A Survey of Summer Homes Along the St. Lawrence River in Lisbon, New York

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A SURVEY OF SUMMER HOMES ALONG THE ST. LAWRENCE RIVER IN LISBON, NEW YORK

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ABSTRACT

This study documents the nature of leisure homes and identifies the characteristics of their owners along a portion of the St. Lawrence River in northern New York State. Leisure homes are numerous in the area; in many river communities they account for a significant portion of the local housing stock. The large number of seasonal dwellings has both economic and environmental impact. The Lisbon, New York shoreline on the St. Lawrence is examined as a case study. The research involves 1) a visual survey, 2) an opinion survey of seasonal home users, and 3) an examination of tax rolls. Density, location, and type of leisure homes indicate the general pattern of development and are in some cases related to environmental problems such as shore erosion. The physical condition of both leisure homes and secondary buildings reflects attitudes of the users toward their property; conditions vary from good to badly deteriorating. Local tax data are used to determine the relative importance of seasonal homes to the tax base. Suggestions are proposed to aid in finding solutions to some of the shore development problems.

INTRODUCTION

Leisure home development is one of the major economic and environmental concerns of rural towns along the United States side of the St. Lawrence River. Many of these towns are currently working on comprehensive plans to control undesirable forms of development. This paper is a survey of the status of leisure homes in Lisbon, New York, one of the towns. The research objectives are:

1) to document the nature of leisure home development along the Lisbon shoreline by
   a) a detailed visual survey of the area,
   b) an opinion survey of leisure homeowners along the shore, and
   c) an examination of leisure home-related tax patterns in the study area; and
2) to develop a document that may be used to aid Lisbon and similar towns in their decisionmaking processes related to community planning.

The impact of leisure homes is usually addressed in terms of services, taxes, leisure homeowner expenditures, water quality, erosion, visual blight, and natural area preservation. Work in Ontario and New York has documented the economic importance of these units. Klopchic (1971) found that Ontario cottages contributed to the area's economy by:

1) transferring funds from urban to rural areas;
2) increasing the total capital of the province and contributing to the rural tax base; and
3) encouraging Ontario residents to spend their recreation dollars in their home province.

Zinser's analysis of leisure homes in the Adirondacks indicates that they are important to the area's economy. He notes that of the 30 towns studied in detail:

> the leisure home is a vital part of the economy in nine of them. Severe economic depression would occur if the leisure homes were removed. In nine other study towns it was found the leisure home expenditures give an important boost to the local economy, but the economy did not depend on such expenditures to any appreciable degree. In the twelve other study towns, it was found that leisure home expenditures play a rather minor role in the local economy. In many cases, however, businesses in towns adjacent to these towns benefit. Parkwide, the leisure home ranks high in terms of phenomena which sustain the economy (Zinser 1974).

A study of northern New England vacation homes indicates a contribution of $470 million to the economies of Maine, New Hampshire, and Vermont in 1966 (US Dept of Interior 1966). In general, evidence indicates that leisure homes contribute to rural economies.

The environmental impact of seasonal homes, however, is difficult to document. In a 1973 study of vacation homes in two Pennsylvania counties, White notes that most developers seem to "recognize the selling features of the natural resources" and try to protect them during and following development. Work by White (1972) examines some of the negative aspects of seasonal homes and points to liquid and solid waste disposal problems and visual pollution associated with low-quality structures. In some regions, environmental degradation from leisure homes may not be compensated for in economic gains. All communities with seasonal homes should remember that vacationers are attracted to scenic and clean environments.

LEISURE HOMES* ON THE ST. LAWRENCE

Although the Lisbon, New York shore is the primary focus of this survey, a brief review of the leisure home situation along the international portion of the St. Lawrence River will place the study area in perspective. The international section of the St. Lawrence extends about 100 miles from the Thousand Islands to the New York-Quebec border. The region has long been an area of international interest, ranging from open warfare during the War of 1812 to joint development projects such as the St. Lawrence Seaway, which opened the Great Lakes to oceangoing ships in 1958.

The physical nature of the river varies greatly. Before the Seaway development, the area between Ogdensburg, New York and Cornwall, Ontario was covered by the International Rapids, which restricted shipping between Lake Ontario and Montreal. Since the Seaway opening, these rapids have been replaced by a series of lakes, dams, and locks. The head of the river is characterized by the many channels and islands of the Thousand Islands region. The portion between Hammond, New York and Waddington, New York is fairly narrow with fewer islands, and the lower section to Cornwall, Ontario includes the wide Lake St. Lawrence and its islands. The shoreline varies, from rock outcrops, marsh, forest, and agriculture to recreational and urban areas.

Leisure homes have been a part of the St. Lawrence River landscape for more than a century, but their frequency has increased with time. Although these homes range from the castles in the Thousand Islands to poorly constructed single-room shacks, their basic function is to provide a place for people to spend a portion of their time relaxing in a pleasant environment.

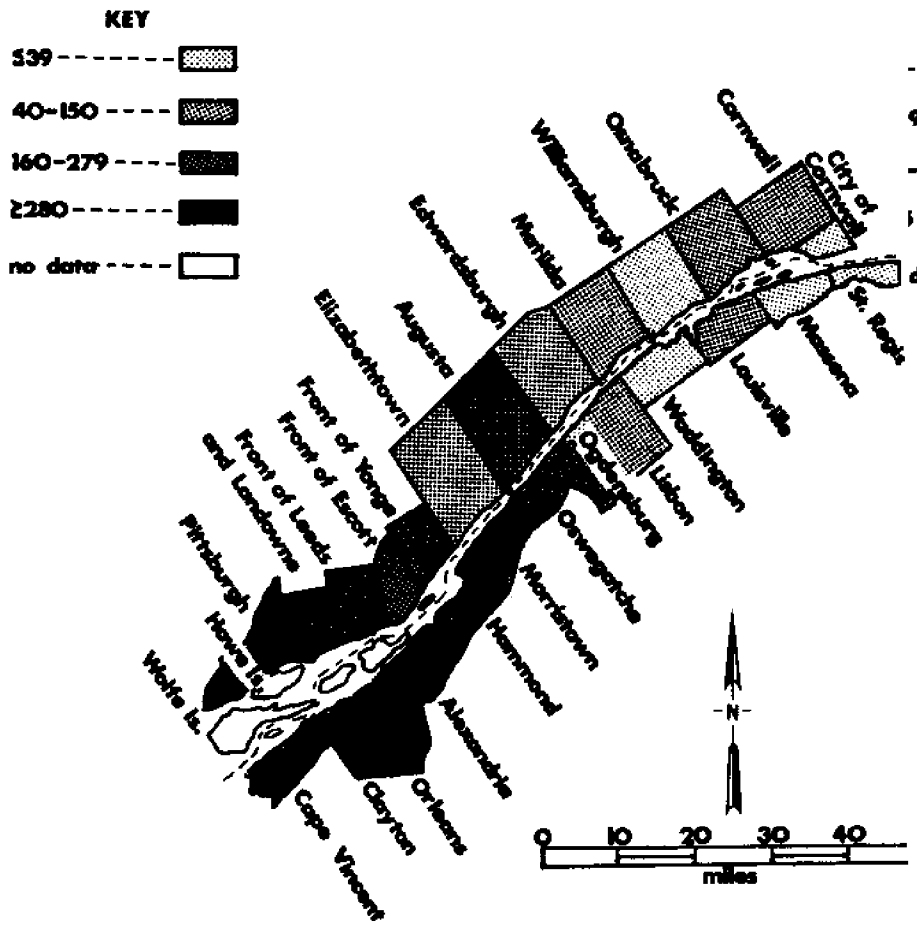
* Throughout this study the terms leisure homes, seasonal homes, camps, recreational homes, and cottages are used interchangeably.

Estimates for leisure home densities were obtained from four sources. United States data are based on the *United States Census of Housing* (US Dept of Commerce 1970), which indicates seasonally vacant dwelling units. We assumed that most of these were used for recreation. Canadian values are derived from the personal correspondence with clerk-treasurers of river towns. In cases where the clerk-treasurers did not respond, estimates are made based upon Dean and Matthews (1969) and Statistics Canada (1971).

The concentration of leisure homes is greatest in the Thousand Islands area and decreases downriver. The three westernmost Canadian towns and six westernmost American towns have the greatest number of seasonal units, with each town having more than 280 (Fig. 1). However, a more meaningful value is the percent of seasonal dwellings in a community (Fig. 2). This is a measure of the relative importance of the seasonal population to the local economy. Leisure homes account for a higher portion of dwellings in the Thousand Islands area than elsewhere along the waterway, while the lowest percentages are in the eastern half of the study area. A comparison of the two shorelines indicates that dense leisure home development extends further eastward along the river on the US side. The large number of units in Morristown and Oswegatchie, New York is related to extensive frontage on Black Lake as well as on the St. Lawrence River. The lake forms the entire southern boundary of Morristown and about half the southern border of Oswegatchie and has significant shoreline development.

The concentration of leisure homes along the western portion of the river is a reflection of physical and social considerations. The Thousand Islands are popular as a leisure home site because of their scenic beauty and ideal boating location. The irregular shoreline and islands in this area also provide a greater amount of waterfront for development than is possible for towns downstream. The moderate density of the middle section of the study area is a reflection of

NUMBER OF DWELLING UNITS THAT ARE SEASONAL

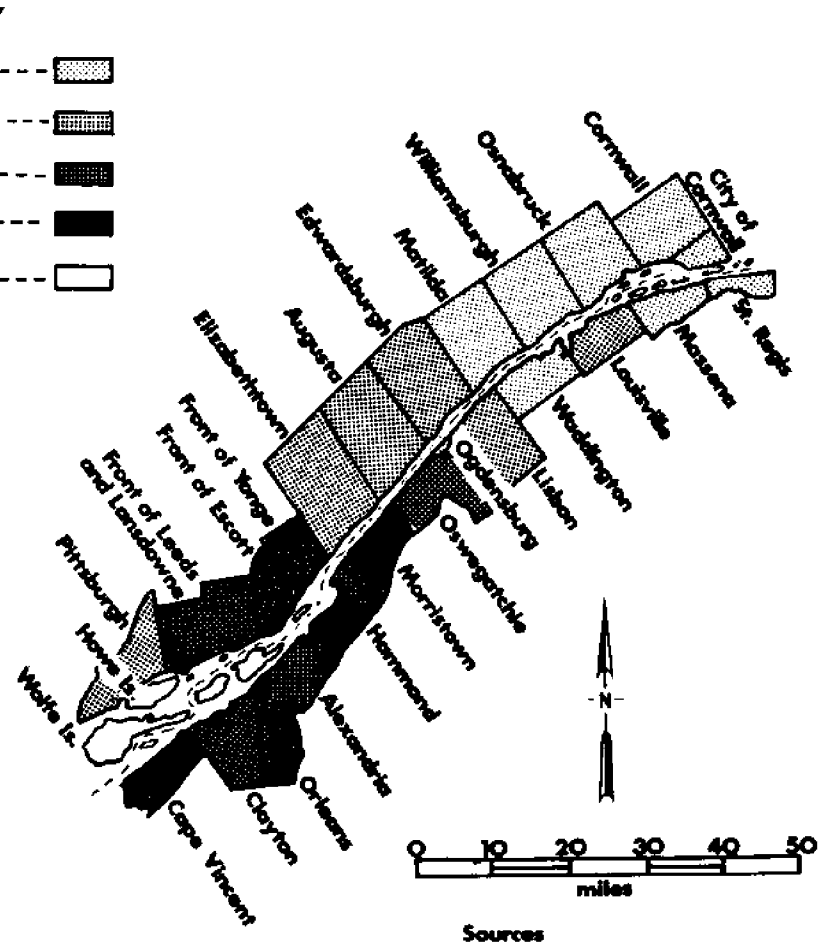


Sources

Economic Atlas of Ontario, 1969
Census of Canada, 1971
United States Census of Housing, 1970
Mail Survey, 1975

Fig. 1

PERCENT OF DWELLING UNITS THAT ARE SEASONAL



Sources

Economic Atlas of Ontario, 1969
Census of Canada, 1970
United States Census of Housing, 1970
Mail Survey, 1975

Fig. 2

more limited shore frontage and less desirable boating area. The low frequency of leisure homes in the eastern third of the study area is in large part a result of development restriction associated with power generation and shipping. Little land in this area has been made available for private use. The water level is subject to great changes because of the dams and locks in the area; thus, most of the shore has been either left undeveloped or converted to public parks.

LISBON SHORELINE

Lisbon, New York was selected as a study area because: 1) the Lisbon Town Planning Board requested the survey for use in planning decisions; 2) shore development in the town presented several problems that involved the health and safety of leisure home users; and 3) the town contains both controlled and uncontrolled shoreline. Lisbon is a rural community with a 1970 population of 3,271. The town is agricultural with extensive dairying and with no sizeable village along its approximately nine miles of St. Lawrence River shore, except for the city of Ogdensburg at the town's western edge. The shoreline is defined as the area between New York Route 37 and the International Boundary (Fig. 3). In addition to the mainland, there are several islands in the study area; however, these are subject to control by the NYS Power Authority and are not available for development at this time. Thus, the study is concerned with development only on the mainland.

The shore area varies greatly in terms of both physical features and development intensity. Little of the area is forested and much of it is used for agriculture. Extensive areas of Galop Island and the mainland east of the township beach were covered with material dredged from the shipping channel at the time of the Seaway construction. Most second home development is along the western half of the shore, where Seaway operations do not prevent intensive waterfront use.

Visual Survey

The visual survey for this study was done in three parts: 1) a series of air photographs to illustrate the general nature of shoreline development; 2) a water and ground level photographic record to indicate the visual impact of development; and 3) a field survey of the visual characteristics of seasonal homes by a group of SUNY College at Potsdam

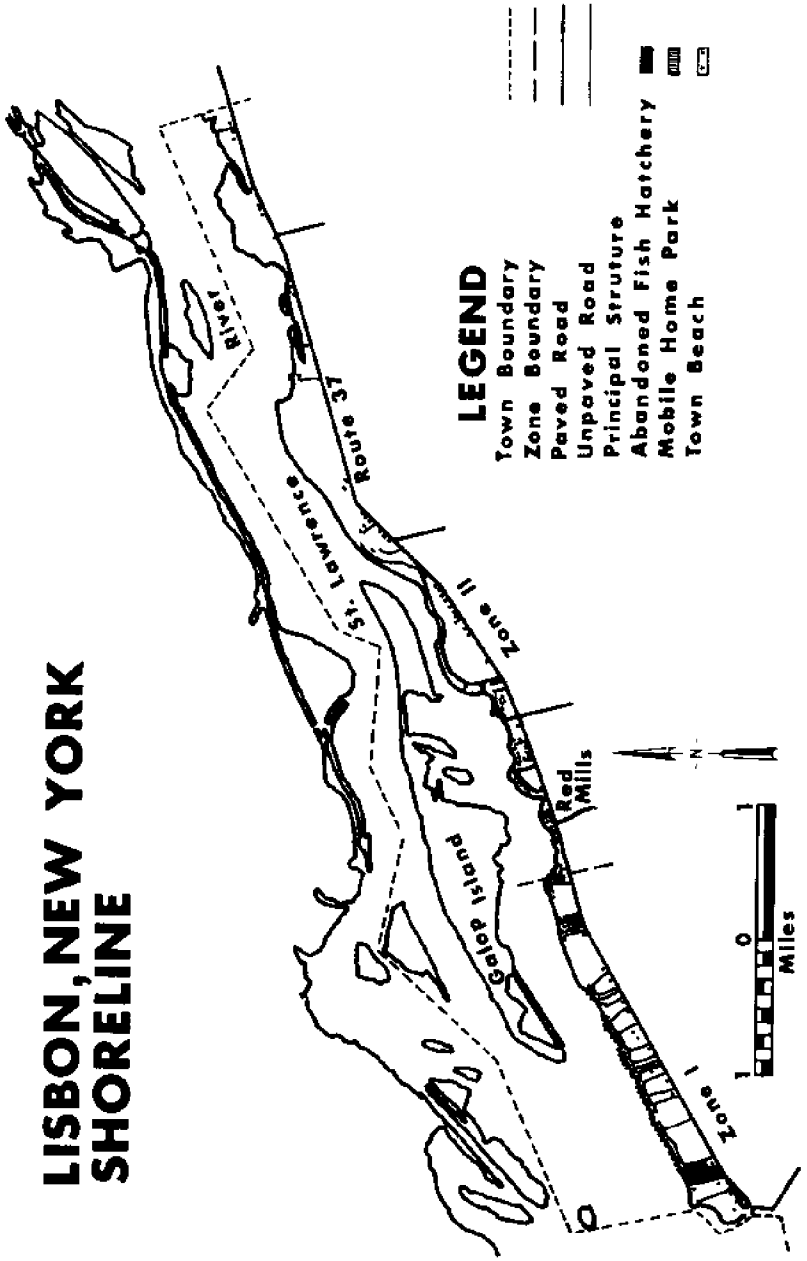


Fig. 3

geography students. All aspects of the visual survey were conducted during the spring and early summer of 1975.

For survey purposes, the shoreline was divided into two zones. Zone I, from the Ogdensburg city limits to a point just west of Red Mills, has by far the most intense concentration of principal structures. Zone II includes the eastern two-thirds of the shore. This zone has many structures but not as many seasonal units as Zone I. The portion of Zone II from the town beach to the Waddington town line includes a shore area that is under rigid controls related to Seaway operations; no development is permitted along the riverfront in this area.

Zone I has extensive seasonal home development along the waterfront with agricultural land between the river and Route 37 (Fig. 4). The leisure units are often closely spaced and in many cases are in poor physical condition. (Unit refers to any building, while camp and seasonal, leisure, or summer home or unit indicate the unit is for recreational use only.) Some portions of Zone I also show a tendency toward stratified development (Fig. 5). Seasonal homes first occupied the area at the base of the river bluff. As this area filled in, construction of units began on the side and at the top of the bluff. The group of units at the top now includes a significant number of mobile homes. Conversely, year-round development works its way from the highway toward the river: the homes next to the road are older while the ones nearer the river are relatively new. This zone also includes significant amounts of undeveloped shore as well as some that has intensive commercial use, as in the case of a mobile home sales center and park (Fig. 6). The park was developed during the construction of the Seaway to provide housing for workers.

Zone II has more development restrictions imposed by the NYS Power Authority than is the case with Zone I; thus, leisure homes must be set further back from the shore than in the first zone. This pattern is illustrated in Red Mills (Fig. 7).

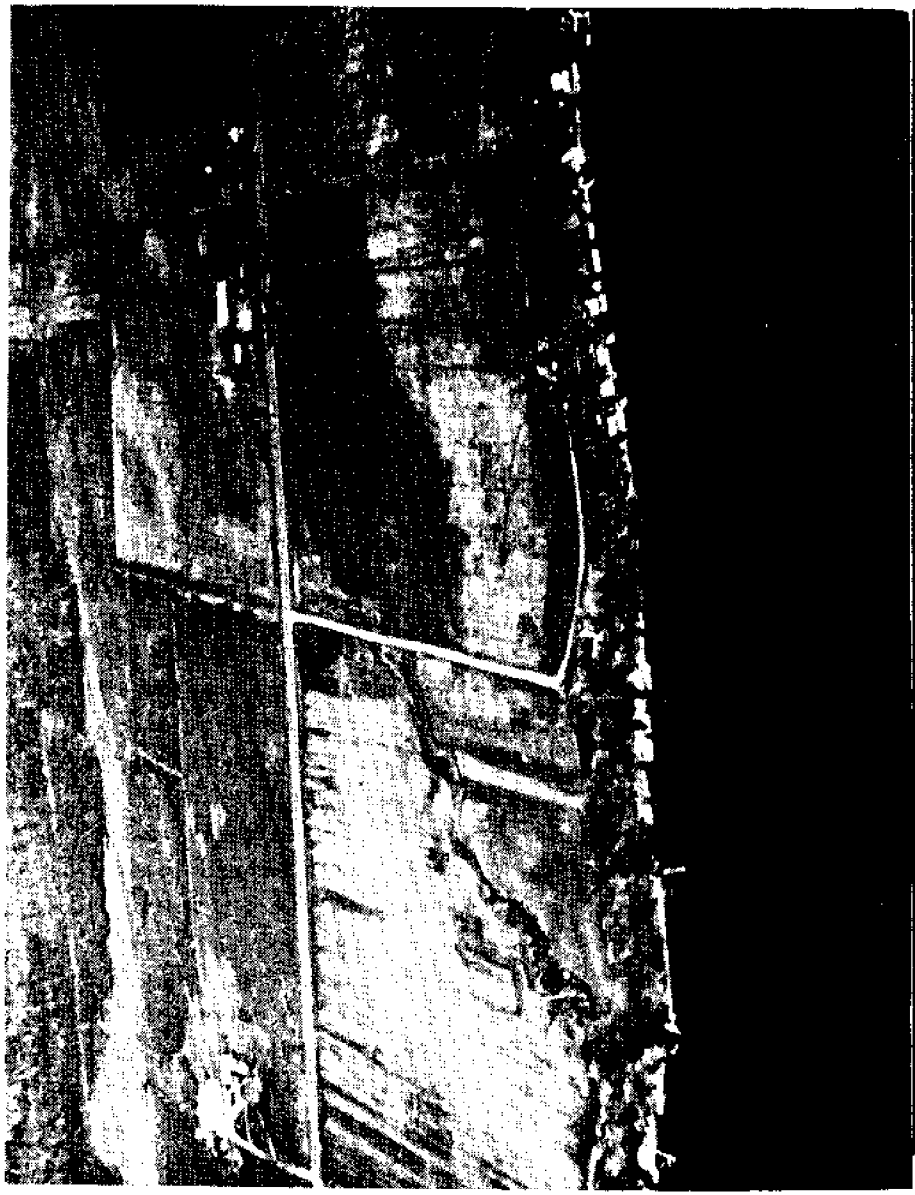


FIGURE 4 *Agricultural Land*

Extensive agricultural activity characterizes much of the Lisbon shoreline. Route 37 passes through the center of the photo, and most of the farmland shown on the river side of the road is used for hay or corn production. Leisure homes are located at the base of the river bluff in this area.

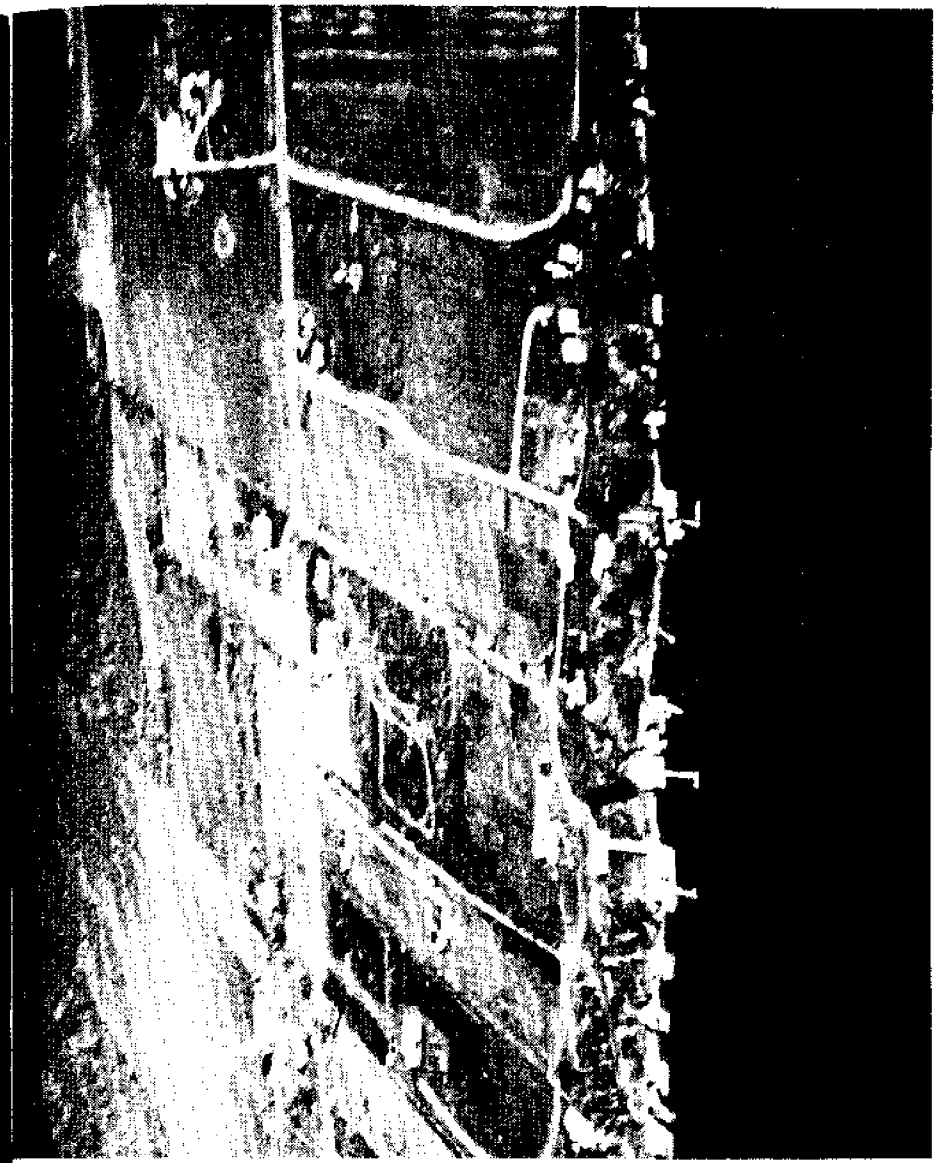


FIGURE 5 *Stratified Development*

Stratified development has taken place here. A row of camps occupies the area at the base of the bluff; a second row is at the top of the bluff, while year-round homes are along the highway and midway between the highway and the river. Most of the land on the river side of the highway is now too subdivided for agricultural use.

FIGURE 6 *Contrasting Development*

Note contrast between developed and undeveloped shoreline. Land on right of photo is used for pasture; on left is mobile home park originally constructed to house Seaway construction workers.

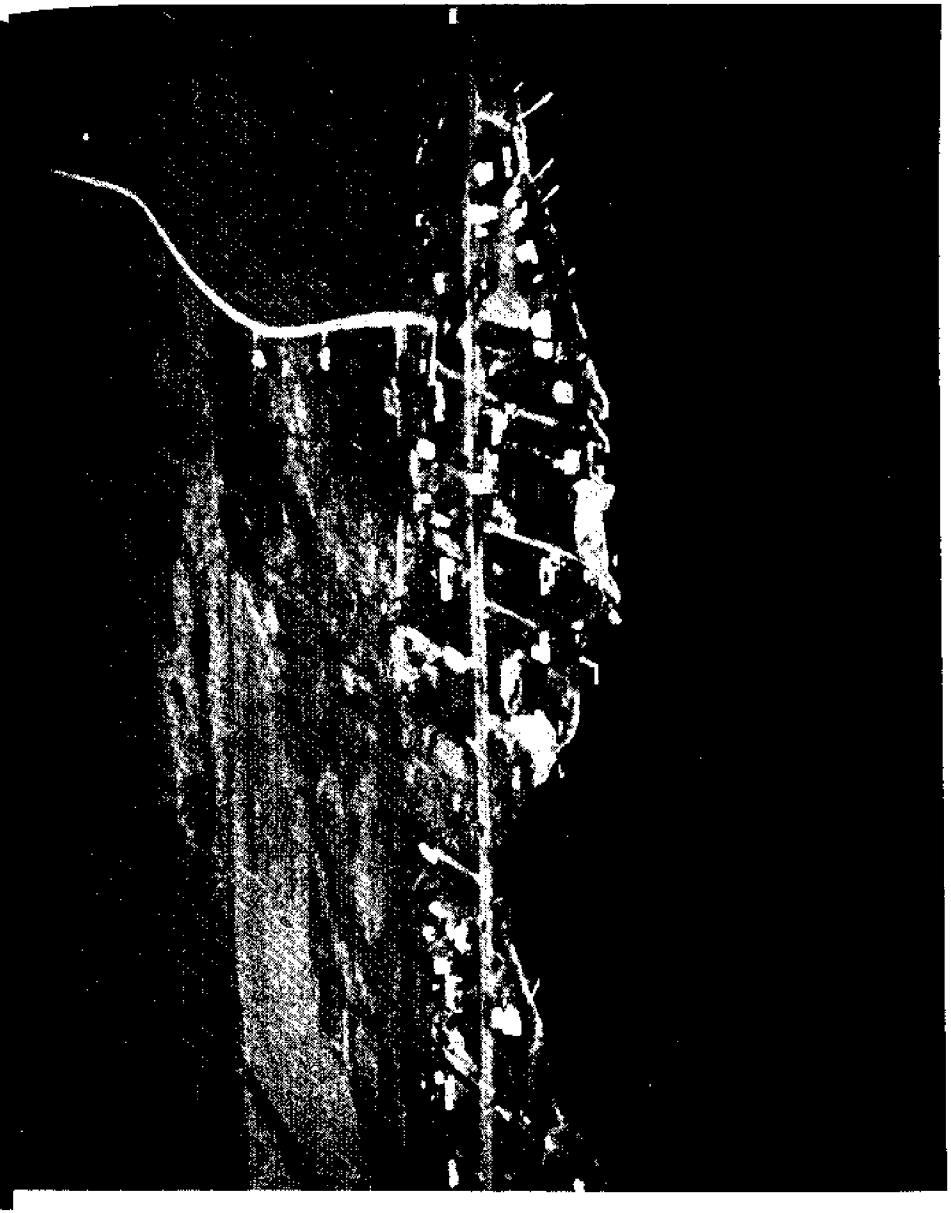


FIGURE 7 *Red Mills*

Red Mills is the only hamlet on the Lisbon shoreline and is the site of a general store and small campground (center). Tall building with white roof (center) is fine example of 19th century stone construction.

The hamlet includes a general store and campground as well as both year-round and seasonal structures. The area has a great deal of farmland. There is also a large deposit of dredged material with countoured drainage (Fig. 8). A major problem in the eastern end of this zone is bank erosion (Fig. 9).

The visual impact of shoreline development is greatest from the water, as indicated by a series of photographs from the river. In fact, most of the seasonal units in Zone I aren't visible from the highway. The view from the St. Lawrence indicates a number of problems not evident to the motorist passing by on Route 37. In Figure 10, areas of unstable banks are noticeable. The structure on the right is part of an abandoned state fish hatchery. In some cases the remains of a leisure home have been left to decay. Figure 11 shows a decaying foundation on the right and two leisure homes at center and left which had not been readied for summer at the time of photographing. As shown in Figure 12, camps are close together in parts of Zone I and some of these lots have less than 50 feet of shore footage. Figure 13 points out that some of the units located near or at water level are subject to extensive damage by water and ice. The camp in the photograph is abandoned and should be removed, which is what the St. Lawrence seems to be doing. In some places in Zone I leisure homes are well built. However, they may be located on unstable bluffs, as illustrated in Figures 10 and 14. One of the better summer homes in this area has a well-constructed garage at the top of the bluff, a covered stairway, and a sizable unit near water level (Fig. 15). Structures such as these need solid foundations and in many cases retaining walls are necessary.

In Zone II the shoreline changes from steep bluffs to a gentle slope as at Red Mills (Fig. 16). These shore areas are stable and there is little erosion or danger of slumping west of the town beach. Furthermore, Seaway regulations require that structures be set back from the water. Red Mills appears to be an attractive little settlement from the river.

FIGURE 8 *Man-Made Hill*

Site of man-made hill composed of dredged material from shipping channel. Contoured drainage ditches are visible.

FIGURE 9 *Shore Erosion*

Much of the shore under the control of the NYS Power Authority is suffering from excessive erosion. Development is not permitted along this area.

FIGURE 10 *Unstable Shore*

Unstable bank presents a serious problem to leisure homeowners along the western end of the Lisbon shore. Building on right of photo is part of abandoned fish hatchery.

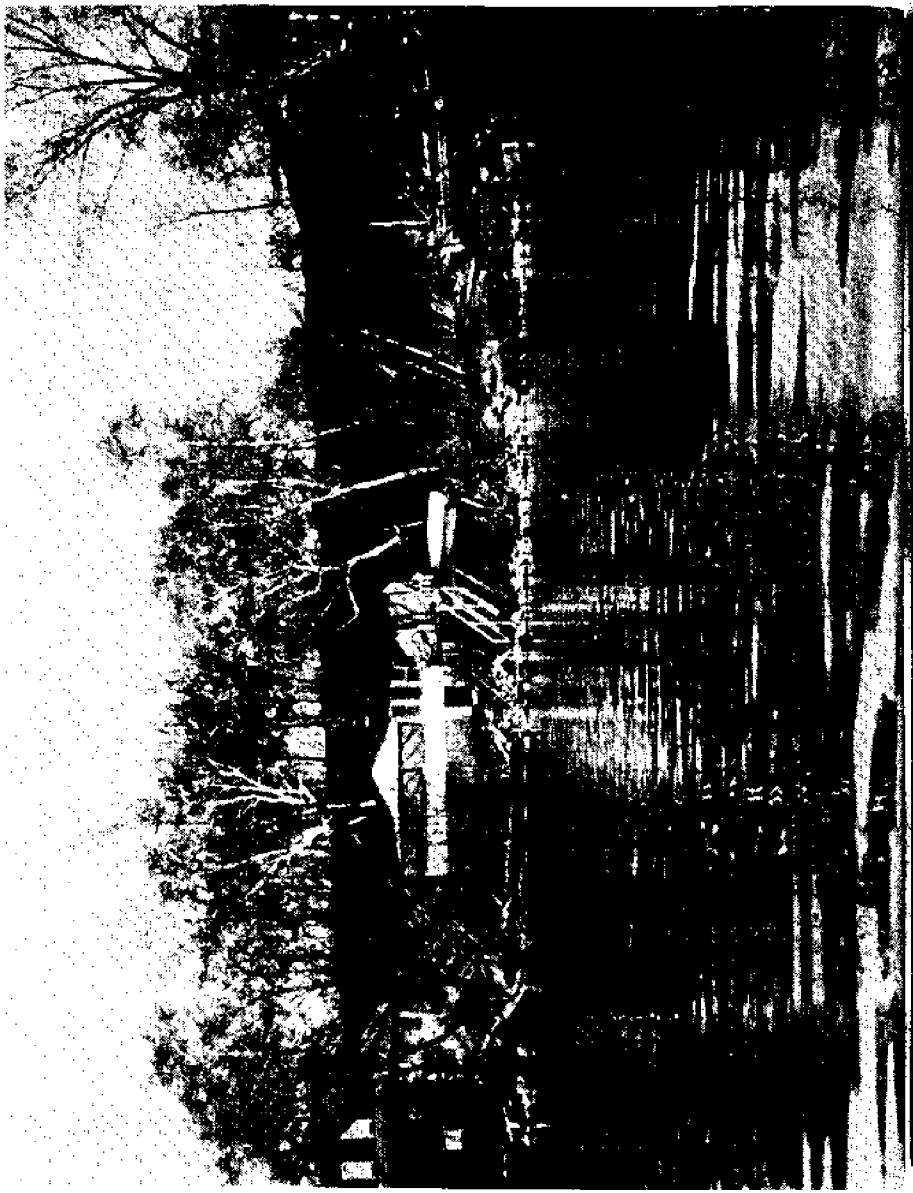


FIGURE 11 *Cluttered Shore*

Cluttered shore with floor of destroyed camp on right of photo

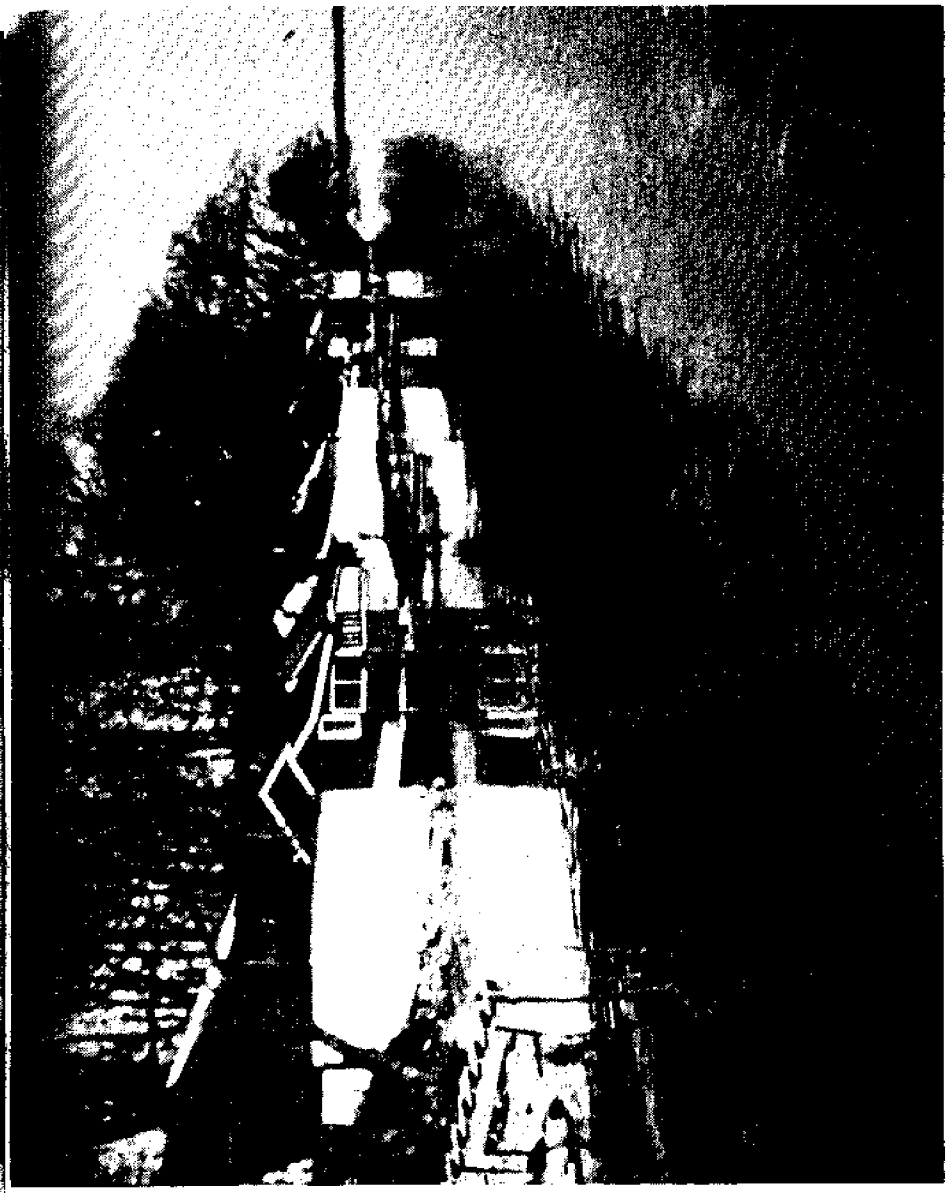


FIGURE 12 *Dense Development*

Closely spaced leisure homes along the western end of Lisbon's shoreline. Waterfront footage is fully occupied here.

FIGURE 13 *Damaged Leisure Home*

Leisure home that has suffered excessive water and ice damag

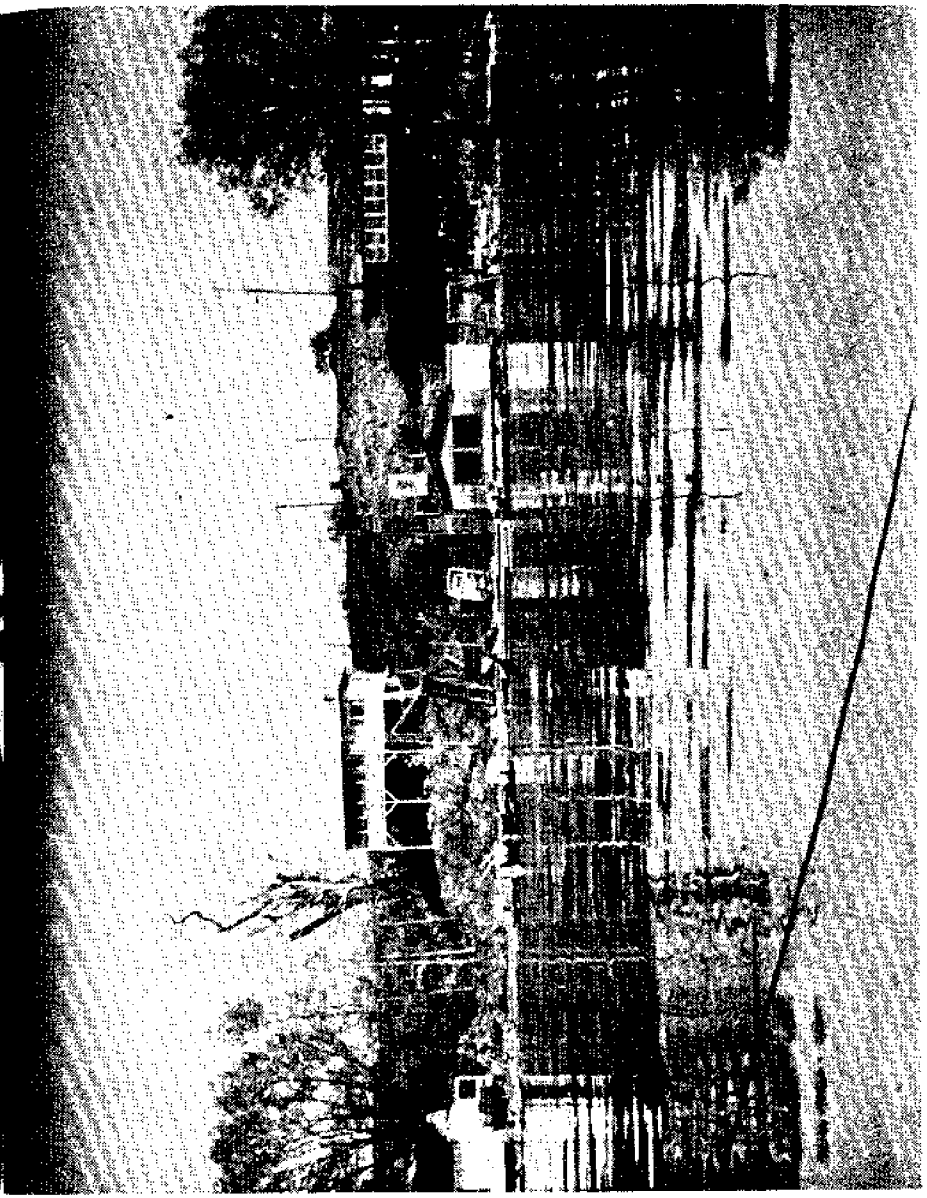


FIGURE 14 *Leisure Homes on Slope*

Leisure homes constructed on side of bluff (right and left of photo). Special care is needed when structures are set on pilings on a steep slope.

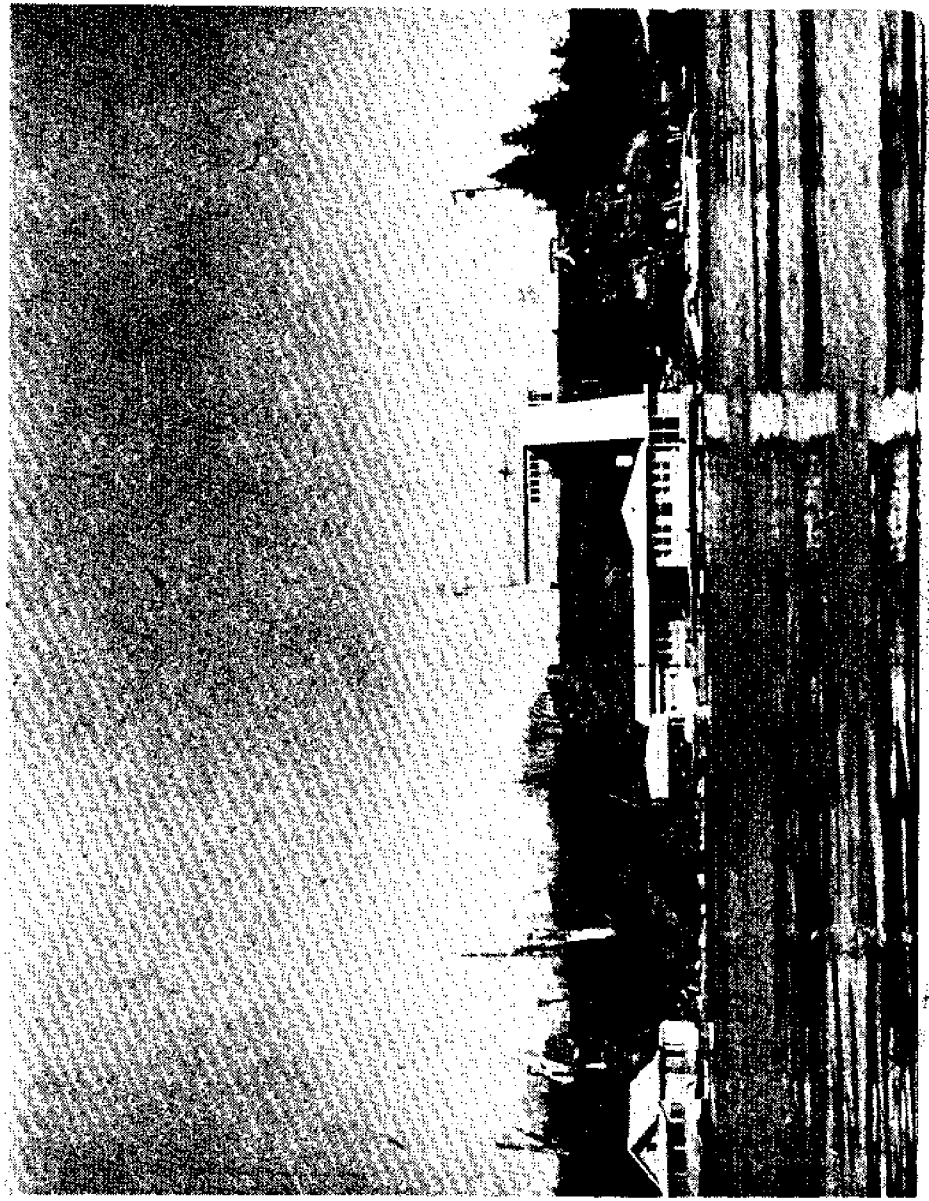


FIGURE 15 *High-Quality Leisure Home*

One of the finer camps along the Lisbon shore. Covered stairway leads to garage at top of bluff.

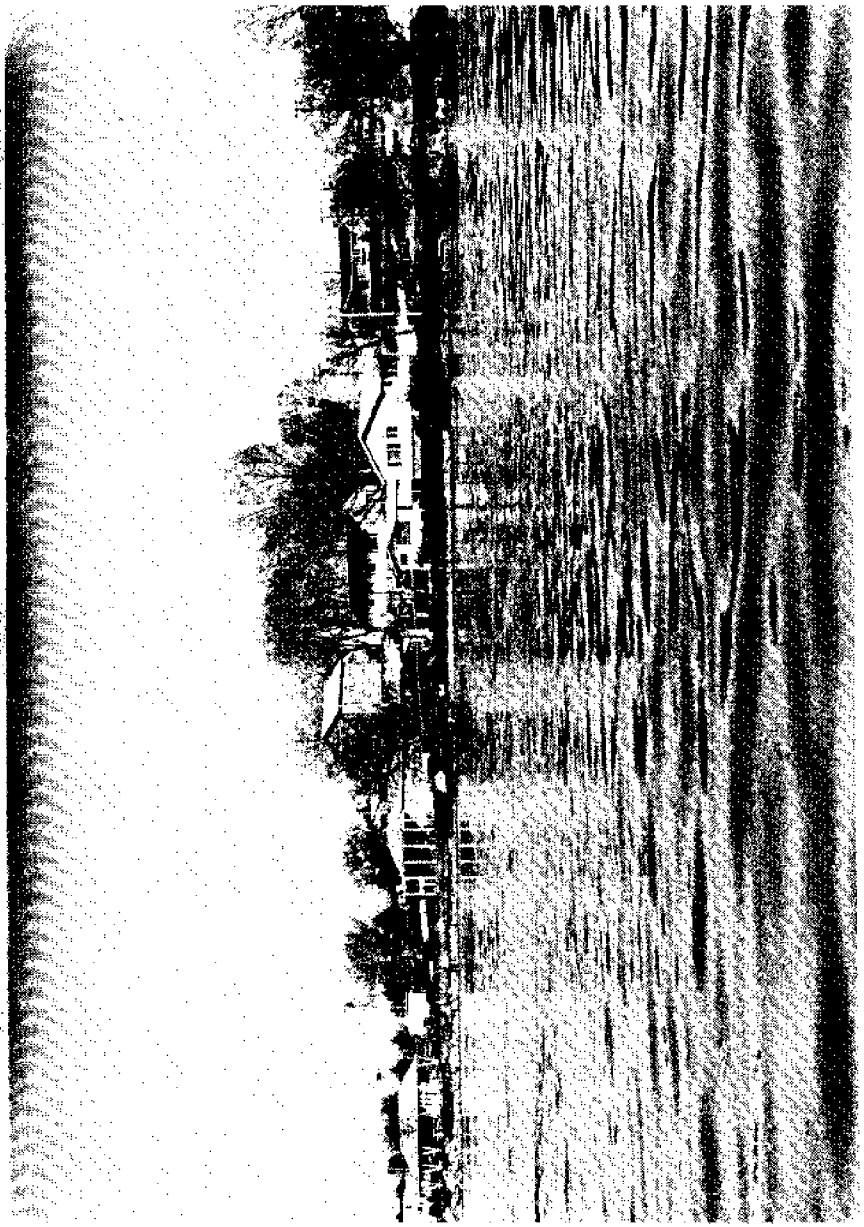


FIGURE 16 *Red Mills from the River*

Red Mills presents an attractive view from the river. All buildings in the hamlet are well-maintained.

A close examination of individual seasonal units along the entire shore reveals much that is not noticeable from the air or water. Serious physical deterioration is evident in many cases. Upon inspecting the house in Figure 17, we found the door heavily damaged and the privies either fallen or pushed onto the roof of the house. The roof was also in very poor condition. Another advantage of ground survey is the ability to record the presence or absence of small buildings associated with the principal structure as well as the amount of junk in the area and other secondary features such as landscaping and number and condition of outbuildings (Fig. 18). For these reasons the field survey was conducted on foot in the spring before foliage appeared.

The field survey involved the recording of basic visual characteristics of all principal structures in the shoreline area. A tally sheet for each observation was compiled (Appendix A). Visual information recorded includes site and situation characteristics. Site characteristics include the physical appearance of the units and associated lots. Situation characteristics refer to the general setting of the unit relative to the highway and the river. The location of each unit was noted on a map and checked against air photographs. The distribution of principal structures is shown in Figure 3. Although the observational decisions were subjective, patterns can be expected to reflect the general nature of the development along the shore.

The analysis of the field information involved an examination of each recorded variable in terms of both all structures and seasonal structures for the entire shore as well as for each of the two zones. The entire shore area contained 256 principal structures. Of these, 54 percent were in Zone I and 46 percent were in Zone II (Table 1). One hundred seventy-nine of the units appeared to be seasonal. The zonal distribution indicates that 68 percent were in I and 32 percent in II. Eighty-eight percent of the units in Zone I were seasonal, while this value was 49 percent in Zone II. These

FIGURE 17 *Leisure Home in Poor Condition*

Leisure home in serious state of decay. Roof is in poor condition and two privies have fallen down the bluff onto it.

FIGURE 18 *Well-Kept Privy*

Privy is well-kept, though there is excessive litter in the area (lower center of photo).

TABLE 1 *Type of Structures, Lisbon Shoreline*

Variable	All Units			Seasonal Units		
	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Number of principal units	256	137	119	179	121	58
Percent of principal units	100	54	46	100	68	32
Percent of units that are seasonal				70	88	49
Percent of units that are mobile homes	7	6	8	7	7	9
Percent of units that are wood frame	92	93	91	92	93	91
Percent of units of other construction (brick, metal, or some other material)	1	1	2	1	1	0
Percent of units that appear occupied	60	44	78	45	38	59
Percent of units that are commercial businesses	4	3	9	3	2	5

figures reflect the concentration of development in Zone I. Most of the units (92 percent) in the study area were of frame construction, and there seemed to be little variation between zones. (The mobile home sales center and park in Zone II was considered a commercial development and the approximately 40 trailers there were considered a single unit.)

In late May about 60 percent of all units were occupied; however, only 45 percent of the seasonal structures showed indications of either being occupied or being readied for the summer season. Undoubtedly the values would have been much higher if the survey had been carried out in mid-summer. But the seasonal occupancy at this early date indicates that many people start to use their leisure homes well before the traditional beginning of the summer season.

In general, there is little commercial development along the Lisbon shoreline. Only 4 percent of all units were commercial. The most noticeable year-round businesses were the general store at Red Mills and the mobile home enterprise. Three percent of the seasonal units were commercial; these were mostly marinas and bait shops. In most cases bait sales operations were small-scale and part-time.

The location of leisure homes relative to the riverbank is of significance in evaluating problems of flooding and slumping. A unit may be situated in one of four positions: 1) over the river on pilings; 2) on shore at the base of the bluff; 3) on the slope of the bluff; or 4) at the top of the bluff. In areas where the bluff is a gentle slope, a unit was considered on top of the bluff if it was set back from the river. In Zone I, 34 percent of the seasonal units are located over the river and 26 percent are on the shore (Table 2). This is an area of steep, unstable bluffs (see Fig. 10). Even so, 12 percent of the camps have been constructed on the slope. Some of these units are in hazardous areas and may be subject to damage by bank slippage, water, and ice. Most of the seasonal dwellings in Zone II are located on shore or on the bluff.

TABLE 2 *Location and Visibility of Units*

Variable	All Units			Seasonal Units		
	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Percent of units located over river	17	32	2	23	34	1
Percent of units located on shore	33	23	43	44	26	61
Percent of units located on slope	6	11	0	8	12	0
Percent of units located on bluff	44	34	55	25	28	38
Percent of units less than 50 feet from shore	50	80	15	70	90	18
Percent of units less than 50 feet from public road	13	5	23	2	0	1
Percent of units screened from public road	48	74	18	66	80	23
Percent of units screened from river	10	12	8	3	5	0

Visual impact of the development is largely a function of distance and screening from the primary public routes of travel--the river and the highway. (A unit hidden from view by trees, for example, is considered screened.) Fifty percent of all structures along the shore are within 50 feet of the water, and 70 percent of the leisure homes are that close. In Zone I, 90 percent of the seasonal dwellings are within 50 feet. Distances from Route 37 indicate that few dwellings are close to the major public road. Only 13 percent of all dwellings are within 50 feet of it, and a scant 2 percent of the leisure units are that close. About half (48 percent) of all structures are screened from the highway; this is true for 66 percent of the leisure structures. In Zone I, 80 percent of the seasonal structures are screened and in Zone II, about one-quarter are so classified. Only 10 percent of all structures are screened from the river. Seasonal units are especially visible from the river, with only 3 percent screened from that direction.

Land access to units along the shore varies from paved roadways to no road at all. About half of all units are located on dirt tracks that are in poor condition for much of the spring and are not maintained during the winter (Table 3). We assumed that nearly all units on such roads were seasonal. Of the seasonal units, 71 percent are on dirt tracks. The greatest concentration of leisure homes on tracks is in Zone I. Although the possibilities for upgrading access roads are great, the need is not critical since most of them carry traffic for only a few months out of the year.

The character of each principal structure is reflected in a variety of features from age to physical condition and services present. The ages of seasonal structures are difficult to determine in a visual survey; thus, this variable is discussed under the opinion survey. About half the units were classified as having a good general appearance. Ten percent of all units clearly were poor. Throughout this study, "good," "fair," and "poor" make up a subjective classification system that reflects the visual character of

TABLE 3 *Road Conditions*

Variable	All Units			Seasonal Units		
	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Percent of units on paved road	19	7	31	4	2	11
Percent of units on gravel road	13	7	20	8	2	19
Percent of units on packed dirt road	15	14	17	14	16	9
Percent of units on dirt track	51	70	29	71	78	58
Percent of units on no road	2	2	3	3	2	3

units. Good implies a clean and well-maintained summer residence, fair implies that improvements should be made but serious deterioration or health hazards are not present, and poor implies a need for immediate improvement because of physical danger to either the building or people using it (Table 4). Based on considerations associated with seasonal units--they are not constructed as strongly as year-round homes and are not winterized--41 percent of the leisure homes were classified as good, whereas only 13 percent were judged poor. Few of the poor-looking leisure homes are in Zone II. This is an area where the seasonal units are closer to the highway and to some extent mixed with year-round units. Numerically most of the poorer-looking camps are in Zone I.

The condition of exterior wiring, number of missing windowpanes, foundation condition, plumb of building, and roof condition indicate how well a unit is maintained. Fourteen percent of all units had exterior wiring that appeared to be in need of repair; only 12 percent of the seasonal dwellings had this problem. In Zone I, 23 percent of the leisure homes needed wiring repair. Such neglect presents a danger to both the buildings and the people in the area. Most units along the shore had no missing windowpanes. Six percent of the seasonal dwellings had panes broken. Eleven percent of the leisure homes in Zone I had one or more missing. Foundations and roofs were considered good if they were solid and free of deterioration, fair if solid but in need of some repair, and poor if in need of immediate repair. Foundation problems were serious with 11 percent of the total housing stock in the study area. However, foundations were in poor condition for 15 percent of the camps. In Zone I, 21 percent of the seasonal units had poor foundations. This high figure is in part a function of the large number of dwellings built on pilings and on steep slopes. Roof conditions were poor for only 4 percent of all units; however, 10 percent of the seasonal homes in Zone I had poor roofs. The plumb of a building is a good indication of its maintenance. Plumb condition was based on the straightness of the building, with good

TABLE 4 *Appearance of Units*

Variable	All Units			Seasonal Units		
	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Percent of units with good general appearance	53	40	68	41	36	50
Percent of units with fair general appearance	37	44	29	46	47	42
Percent of units with poor general appearance	10	16	3	13	17	8
Percent of units with worn exterior wires	14	22	6	12	23	16
Percent of units with broken windows	9	11	5	6	8	3
Percent of units with good foundation	55	43	68	39	38	61
Percent of units with fair foundation	34	38	29	46	41	35
Percent of units with poor foundation	11	19	3	15	21	4
Percent of units with good roof	73	64	82	62	61	62
Percent of units with fair roof	23	27	18	31	29	38
Percent of units with poor roof	4	9	0	7	10	0
Percent of units with good plumb	66	57	76	54	55	55
Percent of units with fair plumb	27	30	23	36	32	37
Percent of units with poor plumb	7	13	1	10	13	8
Percent of units with landscaping	61	48	76	49	45	66
Percent of units with junk on lot	32	43	20	37	48	24

reflecting no movement of building walls or roof, fair meaning some movement, and poor, extensive movement. Seven percent of all structures had poor plumb; most of these were seasonal. Ten percent of the seasonal homes had poor plumb; this value was 13 percent in Zone I.

Evidence of landscaping and the amount of junk (cans, bottles, abandoned cars, garbage, and other forms of trash) around a unit further reflect general maintenance and safety conditions. Although 61 percent of all units exhibited evidence of landscaping (planted vegetation, contoured yards, fences, for example), only 49 percent of the seasonal dwellings had any noticeable landscaping. Forty-five percent of the seasonal structures in Zone I were landscaped; this figure was 66 percent in Zone II. Junk is certainly a major contributor to visual blight and may be a health hazard in some cases. About two-thirds of all structures had no junk associated with them. However, almost half of the seasonal units in Zone I did have junk on the property. In Zone II, junk was found on the property of only 24 percent of the leisure dwellings; this may be associated with nearness to the highway and exposure to the passing public.

Auxiliary structures, or secondary units, are an important element in the visual quality and congestion in some shore areas. More than half of all lots had such structures; about 21 percent had two or more (Table 5). The frequency of such units was about the same for year-round and seasonal homes. A great variety of these structures was observed, ranging from privies to barns and boathouses. Their physical condition varied from good to poor. Nineteen percent of all lots in the study area had a privy; we classified 8 percent as good, 6 percent as fair, and 5 percent as poor (Table 6). Twenty-seven percent of the seasonal homes had privies. Most of these were in Zone I, where 31 percent of the camps had them. (It should be noted that some of the privies were used for storage rather than as toilets.) Although about one-quarter of all principal structures along the shore had

TABLE 5 *Number of Outbuildings (in percent)*

	None	1	2	3	4
All Units, Entire Shore	46	33	15	3	3
Zone I	44	39	14	2	1
Zone II	49	27	14	3	5
Seasonal Units, Entire Shore	50	34	12	2	2
Zone I	46	39	13	2	0
Zone II	51	31	14	3	3

TABLE 6 *Condition of Outbuildings and Secondary Structures*

Variable	All Units			Seasonal Units		
	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Percent of units with privy	19	29	7	27	31	6
Percent of units with good privy	8	13	2	10	13	1
Percent of units with fair privy	6	9	4	9	10	2
Percent of units with poor privy	5	7	1	8	8	3
Percent of units with garage	24	10	39	6	6	18
Percent of units with attached garage	10	1	20	0	0	0
Percent of units with good garage	4	7	8	3	3	10
Percent of units with fair garage	7	1	8	2	2	8
Percent of units with poor garage	3	1	3	1	1	0
Percent of units with barn	7	4	10	2	1	2
Percent of units with good barn	4	3	4	1	1	1
Percent of units with fair barn	2	1	3	1	0	1
Percent of units with poor barn	1	0	3	0	0	0
Percent of units with shed	32	27	62	28	26	33
Percent of units with good shed	14	14	15	12	12	12
Percent of units with fair shed	11	8	13	13	9	21
Percent of units with poor shed	7	5	34	3	5	0

(contd on next page)

TABLE 6 (contd)

Variable	All Units			Seasonal Units		
	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Percent of units with boathouse	6	8	4	6	8	1
Percent of units with good boathouse	3	1	4	2	2	1
Percent of units with fair boathouse	2	4	0	2	3	0
Percent of units with poor boathouse	1	3	0	2	3	0
Percent of units with other buildings	12	11	13	9	11	7
Percent of units with good other buildings	5	4	5	3	4	1
Percent of units with fair other buildings	4	4	3	5	5	6
Percent of units with poor other buildings	3	3	5	1	2	0
Percent of units with boat dock	48	57	60	64	64	64
Percent of units with good dock	16	20	24	22	23	21
Percent of units with fair dock	22	21	23	29	23	41
Percent of units with poor dock	10	16	3	13	18	2
Percent of units with access stairs	37	68	3	52	76	1
Percent of units with good stairs	18	31	2	11	35	1
Percent of units with fair stairs	13	23	1	17	26	0
Percent of units with poor stairs	6	14	0	24	15	0
Percent of units with boat launch	20	27	9	25	32	12
Percent of units with good launch	10	13	4	12	15	7
Percent of units with fair launch	5	5	4	5	6	4
Percent of units with poor launch	5	9	1	8	11	1

a garage, only 6 percent of the leisure homes had them. Most garages were in fair to good condition. Few barns were located in the study area, and only 2 percent of the seasonal units had them. About one-third of all homes had sheds of some type, and most were in fair to good condition. Twenty-eight percent of the seasonal homes had sheds. Despite the large number of lots with frontage on the river, only 6 percent of all homes had boathouses. The same percentage of seasonal dwellings had boathouses. The slightly higher value (8 percent) for Zone I is a reflection of less restrictive shoreline controls in that area compared to Zone II, which is nearer to Iroquois Dam. (Water level control operations at the dam prevent shore development near it.) Other types of buildings, such as school bus shelters, carports, and vegetable stands, were noted on 12 percent of all lots surveyed. These buildings were most common in Zone II, where structures are oriented toward the highway rather than the river. Nine percent of the leisure homes had such buildings.

Docks, access stairs, and boat launches were common features along many sections of the shore. Forty-eight percent of all study area dwellings and 64 percent of the seasonal units had docks. Although most docks were in fair to good condition, 16 percent of the leisure homes in Zone I had poor docks which could present physical danger to the user. About one-third of all units had access stairs, though more than half of the seasonal homes had them. Stairs were most common in Zone I, where steep bluffs prevented easy access to the river. Seventy-six percent of the units in Zone I had stairs; on 15 percent of the lots they were in poor condition--a major safety threat. Twenty percent of all homes had boat launches; most of them were concentrated in Zone I. Twenty-five percent of the leisure dwellings had launches. The quality of launches varied from Zone I to Zone II: 11 percent of the seasonal units in the first area had poor launches; this figure was only 1 percent in the second area.

Services to the Lisbon shore are reflected in part by physical evidence of utilities such as electrical and telephone lines. Ninety-three percent of all dwellings had electrical connections, and 90 percent of the leisure units had electrical service (Table 7). About three-quarters of all study area units had telephone lines; 68 percent of the seasonal homes had telephone service. There was a greater frequency of camps having phones in Zone II than in Zone I. Mail service in the area is indicated by rural mailboxes; 27 percent of the structures had them. Most boxes were associated with year-round dwellings. However, the spring survey may not have given an accurate indication of mail service, because boxes can be put up for the summer as vacationers arrive. Seventy-one percent of all units had television antennas; 63 percent of the seasonal homes had them. This indicates that watching television is an important activity for both seasonal and year-round shoreline dwellers in the area.

TABLE 7 *Services to Units*

	All Units			Seasonal Units		
Variable	Entire Shore	Zone I	Zone II	Entire Shore	Zone I	Zone II
Unit has electric meter or cable	93	91	92	90	89	91
Unit has standard meter or cable	90	89	91	87	87	88
Unit has jury rig meter or cable	3	2	1	3	2	3
Unit has telephone line	76	66	88	68	64	78
Unit has mailbox	27	12	41	3	3	3
Unit has TV antenna	71	64	79	63	61	67

Opinion Survey

A mail opinion survey of leisure home users on the Lisbon shoreline was conducted in late summer 1975 to obtain information from the seasonal residents of the area (Appendix B). The survey was composed of information about: 1) the camp users, 2) the camps, and 3) environmental opinions of camp users. The survey reflects how the seasonal population views the area and why they come to it. One hundred and fifty-two questionnaires were hand-distributed to camps along the Lisbon shoreline on 21 August 1975. Of these, 64 (42 percent) were returned by mail. The high return rate may be attributed in part to extensive predistribution radio and newspaper publicity. (The degree that the summer residents are interested in local affairs was such that 92 percent of the seasonal population surveyed read the local newspaper.)

The age of the head of the user family indicates the general distribution of age groups using the seasonal dwellings. The average head-of-household age was 50.4 years; only 11 percent were under 35 (Table 8). The average family numbered 4.9 people, with 26 percent numbering two or less and 36 percent numbering six or more (Table 9). Most of the users came from Lisbon or nearby Ogdensburg (Table 10). Occupationally, 28 percent of the seasonal home users were retired (Table 11). Professional, managerial, and trade occupations accounted for most of the other users. Many of the users had been coming to the shore area for more than 15 years; the average was 16.6 years, though 22 percent had been to the study region for fewer than 5 years (Table 12). The average user family spent 98.2 days a year at their camp (Table 13). Thirty-four percent of the families were there for 120 days or more. Ninety-two percent of the users owned their camp, and 8 percent also owned a year-round residence on the Lisbon shore (Table 14). Most of the camp owners each had only one seasonal dwelling in the Lisbon area; they or their family owned their dwelling for an average of 21.7

TABLE 8 *Age of Head of Family*

Average age of head of family = 50.4 years (95% response)

Age Class	Percent
≤ 34	11
35-49	34
50-64	37
≥ 65	18

TABLE 9 *Number of People per Family*

Average number of people in family = 4.9 (95% response)

Size Class	Percent
≤ 2	25
3-5	41
≥ 6	34

TABLE 10 *Location of User's Year-Round Home*

Location	Percent
Lisbon	16
Ogdensburg	52
Another St. Lawrence County town	14
Outside of St. Lawrence County	16
No response	2

TABLE 11 *Occupation of Head of Household*

Occupation	Percent
Professional	22
Managerial	22
Trade	23
Self-employed	5
Retired	28

TABLE 12 *Number of Years User has been Coming to Camp*

Average number of years user has been coming to camp = 16.6 (95% response)

Class	Percent
≤ 4	22
5-14	32
15-24	24
≥ 25	22

TABLE 13 *Number of Days at Camp*

Average number of days spent at camp = 98.2 (95% response)

Class	Percent
≤ 59	18
60-89	21
90-119	27
≥ 120	34

TABLE 14 *Types of Property Camp Users Own on Lisbon Shore**

Type	Percent
Year-round residence	8
Camp	92
Agricultural	5
Commercial	6

* Multiple response possible

years. Only 18 percent were owners for fewer than 5 years (Table 15).

Most of the leisure homes were for personal use only (Table 16). Only 6 percent of the survey sample indicated that they would rent their camps. The amount of local income generated by these units is difficult to assess, but the average owner pays $122.10 in local property taxes annually on his leisure home (Table 17). Cottage repairs average $210.30 per year. Average annual cost of heat, power, water, and ice equals $141.00, and the average annual cost of private road repair is $98.20. The small number of responses to the rental income question makes the $2,750.00 value for camp rents suspect. The average age of leisure homes was 27.8 years; 11 percent were under 10 years old (Table 18). Forty-nine percent reported that their leisure dwellings were over 25 years of age. This high number of older units is probably one reason for the poor physical condition of many leisure homes. Most of the seasonal units were of frame construction (Table 19). Eleven percent of the mail respondents reported their leisure dwellings were mobile homes.

About half (52 percent) of the owners indicated that they planned to maintain their property as it is (Table 20). Thirty-four percent planned to make improvements but keep their cottages seasonal. Only 7 percent plan to convert

TABLE 15 *Number of Years Family Owned Camp*

Average number of years owner's family has owned camp in area = 21.7 (94% response)

Class	Percent
≤ 4	18
5-14	29
15-24	22
≥ 25	31

TABLE 16 *Major Purpose of Camps*

Purpose	Percent
Personal	88
Rental	0
Both personal use and rental	6
No response	6

TABLE 17 *Income Generated from Camps*

Type	Income	Percent Response
Average annual tax on Lisbon leisure property	$122.10	64
Average annual cost of cottage repairs	$210.30	67
Average annual cost of cottage heat, power, water, and ice	$141.00	66
Average annual cost of private road repair	$ 98.20	27
Average annual income from rented camp	$2,750.00	6

TABLE 18 *Age of Camps*

Average age of camp = 27.8 years (83% response)

Age Class	Percent
≤ 9	11
10-25	40
26-40	38
≥ 41	11

TABLE 19 *Type of Construction of Leisure Homes*

Type	Percent
Frame cottage	81
Mobile home	11
Year-round house used seasonally	2
Other	2
No response	4

TABLE 20 *Future Plans for Leisure Homes**

Plans	Percent
Plan to keep it as it is	52
Plan to convert to year-round	7
Plan to sell	5
Plan to improve but keep seasonal	34
Plan to retire to it	8

* Multiple response possible

their cottages to year-round dwellings, and 8 percent plan to retire to them. This pattern indicates little increased demand for year-round services for the area in the future.

Water and sanitary services to leisure homes along the shore were limited. Sixty-three percent carried some or all of their water from elsewhere (Table 21). Garbage collection appeared to be a problem: 48 percent of the respondents had to take trash to a public landfill themselves, and 5 percent used private dumps (Table 22). Sixty-four percent of the camps had septic tank systems (Table 23); seepage was a problem with some of these. Twelve percent of the camps had privies and ten percent, chemical toilets as their primary sewage system.

A survey of the importance and quality of public services, shopping facilities, environmental quality, and recreational facilities indicated that expectation and reality along the Lisbon shore were not always equal (Table 24). Under public services, 69 percent of the seasonal respondents thought roads were important, and most thought they were good. Seventy-five percent considered fire protection important, but only 34 percent thought it was good. Seventy percent classified police protection as important, but only 47 percent considered it good along the Lisbon shore. Health services and rubbish pickup were also considered important by more than half the respondents. In general, shopping facilities were considered important by only about 50 percent of the seasonal population, and restaurants were important to less than one-third. Environmental quality was important to most respondents. Seventy-three percent thought scenic views important, and 83 placed importance on a neat landscape. However, only 16 percent thought the landscape was clean enough. Fifty-eight percent wanted to see good-quality camps, but only 19 percent thought they were good. Water quality was important to 75 percent but considered good by only 18 percent. Fishing, public swimming, and boating facilities were considered the most important recreational services in the area. Most respondents

TABLE 21 *Source of Water for Camps*

Source	Percent
Private well	37
Carry from elsewhere	63

TABLE 22 *Garbage Disposal Systems*

Type	Percent
Private collection	42
Take to public landfill personally	48
Use private dump	5
Other	3
No response	2

TABLE 23 *Sewage Systems*

Type	Percent
Septic tank	64
Privy	12
Chemical	10
Other	2
No response	12

TABLE 24 *Importance and Quality of Services, Facilities, and the Environment Along the River and in Nearby Areas (in percentages)*

Variable	Importance			Quality			
	Important	Unimportant	No Response	Good	Fair	Poor	No Response
Roads and highways	69	8	23	86	6	5	3
Fire protection	75	0	25	34	39	14	13
Police protection	70	3	27	47	26	26	1
Health services	64	3	33	40	27	6	27
Rubbish pickup	56	18	26	34	15	25	26
Shopping facilities	50	24	26	44	24	14	18
Service stations	52	22	26	40	31	5	24
Quality of restaurants	31	34	35	34	21	16	29
Scenic view	73	2	25	57	31	3	9
Neatness of landscape	83	2	15	16	42	29	13
Quality of camps	58	15	27	19	55	15	11
Water quality	75	0	25	18	44	29	9
Golf courses	12	60	28	18	24	12	46
Bicycling routes	15	41	44	2	16	41	41
Fishing	70	4	26	39	37	14	10
Public boating facilities	55	16	29	22	36	24	18
Public swimming	61	12	27	36	43	6	15
Campgrounds	45	20	35	22	28	24	26
Other recreational activities	19	24	57	8	11	20	61

thought improvements should be made in all three of these areas. Environmental and recreational resources were the major attraction that brought the camp user to Lisbon (Table 25). Fishing, swimming, boating, and scenic views were the most-mentioned reasons for coming to the study area. The rural setting and clean environment were also important attracting factors. About half (47 percent) of the leisure homeowners felt tankers and freighters were a problem on the St. Lawrence (Table 26). Forty-six percent thought they contributed to pollution and 42 percent saw them as causing shoreline erosion. About half the respondents considered shore erosion a problem, though aquatic weed growth was the most often-listed river problem--only 3 percent of the camp users did not think weeds were a problem. Noise was thought to be a problem by only 9 percent. Most of the sample (61 percent) believed there was no room for more leisure homes along the Lisbon shore. However, only 38 percent wanted to see more public open space in the area. About half the respondents thought that new development in the study area would create more jobs for local people, help local business, but would also increase noise, traffic, and pollution (Table 27). Thirty-four percent said taxes would increase and 24 percent felt they would decrease if there was new development. The most massive type of development being considered for the Lisbon shore is a nuclear power generating station. Fifty-nine percent of the camp users said this type of development would be satisfactory if it were properly built and maintained (Table 28). However, about one-third of the respondents considered such a project a danger in terms of radiation and thermal pollution. Opinions over zoning regulations were nearly evenly divided, with 42 percent feeling that such controls were overly restrictive and 49 percent seeing them as necessary (Table 29).

TABLE 25 *Things that Make the St. Lawrence Shore a Good Vacation Spot*[*]

Category	Percent
Scenic views	33
Rural setting	20
Clean environment	17
Climate	5
Accessibility	10
Friends in area	12
Camping and park facilities	6
Fishing	50
Boating	31
Swimming	35
Other	11

* Multiple response possible

TABLE 26 *Questionnaire on River Problems*

1. Do you think tankers and freighters are a problem on the St. Lawrence River?

   Yes--47% No--44% No Response-- 9%

   If so, why?

   Pollution--46% Boat Safety--12% Shoreline Erosion--42%

2. Is shoreline erosion a problem along the river?

   Yes--53% No--37% No Response--10%

3. Are aquatic plants a problem along the river?

   Yes--95% No-- 3% No Response-- 2%

4. Is noise a problem along the river?

   Yes-- 9% No--86% No Response-- 5%

5. Are you satisfied with the control of the water level on the river?

   Yes--30% No--65% No Response-- 5%

6. Do you think there is ample room for more camps on the Lisbon shore?

   Yes--33% No--61% No Response-- 6%

7. Would you like to see more public open space along the river?

   Yes--38% No--46% No Response--16%

TABLE 27 *Opinions on New Development Along the St. Lawrence River**

	Percent
Will create more jobs for local people	52
Will increase noise, traffic, and pollution	48
Will help local business	48
Will increase taxes	34
Will decrease taxes	24
Will have little effect on taxes	16

* Multiple response possible

TABLE 28 *Opinions on Nuclear Power Development**

	Percent
OK	16
OK if built and maintained properly	59
Bad for the environment	23
Dangerous due to possible radiation leaks	28
Dangerous due to thermal pollution	35
Other	9

* Multiple response possible

TABLE 29 *Opinions on Zoning Regulations*

	Percent
Overly restrictive	42
Necessary	49
No response	9

Shoreline Taxes

One of the major concerns of nonresident landowners is the property taxes they contribute to support local government. From the rural community's viewpoint, leisure homes are a significant source of income and seasonal residents demand few services.

The seasonal homeowners along the Lisbon shore make an important contribution to the town's tax base. A study of Lisbon tax rolls indicated that 45 parcels of land had frontage on the St. Lawrence River. Of these, 14 were classified as seasonal, but there were another 64 seasonal homes on land that is leased. In addition, some parcels appeared to include both a year-round house and a seasonal unit, though only the former was noted on the rolls. And some seasonal lots probably contained more than one camp. The average lot size for 1975 seasonal units was .95 acre and the average lot plus building had an assessed value of $1,158 (Lisbon, New York 1975). This value is $5,800 when adjusted to state equalization. The average leisure homeowner with title to his land paid town taxes of $68.37. This is about half the total property tax indicated in the opinion survey (see Table 17). Eighteen percent of the seasonal homeowners owned their lots, while 82 percent rented the land. The *Lisbon Tax Rolls* listed property owners by mailing address, with 71 percent under Ogdensburg; 4 percent, Lisbon; 18 percent, elsewhere in St. Lawrence County; 6

percent, in New York State but outside the county; and 1 percent from out of state. It should be noted that many people in rural Lisbon have an Ogdensburg mailing address; thus, these figures would not agree with those in the opinion survey (see Table 10). However, the patterns are quite similar. In terms of services supplied *v.* taxes derived, the Town of Lisbon appears to have a favorable balance.

SUMMARY

Seasonal home development is intensive along the St. Lawrence River from the Thousand Islands to Lisbon, New York, and in many river communities these units represent a significant portion of the local housing stock. Such development is important to the region's recreational economy. The western half of the Lisbon shore has a heavy concentration of leisure dwellings. These structures occupy much of the land between Route 37 and the river, and many of them are in environmentally hazardous areas such as steep, unstable bluffs. The visual impact of these units is great from the river, though many of them are not visible from the public highway. The physical condition of many of the camps was poor, and there was much litter in some areas. Many lots included one or more secondary structures in addition to the principal unit. Most basic utility services are provided to leisure homes in the area, though water, sewage, and garbage facilities do not meet demand.

Most of the Lisbon summer cottages are owned by local, middle-class people. Many of these people have been coming to the shore more than 15 years and spend an average of 98.2 days there each year. They come to the area mostly because of the environmental quality of the shore and the availability of fishing, boating, and swimming. Most cottages are for the use of the owner and his family; most of the owners indicated that they planned to keep their property for seasonal use only.

Despite the attractions of the Lisbon area, there is a strong feeling among leisure homeowners that the landscape is too cluttered and should be cleaned up and that camp quality should be improved. Aquatic weed growth was the most-cited environmental problem. About half the respondents thought that more development in the area would have a positive influence. About the same number felt that zoning regulations were necessary to protect both shore users and the environment.

The camp owners make a significant contribution both in taxes and in goods and services purchased from local businesses. A review of tax rolls also showed that the average lot plus buildings is assessed at $1,158 (state equalization = $5,800).

The results of this study indicate a complex pattern of leisure home development along the St. Lawrence River in Lisbon, New York. This development threatens the scenic and recreational quality of the area and in some cases may endanger those who live and play there.

RECOMMENDATIONS

Shoreline communities with recreation-based economies that include leisure home development, sport fishing, and marinas should give special consideration to environmental quality, because it is this resource which attracts the tourist and seasonal resident and their money. Thus, these communities are faced with establishing a balance between the use of their shoreline and its continued preservation. This objective may be accomplished by developing a comprehensive environmental plan and passing local regulations that would discourage undesirable patterns. Regulations of this type usually involve health, safety, building, and land-use codes. Although health and safety regulations are often state-mandated, local governments sometimes find it useful to enact and enforce their own. Building and land-use codes are usually local, although they are often directly or indirectly related to health and safety. Perhaps such codes should establish a minimum lot size for all future development to discourage excessive concentrations of leisure or year-round homes. An ordinance to restrict home construction in environmentally hazardous areas like unstable shorelines should be considered. This would protect both the investor and the environment.

In cases where local governments fail to protect local environments, state or federal agencies often impose regulations to deal with the problems. Reaction to such laws is often negative and leads to local feelings that big government controls their affairs. An alternative is the formation of local citizen groups. Some communities have formed environmental associations; other areas have experienced the creation of camp or landowner associations. Shoreline owner associations could be useful in situations that require local regulations or cooperative projects which the community government does not wish to undertake.

Eacn community must evaluate its own physical, social, and economic situation before its objectives can be established and attained. Whatever route a local government selects, it should be the result of careful study of alternatives, in cooperation with an informed public.

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APPENDIX A *Structure Survey*

1. Structure number _____
2. Is the unit seasonal? Yes _____ No _____
3. Is the owner's name on display? Yes _____ No _____
4. Unit structure type: Mobile home____ Frame____ Other____
5. Is the unit occupied? Yes _____ No _____
6. Is the unit a commercial business? Yes _____ No _____
7. General appearance of unit: Good____ Fair____ Poor____
8. Orientation of unit on lot: On river___ On shore____ On slope____ On bluff____
9. Distance of unit from shore: <50 feet_____ >50 feet____
10. Distance of unit from public road: <50 feet___ >50 feet___
11. Is unit screened from public road? Yes _____ No _____
12. Is unit screened from river? Yes _____ No _____
13. Type of road unit is on: Paved___ Gravel___ Packed Dirt___
14. Age of unit: 10 years___ 10-25 years___ >25 years___
15. Are exterior electrical wires worn or bare? Yes___ No___
16. Number of exterior windowpanes missing or broken: _____
17. Foundation condition: Good____ Fair____ Poor____
18. Roof condition: Good____ Fair____ Poor____
19. Plumb of unit: Good____ Fair____ Poor____
20. Is there evidence of landscaping? Yes _____ No _____
21. Is there a junk pile on lot? Yes _____ No _____
22. Number of outbuildings on lot: _____
23. Privy and condition: None____ Good____ Fair____ Poor____
24. Garage and condition: None____ Good____ Fair____ Poor____ Attached____
25. Barn and condition: None____ Good____ Fair____ Poor____
26. Shed and condition: None____ Good____ Fair____ Poor____
27. Boathouse and condition: None___ Good___ Fair___Poor____
28. Other buildings and condition: None____Good____ Fair____ Poor____
29. Dock and condition: None____ Good____ Fair____ Poor____
30. Access stairs and condition: None____Good____Fair_____ Poor____
31. Boat launch and condition: None___Good___Fair___Poor____
32. Type of electric meter or cable: Standard___ Jury rig___ None___

33. Does the unit have a telephone line? Yes_____ No _____
34. Does the unit have a mailbox? Yes_____ No _____
35. Does the unit have a TV antenna? Yes_____ No _____

APPENDIX B *Lisbon Shoreline Environmental Survey (of camp owners and renters)*

A. Opinions of the St. Lawrence River Shore Area

1. Do you think large tankers and freighters are a problem on the St. Lawrence River? ___Yes ___No
   If so, why? ___pollution ___boat safety ___shoreline erosion caused by wakes

2. Is shoreline erosion a problem along the river?
   ___Yes ___No

3. Are aquatic weeds a problem along the river?
   ___Yes ___No

4. Is noise a problem along the river? ___Yes ___No
   If so, what causes it? _____

5. Please rank the importance and quality of each of the following along the St. Lawrence River shore and nearby areas:

	Important	Unimportant	Good	Fair	Poor
roads and highways					
fire protection					
police protection					
health services					
rubbish pickup					
shopping facilities					
service stations					
quality of restaurants					
scenic views					
neatness of landscape					
quality of camps					
water quality					
golf courses					
bicycling routes					
fishing					
public boating facilities					
public swimming facilities					
campgrounds					
other recreation activities					

6. Do you think there is ample room for more camps along the Lisbon shore? ___Yes ___No

7. Would you like to see more public open space along the river shore? ___Yes ___No

8. What is your opinion of new development along the St. Lawrence River shore? (Check more than one.)

   a. ___Will create more jobs for local people
   b. ___Will increase noise, traffic, and pollution in the area
   c. ___Will help local business
   d. ___Will increase taxes
   e. ___Will decrease taxes
   f. ___Will have little effect on the area

9. Are you satisfied with the control of water level on the river? ___Yes ___No

10. The federal government and private industry have long been interested in building a nuclear generating station on the St. Lawrence River between Ogdensburg and Massena. What is your opinion of the idea? (You may check more than one.)

    a. ___OK
    b. ___OK so long as it is built and maintained properly
    c. ___It would be bad for the environment
    d. ___It is dangerous due to possible radiation leaks
    e. ___It is dangerous due to thermal pollution
    f. ___Other (explain) _____

11. What are the things that make the St. Lawrence River shore a good vacation spot for you and your family? (Please list.)

    _____
    _____
    _____
    _____
    _____

B. Information About Camp User

12. Age of head of family: _____

13. Number of people in family: _____

14. Year-round home is: ___in Lisbon ___in Ogdensburg ___in another St. Lawrence County town.
    Where, if outside St. Lawrence County? _____
    _____ (town and state or province)

15. What is the occupation of head of the household?
    _____

16. How many years have you been coming to your owned or rented camp? _____

17. About how many days do you or members of your family spend at your camp during the year? _____

18. Do you own any of the following types of property on the Lisbon shoreline? (Check accordingly.)
    ___year-round residence ___agricultural
    ___camp ___commercial

19. Do you read the local papers while at your camp?
___Yes ___No

If you do not own a camp on the St. Lawrence River, please skip to question 31.

20. How many camps do you own? _____

21. How many years have you or your family owned a camp or camps in the area? _____

C. Information About Camp

22. Please check one of the following:
____Camp is/camps are owned primarily for personal use only.
____Camp is/camps are owned primarily for rental purposes only.
____Camp is/camps are owned for both personal and rental use.

23. What is the annual tax on your Lisbon leisure property?
_____

24. What is the annual cost of cottage repairs?_____

25. What is the annual cost of cottage heat, power, water, and ice? _____

26. What is the annual cost of road care (if private)?
_____

27. What is the annual income from camps you rent? _____

28. How old is your camp? _____years

29. What type of construction is it? ___frame cottage ___mobile home ___year-round house used for seasonal activity only ___other

30. What are your future plans for your leisure home in Lisbon?
___Plan to keep it as it is
___Plan to convert it to a year-round residence
___Plan to sell
___Plan to make improvements but keep it as a seasonal unit
___Plan to retire to it

31. What is the source of water for your camp?
___private well ___carried in from elsewhere

32. What type of garbage disposal system do you use at your camp? ___private collection ___you take it to public landfill ___you use a private dump _____other

33. What type of sewage system does your camp have?
___septic tank ___privy ___chemical ___other

D. Opinions on Zoning

34. The Town of Lisbon does not have any zoning or other ordinances that regulate building, land use, or development along the St. Lawrence River. What do you think of such regulations?
___They are overly restrictive; a person should be allowed to do what he wants with his own land.
___They are necessary and desirable in order to prevent costly mistakes, preserve the character and value of the community, and protect important resources.

35. If you wish, please make additional comments about your ideas on the St. Lawrence River shore. What do you like and dislike?
Thank you for your cooperation and assistance.

_____
_____
_____
_____
_____
_____

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VISUAL QUALITY OF THE COASTAL ZONE WORKING PAPERS.

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MARINE TRADES FLYER No. 7: CONTROLLING AQUATIC WEEDS. Michael Duttweiler. 2 pp. April 1976. No charge for single copies.

SLIDE SET No. 4: COASTAL CONSCIOUSNESS. 50 slides, color. Available for loan from NY Sea Grant Advisory Service, SUNY College at Brockport, 251 Hartwell Hall, Brockport, NY 14420.