

Dredging, Dumping, to Add Golf Courses in New York

By JOHN M. BRENNAN

It seems incredible that despite the tremendous residential building boom, Long Island, within another two years, will have at least 58 holes of golf that today are, oddly enough, not included on the map.

Curious too, is the fact that 27 of these holes to be acquired will augment the 180 holes now being maintained in New York City by the Department of Parks.

With the price of Long Island real estate pegged at fantastic levels, golf, being a cheap land game, is exploring new terrain—at least in that section of the country. Ingenious and forward-looking golf officials have successfully explored the possibility of adding to Long Island real estate by waterfront development along the south shore at spots from Coney Island to Great South Bay.

Vast strides have been made within the past few months in the creation, out of desolate marshland, of such spots as Marine Park, Brooklyn; Spring Creek Park, Queens; several hundred acres in the vicinity of Long Beach and at Great River, where famed Timber Point is located.

The most ambitious of the projects that will add at least 27 holes, if not 36, or perhaps 54 holes eventually, to the city's system, are the Marine Park and Spring Creek operations. The former will be a mammoth 2,000-acre development, while the latter will add 600 acres.

From Wasteland to Playland

Where countless fiddler crabs, muskrats and sundry marshland life once swarmed, a combination of garbage, refuse and dredged mulch and sand has built up useful and much-needed recreational areas.

Improved methods and techniques of landfill operations have largely eliminated citizens' complaints about offensive odors. Too, the improvement has eliminated mosquito breeding spots on the fringe of the world's largest city. Also, unsightly marshes are being wiped out to make room for golf courses and park facilities.

Into Marine Park, where a 27-hole golf course will be constructed, according to Commissioner Bob Moses, a total of 17,688,680 cubic yards of fill has been dumped since 1944. Marine Park lies between Sheepshead Bay, the fishing center, and Floyd Bennett airport.

Henry Liebman, director of operations of the Sanitation Department of New York

City, reports that stage II of the four-stage Marine Park development should be completed early this year. It is expected that the last of the landfill operation will be completed before the autumn.

The process of changing "worthless" marshland into valuable park property begins with the stockpiling of sand dredged from bays and inlets to bring the land up to mean high-tide level.

Then additional sand is dredged from out of the bays to cover the layers of refuse brought in by sanitation trucks. Dikes are constructed around the area and tide gates are built to prevent fill material from drifting back into the bay waters. In addition, wire fences are constructed to prevent lighter refuse from being swept by the winds into the water.

To avoid such complaints as resulted in a lawsuit against the big city several years ago, the landfill operations include frequent spraying of the debris with disinfectants, steady depositing of sand and the use of tidal waters to purify the materials. Bulldozers keep hammering down the fill.

In addition to the 27 or more holes to be added in the Marine Park development—that will give Brooklynites 45, an 18-hole layout being located in Bay Ridge at Dyker Beach Park—Long Island will have 18 holes of converted marshland at Oceanside, near Long Beach; nine at Timber Point and four at Woodmere GC, where the members of that club, anxious to add to the length of their course, purchased some land from the adjoining Rockaway Hunt Club. The addition to Woodmere gave the club four holes in what once was marshland.

Dredges Up 18 Holes

At Oceanside, the cozy Oceanside GC was faced with the problem of being wiped out or resorting to the system of dredging Lido Channel, a la New York City's project at Marine Park. The flourishing town of Oceanside, like most Long Island communities, found itself pressed for land necessary for a high school, the present building being inadequate. Condemnation proceedings to acquire the golf course as a future school site forced the golf club to embark on the dredging program, which was completed last summer, in time for the autumn seeding of 18 holes.

Bob Stanley, supervising the Oceanside operation, reported that some of the exist-

ing holes — or rather parts of them — will be integrated into the new scheme of things on the former marshlands.

Alfred H. Tull, veteran New York golf course architect, who designed the new Concord International course at Kiamesha Lake in the Catskills, was entrusted with the task of reshaping Oceanside. Tull also built the Woodmont CC in the nation's capital and has been active as a designer of courses in other parts of this country, Bermuda, the Bahamas and Cuba.

In designing the new Oceanside layout, which will be of championship length and a finer test than the existing course, Tull sought to create a full title test as well as a course which would afford enjoyment to the typical club golfer.

Replacing War Losses

Oceanside and Tull, from the start of blueprinting the new course had in mind the creation of a second Lido. The famed Lido course went out during World War II when the navy took possession and decided to use the course as a drillfield. It was located a short distance from Oceanside.

Oceanside's new course won't fringe the Atlantic, as did Lido's sporty layout, but it will have a number of gorgeous water holes and holes built along the bay, back of Lido.

Timber Point, which has been operated by the Suffolk County Republican Club for years, has been working on the reclamation of land to embellish the back nine holes which were abandoned during the war years.

"If Long Island is to add to its golfing facilities during the next few decades, courses most likely will have to be built on man-made land along the shore," O. M. (Pete) Lamberson, pres., Long Island Golf Assn., said in discussing the future of the sport at the last annual meeting held at Garden City. He added:

"It's a case of economics, with land being too valuable except for home developments. Golf is getting to be an expensive game with high taxes all around. The way for golf course expansion seems to be along the waterfront."

Pros Study Installment Buying Plans

Recent years' marked increase of potential buyers of top quality clubs and bags among younger players and office and factory workers has pros giving more attention to installment buying plans. The high general price level and high taxes take their cuts before the potential buyers can get around to buying sets of clubs. Unless easy-payment plans are offered

many a live prospect is shut out on buying the pro quality clubs desired.

Pro's own handling of the time payment deals has to consider how much of the credit he can afford to handle without freezing too much of his own capital and risking slump in his own credit rating and loss of discounts for prompt payment of his own accounts.

The credit rating of those who buy on payments is often delicate and difficult to determine, but essential information. In some cases, especially at private clubs, the pro can get into serious embarrassment trying to protect his interests when the buyer has missed payments. The fee course pro has to watch that buyers don't depart and leave no trace after making a few payments.

Due to these risks some pros prefer to let the installment buying collections be handled by a local bank or finance company, if the local outfits will handle this sort of transaction at a fee which won't unduly increase the total cost of the deal to the purchaser. The banks and finance companies are much tougher than the pros in credit examination and making collections. They make their profit on the loan of money which theoretically is what the pro should do on the time payment deals, although some pros maintain that they can move enough more sets of clubs and higher priced bags to make it worth while for them to risk the possibility of loss, expense of record-keeping and collecting without adding to the established price of the merchandise.

It's been the experience of some pros that the new sets of clubs mean more play and more buying of balls and apparel which increase over-all profit. In no cases that GOLFDOM has heard of do pros extend time payment plan to any merchandise other than clubs, and bags in connection with purchase of club sets.

Installment buying when pro collections are made by the club is touchy. In all cases of this sort, as far as GOLFDOM has learned, the pro has to assume full responsibility for the collections and very few members want fellow club members to know about the installment buying deal.

Pros who have been most successful with installment buying plans have worked out their plans after considerable discussion with their bankers. It's always advisable for the pro to talk over his financial problems with his banker. It helps get a good local credit rating established and provides valuable guidance. The banker, sometimes far more than the pro, realizes that a business which has to make a year's income in six months in a large part of the country is a test of anybody's financial acumen.