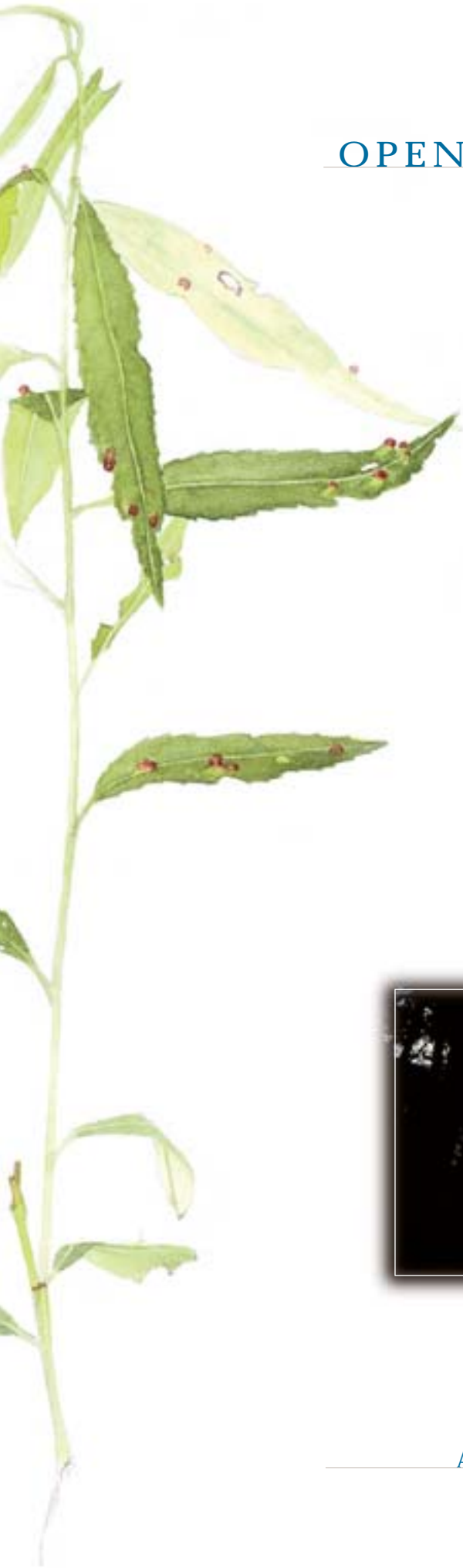


OPEN SPACE INSTITUTE



ANNUAL REPORT 2002

- 
- 1 Letter from OSI**
  - 2 NY-NJ Highlands**
  - 4 Hudson Valley**
  - 6 Shawangunks**
  - 8 Catskills**
  - 10 Northern Forest**
  - 12 Capital District**
  - 13 Financial Report**
  - 14 OSI Supporters**
  - 16 OSI Officers & Staff**
  - 17 OSI Map**



Dear Friend:

We are pleased to present to you the Open Space Institute's 2002 Annual Report. As you will see in the pages that follow, OSI made significant progress in protecting the mosaic we call the Hudson River Valley. Along the River and the landscapes that grace its perimeter, OSI has protected thousands of acres and helped preserve the character and magnificence of the region. Last year, OSI built on and expanded its historic work in the Adirondacks, Helderbergs, Catskills, Shawangunks and Hudson Highlands.

In addition to enhancing and expanding public parks and preserves in the Hudson River Valley, OSI worked hard to protect working farms that provide fresh produce to the region, attract tourism, help maintain a stable tax base, and offer a variety of environmental benefits. Working with farmers, local governments, the NYS Department of Agriculture and Markets and other non-profit organizations, OSI acquired conservation easements on four farms, protecting 1200 acres of productive farmland. OSI's investment in these farms, matched by substantial local and state funds, will ensure the long-term protection of these important landscapes.

In addition to its agricultural heritage, the Hudson River Valley is a living chronicle. Native Americans came to the Valley thousands of years ago and encountered "the river that flows both ways." Today, the Valley is known as a National Heritage Area, thanks to a 1996 federal designation. For more than 20 years, OSI has been protecting the Valley's historic resources, from Franklin Delano Roosevelt's "Top Cottage" in Hyde Park to Schuyler Flatts in the Town of Colonie. The NYS Office of Parks, Recreation and Historic Preservation recognized OSI's work last December by presenting us with its coveted Historic Preservation Award.

Outside of New York, OSI helped protect nearly 500,000 acres in the Northern Forest of New York and New England. In New Jersey, we launched a Conservation Loan Program to help save remaining open space in the most densely populated state in the nation.

OSI's landscape protection work is never done alone. We count among our partners many individuals, local officials, other conservation organizations, and state and federal agencies. A few of our partners are highlighted in this report. We'd like to take this opportunity to thank them and our many supporters for making our work protecting open space not only easier, but possible.

Best wishes,

John Adams  
Chair

Joe Martens  
President



## NY—NJ HIGHLANDS

**T**he New York-New Jersey Highlands encompass approximately 1.5 million acres stretching from the Lower Hudson River Valley in New York to the Delaware River in New Jersey. Some of the Highlands’ rugged hills and stunning vistas are estimated to be over a billion years old.

While the region is home to 1.4 million people, its valuable ecological resources impact several million people every year. The region’s many natural assets— including abundant rainfall, mountainous terrain, and natural storage basins—form an extraordinary water resource for more than 4.5 million people in New York and New Jersey. The Highlands also attract several million visitors every year who come to enjoy the outdoors.

OSI’s roots are in New York’s Highlands, thanks in large part to the generosity and support of the Lila Acheson and DeWitt Wallace Fund for the Hudson Highlands, a former supporting organization of OSI, which transferred its corpus to the Open Space Conservancy<sup>1</sup>, the land acquisition affiliate of OSI, in 2001. OSI has worked for years to expand public parks in the Highlands, protect the Hudson’s shoreline, and acquire key tracts that are threatened by ever increasing development pressure.

Despite our best efforts, loss of open space continues. According to a federal study, the rate of forest and wetland loss in the NY-NJ Highlands quadrupled between 1984 and 1995; the loss threatens the quality and quantity of water resources, fragments the landscape and diminishes the region’s natural beauty.



*Martin Ginsburg of Ginsburg Development LLC*

Over the years, OSI has cultivated a partnership with Martin Ginsburg, a residential developer based in Westchester County. Ginsburg, President and CEO of Ginsburg Development LLC, has sold more than 2,500 acres of land in Philipstown to OSI.

This year, Ginsburg, donated a neighboring 94 acres of land to OSI in the Town of Patterson. The parcel consists of wetlands that support a diversity of plant and animal communities and help purify water that drains into the Croton Reservoir, which provides drinking water to New York City.

*top:* The view from Dockside in the Village of Cold Spring  
*opposite top:* Horses at Tilly Foster Farm in Putnam County  
*opposite below:* Philipstown Town Park

<sup>1</sup> OSI and OSC, formerly the Beaverkill Conservancy, are separate but affiliated corporate entities. OSI is used throughout this report for purposes of simplicity.

“There is delight in the hardy life of the open. There are no words that can tell of the hidden spirit of the wilderness, that can reveal its mystery, its melancholy and its charm.” — Theodore Roosevelt

## HIGHLIGHTS

### **New Jersey Conservation Loan Program**

In December, OSI launched its New Jersey Conservation Loan Program. The loan fund provides bridge financing to non-profits working to conserve open space in our country’s most developed state. OSI and the Geraldine R. Dodge Foundation, which is funding the program, identified the New Jersey Highlands as one of three core areas. The greater Highlands region spans four states and includes New York’s Hudson Highlands.

### **Toward a Cleaner and Healthier River**

In 2002, OSI secured more than \$120,000 in grants from the State of New York for the stewardship of Dockside, a property on the shores of the Hudson River in the Village of Cold Spring. This funding will be used for the restoration of aquatic habitat, shoreline enhancement and park improvements. OSI acquired the site to ensure continued public use and enjoyment of one of the most spectacular spots on the Hudson River.

### **Lonestar Gift**

In the past twenty years, OSI has protected close to 10,000 acres of open space in Putnam County, one of New York’s fastest growing counties. In 2002, OSI donated 267 acres of the Lonestar tract to the New York

State Office of Parks, Recreation and Historic Preservation as an addition to the Hudson Highlands State Park. This was the last of four donations of the entire 503-acre Lonestar tract to the State of New York and the Village of Nelsonville.

### **Tilly Foster Conservation Area**

OSI and its Joint Venture partner, the Trust for Public Land, protected the 199-acre Tilly Foster Farm in the Town of Southeast, Putnam County. The scenic farm, once used to raise thoroughbred horses, is located near Interstate 84 and presented a prime development target. The Joint Venture negotiated the terms of a purchase agreement, enabling the County to acquire the farm. The purchase was paid for by funds earmarked by NYC’s Department of Environmental Protection for water quality protection projects.



*OSI donated a 25-acre portion of the former Malcolm Gordon School property to the Town of Philipstown to be used as a town park. OSI retains a conservation easement on the property.*



## HUDSON VALLEY — ON THE FARM

**T**he rolling hills and lush valleys of the Hudson River Valley extend more than three hundred miles from the Adirondacks to New York City. More than two hundred years ago, early Dutch settlers worked the Valley's rich fertile soil. Today, the Valley's family farms are still vital to our regional and state economy. However, the farms that provide food for our tables and define the landscape's rural character represent one of the most at risk natural resources in the entire country. In a recent study by the American Farmland Trust, the Hudson Valley was identified as one of the ten most threatened agricultural regions in the United States.

OSI is working with farmers to preserve the tradition of farming and prevent working landscapes from becoming a thing of the past.

The backbone of OSI's farmland protection program is the acquisition of agricultural conservation easements—binding agreements that can provide substantial economic benefits to farmers—while ensuring the land will never be developed, subdivided or fragmented. Agricultural easements, each tailored to the specific land parcel and its natural resources, allow farmers to hold on to their land and keep it in the family.

OSI has also developed partnerships with Community Supported Agriculture (CSA) projects, which directly connect growers with consumers. CSAs are becoming an increasingly popular alternative to large-scale agriculture.



*Jean-Paul Courtens and his partner, Jody Bolluy, of Roxbury Farm*

OSI is pleased to have Jean-Paul Courtens as a partner in the Hudson Valley. Courtens manages Roxbury Farm, an organic community supported agriculture (CSA) project in Columbia County. Roxbury is one of the largest CSAs in the country and the first to have a community in New York City.

The 200 acres of farmland used by Roxbury were protected by OSI. Jean-Paul's land stewardship and his pursuit of biodynamic farming—which foregoes the use of heavy chemical applications—combine to make Roxbury Farm a model for small farms in the Hudson Valley.

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*top:* This year, OSI protected the Brach Farm, Orange County, through a conservation easement  
*opposite top:* A Ring-necked pheasant emerges from the edge of a field  
*opposite below:* Farmland in the Hudson Valley

"When we walk, we naturally go to the fields and woods: what would become of us, if we walked only in a garden or mall?" — Henry David Thoreau

## HIGHLIGHTS

### Three Generations and Counting

OSI ensured the long-term protection of a third-generation dairy farm by purchasing a conservation easement on 300 acres of land in Stuyvesant and an additional 100 acres in Columbia County's oldest town, Kinderhook. Early Dutch and Swedish farmers settled here in the 1650s when they discovered rich soil enhanced by Kinderhook Creek. OSI worked with the State Department of Agriculture and Markets, which provided a grant covering 75% of the cost of acquiring a conservation easement. OSI provided the required 25% local match and negotiated the terms of the easement with the landowner and State.

### Ketcham Farm Protected

OSI acquired a conservation easement on the 318-acre Ketcham Farm in Albany County. This transaction will protect the scenic hayfields and woodlands on this farm, which was an attractive development target due to its easy road access and close proximity to the Helderberg Escarpment, a landmark geologic feature just a half-hour from Albany. Protection of the Helderbergs is one of OSI's ongoing Hudson Valley landscape protection goals.



### Brach and Hawkins Farms

Farmland on the west side of the Hudson River is being rapidly consumed by development and sprawl. In Orange and Ulster Counties, less than ten percent of the original farms remain today. To help stem the loss of farmland in this area, OSI protected nearly 500 acres of prime agricultural farmland through easements in 2002. This is part of a continuing effort to support the sustainability of farming in this scenic area of the Hudson Valley.



*The U.S. loses two acres of farmland every minute to development. NY ranks among the top ten states with the greatest percentage of lost farmland.*



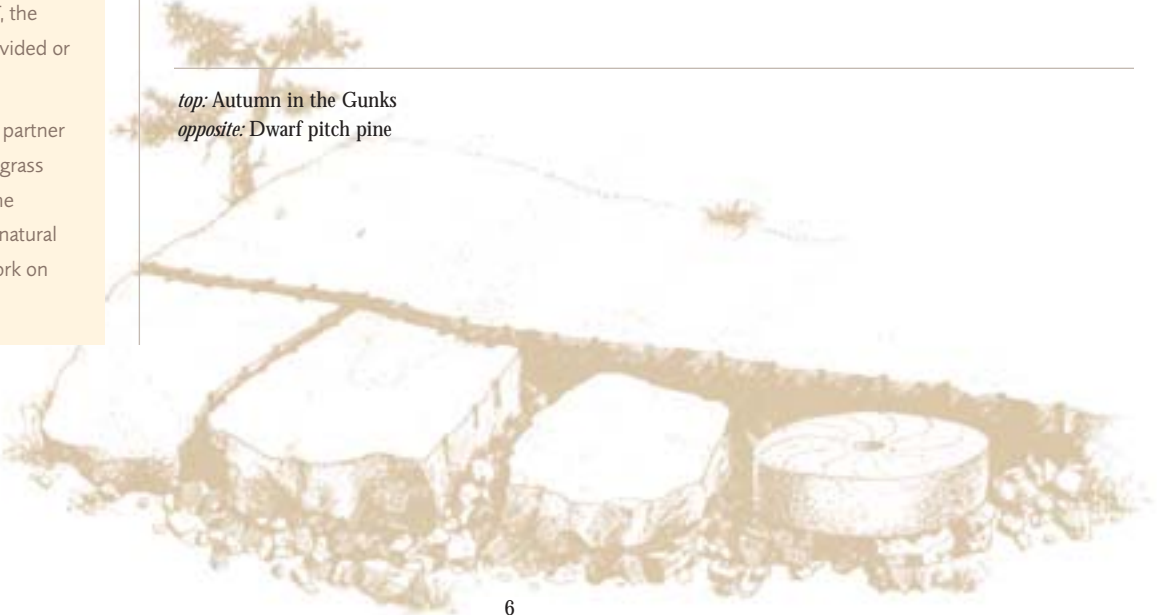
## SHAWANGUNK RIDGE LAND PROTECTION PROGRAM

**D**uring the last 15 years, OSI has acquired over 18,000 acres of land on and around the Shawangunk Ridge in Ulster and Sullivan Counties. The Shawangunk Ridge, affectionately known as the "Gunks," is part of a larger greenway that stretches over 245 miles from Kingston, New York, to central Pennsylvania.

The creation of the Sam's Point Preserve is one of OSI's landmark achievements--the result of acquisitions that spanned a decade-long effort to protect the "best of the best" in the Gunks. The most remarkable vistas can be found atop Sam's Point, where the two highest summits in the entire range are located. There are also extensive ice caves, several major streams, waterfalls and a network of hiking trails. Sam's Point is managed by The Nature Conservancy, which will soon be constructing a conservation center at the gateway to the site.

OSI has also protected historic land parcels, like the Trapps Hamlet, the hardscrabble mountain community where residents used to cut millstones (pictured below).

*top: Autumn in the Gunks*  
*opposite: Dwarf pitch pine*



*Robert Taylor of the Wallkill Valley Land Trust*

Thanks to the Wallkill Valley Land Trust and its President, Bob Taylor, for working with OSI to craft a conservation easement protecting Phillis Bridge Farm. This is an 18th Century farm located in Gardiner, New York, in the shadow of the Shawangunks, and now, because of the collaboration between OSI and WVLT, the farm will never be subdivided or developed.

OSI is pleased to have a partner in WVLT to assist at the grass roots level. Protecting the Wallkill River Valley is a natural complement to OSI's work on the Shawangunk Ridge.



“The Trapps Hamlet was a hardscrabble, mountain top community, originally settled in the 1700s.”

— Glenn Hoagland, Mohonk Preserve

## HIGHLIGHTS

### Peterskill Stream and Gorge

Protecting the Peterskill stream and the gorge it runs through is a conservation priority for OSI. In previous years, OSI purchased 181 acres along the stream, protecting several thousand feet along its banks and two rocky summits known as Dickie Barre and Ronde Barre. In December 2002, OSI acquired a 15-acre parcel to further protect this area.

### Trapps Hamlet

OSI acquired two historic land parcels at the entrance to Minnewaska State Park Preserve in an area known as Trapps Hamlet. Historic remnants of the parcel include the Wynkoop homestead, one of the few remaining structures of the Trapps Hamlet era. Residents of the Trapps Hamlet engaged in subsistence occupations such as stonecutting, hoop-making and huckleberry picking. One of OSI's partners in the Gunks, the Mohonk Preserve, is managing both properties.

### Sam's Point Ice Caves

In June, OSI and The Nature Conservancy announced the reopening of the Sam's Point Ice Caves. The popular ice caves—deep fissures in the bedrock that retain winter ice and snow throughout the year—had been closed for repairs and trail enhancements. OSI bought the 4600-acre Sam's Point property in 1997.

### Low Impact Recreation

OSI donated a 45-acre parcel to the Appalachian Mountain Club for a much needed rustic camping area. The proposed campground is located within the Trapps Gateway, which provides access to over 500,000 people visiting the Mohonk Preserve and the Minnewaska State Park Preserve every year. AMC is the nation's oldest conservation/recreation organization with a proven track record for promoting responsible use of public parks.



*One of the most memorable aspects of the Shawangunks are the gnarled dwarf pitch pine trees which grow out of the rocky cliffs, thriving in the near absence of soil.*

“And there is a Catskill eagle in some souls that can alike dive down the blackest gorges, and soar out of them again and become invisible in the sunny spaces.”

— Herman Melville, *Moby Dick*



## THE CATSKILL MOUNTAINS CONSERVATION MILESTONE

**O**SI's land conservation program first began in the scenic mountains of the Catskills in the 1970s. Today, OSI holds close to 150 conservation easements in the Catskills, ensuring the perpetual protection of more than 7,000 acres.

In 2000, OSI teamed up with its Joint Venture partner, the Trust for Public Land, to acquire the Lundy Estate, a 5,400-acre property on the southern edge of the Catskill Forest Preserve. This was the largest acquisition of open space in the Catskills since the 1880s, when the Forest Preserve was first formed.

This year, OSI and TPL completed this landmark project when we sold the Lundy Estate to New York's Department of Environmental Conservation for inclusion in the Catskill Forest Preserve.

Acquisition of the Lundy Estate protected seven miles of the Vernoooy Kill, a major cold-water trout stream. The Lundy property also provides a "linkage" between the Shawangunk Ridge and Catskill Forest Preserve.

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*opposite:* The Lundy Estate



*Rainbow trout migrate through the Vernoooy Kill.*





## THE NORTHERN FOREST

**T**he twenty-six million-acre Northern Forest looms large in the Northeast, not only because of its sheer size but also because this great expanse is in danger of being rapidly fragmented and developed.

Large tracts of contiguous forestland are changing hands as timber companies and other large property owners liquidate their landholdings in the Northern Forest. Approximately one million acres of forestland are being sold every year, resulting in a vastly compressed time period in which to save this great forest.

OSI's Northern Forest Protection Fund is a matching capital fund created to support the permanent protection of large forest landscapes in northern New York and New England. The \$12 million fund was established in the fall of 2000 with grants from the Doris Duke Charitable Foundation and the Surdna Foundation. The Fund assists land trusts when they purchase land and conservation easements.

In 2002, the Fund made six grants and loans totaling over \$6 million to four conservation organizations in support of their efforts to protect more than 484,000 acres of forestland in the Northern Forest.



*Many species of migratory birds, like this Goldeneye duck, use wetlands in the Northern Forest.*

“On April nights when it has become warm enough to sit outdoors, we love to listen to the proceedings of the convention in the marsh.”

— Aldo Leopold, *A Sand County Almanac*

## HIGHLIGHTS

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### Maine

#### *West Branch*

The Fund made a grant to the Forest Society of Maine to implement phase one of its 329,000-acre West Branch Project that is designed to protect the headwaters of the Penobscot and St. John Rivers. The \$400,000 grant helped the Forest Society purchase the 4,242-acre Big Spencer Mountain, which includes areas of old growth forest. The grant also helped protect six miles of shoreline along Moosehead Lake.

#### *Katahdin Forest*

The Fund awarded a \$1 million grant and a \$2 million loan (a portion of which is forgivable if conservation conditions are met) to The Nature Conservancy Maine Chapter to protect critical forestland adjacent to Baxter State Park. The Nature Conservancy acquired in fee 41,000 acres of forestland and pristine ponds in the Debsconeag Lakes area and negotiated a conservation easement to protect working forests on an additional 200,000 acres. This project represents a unique financing model where—in exchange for the land and easement—TNC negotiated and refinanced some of Great Northern Paper’s debt.

#### *Western Maine, High Mountain*

The Fund made a \$150,000 grant to the Appalachian Trail Conference for a 6,400-acre forestland acquisition that will also protect the Appalachian Trail and other popular hiking trails that wind their way through sensitive high peaks and old growth forests in Maine.

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*opposite top:* Mt. Katahdin

### New Hampshire

#### *Connecticut Lakes Headwaters*

The Fund gave a \$500,000 grant and a \$2.5 million loan (up to \$1.5 million of which is forgivable if conservation conditions are met) to the Trust for Public Land for the acquisition of the largest privately held tract in New Hampshire. This project protects a total of 171,500 acres in northern New Hampshire, or almost 3% of the state’s landmass, and the headwaters of the Connecticut River, New England’s longest river. Approximately 25,000 acres will be conserved as forest reserve and over 146,000 acres will be sustainably managed through a working forest conservation easement.

#### *Lake Umbagog*

The Fund also made a grant to the Trust for Public Land for the acquisition of 6,180 acres of forestland to be added to the Lake Umbagog National Wildlife Refuge. The refuge, located on the New Hampshire-Maine border, has extensive wetlands that support many migratory bird species. The refuge also connects to the Appalachian Trail.

### New York

#### *Tug Hill*

The Fund made a key grant of \$500,000 to The Nature Conservancy New York Chapter for the acquisition of a biologically rich landscape in an area known as Tug Hill in northern New York. This grant will help establish an ecological reserve of over 14,000 acres and will permanently protect over 30,000 acres of forestland through a sustainable forestry conservation easement.



## THE CAPITAL DISTRICT

### **Greenpoint Conservation Area**

More than ten years ago, OSI initiated a long-term protection program for a remarkable landscape in Greenport, Columbia County, along the eastern shore of the Hudson River. From high, wooded bluffs, one can enjoy panoramic views of the Catskill Mountains and the river's rolling valleys. Through the acquisition of more than 650 acres, OSI has assembled a premier nature preserve now known as the Greenport Conservation Area. Part of this assemblage was purchased in 2002, when OSI added 151 acres to the preserve,

protecting its northern border and creating new opportunities for hiking, walking and exploration. OSI's partner, the Columbia Land Conservancy, now manages the property.

### **Hannacroix Creek**

OSI acquired 48 acres in the Town of New Baltimore, Greene County, to be added to the Hannacroix Creek Preserve, which OSI created in 1999. This addition brings the Preserve to a total of 113 acres.



*Nick Westbrook, Director of Fort Ticonderoga, participating in a revolutionary war reenactment.*

OSI has developed a rewarding partnership with Nick Westbrook, Director of Fort Ticonderoga. The French built the fort as "Fort Carillon," hoping its strategic location between Lake Champlain and Lake George would provide "the keys to the continent." Later, during the Revolutionary War, the Fort played an important role and served as the location for the first American victory.

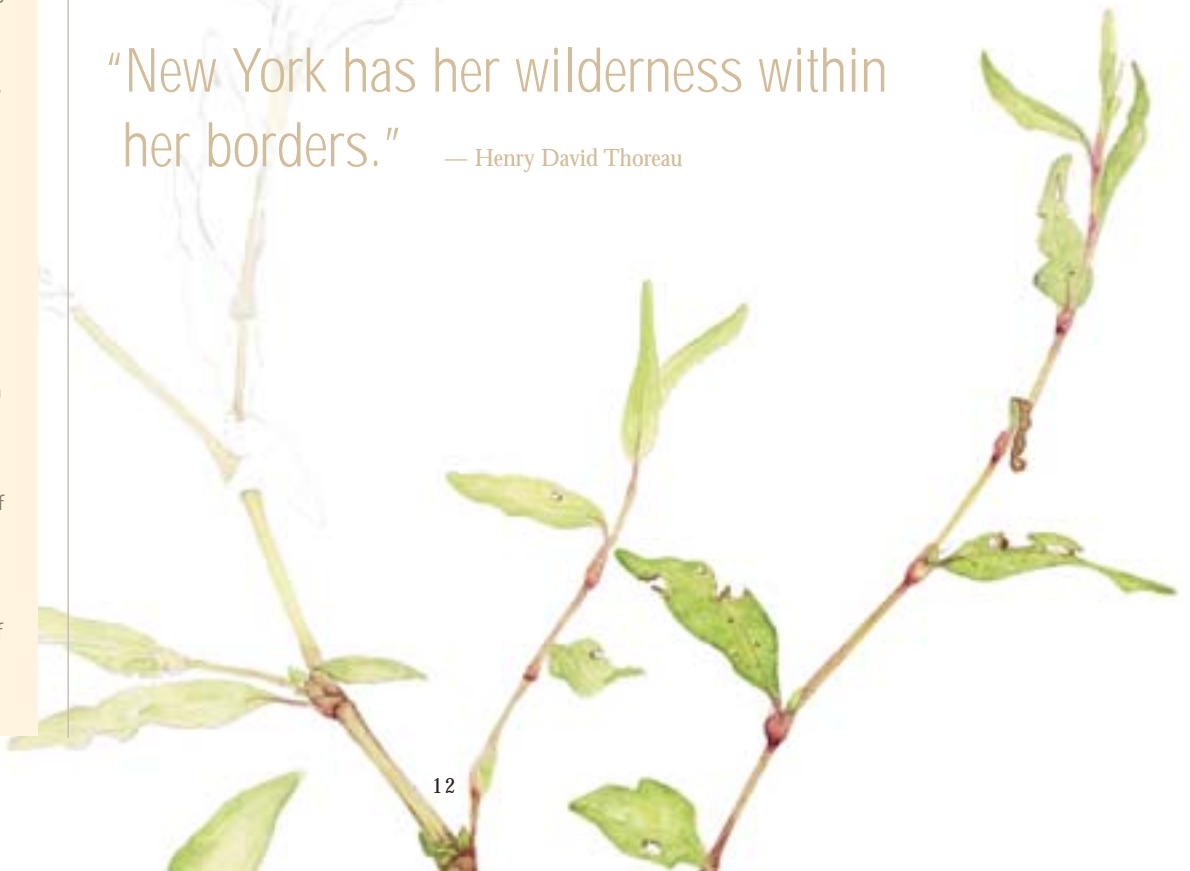
The Fort's long history of land stewardship began with the purchase of its ruins and the surrounding grounds by William Ferris Pell in 1820.

This year, OSI acquired a 28-acre land parcel on the shores of Lake Champlain and directly across from the LaChute River Delta, forever protecting the views from the southern walls of this fascinating and heavily visited historic site.

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*above:* The Helderberg Escarpment near Albany

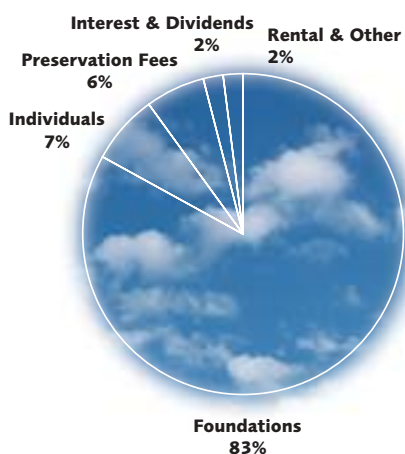
"New York has her wilderness within her borders." — Henry David Thoreau



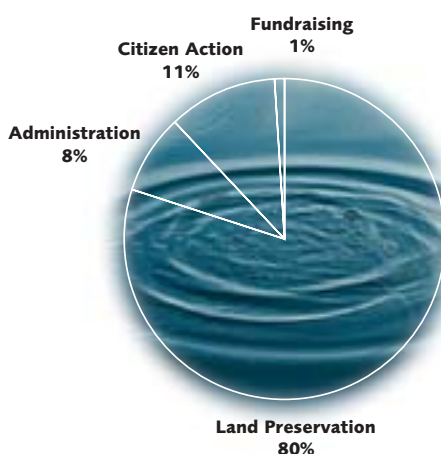


## 2002 FINANCIAL REPORT

**2002 Revenue: \$7,556,912**



**2002 Expenses: \$7,639,256**



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**2002 capital expenditures for land acquisitions by the Open Space Conservancy, OSI's land acquisition affiliate: \$2,526,932.**

The Open Space Institute, Inc. was incorporated in 1974 under Section 402 of the Not-for-Profit Corporation Law of New York and is a tax-exempt public charity under Sections 501(c)(3) and 509(a)(1) of the U.S. Internal Revenue Code. All contributions to the Open Space Institute, Inc. are tax-deductible to the fullest extent of the law. A copy of our latest financial support may be obtained by writing to the New York Department of State, Office of Charities Registration, Albany, NY, 12231 or to OSI.

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1. New Jersey Conservation Loan Program
2. Clarence Fahnestock Memorial State Park
3. Tilly Foster Farm
4. Sam's Point Preserve
5. Lundy Estate
6. Ketcham Farm
7. Hannacroix Creek Preserve Additions
8. Lonestar
9. Greenport Conservation Area
10. Kinderhook Creek
11. Brach Dairy Farm
12. Top Cottage

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Massachusetts

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R I V E R

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Catskill Mountains

Shawangunks

Pennsylvania

Connecticut

New Jersey

OSI's Albany Office

Long Island

6

7

10

9

10. Kinderhook Creek

11. Brach Dairy Farm

12. Top Cottage

12

8

2

3

5

4

11

1

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**OPEN SPACE**  
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1350 Broadway, Room 201  
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(212) 629-3981 Fax (212) 244-3441  
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