the Frontier House is a grassy slope overlooking Morristown Bay. The waterfront area supported much

of Morristown's early trade. John Canfield built the first storehouse and wharf in 1817 and until 1953, a car ferry ran to Brockville, Ontario. This was the site of a Customs House, established in 1856, the Comstock Pill Factory (1867), and the first railroad station. Trains entered the Village by tracks which ran along the waterfront from 1875 until 1958.

- n. **Richard B. Chapman House (Masonic Temple).** While possessing little architectural significance in its present condition, the house was built around 1850 in the Gothic Revival style. Members of the Chapman family, who ran several businesses including the Stone Store (#17), the Land Office (#18), and lumberyards, lived here. It became the Masonic Temple in 1940.
- o. **Paschal Miller House.** This house was constructed around 1840. It combines elements of Greek Revival and Federal styles. This unique house as a "cup and saucer" appearance, a regional term given to this type of architecture. Paschal Miller was town supervisor from 1825-1826.
- p. **Augustus Chapman Store (Wright's Marina).** The stone store was built in 1821 by Augustus Chapman and his partner, James Averill, making it one of the Village's earliest commercial buildings. At one time it was a steam powered lumber mill. It was always prominent in active trade with Canadian businesses in addition to serving early inhabitants.
- q. **Augustus Chapman Land Office (Morristown Library).** The Stone Land Office was built in 1820 when Augustus Chapman settled in the Village. This Greek Revival style building continues to serve the community, having been deeded for use as a public library in 1904 by the Chapman family.
- r. **Terrace Park.** Started in 1874 as a unique church camp overlooking the St. Lawrence River, this small but densely settled site still contains at least two cottages of architectural interest for their respective picturesque Gothic and Gothic Revival styles.
- s. **Former Military Academy (date unknown and builder unknown).** This stone and clapboard residence was originally built in the post Civil War period, and was briefly occupied as a military school. It is believed to have been the first split level stone house in the area.
- t. **Coppernal House (date and builder unknown).** Also known as the White Birches, the Coppernal House (so named for its former residents of many years) was probably built in the 1880's. The two-story clapboard structure is an excellent example of Greek Revival architecture.

- u. **Red Barn Museum and former Chapman farmhouse (date and builder unknown).** The original barn and stone house were probably built around 1832 when the property was owned by Richard D. Chapman. The first occupants may have been tenants. The present barn (built in 1904 to replace the original after it burned a year earlier) was opened as a museum in 1971 by its current owners.
- v. **Sarah Goodwin House (date and builder unknown).** This cottage style house was built of native stone. It probably dates back to over 130 years ago.
- w. **The New York State Archaeological/Site Inventory Map** indicates no archaeologically sensitive site within the local LWRP area. A SUNY Buffalo study does reference a possible woodlands period site (Prehistoric may be located within the LWRP Area)

2. **Analysis.** (See Plate 8a) Of the numerous historic resources inventoried, seven buildings are deemed highly significant since they have received recognition through successful placement on the State and National Registers of Historic Places. These seven consist of the Stone Windmill, the United Methodist Church, the Stone Schoolhouse, the Jacob Ford House, the Paschal Miller House, the Augustus Chapman Store, and the Augustus Chapman Land Office.

The remaining structures or sites inventoried have primarily local significance. Their value to the Town and Village lies in the cultural heritage they embody collectively. Taken as a whole, they are an integral and irreplaceable part of the waterfront's historic character as much as the highly significant individual structures are.

Problems, issues, and opportunities related the historic resources within the local waterfront area are as follows:

- a. **Potential Threats to Historic Resources.** Of the seven highly significant historic structures inventoried, three are under public (Village) ownership, one is under semi-public (church) ownership, and three are privately owned. Although the privately owned structures may be more susceptible to severe alteration or loss than their public or semi-public counterparts, all of the structures face the threats of deterioration and inappropriate improvements to counter the deterioration. If the Town and Village are successful in their attempts to spur revitalization and tourism development, the historic structures are likely to be faced with even greater threats: demolitions, wholesale alterations, and impacts from incompatible development or redevelopment on adjacent properties. The remaining, less significant, historic structures or sites face similar threats as a group.

- b. **Issue of Preservation.** Efforts of Village officials and the Morristown Foundation ultimately resulted in State and national recognition of the seven highly significant historic structures and the actual preservation of the Stone Windmill, the Stone Schoolhouse, the Augustus Chapman Land Office, and the Frontier National Bank Building. In spite of such efforts, there is no local support for regulations to preserve private and semi-public historic structures. The most that could be expected is the creation and approval of a review process for new non-residential development (or redevelopment) to prevent or minimize its impact on historic sites or structures. Local public education efforts - already instated through the auspices of the Morristown Foundation - can be increased to foster better citizen awareness of the value of historic resources and encourage responsible private preservation initiatives.

- c. **Tourism Opportunities.** The Morristown Foundation, with technical assistance from the St. Lawrence-Eastern Ontario Commission and financial participation of the Morristown Chamber of Commerce, has prepared a walking tour guide for "Historic Morristown". This guide reflects local awareness that historic resources can be important assets for increasing tourism. Future tourism development and promotion activities will undoubtedly take advantage of such assets.

D. AGRICULTURAL RESOURCES

- 1. **Inventory.** (See Plates 2a, 2b, 3a and 3b). Three significant pockets of prime agricultural soils were found within the local waterfront area. The first is located primarily within the boundaries of Jacques Cartier State Park. The southeastern part of the Village contains the second area, and the third lies north of the Chippewa Creek Marsh. Active farming only occurs in the second and third areas with the hay crops and pasture comprising the primary use.

- 2. **Analysis.** The area of active farming within the Village has marginal viability. It is bisected by NY Route 37, has rolling to steeply rolling topography and is susceptible to development pressure. Lying within the drainage area for Louce Creek, its tilling undoubtedly contributes to the siltation in inner Morristown Bay even though the erodibility of its soils is low. The limited agricultural production of this area is not considered to have measurable value for the overall local economy.

Active farming in the small area of prime agricultural soils north of the Chippewa Creek Mark is more viable. Given its flatter terrain and distance from waterfront areas more susceptible to development pressure, this area should continue in active farm use.

PART 3 EXISTING LAND AND WATER USES

A. Major Subdivisions

As was inherent in the mapping of the Inventory and Analysis up to this point, the local waterfront area can be more readily examined in terms of four subareas: the Village, the eastern and western shorelines of the Town, and the area north of the Chippewa Creek. Existing land and water uses are discussed below for each of these subareas.

1. Inventory.

a. VILLAGE (See Plate 9a).

The types of existing land use within the Village are agricultural, residential, commercial, public and semi-public, and vacant/undeveloped. Generally speaking, the more intensive land uses lie to the east of Morristown Bay in the north central section of the Village. The specific pattern of land use, by type, is as follows:

1. **Agricultural.** Agricultural use (hay, cropland and pasture) involves perhaps one fifth of the village's total area. Large parcels with this use straddle NY Route 37 in the eastern and southeastern section of the Village.
2. **Residential.** This use is the most widely distributed within the waterfront. It hugs the river shoreline to the east and west of Morristown Bay, and occupies much of the frontage along the Village's north/south and east/west streets. No residential uses are situated directly along the NY Route 37 road frontage within the Village.
3. **Commercial.** The northern third of Main Street and the eastern shoreline of outer Morristown Bay contain almost all of the Village's commercial land use. While commercial uses are mixed with residential, public and semi-public and a few vacant properties along Main Street, they are separated by only one public use and several larger vacant areas along the bay.
4. **Public and Semi-public.** This type of use is the third most extensive in the waterfront, after agricultural and residential. The largest area of public and semi-public use is found south of Morris Street and east of Governor Street. Smaller pockets of this use occur at a number of points along Main Street.

5. **Vacant/undeveloped.** Comprising roughly one-third of the Village's land area, vacant/undeveloped land is the most extensive category of land use. The largest area in this category is situated south of Northumberland Street and west of Main Street. Other large pockets of undeveloped land lie along the northern and southern sides of Chapman Street, east of the elementary school and along the east side of the southern end of Main Street.
 6. **Water uses.** As noted earlier, boating and fishing are the most widespread water uses. Swimming is limited to the beach at Jacques Cartier State Park and the Village's shoreline park. The only other water use is the Village's water intake off Chapman Point.
- b. **EAST TOWN.** (See Plate 9a). Residential (seasonal and year-round) and vacant/undeveloped are the two primary land use categories in this area. The residential occurs mostly along the river's edge and in a few scattered pockets along NY Route 37. Small clusters of commercial use are found along this highway immediately east of the Village and near English Settlement Road. A few minor parcels are currently in agricultural use.
 - c. **WEST TOWN.** (See Plate 9b). Shoreline residential (seasonal) and vacant/undeveloped are again primary land use categories. Public and semi-public, however, is a major additional category due to the considerable acreage of Jacques Cartier State Park. Small areas of agricultural use are located near Atwood Road, Worden Road (west side), River Road (south side, east of Worden Road) and surrounding the Rt. 12/Rt. 37 interchange. Commercial uses are almost non-existent.
 - d. **North of Chippewa Creek.** (See Plate 9b). This area is almost equally divided between agricultural and vacant/undeveloped land.
2. **Analysis.** (See Plate 10). Existing land uses were examined in terms of relative stability, general compatibility or appropriateness and potential for beneficial uses through new development or redevelopment. As might be expected, most of the analysis centered on areas within the Village, especially in the vicinity of Morristown Bay.
 - a. **Areas Susceptible to Change.** Five waterfront areas can be characterized as having been, or likely to be, faced with more frequent changes in land use than other areas. Four such areas lie within the Village along the Main Street axis: off the north end (surrounding Wright's Marina); along the west side (between Morris and Northumberland Streets); along the east side (between Chapman and Northumberland Streets); and straddling the

south end (at NY Route 37). The fifth area susceptible to change lies along NY route 37 immediately east of the Village.

Marina expansion, effects of the market on the fuel supply/lumberyard operation and deterioration of several residences in this area are the principal factors making this area susceptible to change. Although the lumberyard is presently a stable use, it is not dependent on a shoreline location and will undoubtedly come under greater pressure for change now that sanitary sewers have been installed in this area.

Changing ownership of the bayside restaurant, expansion of facilities for Wright's Marina and conversions of Main Street business establishments to residential uses are the major factors in the second area. Sanitary sewers, further marina expansion and increased tourism will accelerate the overall change here, perhaps helping to reverse the Main Street trend back toward commercial uses (conversions and infill).

The third area, the east side of Main Street, is somewhat less susceptible to change. This is probably due to the traditionally greater proportion of residential use to the north of the main concentration of commercial uses at Northumberland Street. Nevertheless, sanitary sewers and expanded tourism will undoubtedly increase this area's susceptibility to commercialization.

Expanded tourism could also be the cause of change at the southern end of Main Street. With its open street frontage, scattered and deteriorated residences and proximity to NY Route 37 and its higher traffic volumes, this southernmost entrance to the Village may become attractive for convenience commercial uses.

Finally, the northernmost entrance at Chapman Street and NY Route 37 has been subject to past development of tourist accommodations. With expanded local tourism, this area would be likely to experience some change, probably in the form of expansion of existing establishments and partial conversion of residences to commercial uses.

- b. **Marginal, Incompatible or Inappropriate Uses.** From the perspective of best, long-range use of the waterfront, there are a number of sites with uses which are marginal, involve potential conflicts with adjacent uses or may not be the most appropriate for economic growth, stability or community character. While most of these uses may be viable over the short run, it will be in the best interest of the Town and Village to plan for their eventual transition to more beneficial uses in the long run. Included among this category of land uses are the lumberyard/fuel oil

operation, several marginal residences along the northside of Chapman Street, several pockets of residential uses along the west side of Main Street, a restaurant on the east side of the outer bay along Northumberland Street, a boat storage shed west of Water Street to the south of Northumberland Street, a small pocket of residential and agricultural use at the south end of Main Street and several residential uses along NY Route 37 near the Chapman Street entrance to the Village.

- c. **Potential for Beneficial Uses.** With the aim of promoting stable and appropriate land uses, the analysis briefly examined seven sites in the areas susceptible to change and two vacant/undeveloped areas for their development or redevelopment potential (FN8). Each of these areas is described below and identified by letter on Plate 10:
- a. Wright's Marina and Vacant Land - potential for marina expansion, condominium or boatel with boutique(s).
 - b. Vacant property between Main Street and Bayside Park - potential for restaurant, shops, parking, with emphasis on orientation to both Main Street and the bay.
 - c. Restaurant property - potential for resort accommodations, with restaurant and marina facilities and other traditional small harbor uses.
 - d. West side of outer bay - potential for bayside country inn, restaurant.
 - e. Lumberyard/fuel oil operation - potential for shoreline resort development or marine-related use.
 - f. Wooded hillside - potential for seasonal and year-round residences
 - g. Between Morris and Chapman Streets near Village's eastern limits - potential for travel -related convenience commercial uses.
 - h. West and south of inner bay - potential for water-dependent and/or water-enhanced commercial to the west, urban density residential further west, and large lot residential plus public access to the south.
 - i. Eastern ends of Morris and Chapman Streets/NY Route 37 between Village limit and English Settlement Road - potential for motel,

restaurant, tourist home or bed and breakfast accommodations, antique sales, roadside produce stands and related uses.

Existing water uses in the Village are not susceptible to significant change with the exception of more intensive use of the outer bay as its small harbor role increases. Swimming and boating will probably increase at Jacques Cartier State Park in the Town.

PART 4-IMPORTANT ECONOMIC ACTIVITIES

At present, the economic activities within the local waterfront area are limited to tourism and a small amount of farming. The tourism centers around Jacques Cartier State Park (camping, swimming, boating and fishing), Morristown Bay (Wright's Marina) and a small number of local businesses (trade with year-round residents, summer cottagers and a limited number of transients). The farming activity, though extensive in the southeastern portion of the Village, is not a major economic factor for the Village as a whole. The future economic well-being of the local waterfront area will rest almost entirely on the development and enhancement of local tourism (primarily within the Village and at the State Park) and continued attractiveness of the shoreline for summer cottage use (in the outlying shoreline areas).

SECTION II FOOTNOTES

FN 1 - Class A waters are suitable as a source of water supply for drinking, culinary or food processing purposes and any other usages with treatment. Class B waters are suitable for primary contact recreation and any other uses except as a source of water supply for drinking, culinary or food processing purposes. Class C waters are suitable for fishing and all other uses except as a source of water supply for drinking, culinary or food processing purposes. Class D waters are suitable for secondary contact recreation, but due to such natural conditions as intermittence of flow, water conditions not conducive to propagation of game fish, or streambed conditions, the waters will not support the propagation of fish.

FN2 - Ibid.

FN3 - Ibid.

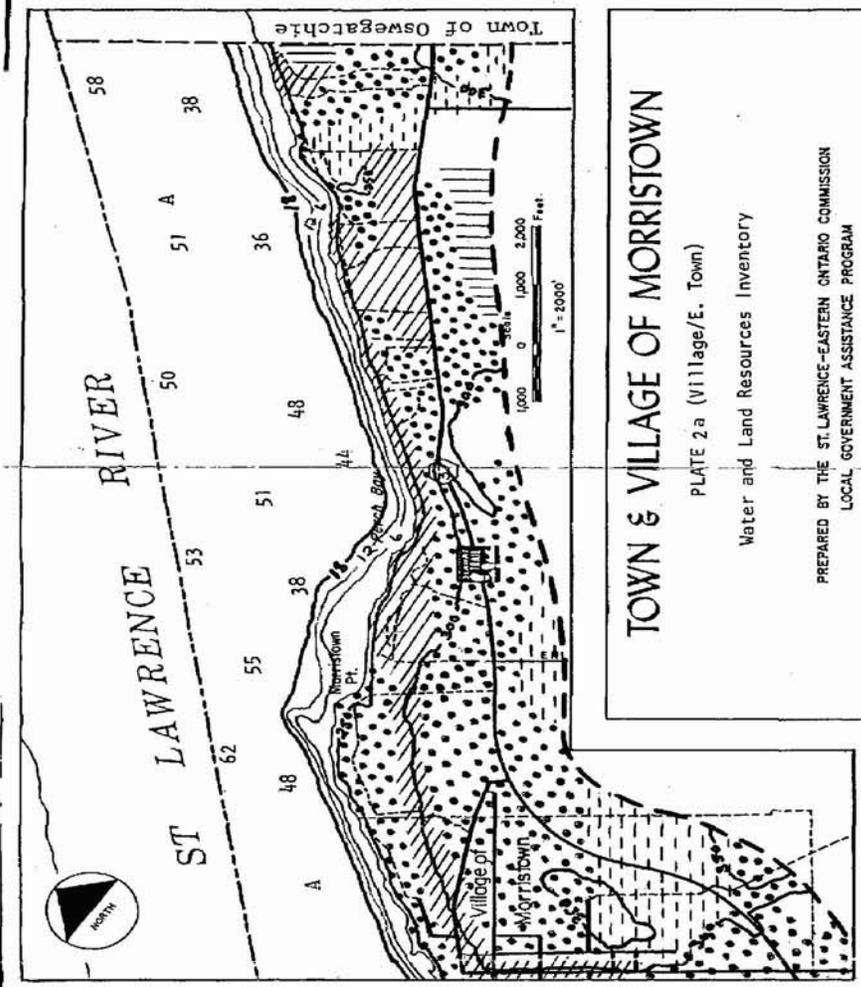
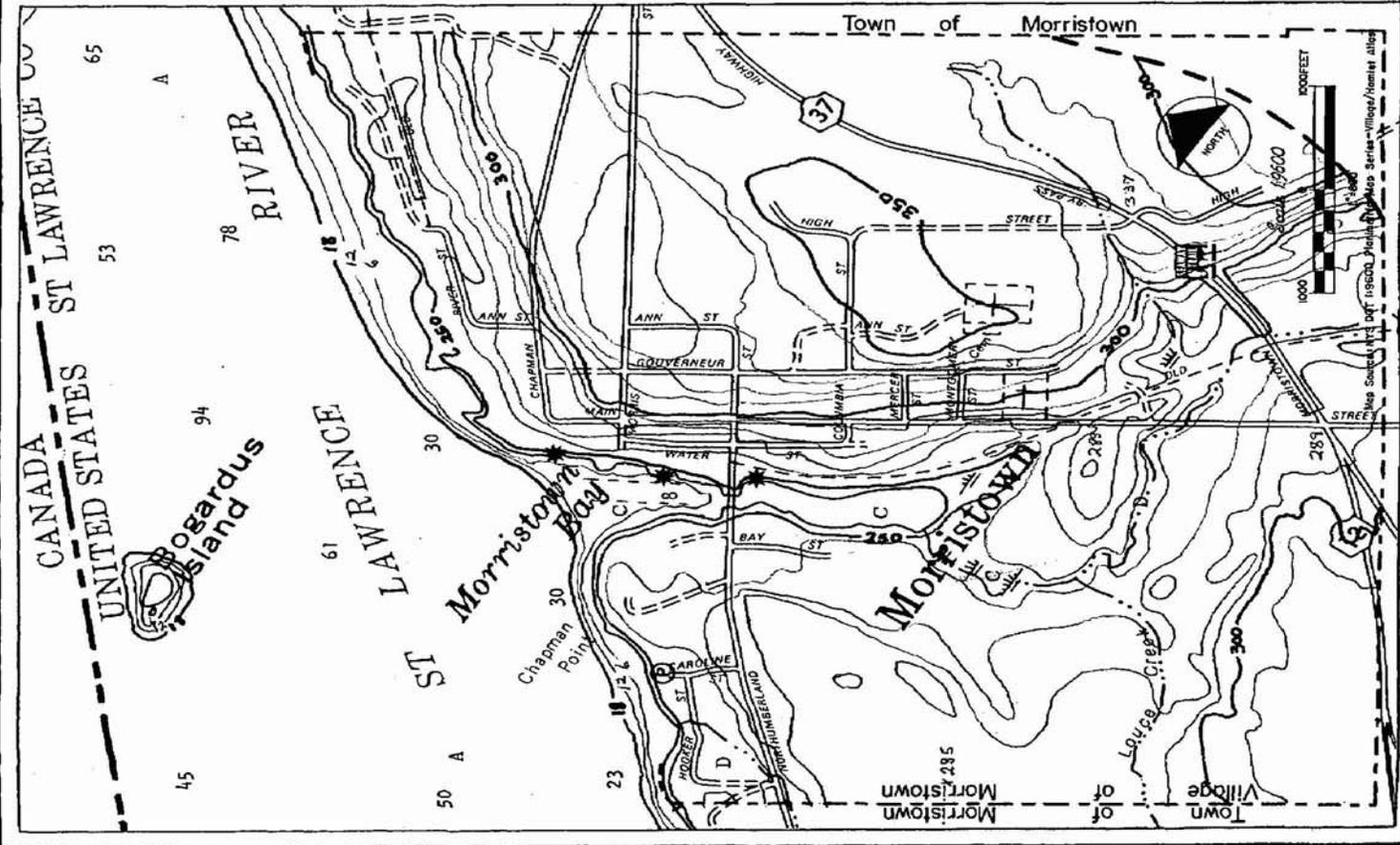
FN4 - St. Lawrence-Eastern Ontario Commission, Evaluation of Shore Structures and Shore Erodibility, St. Lawrence River, New York State, Phase II, August, 1978.

FN5- Pursuant to 6 NYCRR Parts 662-665 and 6 NYCRR Part 608.

FN6- Smardon, Richard C., Price, William M. and Volpe, Rick M., St. Lawrence River Scenic access Study, School of Landscape architecture, College of Environmental Science & Forestry, SUNY, Syracuse, N. Y., 1987.

FN7- According to the NYS Archaeological Sites Location Map and local input.

FN8- Potential use here is based upon resource availability and appropriateness, not market feasibility.



TOWN & VILLAGE OF MORRISTOWN

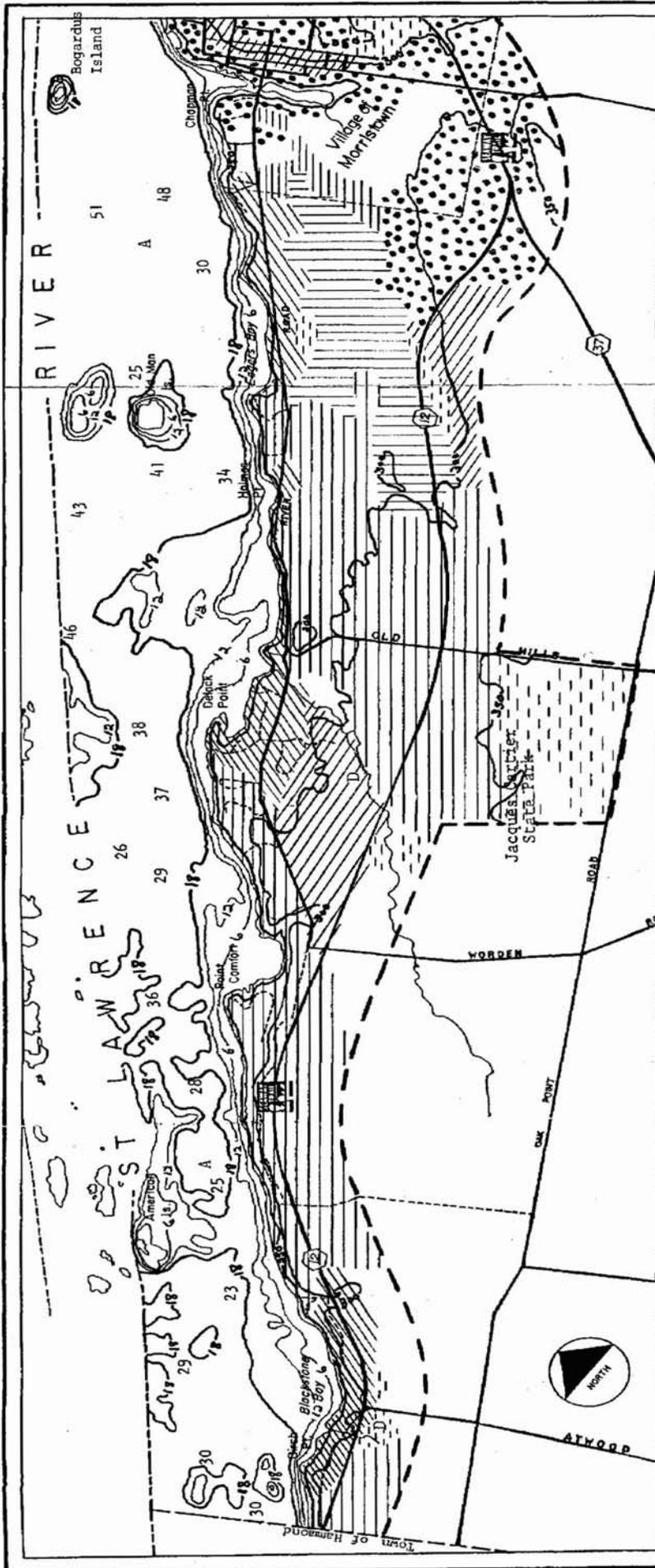
PLATE 2a (Village/E. Town)

Water and Land Resources Inventory

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

LEGEND

- 49 Depth Soundings
- 18- Water Contours
- 250- Land Contours
*Note: Village contours 10' intervals
Town 50' intervals
- A- DEC Water Quality Classifications
- Coastal Area Boundary
- * Sewer Outfalls (12" pipe)
- (P) Pumphouse
- Insula Fine Sandy Loam
- Insula - Rock Outcrop Complex
- Benson - Gallo Outcrop Complex
- Benson - Fine Sandy Loam
- Ruse Loam
- Galway, Hogansburg, Newstead and Muskeellunge Variant Loams (Prime Ag. Soils)



TOWN OF MORRISSETT

PLATE 2b (W. Town)

Water and Land Resources Inventory

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

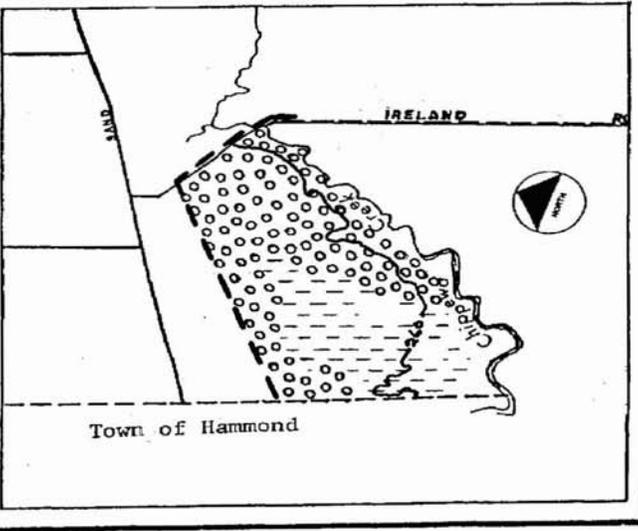
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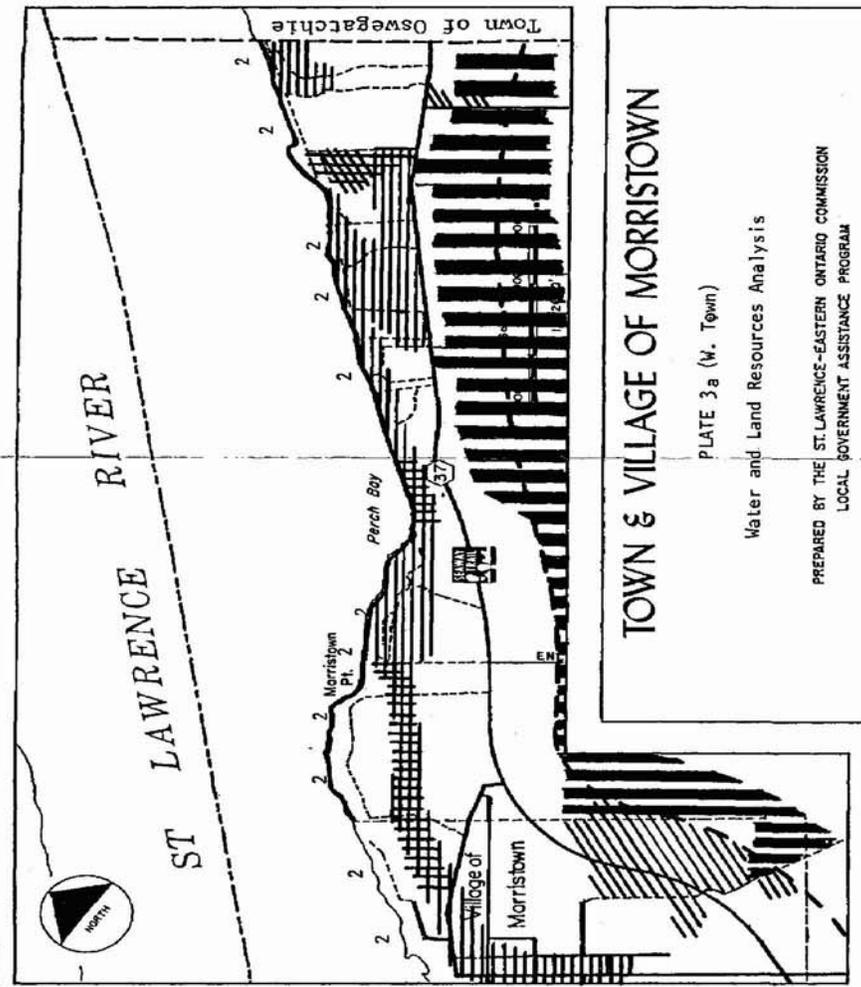
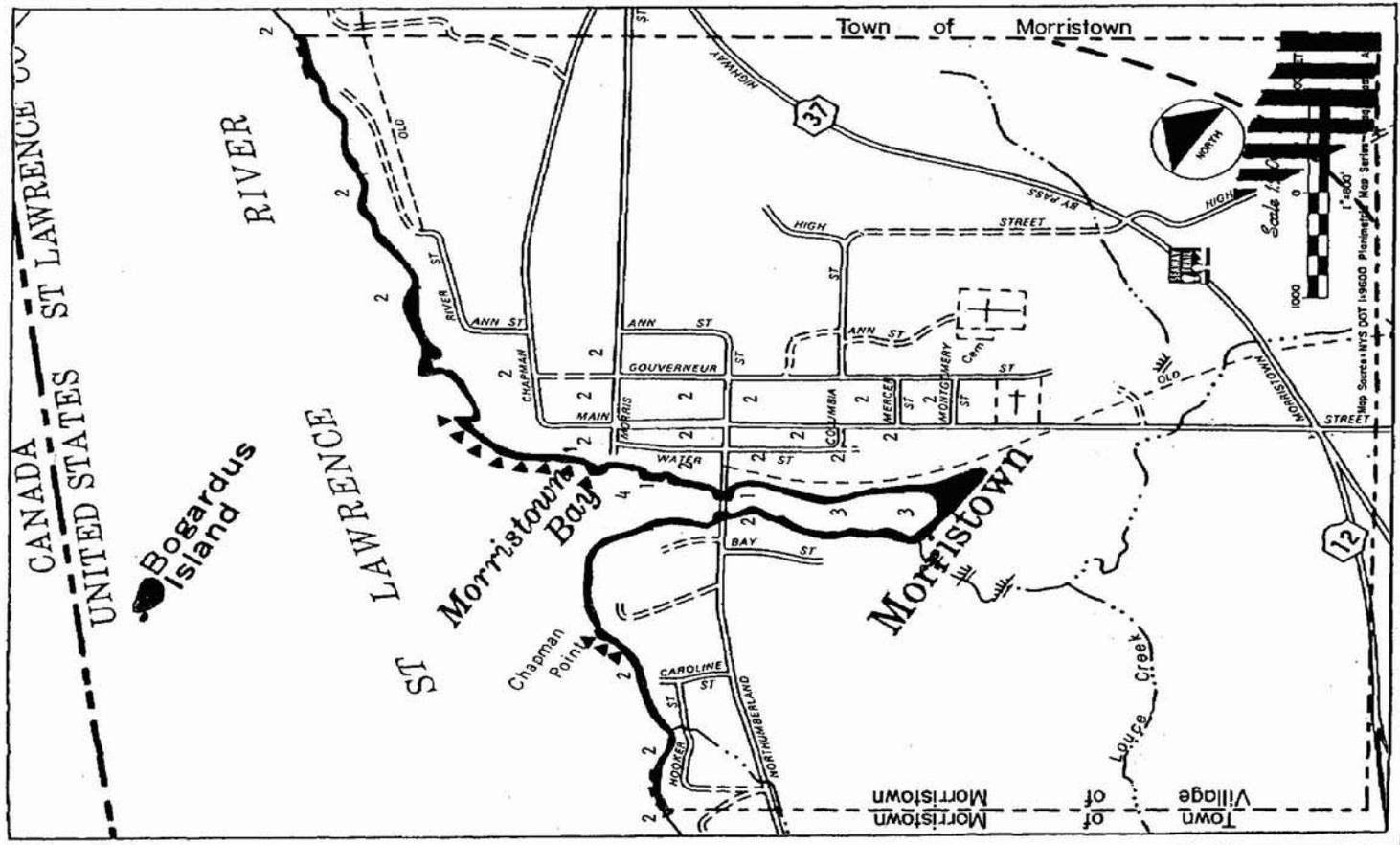
1" = 2000'

II-56

LEGEND

<p>49 Depth Soundings</p> <p>-18- Water Contours</p> <p>-A- DEC Water Quality Classification</p> <p>-250- Land Contours - 50' intervals</p> <p>-- Coastal Area Boundary</p>	<p>Insula Fine Sandy Loam</p> <p>Insula - Rock Outcrop Complex</p> <p>Benson - Gallo Outcrop Complex</p> <p>Benson - Fine Sandy Loam</p> <p>Ruse Loam</p> <p>Galway, Hogansburg, Newstead and Muskellunge Variant Loams (Prime Ag. Soils)</p> <p>Collamer Silt Loam</p> <p>Niagara (silt), Elmwood (fine sandy), Copake (variant) Loams (Prime Ag. Soils)</p>
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TOWN & VILLAGE OF MORRISTOWN

PLATE 3a (W. Town)
 Water and Land Resources Analysis
 PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
 LOCAL GOVERNMENT ASSISTANCE PROGRAM

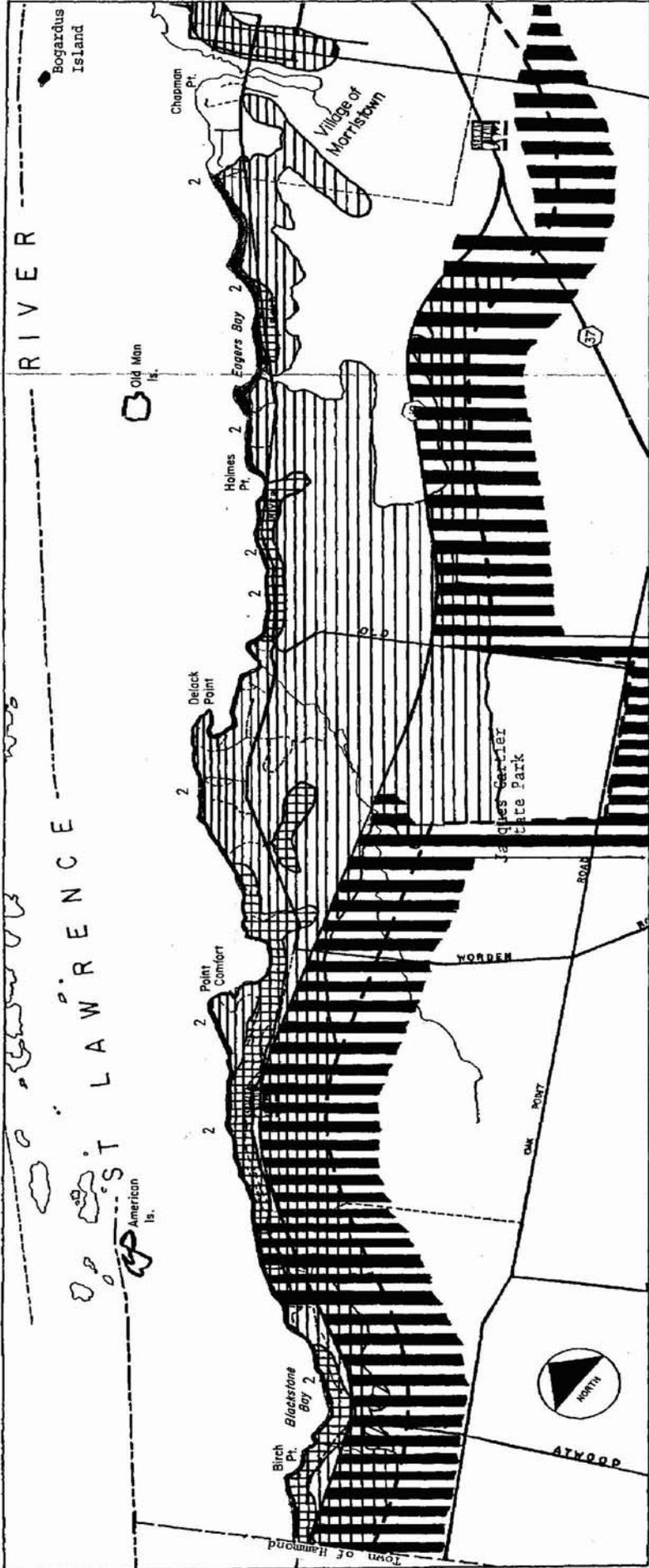
LEGEND

Water Resources

1. Direct Discharges
2. Potential Septic System Leachate
3. Stagnation
4. Area for "B" Water Quality Classification

Land Resources

- Limitations Imposed by Bedrock and/or Stony or Rocky Soils
- Limitations Imposed by Shallow, Poorly Drained or Excessively Drained Soils
- Limitations Imposed by Slope
- Active Use of Prime Agricultural Soils
- Active Shoreline Erosion
- Flood Hazard Area
- Agricultural District
- Coastal Area Boundary



TOWN OF MORRISTOWN

PLATE 3b (Village/E. Town)

Water and Land Resources Analysis

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

Scale 1:24,000

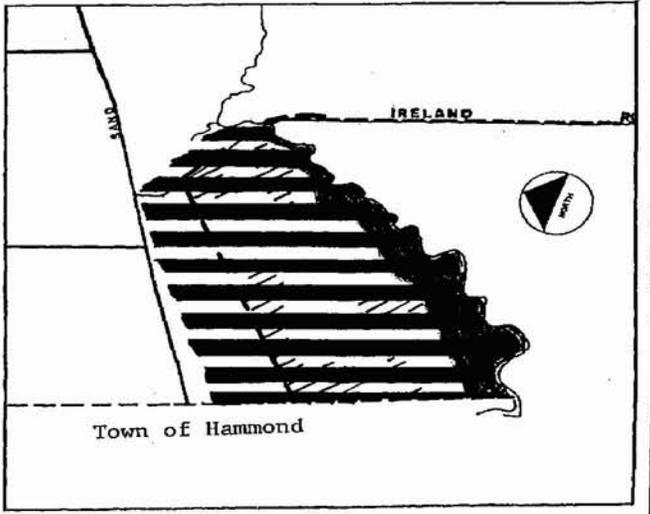
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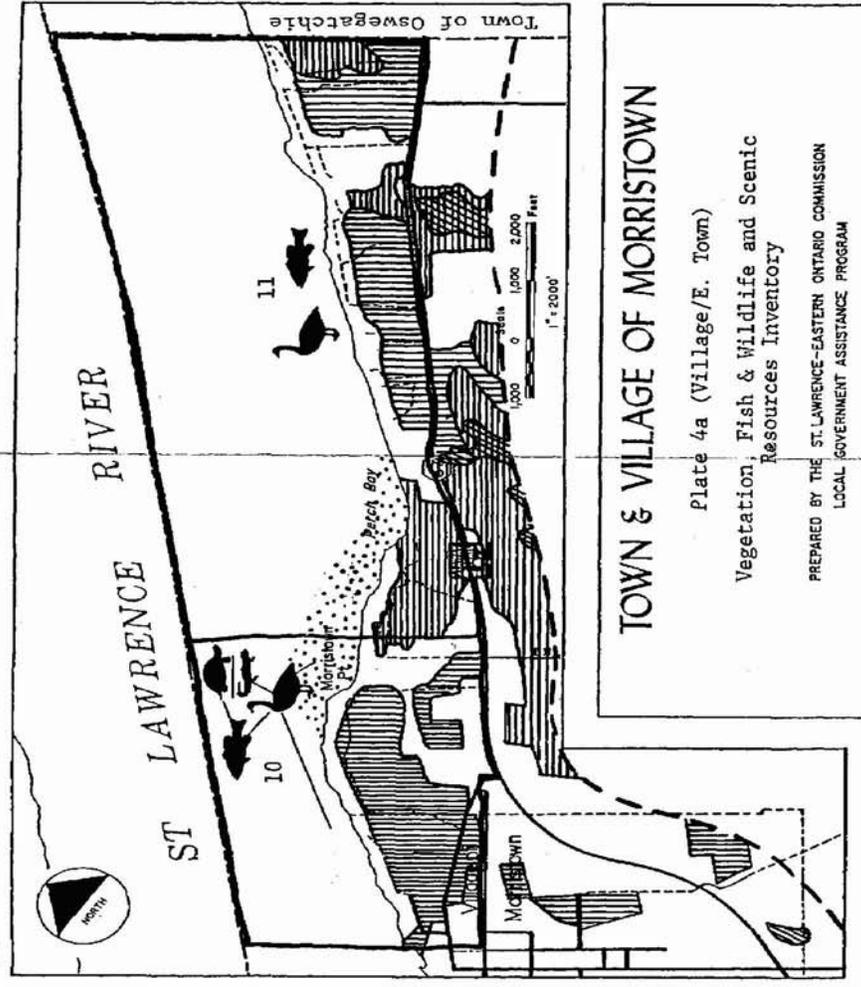
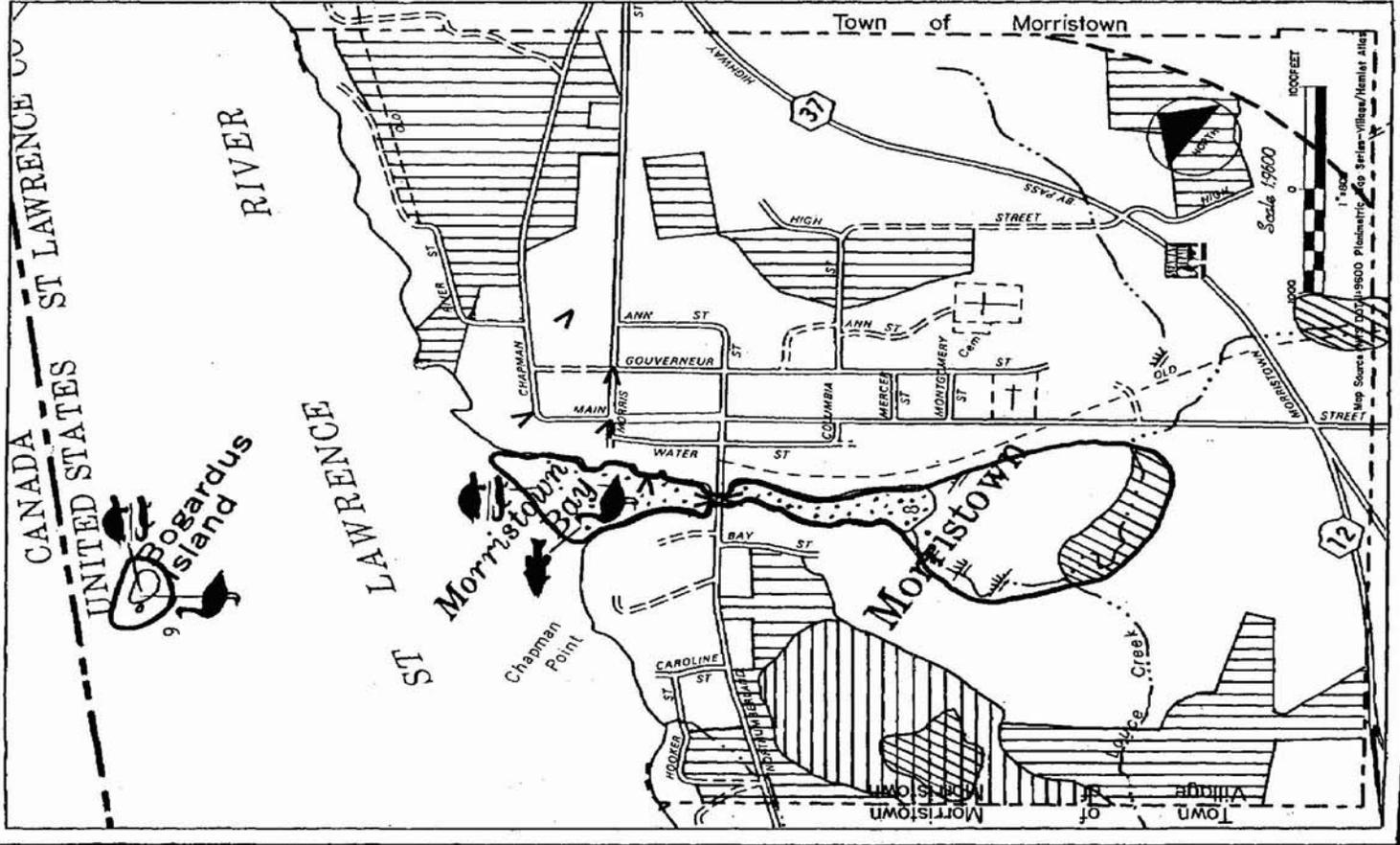
1" = 2000'

II-60

LEGEND

<p><u>Water Resources</u></p> <ol style="list-style-type: none"> 1. Direct Discharges 2. Potential Septic System Leachate <p>*Pattern only applicable to Chippewa Creek Area.</p>	<p><u>Land Resources</u></p> <ul style="list-style-type: none"> Limitations Imposed by Bedrock and/or Stony or Rocky Soils Limitations Imposed by Shallow, Poorly Drained or Excessively Drained Soils* Limitations Imposed by Slope Active Use of Prime Agricultural Soils Flood Hazard Area Agricultural District Coastal Area Boundary
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TOWN & VILLAGE OF MORRISTOWN

Plate 4a (Village/E. Town)

Vegetation, Fish & Wildlife and Scenic Resources Inventory

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

LEGEND

	Forest
	Forest Brushlands
	Wetlands
	Aquatic Vegetation*
	Fish & Wildlife
	Birds
	Fish
	Mammals
	Amphibians/Reptiles

	General Habitat Areas
	8. Morrystown Bay
	9. Bogardus Island
	10. Morrystown Point
	11. Perch Bay - Brooks Point

Scenic Resources

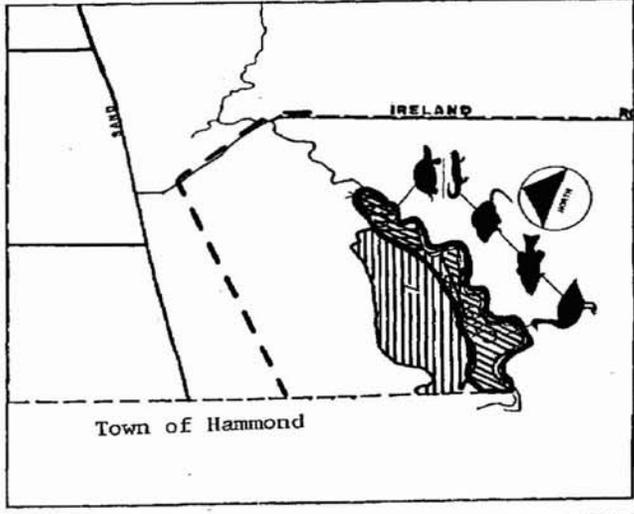
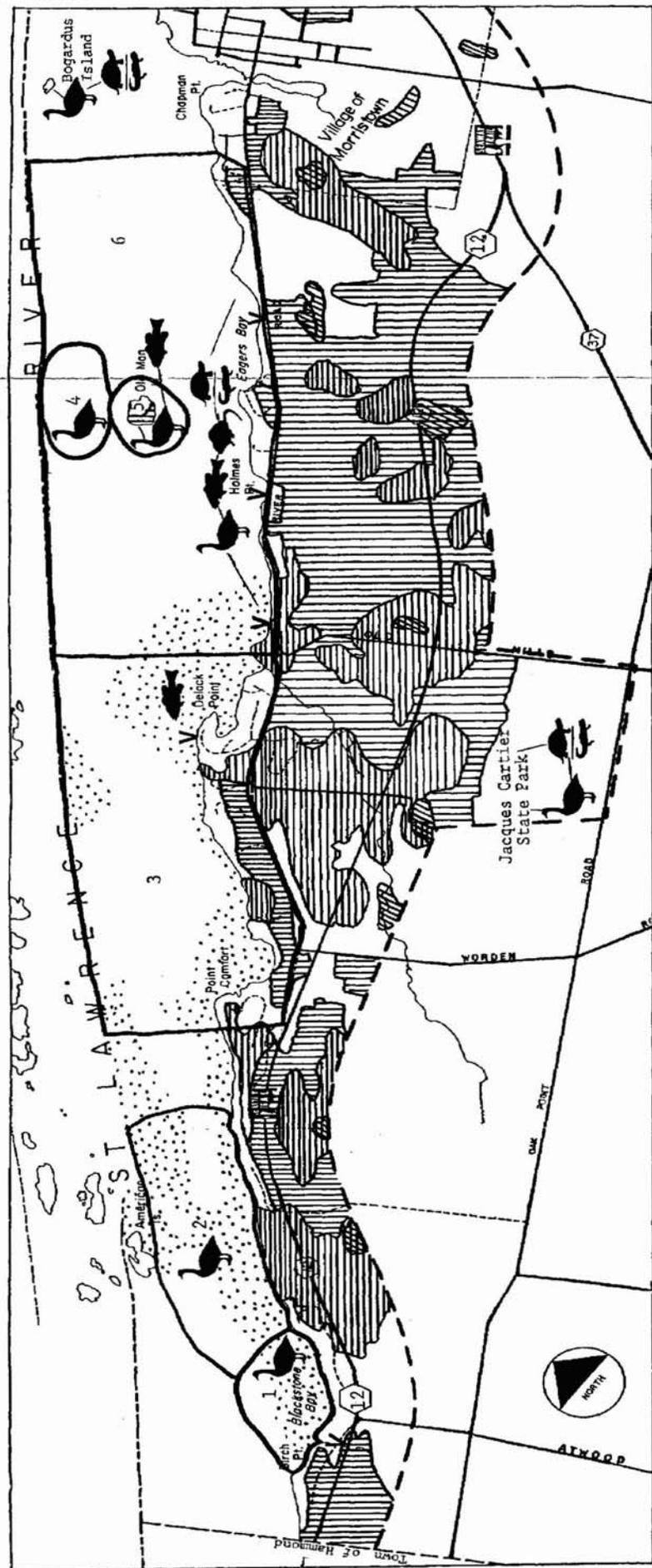
(as labeled) St. Lawrence River
(as labeled) Morrystown Bay

N.Y. Route 12 Scenic Highway

V Vistas

Coastal Area Boundary

*See 18' water depth contours on Plates 2a & 2b



- Vegetation**
- Forest
 - Forest Brushlands
 - Wetlands
 - Aquatic Vegetation*
- Fish & Wildlife**
- Birds
 - Fish
 - Mammals
 - Amphibians/Reptiles
- General Habitat Areas**
1. Blackstone Bay
 2. American Islands Pool
 3. Jacques Cartier State Park
 4. Brookville Rock
 5. Old Man Island
 6. Morrissetown Mainland
 7. Chippewa Creek
- Scenic Resources**
(as labeled) St. Lawrence River
(as labeled) Morrissetown Bay
- N.Y. Route 12 Scenic Highway
- V** Vistas
- Coastal Area Boundary
- *See 18' water depth contours on Plates 2a & 2b

TOWN OF MORRISSETOWN

Plate 4b (W. Town)

Vegetation, Fish & Wildlife and Scenic Resources Inventory

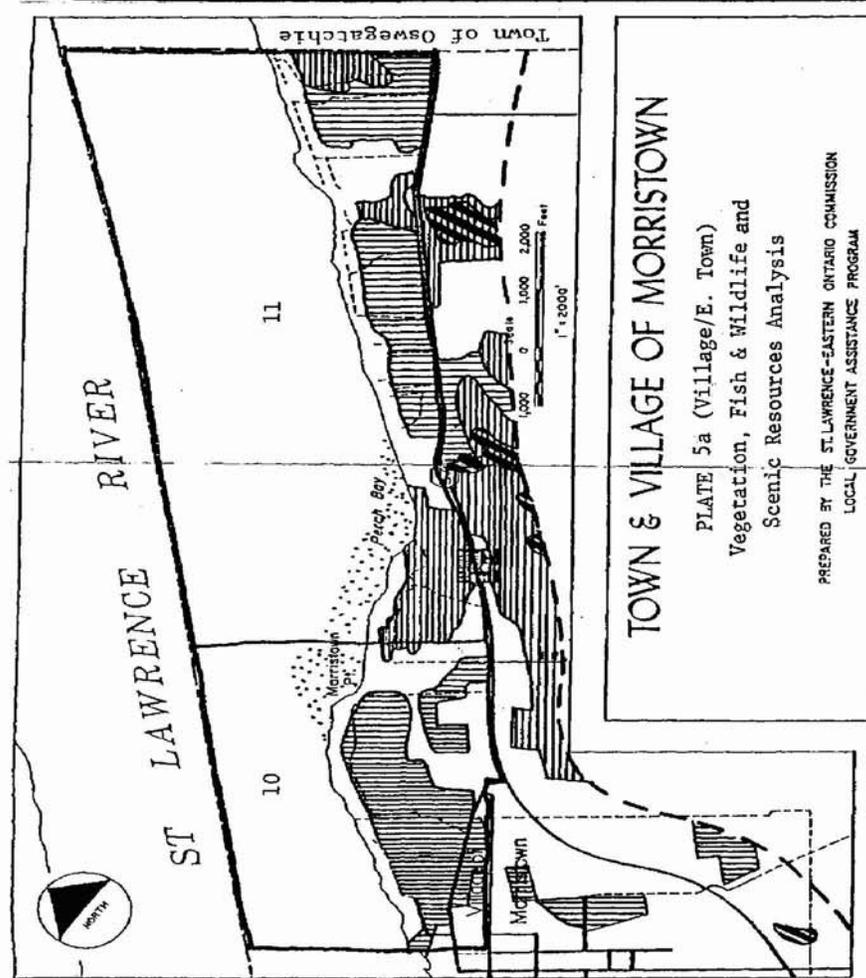
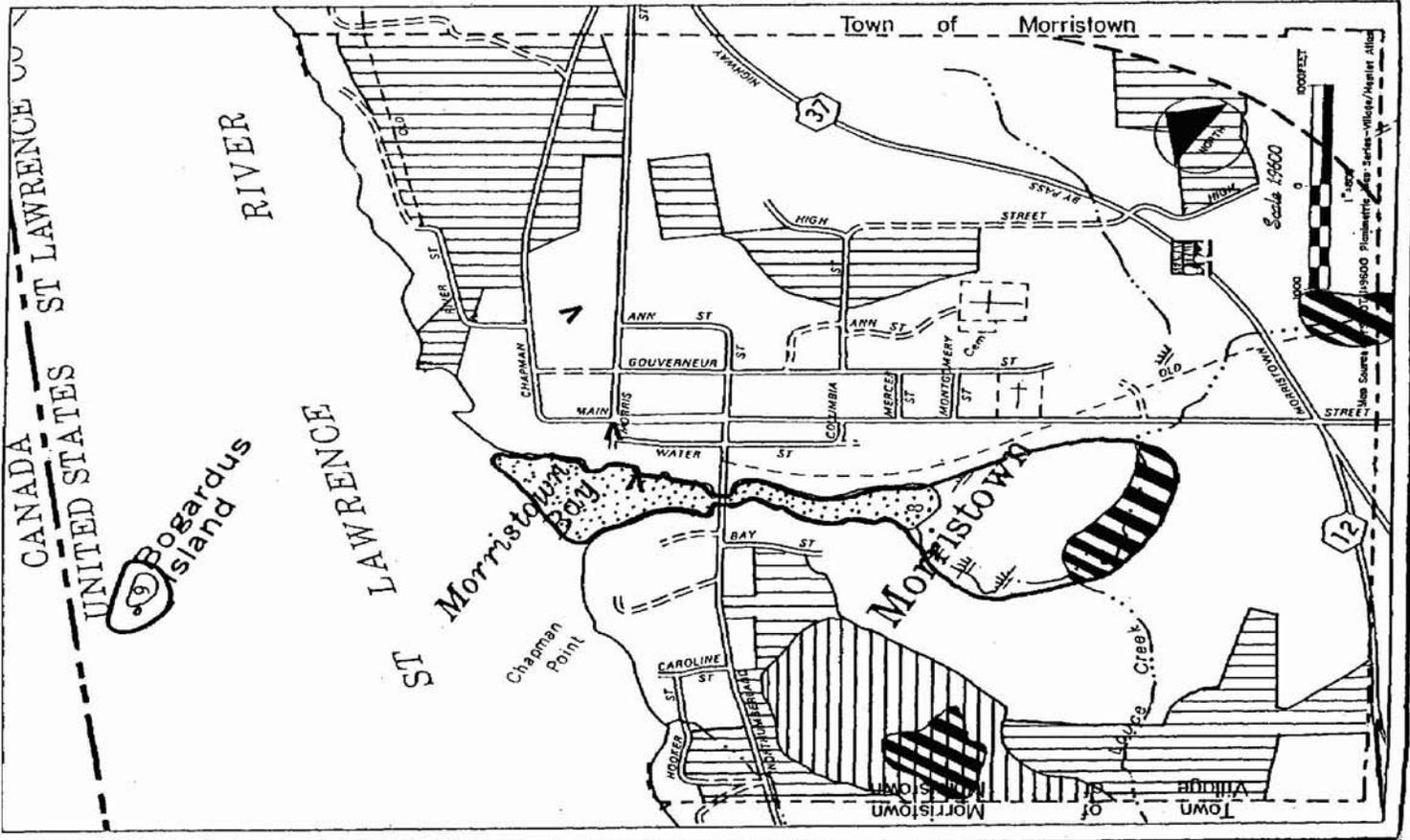
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

Scale 1:24,000

2000 0 2000 4000 FEET

1"=2000'

II-64



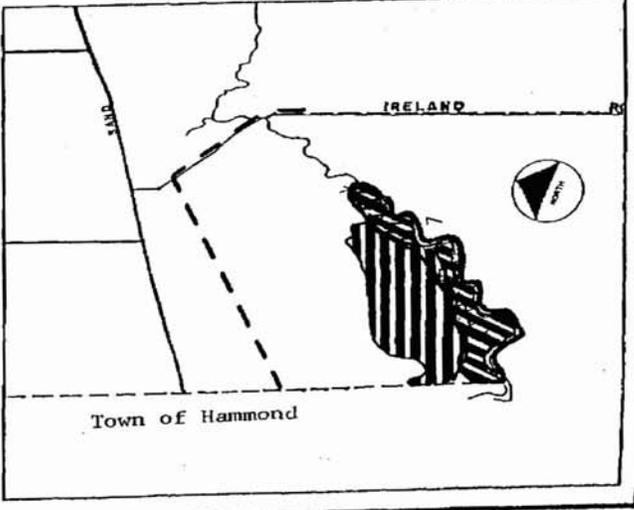
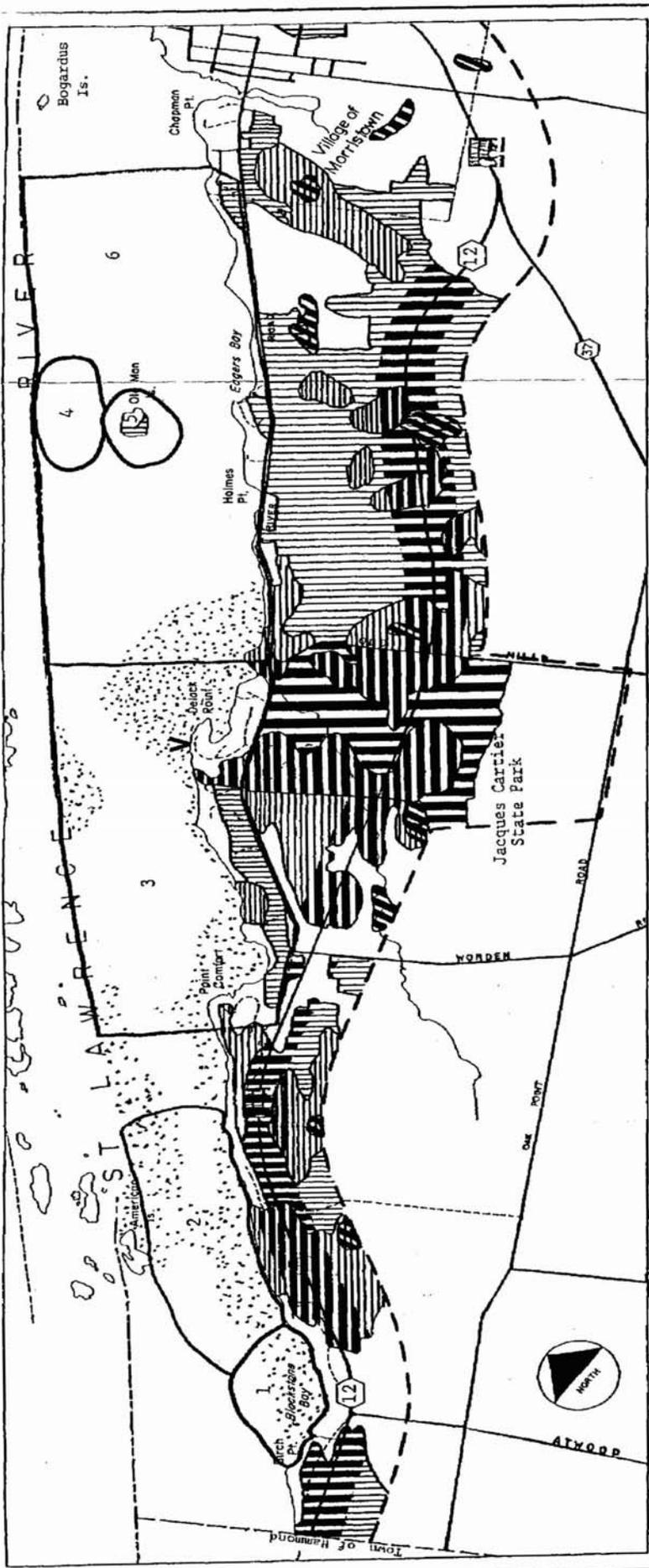
TOWN & VILLAGE OF MORRISTOWN

PLATE 5a (Village/E. Town)

Vegetation, Fish & Wildlife and Scenic Resources Analysis

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

- LEGEND**
- | | |
|--|--|
| Significant Vegetation | Significant Scenic Resources |
| <ul style="list-style-type: none"> Forest w/scenic; recreational or buffer value Forest Brushlands w/ scenic or recreational value Wetlands w/ scenic; recreational, habitat, flood storage or related value Aquatic Vegetation w/ recreational or habitat value | <ul style="list-style-type: none"> Local and Potential Statewide Significance (as labeled) St. Lawrence River Local Significance Only V Vistas --- Coastal Area Boundary |
- Significant Fish & Wildlife Habitats**
- Local and Potential Statewide Significance
9. Bogardus Island
- Local Significance Only
8. Morrystown Bay
11. Perch Bay



LEGEND

<p>Significant Vegetation</p> <ul style="list-style-type: none"> Forest w/ scenic recreational or Buffer value Forest Brushlands w/ scenic or Recreational values Wetlands w/ scenic; recreational; habitat, flood storage or related use Aquatic vegetation w/ recreational or habitat value <p>Significant Fish & Wildlife Habitats</p> <ul style="list-style-type: none"> Local and Potential Statewide Significance 2. American Island Pool 7. Chippewa Creek Marsh Local Significance Only 3. Jacques Cartier State Park 	<p>Significant Scenic Resources</p> <ul style="list-style-type: none"> Local and Potential Statewide Significance (as labeled) St. Lawrence River NY Route 12 Scenic Highway Local Significance Only V Vistas
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Coastal Area Boundary

TOWN OF MORRISTOWN

PLATE 5b (W. Town)

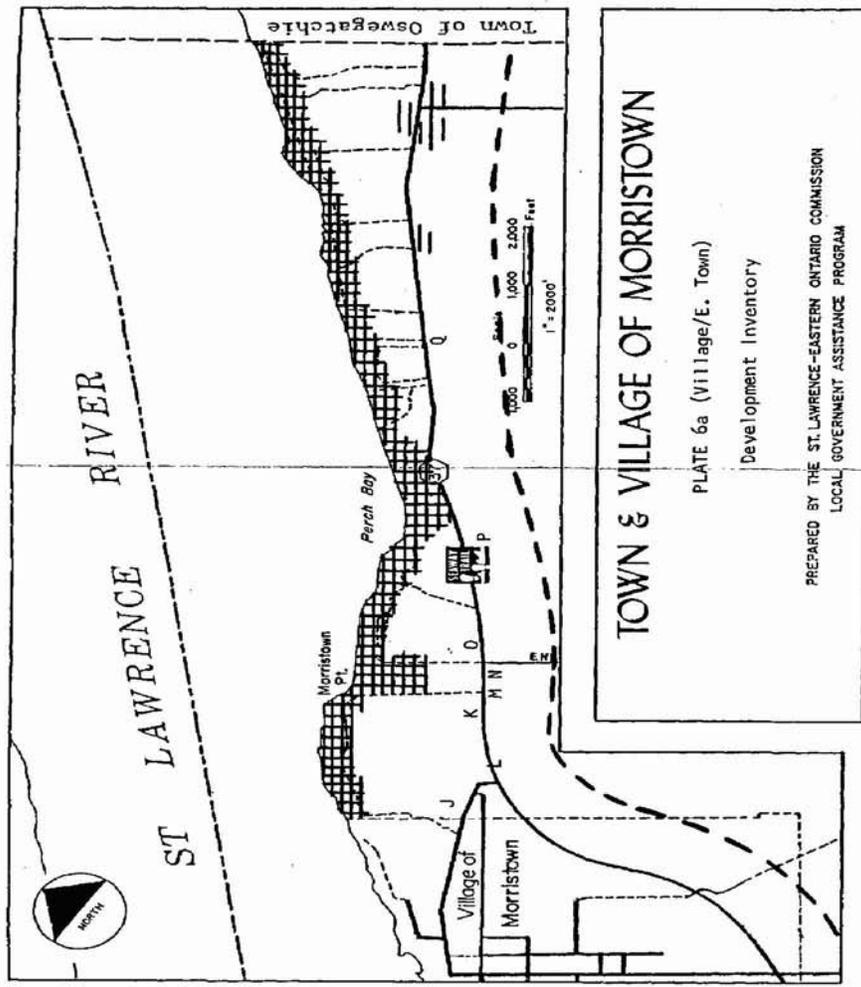
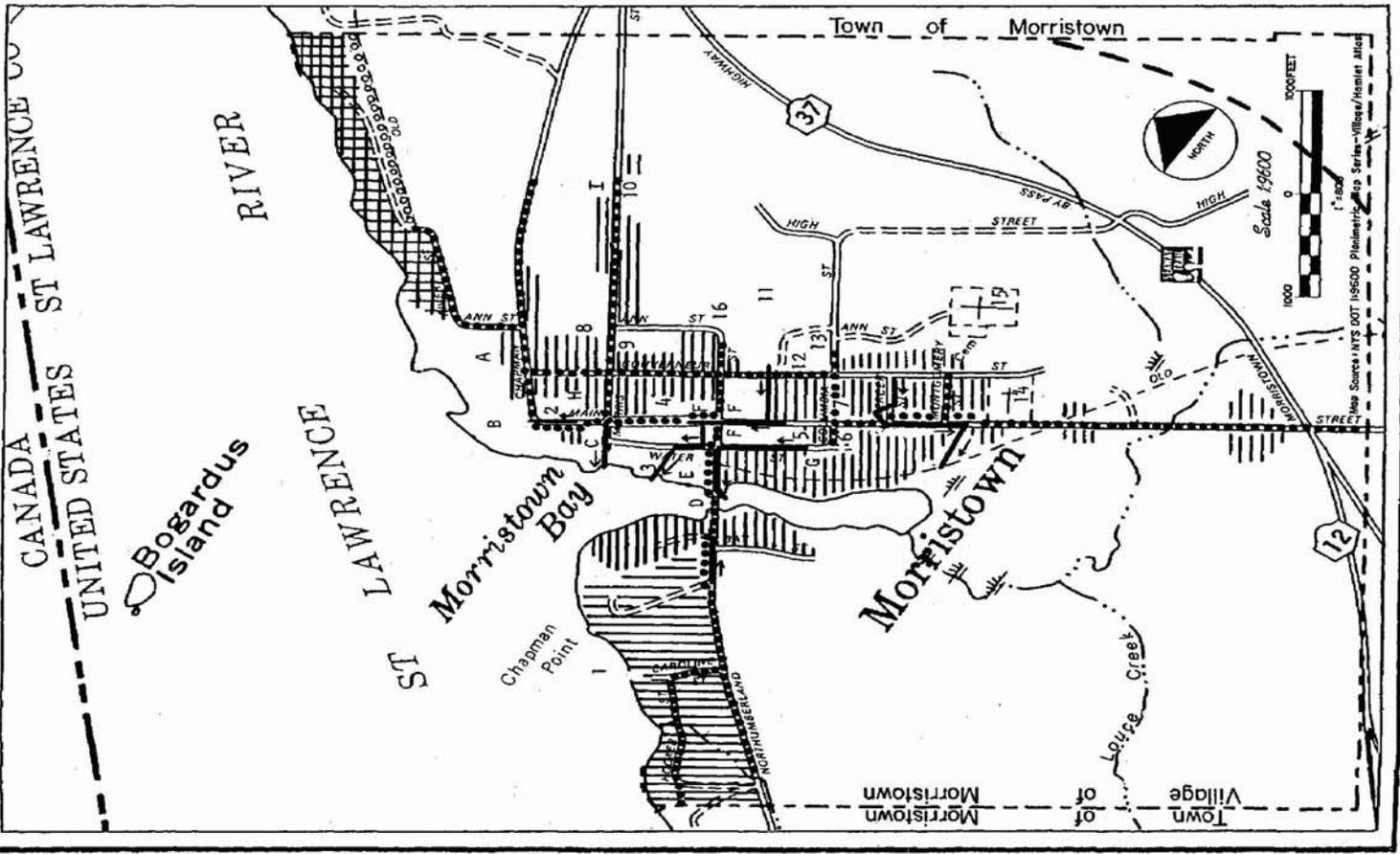
Vegetation, Fish & Wildlife and Scenic Resources Analysis

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
 LOCAL GOVERNMENT ASSISTANCE PROGRAM

Scale 1:24,000

 1" = 2000'

II-68



TOWN & VILLAGE OF MORRISTOWN

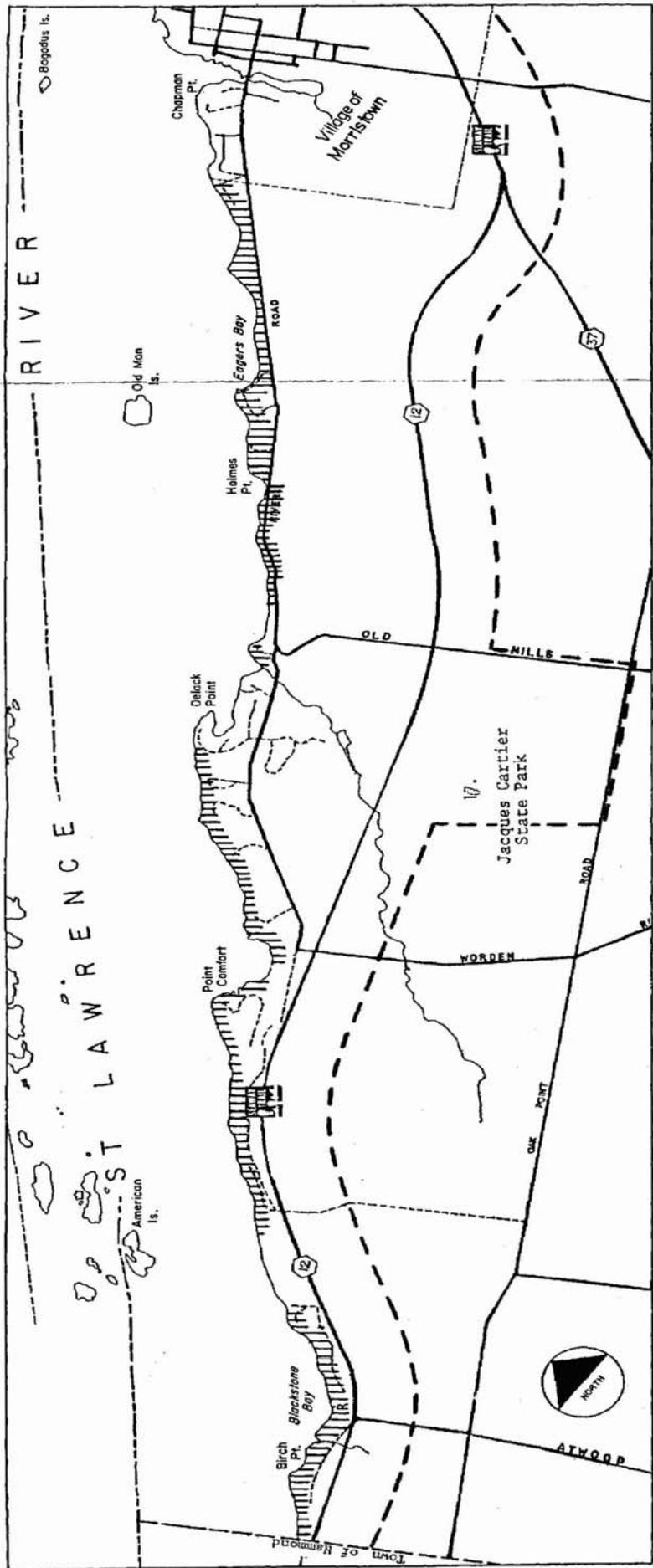
PLATE 6a (Village/E. Town)

Development Inventory

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

LEGEND

Public & Semi-Public Facilities	Commercial Facilities	Housing Stock
1. Village Pump House	A. Lumber Yard/Fuel Storage	Year Round
2. Library	B. Marina, Store	Seasonal
3. Shoreline Park	C. Restaurant	Mixed
4. Post Office	D. Dockage	Infrastructure
5. Town/Village Offices	E. Restaurant	or improved road
6. Episcopal Church	F. Retail Shops	or unimproved road
7. Stone School House	G. Boat Storage	storm sewer
8. Chapman Park	H. Boat Repair	water mains
9. Parish Center	I. Warehouse	seasonal water supply
10. Fire Hall	J. Motel (vacant)	coastal area boundary
11. Elementary School	K. Motel	
12. Methodist Church	L. Shop	
13. Catholic Church	M. Bail Diamonds	
14. Cemetery	N. Restaurant	
15. Cemetery	O. Store	
16. Village Water Tank	P. Restaurant	
	Q. Motel/Store	



TOWN OF MORRISSETT

PLATE 6b (W. Town)
Development Inventory

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

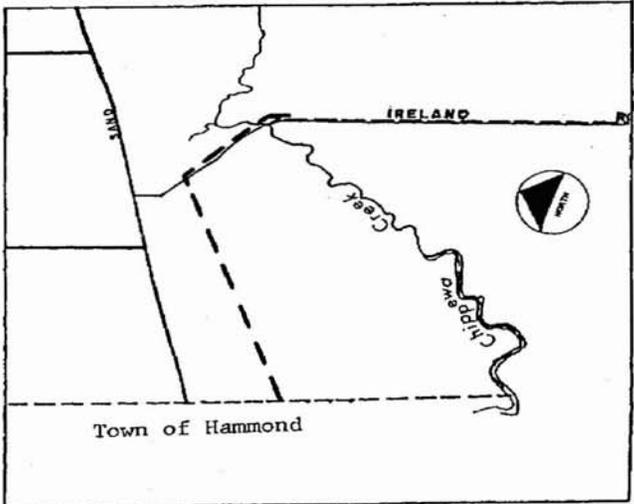
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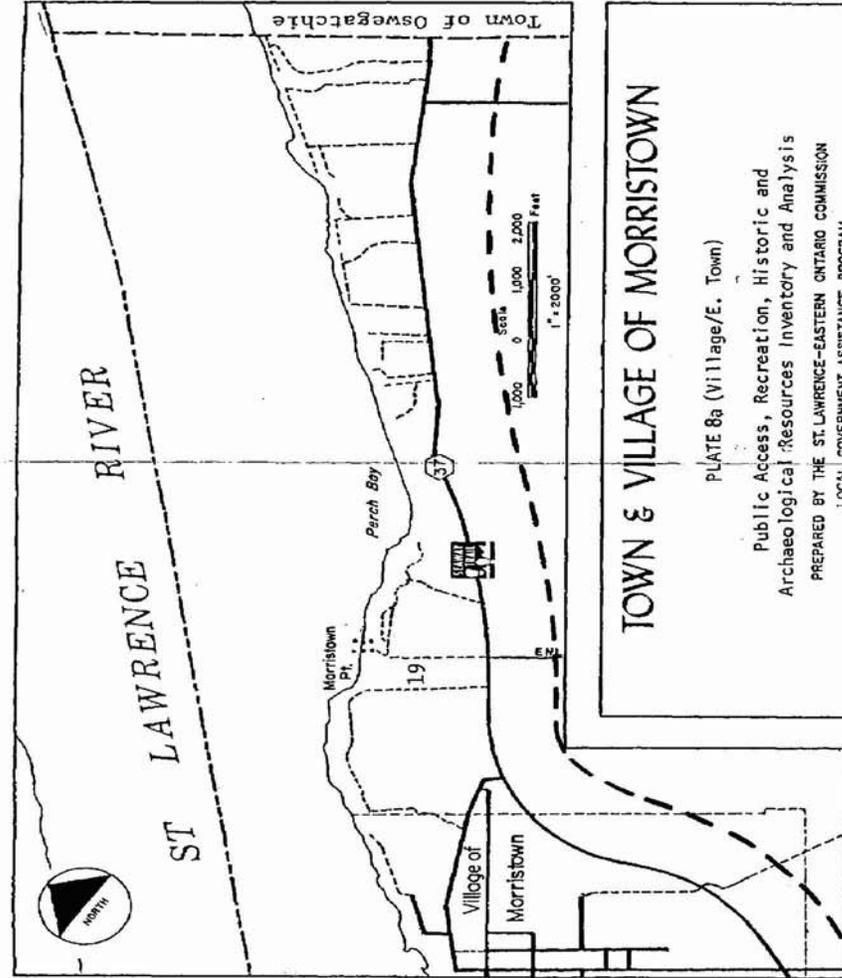
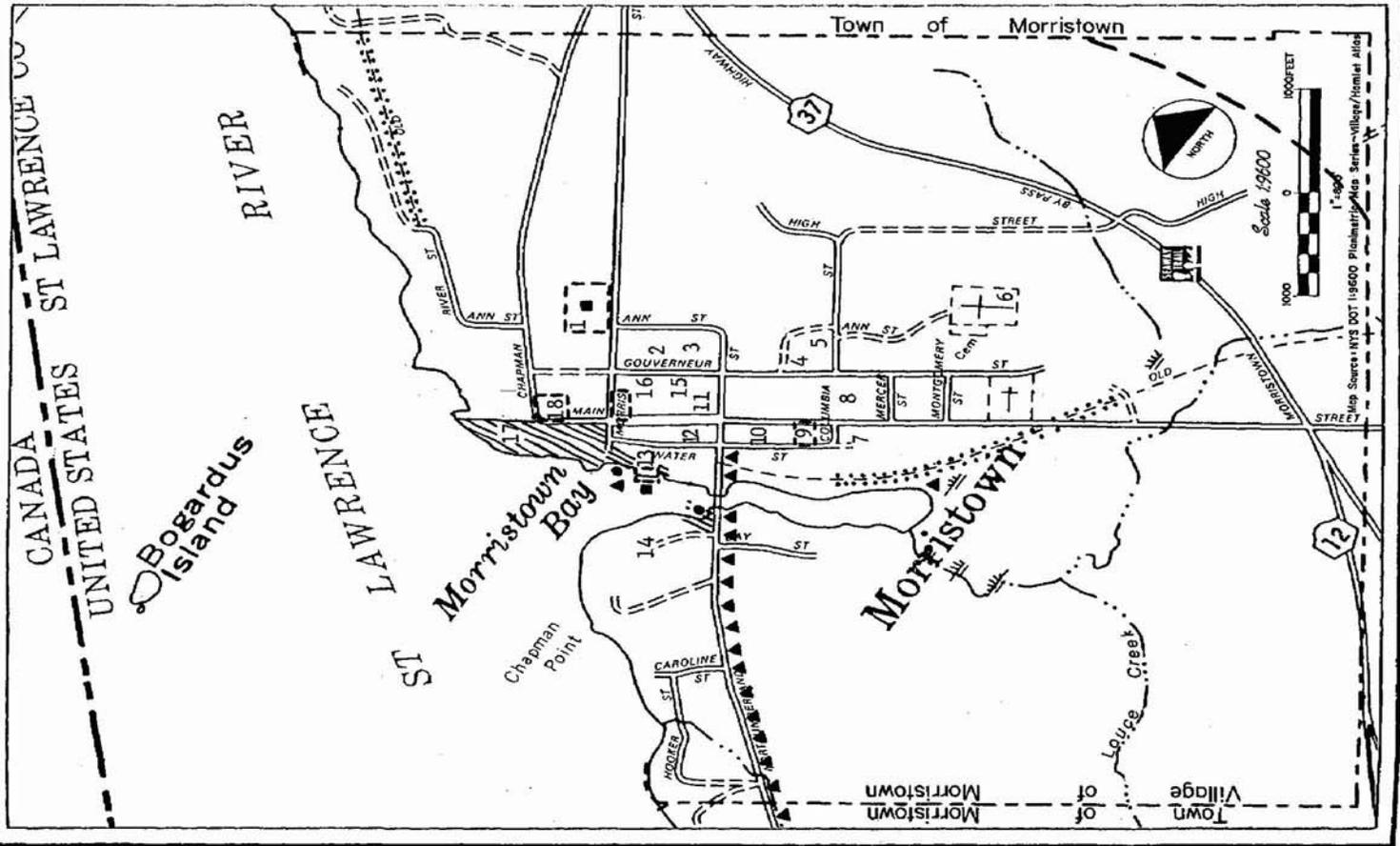
1" = 2000'

II-72

LEGEND

- Public & Semi-Public Facilities
- 17. State Park
- Commercial Facilities
- R. Store
- Housing Stock
- Year Round
- Seasonal
- Mixed
- Coastal Area Boundary





TOWN & VILLAGE OF MORRISTOWN

PLATE 8a (Village/E. Town)

Public Access, Recreation, Historic and Archaeological Resources Inventory and Analysis

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

Historic Resources

1. The Stone Windmill*
2. Samuel Stocking House
3. Frank Chapman House
4. The United Methodist Church*
5. St. John's Church
6. Pine Hill Cemetery
7. Christ Episcopal Church
8. The Stone Schoolhouse*
9. Frontier National Bank (Clerk's Office)
10. Brick/Stone House
11. Commercial Row
12. Frontier House
13. Morristown Bay Overlook
14. Jacob Ford House*

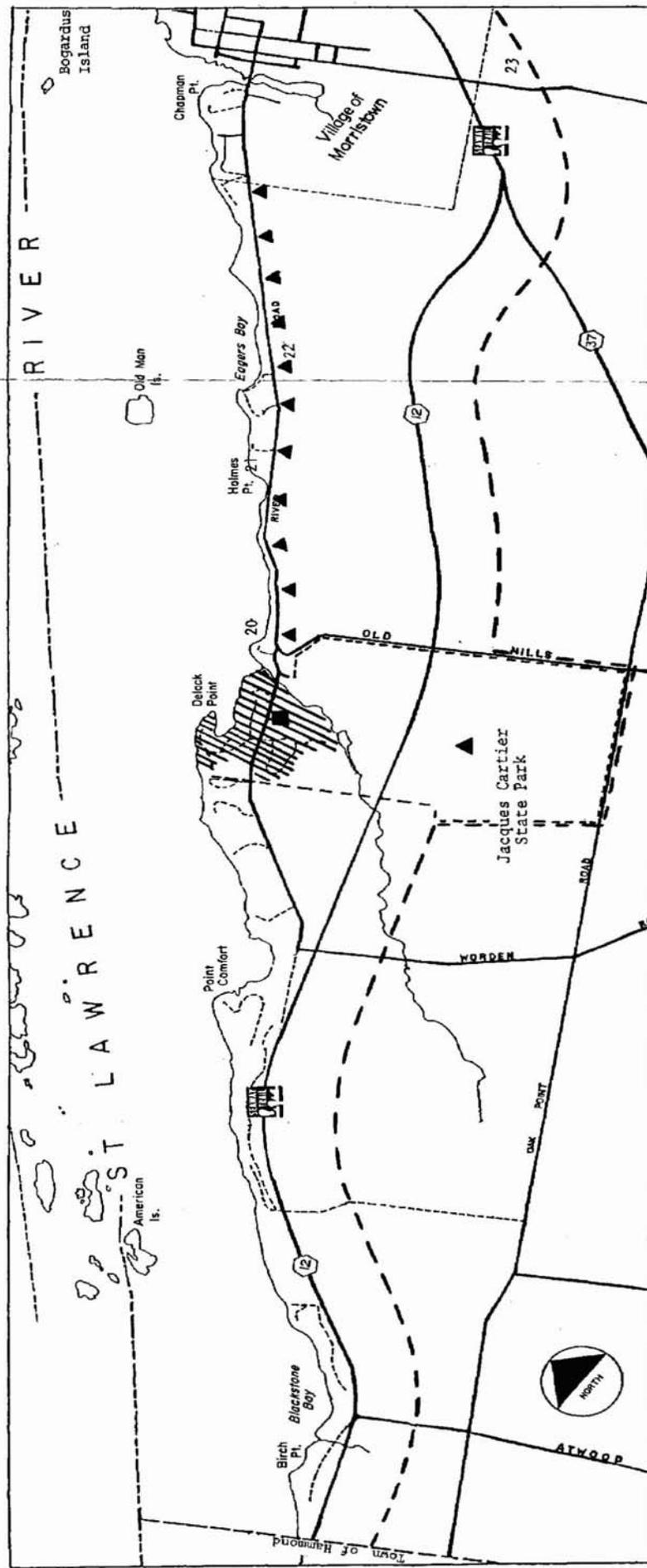
*Listed on the National Register of Historic Places

LEGEND

--- Coastal Area Boundary

15. Richard B. Chapman House (Masonic Temple)
16. Paschal Miller House*
17. Augustus Chapman Store (Wright's Marina)*
18. Augustus Chapman Land Office (Morristown Library)*
19. Terrace Park

- Public Access & Recreation
- Existing Public Land
- Potential Public Land
- Existing Public Access/Rec.
- Potential Public Access/Rec.
- Commercial Recreation
- Anticipated Heavy Demand



TOWN OF MORRISSETOWN

PLATE 8b (W. Town)

Public Access, Recreation, Historic and Archaeological Resources Inventory and Analysis

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

Scale 1:24,000

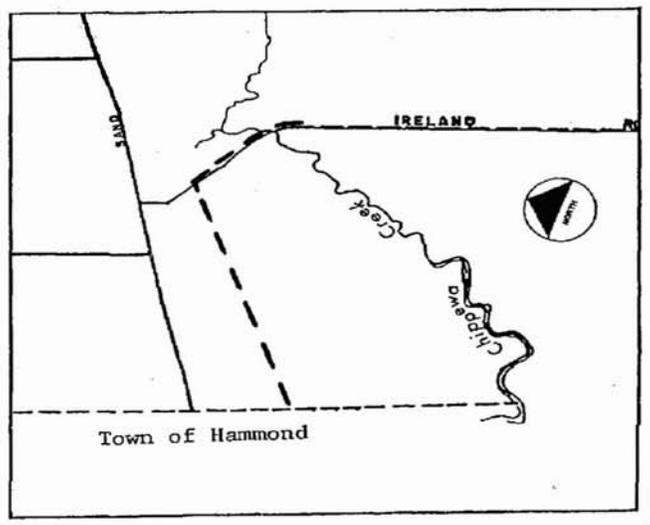
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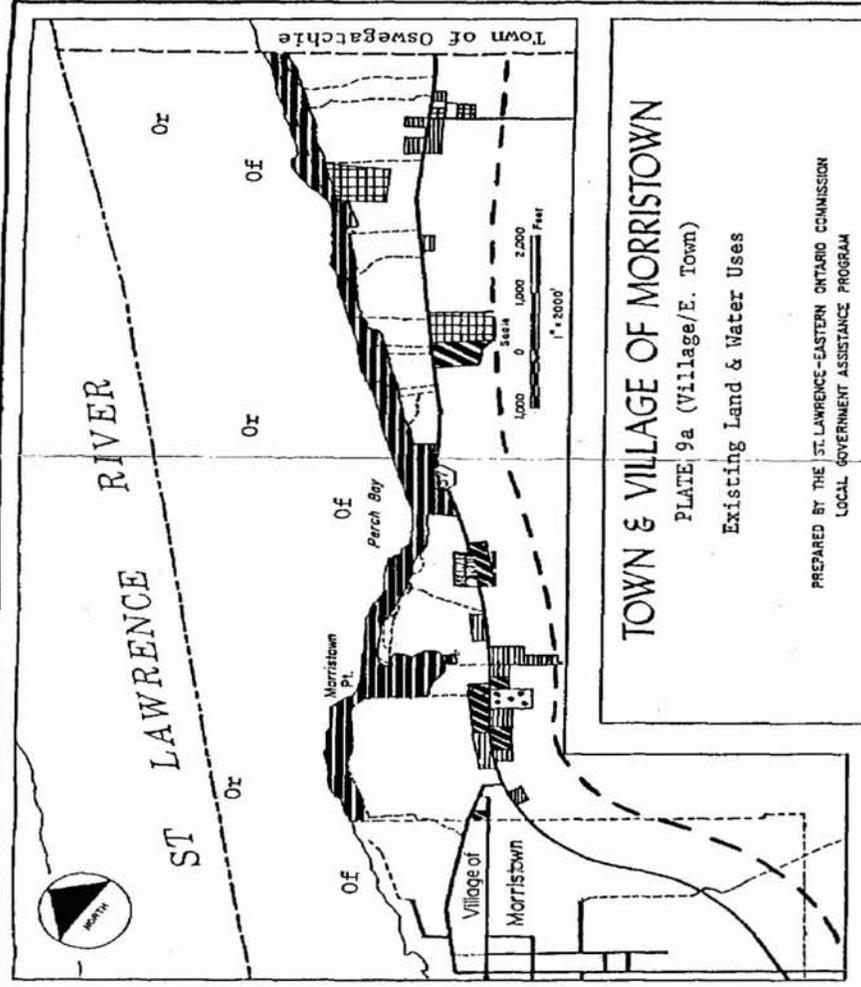
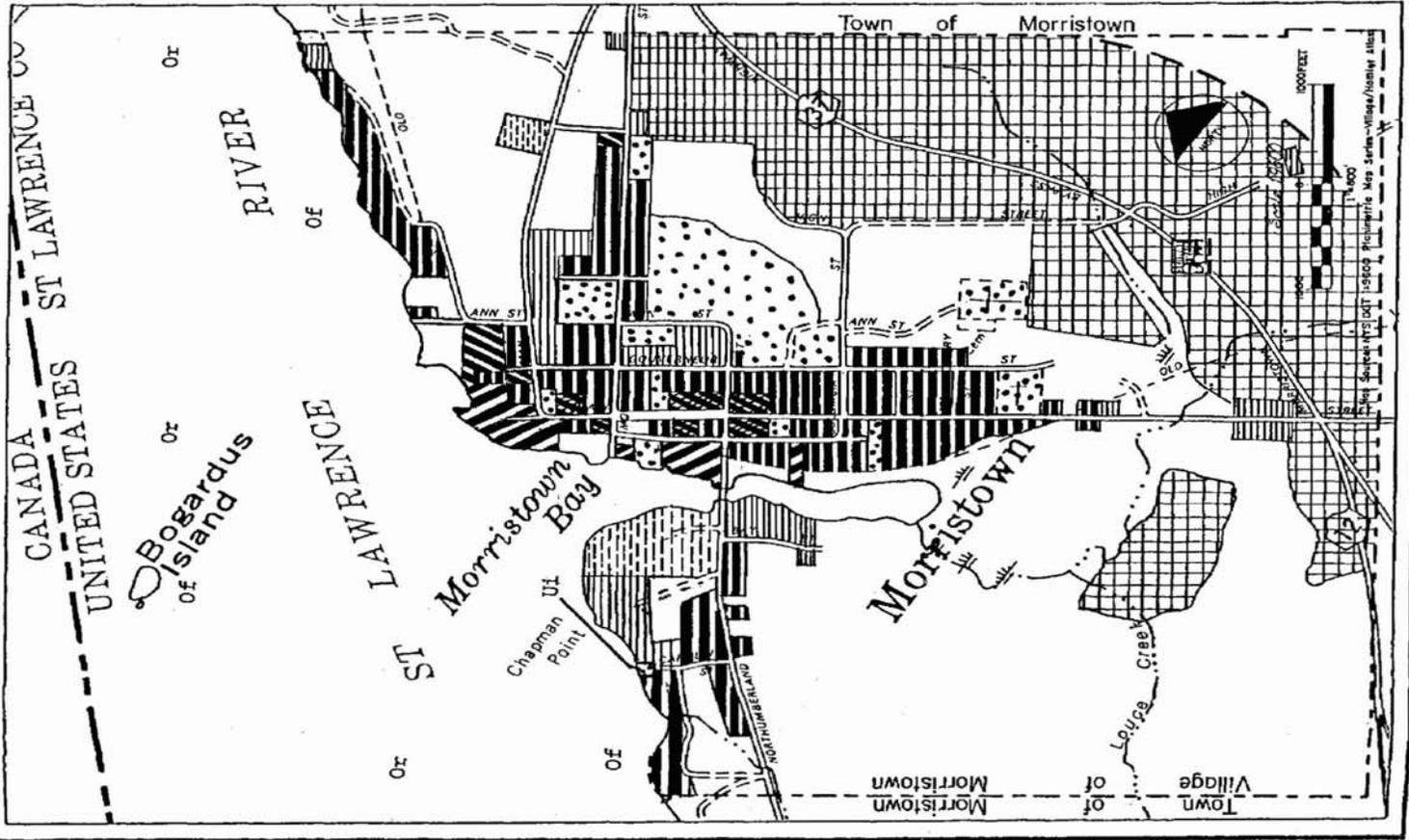
II-78

LEGEND

<p><u>Historic Resources</u></p> <p>20. Former Military Academy</p> <p>21. Coppernall House</p> <p>22. Red Barn Museum</p> <p>23. Sarah Goodwin House</p>	<p><u>Public Access and Recreation</u></p> <p>Existing Public Land</p> <p>Existing Public Access/Rec.</p> <p>Potential Public Access/Rec.</p> <p>Anticipated Heavy Demand</p>
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--- Coastal Area Boundary



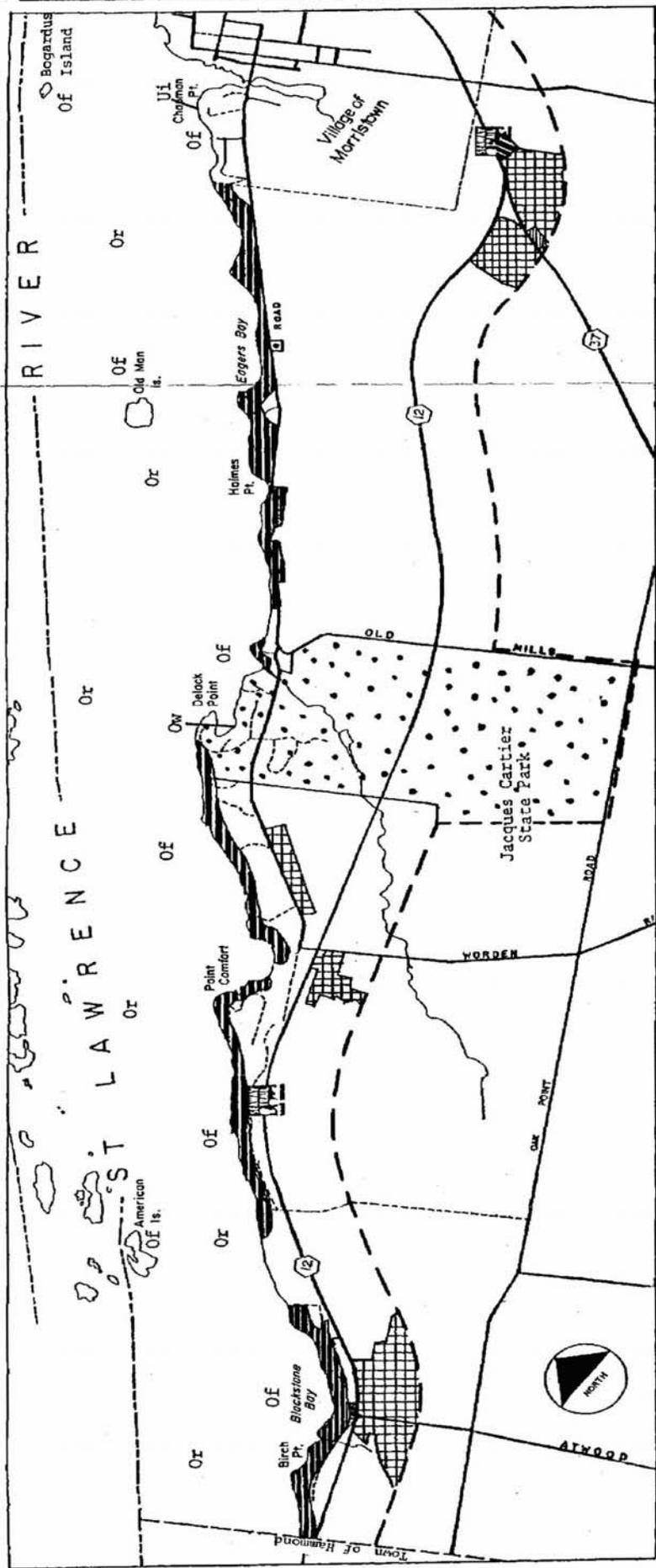


TOWN & VILLAGE OF MORRISTOWN
 PLATE 9a (Village/E. Town)
 Existing Land & Water Uses

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
 LOCAL GOVERNMENT ASSISTANCE PROGRAM

LEGEND

- | | | | | | |
|---|----------------------------|---|------------------------|---|--------------------|
|  | Public or Semi Public |  | Open Space Residential |  | Water Uses |
|  | Village Center Commercial |  | Agriculture |  | Or - Boating |
|  | Highway Related Commercial |  | Wetlands Overlay |  | Of - Fishing |
|  | Water Related Commercial |  | Vacant/Undeveloped |  | Ow - Swimming |
|  | Urban Density Residential |  | |  | Ui - Water Intakes |
|  | Rural Density Residential | | | | |
- Coastal Area Boundary



TOWN OF MORRISTOWN

PLATE 9b (W. Town)

Existing Land & Water Uses

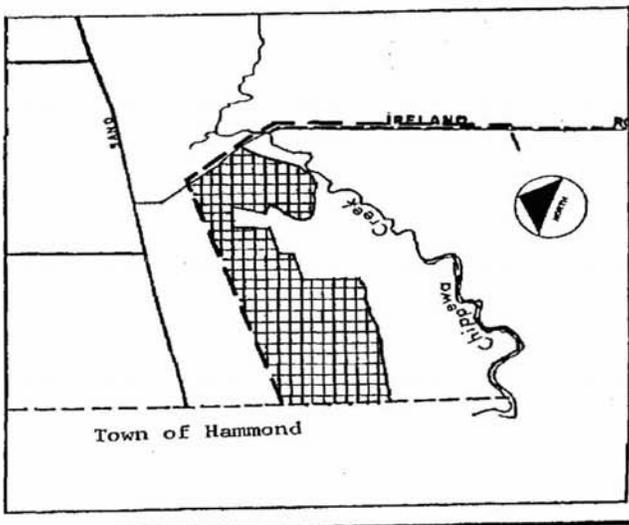
PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

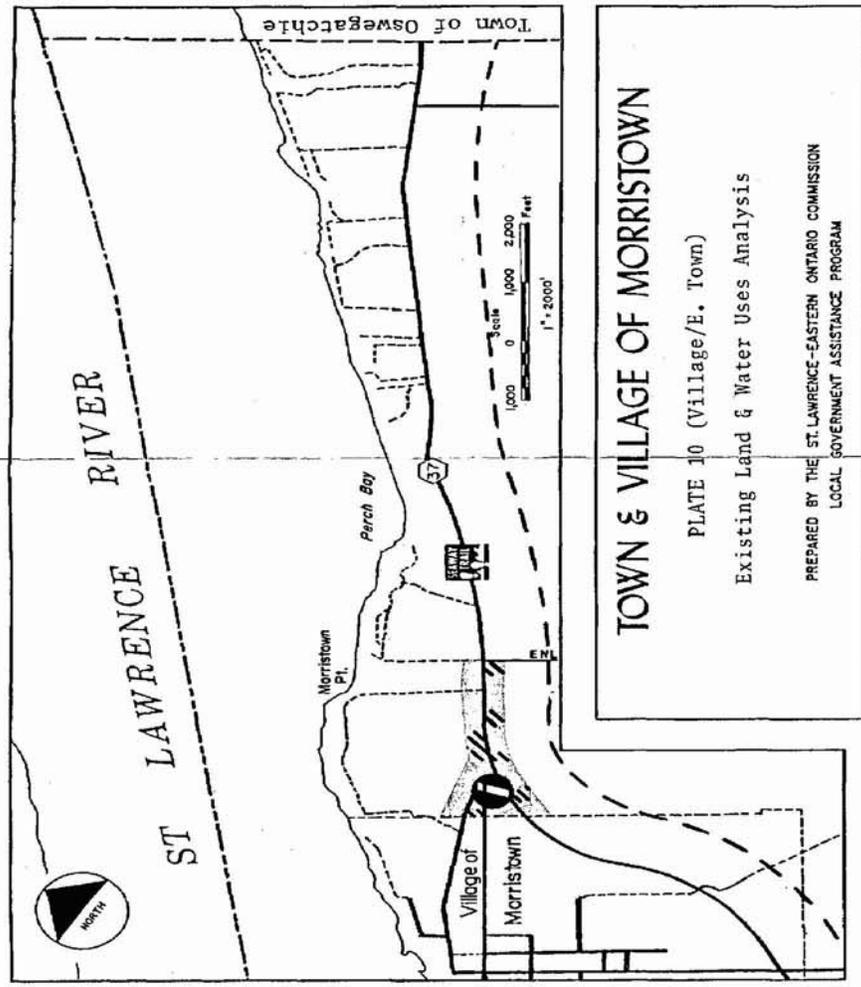
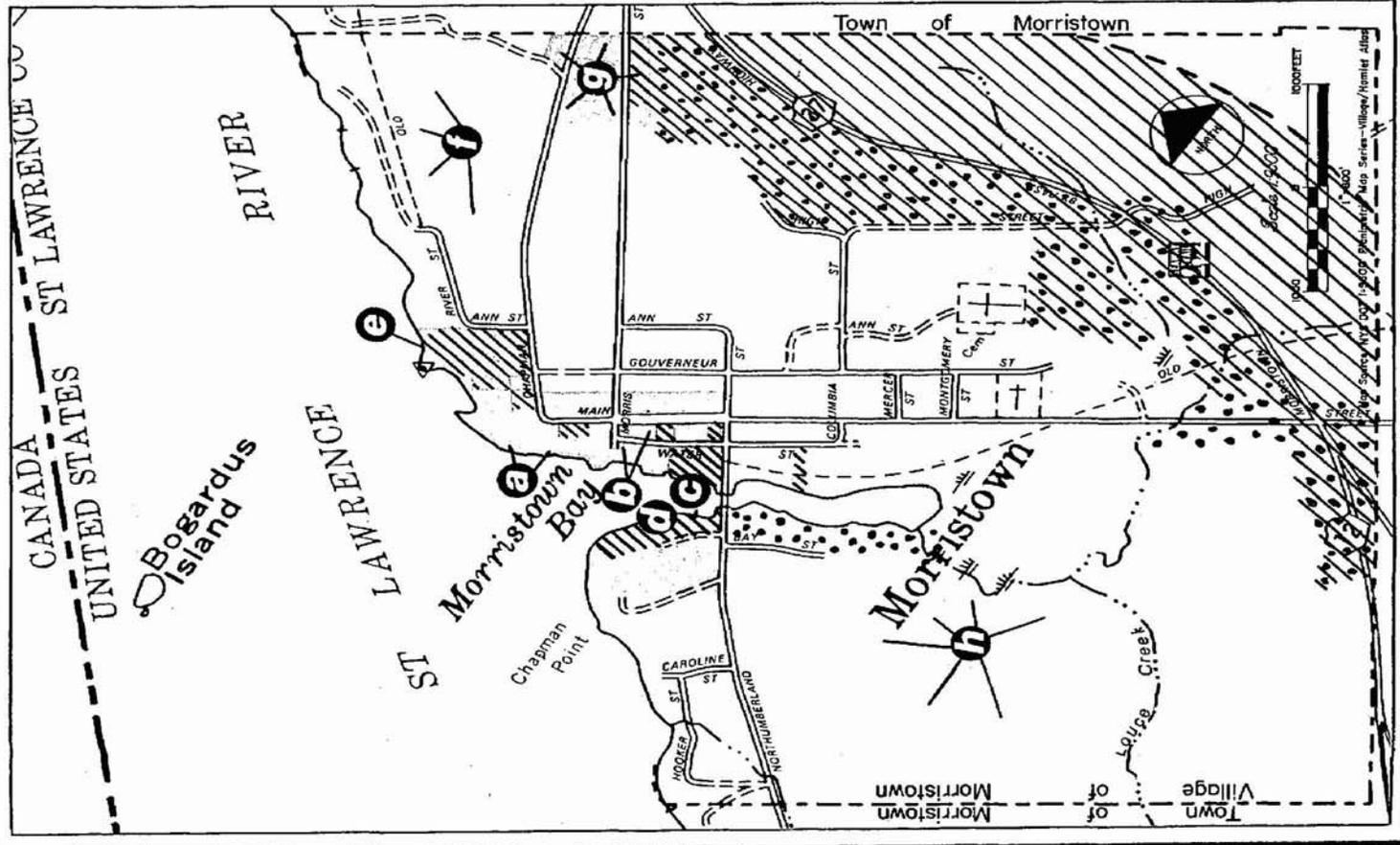
Scale 1:24,000

1" = 2000'

LEGEND

<p>Land Uses</p> <ul style="list-style-type: none"> Public or Semi Public Village Center Commercial Highway Related Commercial Water Related Commercial Urban Density Residential Rural Density Residential 	<p>Water Uses</p> <ul style="list-style-type: none"> Or - Boating Of - Fishing Ow - Swimming Ui - Water Intakes
<ul style="list-style-type: none"> Open Space Residential Agriculture Wetlands Overlay Vacant/Undeveloped 	<ul style="list-style-type: none"> Coastal Area Boundary





TOWN & VILLAGE OF MORRISTOWN

PLATE 10 (Village/E. Town)

Existing Land & Water Uses Analysis

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

LEGEND

- Susceptibility to Change
- low
 - moderate
 - high
 - marginal, inappropriate, or incompatible use
 - prime areas for new/expanded land uses
 - Coastal Area Boundary

SECTION III

WATERFRONT REVITALIZATION PROGRAM POLICIES