

## **Exhibit B**

### **Greenport Conservation Area Management Plan May 1999**

#### **Purpose:**

The purpose of this plan is to establish joint management goals and activities between the Columbia Land Conservancy, Inc. and the Open Space Institute, Inc. concerning the Greenport Conservation Area (herein after referred to as the "Reserve" or "Conservation Area".) This plan will guide the management and development of the property over the next 20 years. To allow for flexibility and revision over time, this plan will be reviewed once every five years, and updated as necessary.

#### **Greenport Conservation Area Description:**

In May of 1992, the Open Space Institute, Inc. (OSI) and the Columbia Land Conservancy, Inc. (CLC), with funding from the Lila and DeWitt Wallace Fund for the Hudson Highlands and the Iroquois Gas Transmission System's Land Preservation and Enhancement Program, purchased approximately 400 acres of Hudson Riverfront land (a former dairy farm) located along Joslen Boulevard in Greenport, New York. In 1996, OSI purchased an additional 75 acres adjacent to the southeastern border of this property extending out to Joslen Boulevard. Thirty acres of this recent purchase (the portion with frontage along Joslen Boulevard) has been leased long-term to the Town of Greenport for the development of an active recreational park. The remaining 40 acres are now incorporated into the Conservation Area bringing the total Conservation Area to approximately 445 acres (including wetlands and underwater lands).

The OSI is currently negotiating the acquisition of two additional parcels, approximately 200 acres (including 50-60 acres of wetland and open water), directly to the south of the existing Conservation Area to become part of the Reserve. It is anticipated that as funding becomes available, and landowners express interest, OSI and CLC will work together to extend the Conservation Area northward along the Hudson River.

Subsequent to the initial land acquisition in 1992, the Conservancy has raised over \$40,000 in improvement and management funds with the Open Space Institute, Inc., contributing an additional \$42,000 to further manage and improve the Conservation Area.

#### **Natural Features:**

The property is ecologically diverse, containing approximately 125 acres of freshwater intertidal wetlands and underwater lands, approximately 170 acres of rugged woodlands with steep ravines and creeks, and approximately 150 acres of open meadowlands and

fallow farm fields. The woodlands contain a patchwork of deciduous woods and cedar groves providing an excellent diversity of wildlife habitat. The open fields and meadows provide increasingly important habitat for declining northeast grassland birds while the property's network of hedgerows offers food and cover for an abundance of small mammals and songbirds.

The Reserve's wetlands comprise approximately two thirds of what is called the "North Bay." It is anticipated that with the completion of the pending acquisition of the two parcels to the south, the Reserve will encompass the majority of North Bay. According to the New York State Natural Heritage Inventory Program and the New York State Department of State's Significant Tidal Habitats Study, these wetlands contain extensive areas of two rare natural communities-- the Freshwater Natural Marsh (Rank G3S2) and the Freshwater Intertidal Mudflat (Rank G3S2). Documented specimens of two rare plant species; *Bidens bidentoides* (Estuary Beggar Tick) (Rank G3S2) and *Plantago cordata* (Heart Leafed Plantain) (Rank G3S2) also occur here.

**Constructed Features:**

The built features of the property include three houses located near the entrance to the Reserve: two currently hold tenants, one is unoccupied. The remains of a dairy barn and several old foundations are also located on the property along with a grave site containing at least two known graves (in the northern section of the woodlands). In addition, the Reserve contains several rustic recreational structures including an information kiosk, gazebo, overlook bench and smaller benches, picnic shelter, and footbridges. A Conrail railbed accommodating Amtrak passenger trains is located along the western edge of the property at the edge of the Hudson River.

The constructed features shown on the "Entrance/Built Features Map" include:

**Residence #1-**A small white house, currently rented to tenants, structure may need extensive repairs. Its value as a future rental property is unclear.

**Residence #2-**A green house, currently unoccupied, water shut-off, current vegetation may indicate problems with the septic system and field. House would require repairs before renting.

**Residence #3-** A white house with porch, currently rented to tenant, structurally sound.

**Information Kiosk-** Sign and sign-in box providing visitors with information and Conservation Area Guidelines.

**Parking Lot-** Gravel lot, currently provides 9 parking spaces. Wooden fencing around the parking area and entrance reduce likelihood of vehicular traffic within the Reserve area.

**Access Road-** Recently renovated private gravel road providing access to the Conservation Area from Joslen Boulevard.

The constructed features shown on the "Recreational Structures and Human Activity Zone Map" include:

**Gazebo-** Adirondack style open-air roofed structure with circular benches.

**Overlook Bench-**Hand crafted semi-circular bench on edge of ridge overlooking Conservation Area's wetlands.

**Picnic Shelter-** Open air roofed shelter with picnic bench hand-crafted from the Reserve's cedars and locusts.

**Footbridge to Red Trail-** Footbridge over one of the Conservation Area's creeks leading to the Red Trail on the northern section of the property.

**Footbridge to Blue Trail-**Footbridge over the Blue Trail continuing the loop this trail makes through open fields and woodlands.

**Gravesite-** Area in property's northern woodlands where two grave sites are known.

**Old Foundations-** Several foundations of old farmsteads are located throughout the property.

**Farm Ruins-** The remains of a dairy barn, including two silos, located adjacent to the property's parking lot.

#### **Current Use:**

The property is currently open to the public from dawn to dusk daily. Approximately 3 1/2 miles of trails are available for passive recreation including hiking, bird watching, and cross-country skiing. CLC conducts periodic environmental educational programs at the Conservation Area, and other student and community groups are encouraged to use the Reserve as an environmental educational resource. As part of the wildlife management goals for the Reserve, CLC and OSI conduct a managed deer hunt, with a limited number of hunters, in partnership with the Columbia County Sportsmen's Federation on the property during deer hunting season.

#### **Overall Management Goals:**

1. To protect the diverse natural resources, wildlife habitat, and rural open space of the Greenport Conservation Area.
2. To provide public access to open space along the Hudson River for appropriate passive recreation.
3. To foster a land stewardship ethic by providing a location for environmental educational opportunities to the citizens of Columbia County, school age children in particular.
4. To protect the rare wetland plants and biological communities that occur on the property.
5. To provide habitat for declining northeast grassland bird species.

\* Please note that many of the following management objectives (both one-time improvement projects and annual maintenance needs) are subject to available funding.

#### **I. Natural Feature Management Objectives (see Natural Feature Management Map)**

##### **A. Wetland Management Zone**

1. Protect wetlands and rare wetland plants from sedimentation and erosion.
  - Keep intensive human activity (trails, sitting areas) away from sensitive wetlands.

- Maintain woody-vegetative buffers along streams and creeks, with a minimum width of 100 feet from the edge of the stream, for all perennial streams.
- Inventory rare plant populations and update data periodically.
- Control the spread of invasive exotic species in marshes and wetlands.
- Control erosion of upland fields to avoid siltation in streams and wetlands.

## **B. Woodland Management Zone**

1. Manage the woodlands to promote a diversity of wildlife habitats.
  - Maintain ecological diversity.
  - Control any over-dominant and nuisance species (i.e. deer).
  - Conduct managed hunts to control the property's deer population.
  - Leave snags (dead trees) standing in the forest if they are not dangerous, obstructing trails, or within falling distance of trails.
  - Avoid commercial harvesting of woodlands. Remove only those trees necessary for the safety, ecological management, and limited viewshed improvement from trails and to maintain views of the Catskill Mountains and the Hudson River.
  - Maintain woody-vegetative buffers along streams and creeks, with a minimum width of 100 feet from the edge of the stream, for all perennial streams.

## **C. Grassland Management Zone**

1. Manage meadows and fallow fields to promote grassland bird diversity and populations.
  - Mow open fields only after second fledging season to protect young birds (usually after September 1st).
  - Rotate field mowing on a 3-5 year schedule to provide a variety of grass cover heights.
  - As necessary, disk and seed fields to promote a variety of native plants and bird friendly grasses.
  - Re-grade and/or re-seed field areas and trouble spots subject to erosion.
  - Maintain woody-vegetative buffers along streams and creeks, with a minimum width of 100 feet from the edge of the stream, for all perennial streams.
2. Address the spread of invasive and nuisance plants such as Purple Loosestrife, Phragmites, and Knapweed.
  - Consider biological controls of invasive plants and their potential side effects.
  - Avoid using chemicals (pesticides and herbicides) when ever feasible, for controlling invasives.
  - Conduct latest/best science techniques (mowing, pulling, beneficial insects, etc.) available to control Purple Loosestrife and other invasive plant species.
  - Disk and re-seed fields (in a long-term phasing plan) to promote a wide variety of native plants.
  - Plant native species and/or non-invasive plant species as part of any landscape or restoration activities on the property.
  - Consider creating a native plant propagation/restoration area in the reverting field to the north of the access road to provide plants for future landscaping and restoration purposes.

## **II. Constructed Features Management Objectives**

### **A. Recreational Structures/Human Activity Zone Management** (see Recreational/Activity Zone Management Map)

1. Maintain existing and future recreational (gazebo, footbridges, etc.) structures.
  - Evaluate the structural and aesthetic condition of recreational features annually.
  - Repair any damage/vandalism in a timely manner.
  - Add benches/amenities as needed.
2. Minimize conflicts between the human uses and natural resources on the Reserve with priority given to the protection of natural resources.
  - Monitor the Reserve for unauthorized motor vehicle activity.
  - Limit motor vehicle access to emergency and maintenance use only. Create parking lot expansion with a separate or series of parking areas to handle additional use. Continue wooden fencing to control vehicular access to the main part of the Reserve.
  - Evaluate the impact of human recreational use of the property annually and modify if necessary.
  - Relocate trails if human impact threatens the biological management goals of the Conservation Area (i.e. erosion, disturbance of important habitat areas, etc.).
3. Define and maintain "zones" of human activity on the Reserve.
  - Keep the kiosk, gazebo and picnic shelter areas mowed.
  - Control Poison Ivy along trails and around kiosk, gazebo, and picnic shelter.
  - Remove dead or dangerous trees around activity zones and trails.
  - Concentrate group trips (bird walks, school groups) around human activity areas, if possible, during periods of nesting, raising young, and the managed hunt.
4. Maintain trails in a safe condition, with a minimum 6.5' wide by 7' high corridor free of obstructions.
  - Remove vegetation obstructing trails as soon as possible.
  - Mow trails regularly (twice a month) during the growing season with trail width not to exceed eight feet, with an ideal width of five feet.
  - Weed whack woodland trails as needed during growing season.
  - Create trail detours if necessary (from storm damage, high impact, etc.).
  - Install culverts, water bars, and gravel as necessary to prevent erosion and trail damage, and establish year-round trail use.

### **III. Conservation Area Entrance Management Objectives** (see Entrance/Built Features Management Map)

- A. Monitor the property on a regular basis for security and safety purposes.
  - Walk the Reserve/trails an average of twice a month; train and coordinate volunteer trail monitors.
  - Keep a trail log of visits and work needed.
  - Maintain a record of user comments and sign-ins on a monthly basis.

- Walk property boundary a minimum of once a year, prior to hunting season; post boundaries as necessary.
- Maintain and update information kiosk as needed. Provide seasonal educational displays.
- Maintain or replace trees around the entrance and kiosk area to provide shade and visual transition into the larger Reserve area.

B. Maintain existing and future structures and built features (existing houses, parking lot, road, fences)

- Evaluate the structural condition and aesthetic quality of built features yearly.
- Repair damage/vandalism in a timely manner.
- Ensure safe, year round, access to the Conservation Area from Joslen Boulevard.
- Maintain residential yards around Conservation Area Entrance. Instruct tenants to mow lawns regularly and, when possible, store personal items (i.e. recreational equipment and yard tools) out of sight.

**IV. Recreational Park/ Conservation Area Interface Management Objectives**

A. Work with the Town of Greenport to establish and define access to the Conservation Area from the proposed 30-acre active recreation park along Joslen Boulevard, as outlined in the lease between OSI and the Town.

- When appropriate, review plans prepared by landscape architecture or engineering firms to ensure consideration of OSI's conservation easement and long-term lease with the town outlining management of, and improvements to, the park.
- Provide technical assistance, when requested, regarding access design from the parking area or designing the landscape plan for the park.
- Clearly mark and post the boundaries between the active recreation park and the Conservation Area.

Process for Five Year Update

Every five years, the Columbia Land Conservancy and the Open Space Institute will review the management of the Conservation Area and determine if the Management Plan needs updating. If such an update is deemed necessary, Conservancy and OSI staff will discuss the changes as they relate to the overall management goals as stated herein, with understanding that new changes in management and improvements will be in accordance with these management goals and the goals as stated in Exhibits C and D of the May 1999 Management Agreement between CLC and OSI. CLC staff will update the document for review by OSI. The final document will be signed by both organizations and will guide the management of the Greenport Conservation Area until the next five year evaluation.

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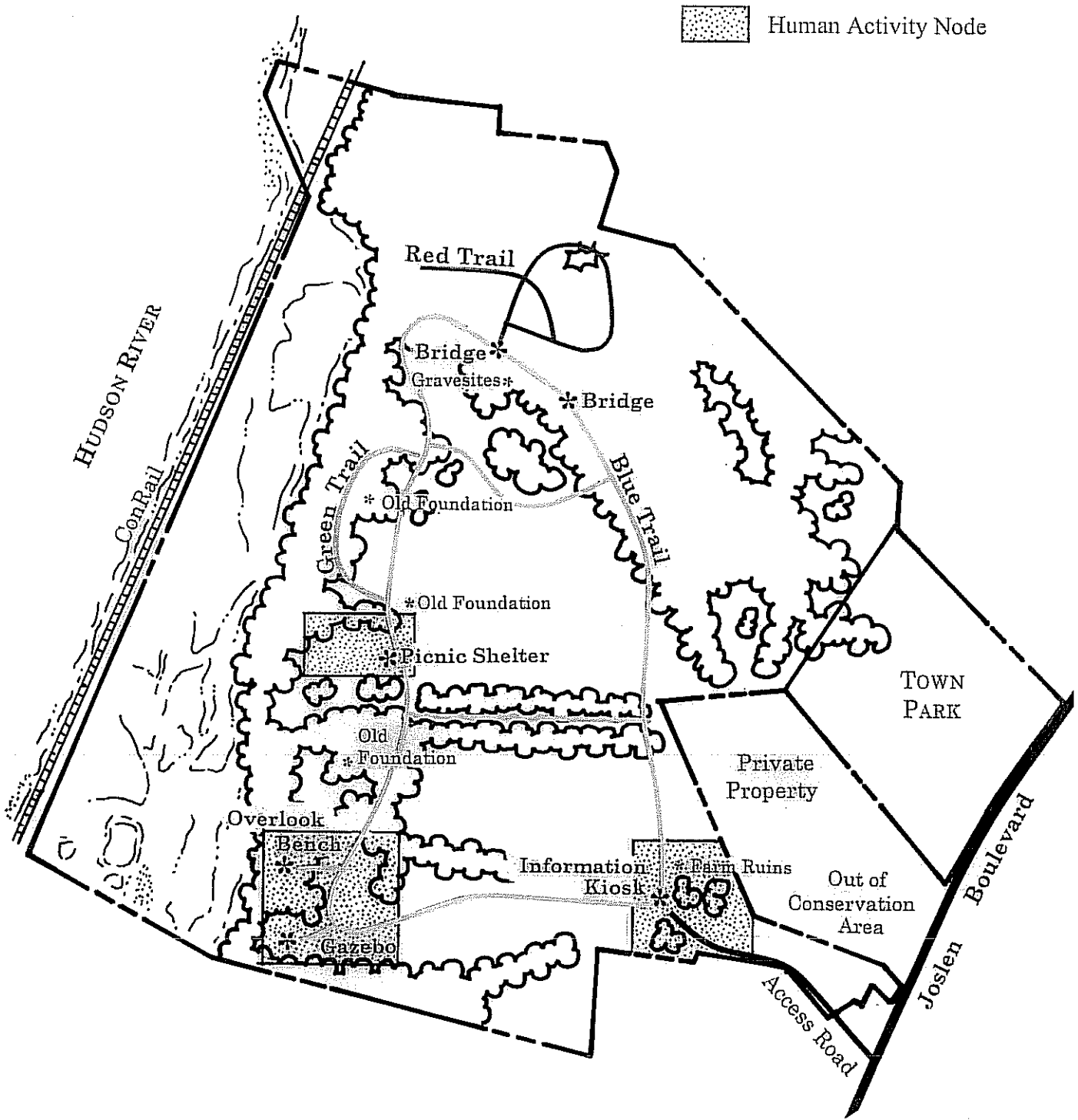
Judy Anderson  
Executive Director  
Columbia Land Conservancy, Inc.

Date


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Joseph J. Martens  
Vice President  
Open Space Institute, Inc.

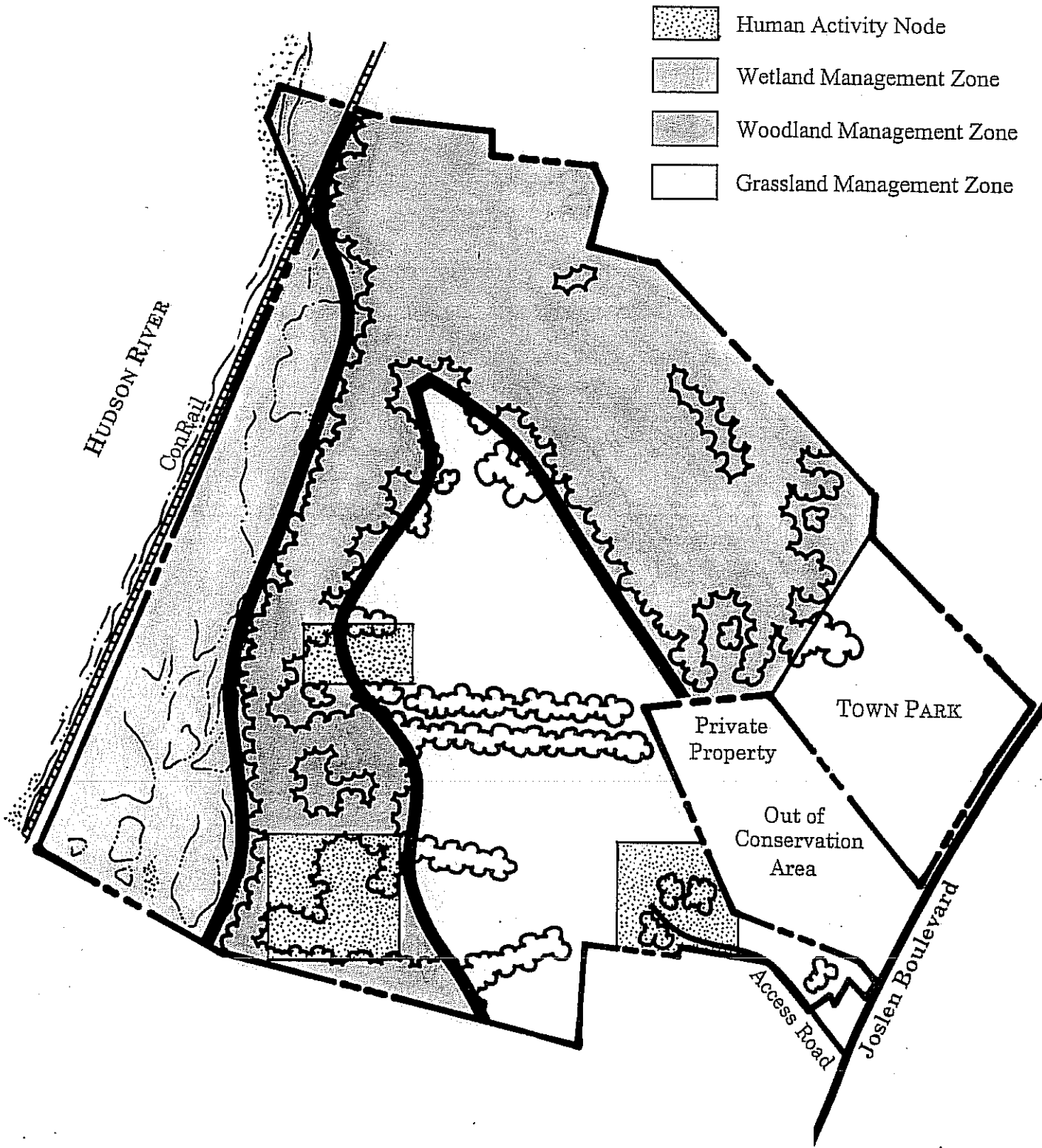
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**Recreational/Activity Node  
Management Map**  
Greenport Conservation Area  
March 1998

Scale Unknown North 

Map prepared by :  
Columbia Land Conservancy, Inc.  
*working in partnership with*  
Open Space Institute, Inc.



Human Activity Node



Wetland Management Zone



Woodland Management Zone



Grassland Management Zone

**Natural Features  
Management Map**  
Greenport Conservation Area  
March 1998

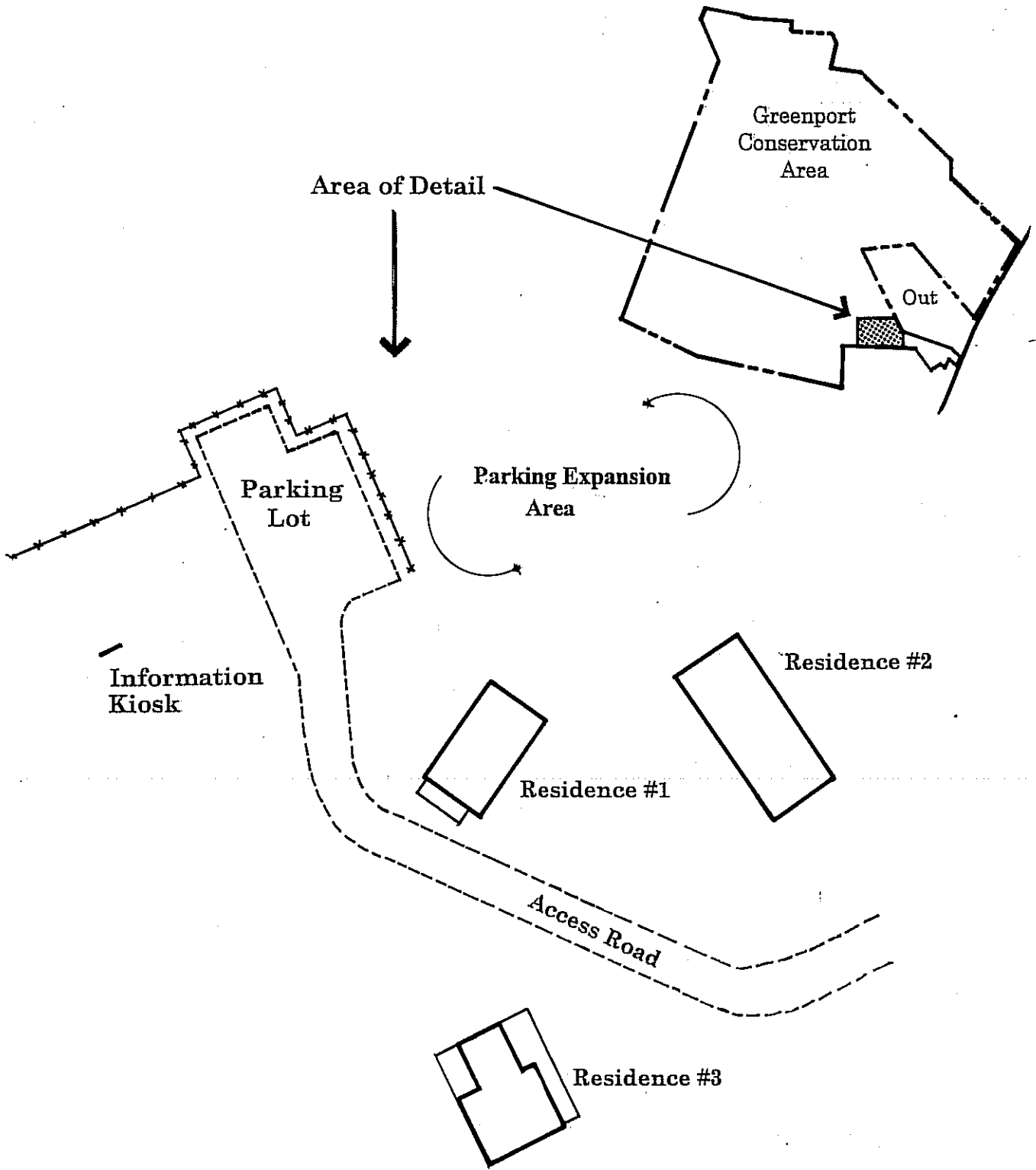
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North



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**Entrance/Built Features**

**Management Map**

Greenport Conservation Area

May 1999

Scale 1" = 50'

North



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