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Open Space



**A River for the Ages**

Celebrating the 400th Anniversary of Henry Hudson’s Journey

**N**avigating tricky winds that swirled around Manhattan’s  
skyscrapers, Wilbur Wright—the older of the two  
brothers credited with building the world’s first airplane

—took off from Governor’s Island at 9:33 a.m. on October 4, 1909, and flew north up the  
Hudson River, turning around about 1,000 feet beyond Grant’s Tomb at 122nd Street.  
Wright’s 33 minute and 33 second roundtrip, witnessed by a million onlookers in Brooklyn  
and Manhattan, was one of the most anticipated spectacles of the Hudson River Tricentennial, a  
two week-long celebration of the 300th anniversary of Captain Henry Hudson’s journey up the  
river that became his namesake. For its time, the Tricentennial was a celebration like never seen  
before, drawing in people of all ages and backgrounds to mark the discovery of the river that was  
at the center of industry and commerce in the northeast.

“That was the beauty of it,” says Paul Bray, an Albany attorney and newspaper columnist  
who drafted legislation in 2001 to organize a commission for this year’s Quadricentennial. “It  
was an engaging kind of thing, in terms of reaching out to the different immigrant groups and  
getting them to participate in neighborhood and other festivals relating to the story of their new  
*(continued on page 6)*

below: *View of the Hudson at Washington’s Headquarters State Historic Site, Newburgh, NY*



[www.osiny.org](http://www.osiny.org)

*Enjoying the Scenery at Franklin D. Roosevelt National Historic Site, Hyde Park, NY*

**INSIDE**

- 2 - Reflections on  
Life & Land
- 3 - Field Notes  
From Abroad
- 5 - Land Matters
- 7 - Q & A with  
Congressman  
Maurice Hinchey  
and Joe Martens





## Our Mission

The Open Space Institute (OSI) protects scenic, natural, and historic landscapes to ensure public enjoyment, conserve habitats, and sustain community character.

Since 1964, OSI has protected over 100,000 acres in New York State and assisted in the protection of an additional 1.7 million acres across the East Coast.

## Reflections on Life & Land

Dear Friends,

It is in the spirit of celebration that we welcome you to this issue of *Open Space*.


In this issue, we look toward the Hudson River Quadricentennial festivities first by taking a look back. One hundred years ago we celebrated Henry Hudson's discovery of the River in dramatic fashion. Hudson Valley historian Lincoln Diamant, who published his father's daily reports of the festival in his book *Hoopla on the Hudson*, called the Tricentennial of the Hudson a "jubilee of happiness," with the "best qualities of human nature" coming to the surface.

One hundred years from now, in 2109, we hope someone is able to use similar words describing this 400th anniversary of Hudson's voyage. With the future in mind, the Open Space Institute has been working since 1974 to protect landscapes throughout the Hudson River Valley. We strive to ensure a healthy Hudson not only for that next big celebration in 100 years, but for our children and every generation in between.

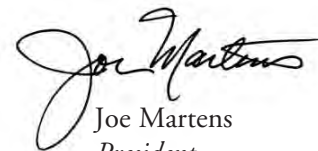
That's why it's important this year to take stock, once again, of the ways the River connects with us on so many levels—as a place to see and experience the natural world, as a gathering place around which our communities have grown, and as an essential artery that opens up lanes for travel and business in the country's most populous region. The Hudson River Valley is also home to some 2,500 full-time farms that put fresh, healthy food on our tables. And along its banks history comes alive, with over 1,000 sites on the National Register of Historic Places that vividly tell the stories of our ancestors.

There are events ranging from music, poetry, and art to boat shows and walking tours of historic lands planned throughout the Hudson River Valley this year. We encourage everyone to get out on the land as we come together as a community that again treasures the wonder that is the Hudson River.

We all need to continue protecting the River and the land that surrounds it. The 500th anniversary depends on it.



Kim Elliman  
CEO



Joe Martens  
President

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## Field Notes From Abroad

### Conservation Capital in the Americas Conference



The coast of Chile, in the Atacama Desert region, Pan de Azucar National Park

The introduction of conservation easement tax credit legislation, which created a financial incentive for private landowners to conserve their land, helped give birth to the modern land trust movement in the United States four decades ago. Although the credit is now in danger of being trimmed for budgetary reasons, lawmakers in Chile are poised to enact a similar statute in hopes that it will turn on a spigot for the conservation of their country's untouched landscapes.

Tax credits and leveraging private investment capital were among a dozen innovative conservation finance tools discussed during the recent three-day *Conservation Capital in the Americas* conference in historic Valdivia, Chile. There, along the banks of the beautiful Calle-Calle River, OSI CEO Kim Elliman and Executive Vice President Peter Howell joined international conservation leaders to speak about the lessons they've learned

since launching OSI's Conservation Finance Program (CFP) nine years ago.

The public funding sources in the U.S. that have historically been available for traditional land acquisition-based conservation—mostly state, local and federal government money—have dried up in recent years, leading organizations like OSI to think creatively about getting the most bang for their hard-earned buck. For-profit investment in the environment, an idea unheard of 10 years ago, has emerged as one such way to inject new life into the conservation model.

"Investors are bringing new pools of capital into the equation," says Howell, "and the challenge is to find ways to leverage and direct that capital to protect land and promote more sustainable management of the land."

Investing in the environment is a complex idea that involves quantifying the value of environmental benefits—like

(continued on page 4)

Utilizing conservation finance tools, OSI has made loans and grants totaling more than \$70 million to protect 1.7 million acres in New York, New Jersey, Massachusetts, Maine, Vermont, New Hampshire, North Carolina and Georgia.



**Field Notes From Abroad***(continued from page 3)*

clean air, clean water or carbon sequestration—that would occur naturally in a healthy ecosystem. Because man-made development can throw an ecosystem out of balance, clean air and clean water (among other natural “benefits”) are increasingly in demand. There’s a market for sustaining an environment that in turn can sustain itself.

“Private businesspeople are investing in things we never thought they’d invest in before,” Howell said. “More and more, that means now that they’re finding ways to invest in environmental assets and generate returns. Clean air and water—they have a value, and where regulation cannot protect them, people are prepared to pay for them.”

In today’s market, it’s now possible for an investor to earn a return from an environmentally sustainable operation, be it the maintenance and regeneration of wildlife habitat or carbon sequestration in Chile’s indigenous redwood forests.

Since its inception, the CFP has made loans and grants totaling more than \$70 million to protect 1.7 million acres in New York, New Jersey, Massachusetts, Maine, New Hampshire, Vermont, North Carolina and Georgia. OSI leverages its own funding, which comes largely

from outside sources, to assist smaller conservation organizations as they grow. Doing so, OSI has created a model for other organizations to follow, as it extends its reach beyond land acquisition in New York State, facilitating conservation throughout the northeast and into the southern Appalachians.

But with funding sources unstable, the meeting of philanthropic and public money with investment dollars has become a necessary part of the equation.

“Given all the turmoil in the world’s economy,” Elliman said, “it was a fascinating time to examine ecological assets of protecting land and resources. Chile, with its abundant natural resources, offers striking opportunities and real challenges of how to structure conservation transactions in a world suddenly capital limited.”

Elliman and Howell’s conference presentation provided a snapshot of OSI’s Conservation Finance Program that will be described in even greater detail in a chapter of an upcoming book sponsored in part by the Ash Institute for Democratic Governance and Innovation at the Harvard Kennedy School of Government. The 12-chapter book, featuring case analyses written by leaders in the conservation field, is being published to inform and inspire practicing and aspiring conservation financiers around the world.



A conservation investment panel in Chile (l to r): Greg Fishbein, Story Clark, Kim Elliman, Peter Howell and Pat Coady working through an issue.

Francisco Morey and his team at UACH

# Land Matters *News & Events*

## On the Land

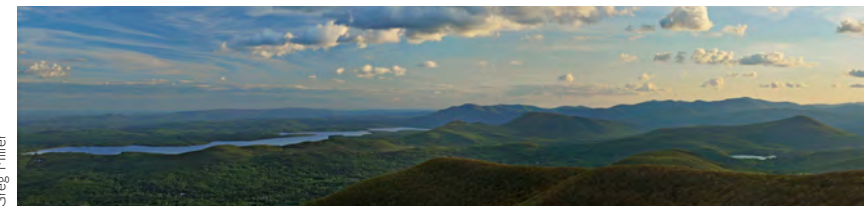
OSI helped protect more than 1,200 acres in New York State in the final months of 2008 and in the first quarter of 2009.

Two acquisitions on the Shawangunk Ridge last year preserved over 254 acres of mountainous land in the towns of Wawarsing and Mamakating, in Ulster and Sullivan counties, while OSI continued its steady stream of acquisitions at Sam’s Point Preserve, adding 35 acres to the Preserve that we ultimately envision growing to 7,500 acres.

In December, OSI acquired an isolated 136-acre hunting and camping inholding within Sundown Wild Forest of the Catskill Park, and we made our fifth acquisition on Overlook Mountain in the last five years, protecting 186 acres

on the flank of the mountain, a popular hiking destination.

As 2009 began, we acquired 189 acres of forestland in Delaware County, preventing incompatible development within the New York City watershed, and then completed a breakthrough project that had been in the works for several years to demonstrate that farming can be environmentally sustainable and economically viable within the watershed. With the sale of the 388-acre Deerfield dairy farm in Delaware County to Kyle and Bonnie Rockefeller, OSI was able to protect important farmland and carry on best management practices to minimize runoff in the watershed, while giving a young couple the opportunity to pursue their farming dream.



View from Overlook Mountain toward Ashokan Reservoir, Woodstock, NY

Greg Miller

### Conservation Finance

OSI’s Conservation Finance Program assisted colleagues in Georgia with two major acquisitions over a 30-day period in October and November. In two separate acquisitions, OSI loans helped protect two adjacent properties—737-acre Camp Adahi and the 1,839-acre McLemore Cove property near Lookout Mountain—creating, along with other conserved lands, a contiguous, 20,000-acre-plus swath of wildlife habitat and recreation land in Walker County.

In November, OSI awarded a \$500,000 grant to the Southern Appalachians Highland Conservancy (SAHC), which operates in western North Carolina. OSI and SAHC have previously teamed up on several projects in North Carolina, and this grant will allow SAHC greater mobility as it strives to protect critical wildlife habitat as directed by the North Carolina state wildlife action plan.

Also in western North Carolina, a significant segment of the Overmountain Victory National Historic Trail along the Blue Ridge Parkway was preserved in January with support from a \$3.7 million loan from the Open Space Institute. The 538-acre parcel, acquired by the Conservation Trust for North Carolina, will soon be open to the public.

OSI’s conservation finance loans in the southern Appalachians were supported by the Lyndhurst and Benwood foundations.

### Conservation Research

A recent Supreme Court decision could prevent Native American tribes from using land in the Catskills where they have argued that casinos could help revive local economies.

The Court’s decision represents another hurdle to Catskill businesses and residents relying on traditional economic resurgence while other regional development slows. But even as opportunities for large-scale development decline, a number of groups are beginning to promote the region’s extraordinary natural resources and encourage strategic planning during this break from development.

SUNY-New Paltz’s Center for Research, Regional Education and Outreach is launching a Regional Well-Being study that will develop indicators for broader quality of life in the southern Catskill counties, while OSI is taking on an effort to aggregate data into a Natural Resource Atlas that will display, for the first time, the natural values of the four-county Catskill region in the context of existing development.

OSI’s research builds off of extensive mapping analysis completed over the last two years, and will examine the region’s coverage with regard to natural resources, development and constraints to development. The Atlas will help promote the region’s resources and provide accurate information to planners and residents to encourage them to think strategically about the future during a time of slow economic growth.



*Because man-made development can throw an ecosystem out of balance, clean air and clean water (among other natural “benefits”) are increasingly in demand. There’s a market for sustaining an environment that in turn can sustain itself.*



**For the Ages** (continued from page 1)  
home in America.”

Like today, it was a time of tremendous change. Bray described the pageantry surrounding the Tricentennial as “cooking on all burners,” as all things new—immigration, technology and environmental consciousness—were embraced as part of a remarkably forward-thinking celebration.

“It was definitely a catalyst for the efforts to preserve the river and its scenic beauty,” he said.

Indeed, we’ve fine-tuned our understanding of the natural environment and its finite nature over the past century. The Open Space Institute was founded 34 years ago in the heart of the Hudson River Valley and to date has protected more than 100,000 acres in the Valley, including the 10,000-acre Tahawus tract, where the Hudson originates near Henderson Lake in the heart of the Adirondacks. On the banks of the River, OSI-protected lands include Arden Point and Dockside, two spectacular state parks that provide public access to one of the most dramatic landscapes along the Hudson’s 315-mile stretch.

Later this year, organizers are intent on once again cooking on all burners, as we celebrate the 400th anniversaries of Hudson’s journey, as well as Samuel de Champlain’s discovery of Lake Champlain, and the 200th anniversary of Robert Fulton’s successful steamboat voyage up the Hudson.

Like its predecessor 100 years ago, the Quadricentennial—a series of events, initiatives and, again, neighborhood festivals, designed to promote awareness and stewardship of the Hudson—will focus as much on the future as it will on the past, said Joan Davidson, chair of the Hudson-Fulton-Champlain Quadricentennial Commission.

“The Quadricentennial is helping to inaugurate all sorts of local events up and down the Hudson and Champlain valleys,” she said, “and we applaud the many inventive projects that communities themselves are bringing into being. Some

of the most promising Quad efforts, we think, are those that encourage planning and building for the future. This means the repair and enhancement of public land holdings, acquisition of new parks, fixing up historic infrastructure like the Lake Champlain Lighthouse and creating other long-term assets for New York.”

State officials are working with the Quadricentennial Commission to build a network of eco-friendly boat docks along the River and New York Harbor, to encourage a modern maritime alternative to the heavy pollution generated by automobiles and airplanes and to draw people to the River.

“We very much see the River as an avenue for recreation, and we also want to enhance its traditional utility as a thoroughfare for transportation and commerce,” she said. “We’re reminding people that the Hudson is a national treasure, economically, environmentally, historically and recreationally.”

The Commission is raising money to bring the SS Columbia, the last remaining turn-of-the-20th century excursion steamship in America, from Michigan to New York for restoration and use as a tour boat on the Hudson River. The Commission is also planning a conference that would incorporate significant citizen input at the end of 2009 to craft an action plan for the protection of the River over the next hundred years.

By year-end hundreds of thousands of people from New York and beyond will take part in Quadricentennial events to celebrate the waterway that defined our country’s early development and helped launch its modern environmental movement.

“The Quadricentennial is a celebration of the Hudson’s storied past and its bright future,” Davidson said. “Thanks to the Open Space Institute and others who protect and defend this great river, it will continue to be an example of how government, non-profits and communities can come together to protect what is dear to them.”

## A Great Opportunity in the Next 100 Years

### Dialogue with U.S. Congressman Maurice Hinchey and OSI President Joe Martens

*OSI President Joe Martens recently spoke with U.S. Representative Maurice Hinchey (D-NY), who is serving his ninth term in Congress, representing an eight-county region from the Hudson River Valley to the Finger Lakes of New York. A longtime champion of the Hudson, in 1993 Hinchey introduced and later secured Congressional approval of legislation to create the Hudson River Valley National Heritage Area, the first federal action formally recognizing the role the people of the Hudson Valley played in the early development of America and its institutions. Congressman Hinchey and Joe spoke about the Hudson River Quadricentennial and the deep meaning it holds for the people and the open spaces in our region.*

*The following is an excerpt from their dialogue. Go online to [www.osiny.org](http://www.osiny.org) to read the entire transcript of their discussion.*

**OSI:** Because the Quadricentennial is as much about the future as it is about the past, let’s talk about envisioning the Hudson River Valley in the future. What we would like it to be for future generations and what do we need to do to get there?

**MH:** I think the first thing we have is an opportunity to enable people to recognize the significant historical contributions that the Hudson River and the Hudson River Valley have made to the development of our country. Henry Hudson sailed up here in 1609, and the development of Manhattan came about shortly after that, and that has been so exemplary in defining the development of our country. This Hudson River Valley was so important in the development of significant portions of the American Constitution, particularly the Bill of Rights, and how those individual rights were strengthened in Constitutional debates that happened right here in the Hudson River Valley.

Maintenance of open space and maintaining the Hudson River Valley as much as possible in its historic position should not be impeded. Of course, we have had development with the establishment of cities and other places, but we need to maintain the open space as

much as possible, and we need to maintain the agricultural elements here. The agricultural economy in the Hudson River Valley is critically important, for the economic aspects of it and for the farmers who are involved in it. We need to maintain the natural essence of the Hudson River.

**JM:** When I think of the Quadricentennial, I think back to the accounts I’ve read of the 300th anniversary. A plane was flown up through Manhattan, turned around and came back. Various lights shows were set up, because it was not much earlier (than 1909) that the use of electricity had become widespread, so they were celebrating all these new technological developments at the turn of the century. In concert with that they were recognizing the importance of the natural features of the Hudson River. The Palisades Park was established right around that time, and they celebrated the open spaces of the park. I see this 400th anniversary as an opportunity to not only celebrate the great open spaces of the Hudson River Valley, but to rededicate ourselves to them and try to address some of these long-term issues that threaten the very fabric of the place.

That is what I think of as the great opportunity for the Quadricentennial—to see a renewed focus on the River and an understanding of its importance. Not only in the past, but we need to think about how we protect it for the next 100 years and beyond.

**MH:** If you look back on the Hudson, prior to the development of the sewer treatment facilities and the understanding of how important it was to clean up the waterways, the Hudson River had become so polluted that, in effect, people turned their backs on it. As we were able to clean up the Hudson, people were able to turn around and look at the River and appreciate it and love it. We were able to bring out a more united sense of contribution to the River and to enable people to recognize that the Hudson River was not a device of separation, but of unification.



Congressman Maurice Hinchey

Complete interview at  
[www.osiny.org/interviewhinchey](http://www.osiny.org/interviewhinchey)



For more information on the  
New York State Quadricentennial  
go to: <http://explore400.com>