

# **Open Space Index**

## **Town of Philipstown**

Amended  
June 2016



## ***Introduction***

New York State law (General Municipal Law §239-y) provides for the preparation and adoption by a town of an "Open Space Index." The purpose of the Index is to identify, catalog, prioritize, and map a variety of resources within the town. Prepared by the Conservation Advisory Council (CAC) and adopted by the Town Board, the Index identifies and lists natural and cultural resource areas to be considered during the Town's land-use planning review process. The adopted Open Space Index sets preservation and acquisition priorities for land-use planning and policy decisions made by elected and appointed officials of the Town, as well as by its citizens. The Index also serves as the basis for granting additional powers to the CAC once it has been designated as a Conservation Board. The Open Space Index is a working document, with updates undertaken by the Conservation Advisory Council (or Conservation Board), as needed, to keep the Index current.

The Open Space Index consists of 2 parts:

**Conservation Open Areas Inventory** - an inventory of open areas within Philipstown described and listed according to the priority of acquisition or preservation and also identified by tax parcel number.

**Conservation Open Areas Map** - a map identifying open areas within Philipstown which are earmarked for preservation, including, but not limited to, open areas that are required to be set aside out of subdivision plats, publicly owned open areas, open areas preserved by nonpublic organizations and open areas having conservation, historical or scenic significance.



## CONSERVATION OPEN AREAS INVENTORY

### 1. Lake Valhalla

Over 1,100 acres along Scofield Ridge and contiguous with Hudson Highlands State Park, this property is visible from many vantage points including the Hudson River and recreational trails. In close proximity to known occurrences of endangered species, the steep slopes, mixed hardwoods forests, and wetlands along the ridge provide vital habitat to a range of species.

### 2. Reeve's Farm

Located on Indian Brook Rd, this 300 acre tract of forest and meadow habitat is surrounded entirely by conserved land. A 50 acre wetland complex serves as the headwaters for Indian Brook.

### 3. Graymoor

The Appalachian Trail traverses this 450 acre site of woodland habitat with steep slopes and perennial streams. The property is visible from public parklands and lies above a 150+ acre unconfined aquifer.

### 4. St. Basil's

Previously known as "Eagle's Rest" and the former estate of Jacob Ruppert, St. Basil's Academy is located along the Hudson River and the campus is visible from points along the river, including Constitution Marsh.

### 5. AT and Hudson Highlands State Park

The Appalachian Trail crosses Route 9 just south of 2 large relatively undeveloped parcels. These parcels create an important biotic corridor between the Hudson Highlands State Park and Graymoor. The land, owned by the Osborn family, is visible from scenic viewpoints along hiking trails in Hudson Highlands State Park.

### 6. Jaycox Rd

This area is essential for establishing a trail corridor connecting Hudson Highlands State Park and Fahnestock State Park. These parcels are visible from preserved parkland, lie within the Matrix Forest, and are within the Foundry Brook Watershed.



**7. School Forest**

The Garrison School Forest is a significant recreational resource and the South Redoubt contributes to the historical legacy of our town.

**8. Old Albany Post Rd**

Old Albany Post Rd is one of the oldest roads in New York State and is listed on the National Register of Historic Places. The Appalachian National Scenic Trail also crosses Old Albany Post Road.

**9. Route 9D and Indian Brook**

This area includes both residential and temporarily conserved lands. The landscape is visible from various public viewpoints (including Constitution Marsh) and includes Boscobel and St. Basil's Academy.

**10. Garrison Golf Club**

Visible from many public vantage points, including the Hudson River and NYS parkland, the property includes wooded landscapes and wetland areas. The Philipse Brook traverses the property.

**11. Hudson River Shoreline**

The significance of the Hudson River Shoreline is recognized in the Philipstown Comprehensive Plan. The Plan calls for protection of its environmentally sensitive areas.

**12. Cargill Reservoir**

Owned by the City of Beacon, these two parcels comprise 212 acres of open land containing the Cargill Reservoir. The Reservoir is second largest of Beacon's three water sources, holding approximately 150 million gallons of water for use by its residents.

**13. Clove Creek**

Clove Creek flows above the Fishkill/Sprout Brook Aquifer, one of four aquifers in the Hudson River basin that are designated as *Primary-Water Supply Aquifers* by the NYSDEC. The Fishkill/Sprout Brook Aquifer is an underground rock formation that yields enough water for thousands of people in the Towns of Fishkill and Wappinger, the City of Beacon and the Village of Fishkill.

**14. Earl's Pond**

Earl's Pond is the home of the local Garrison Fish and Game Club



and its annual fishing derby. The Philipse Brook flows from this significant cultural and recreational resource.

**15. Continental Village**

Vacant parcels dot Continental Village and offer habitat and open space in an otherwise densely developed area.

**16. Route 9 and Eyrie Rd**

The meadows, wetlands, and undeveloped hillsides south of Route 301 extending to Eyrie Rd contribute to the rural character of Philipstown.

**17. East Mountain**

Within the Clove Creek watershed, this area includes residential parcels accessed from East Mountain Rd North and South, Esselborne Rd, and Horton Rd. The ridge is visible from Route 9 and from trails in Clarence Fahnestock State Park.

**18. Fresh Air Fund**

Close to Clarence Fahnestock State Park and extending into Dutchess County, the area includes lands currently owned by the Fresh Air Fund and other important large buffer parcels. This area is visible from scenic trails and lies within the Matrix forest.

**19. Lane Gate Rd**

There are 100+ acres of privately conserved land along this dirt road contributing greatly to the rural character of Philipstown. The area is also located within the Statewide Area of Scenic Significance.

**20. Route 301**

At 100 acres, the Berner properties located on Route 301 and Jaycox Rd are the largest undeveloped tracts of land remaining in this part of Philipstown. A perennial stream flows through the property located on Route 301 and is contiguous with the Healy properties, a 100+ acre tract of privately conserved land. A 25+ acre wetland provides vital habitat and flood control and both properties lie within the Statewide Area of Scenic Significance.

**21. Avery Rd**

Located above a significant groundwater resource, large residential lots along this dirt road contribute to the rural character of Philipstown. Privately owned fields contiguous with the NYC



Aqueduct enhance existing meadow habitat.

**22. Sprout Brook**

Undeveloped land in this area provides an important biotic corridor for plants and animals.

**23. Fahnestock State Park buffer**

Lands surrounding Clarence Fahnestock State Park serve as significant buffer for the flora and fauna of the Park.

**24. South Mountain Pass**

Large lots along the Pass are surrounded by conserved land, providing an important biotic corridor. The dirt road also contributes to the community character of Philipstown.

**25. Old Albany Post Rd North**

Located in the North Highlands with Fishkill Ridge serving as the backdrop, this 50+ acre area is held by various owners. This somewhat developed area is visible from scenic trails, and creates an important buffer to already conserved lands.

**26. Horsemen's Trail**

Visible from Route 9, this area includes large parcels in the North Highlands located in an area of otherwise commercial/industrial uses.

**27. Foundry Brook Watershed**

This area of large undeveloped parcels includes all parcels in the Upper Cold Spring Reservoir watershed, which is the drinking water source for the residents of the Villages of Cold Spring and Nelsonville. These parcels contain endangered species and conserved land.



**CONSERVATION OPEN AREAS INVENTORY  
TAX PARCEL LIST**

**1. Lake Valhalla**

16.-1-11	16.-1-19	16.15-1-12	16.15-1-38
16.11-1-11	16.-1-20	16.15-1-13	16.-1-55
16.11-1-12	16.-1-23.15	16.15-1-14	16.-1-7
16.-1-12	16.15-1-1	16.15-1-2	16.19-1-5
16.-1-18	16.15-1-11	16.15-1-37	16.19-1-8

**2. Reeve's Farm**

50.-2-19	50.-2-25
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**3. Graymoor**

82.-2-10	82.8-1-40	82.-2-41.-5	82.-2-48.1
82.-2-11	82.-2-41.-2	82.8-1-43	82.-2-48.2
82.-2-19	82.-2-41.-3	82.8-1-45	
82.-2-20	82.-2-41.-4	82.8-1-46	

**4. St Basil's**

49.-1-75.-101	49.-1-75.-103	49.-1-75.-106	60.-1-9
49.-1-75.-102	49.-1-75.-105	49.-1-75.-107	

**5. AT and Hudson Highlands State Park**

61.-3-11	61.-3-16	72.-2-34.11	72.-2-35
61.-3-12.1	71.-2-60	72.-2-34.2	

**6. Jaycox Rd**

27.-1-40.11	38.-2-20	38.-2-25	38.-2-29
27.-1-40.12	38.-2-21	38.-2-26	38.-2-30
27.19-1-1	38.-2-22	38.-2-27.1	38.-2-31
27.19-1-2	38.-2-24	38.-2-28	



## 7. School Forest

60.-1-67	71.-2-23	71.-2-93
60.-1-80	71.-2-33	71.-2-94
60.-1-81	71.-2-34	71.-2-95.11

## 8. Old Albany Post Rd

49.-4-19	50.-2-39	61.-3-1	61.-4-5
49.-4-20	50.-2-4.11	61.-3-2	61.-4-6
49.-4-26	50.-2-4.2	61.-3-3	61.-4-60
49.-4-27	50.-2-40.2	61.-3-4.1	61.-4-7
49.-4-29	50.-2-41	61.-3-4.2	72.17-1-1.1
49.-4-30	50.-2-42	61.-3-43.1	72.17-1-1.2
49.-4-31	50.-2-43	61.-3-44	72.17-1-10
49.-4-32	50.-2-44	61.-3-45	72.17-1-11
49.-4-33	50.-2-45	61.-3-46.1	72.17-1-13
49.-4-34	50.-2-47	61.-3-46.2	72.17-1-14
49.-4-35	50.-2-48	61.-3-5	72.17-1-15
49.-4-36	50.-2-49	61.-3-71	72.17-1-16
49.-4-37	50.-2-5.1	61.-3-72	72.17-1-17
49.-4-38	50.-2-5.2	61.-4-19.1	72.17-1-18
49.-4-39	50.-2-50.1	61.-4-19.2	72.17-1-19
49.-4-40	50.-2-50.2	61.-4-2	72.17-1-2.1
49.-4-41	50.-2-50.3	61.-4-21	72.17-1-2.2
49.-4-42	50.-2-50.4	61.-4-22	72.17-1-20
49.-4-43	50.-2-51	61.-4-3	72.17-1-21
49.-4-44	50.-2-52	61.-4-30	72.17-1-3
49.-4-46	50.-2-53	61.-4-31	72.17-1-4
49.-4-47	50.-2-54	61.-4-32	72.17-1-5
49.-4-48	50.-2-55	61.-4-33	72.17-1-6
49.-4-49	50.-2-56	61.-4-34	72.17-1-7
49.-4-56	50.-2-57	61.-4-35	72.17-1-8
50.-2-10	50.-2-58	61.-4-36	72.17-1-9
50.-2-11	50.-2-59	61.-4-37	72.18-1-12.1
50.-2-12	50.-2-6.1	61.-4-38	72.18-1-5
50.-2-13.1	50.-2-6.21	61.-4-39	72.-2-16
50.-2-14	50.-2-6.22	61.-4-4	72.-2-17.1
50.-2-2	50.-2-60	61.-4-46	72.-2-17.2
50.-2-3	50.-2-7	61.-4-47	72.-2-20
50.-2-35	50.-2-8	61.-4-48	72.-2-21
50.-2-38	50.-2-9	61.-4-49	72.-2-22



72.-2-23.1	72.-2-8.24	83.13-1-50	83.5-1-23
72.-2-24	83.13-1-10	83.13-1-51	83.5-1-24.2
72.-2-27.11	83.13-1-11	83.13-1-52	83.5-1-3
72.-2-27.12	83.13-1-12	83.13-1-53	83.5-1-4
72.-2-28	83.13-1-13	83.13-1-55	83.5-1-5
72.-2-29.1	83.13-1-14	83.13-1-9	83.5-1-6
72.-2-29.2	83.13-1-17	83.-2-4	83.5-1-7
72.-2-41	83.13-1-18.1	83.5-1-1	83.5-1-8
72.-2-42	83.13-1-18.2	83.5-1-10	83.5-1-9
72.-2-43	83.13-1-19	83.5-1-11	83.9-1-1
72.-2-44	83.13-1-20	83.5-1-12	83.9-1-10
72.-2-45.1	83.13-1-21	83.5-1-13	83.9-1-11
72.-2-45.2	83.13-1-22	83.5-1-15	83.9-1-14
72.-2-48	83.13-1-23	83.5-1-16	83.9-1-15
72.-2-49	83.13-1-24	83.5-1-18	83.9-1-16
72.-2-50	83.13-1-25	83.5-1-19	83.9-1-17
72.-2-51	83.13-1-26	83.5-1-2	83.9-1-18.1
72.-2-52	83.13-1-27	83.5-1-20	83.9-1-18.2
72.-2-53	83.13-1-28	83.5-1-21	83.9-1-2
72.-2-8.15	83.13-1-49	83.5-1-22	

#### 9. Route 9D and Indian Brook

49.-1-11	49.-1-18	49.-1-24.1	49.-1-36.1
49.-1-12	49.-1-19	49.-1-24.21	49.-1-37
49.-1-13	49.-1-20	49.-1-24.22	49.-1-54.11
49.-1-14	49.-1-21	49.-1-25	49.-1-54.2
49.-1-15	49.-1-22	49.-1-26	49.-1-9
49.-1-17	49.-1-23	49.-1-29	

#### 10. Garrison Golf Club

60.-1-59.2	60.-1-65	60.-2-26.71	60.-2-29.2
60.-1-59.3	60.-1-69	60.-2-29.1	71.-2-92

#### 11. Hudson River Shoreline

60.-1-1	60.17-1-10	60.17-1-15	60.17-1-5
60.-1-2	60.17-1-11	60.17-1-17	60.17-1-6
60.-1-4	60.17-1-12	60.17-1-2	60.17-1-7
60.-1-5	60.17-1-13	60.17-1-3	60.17-1-8
60.17-1-1	60.17-1-14	60.17-1-4	60.17-1-9



70.-1-2	81.-1-31	89.11-1-3	89.7-1-21
71.-1-1	81.-1-33	89.14-1-1	89.7-1-3
81.-1-11	81.-1-35	89.7-1-10	89.7-1-34
81.-1-12	81.-1-36	89.7-1-11	89.7-1-4
81.-1-13	81.-1-38	89.7-1-13	89.7-1-5
81.-1-15	81.-1-39	89.7-1-14	89.7-1-6
81.-1-16	81.-1-41.12	89.7-1-15	89.7-1-7
81.-1-17	81.-1-43	89.7-1-16	89.7-1-8
81.-1-18	81.-1-5	89.7-1-17	89.7-1-9
81.-1-20	81.-1-9	89.7-1-18	
81.-1-27.2	89.11-1-1	89.7-1-19	
81.-1-30	89.11-1-2	89.7-1-20	

## 12. Cargill Reservoir

17.-2-17.1      7.-1-21

## 13. Clove Creek

16.-1-38.2      16.-1-41.2      17.-1-1

## 14. Earl's Pond

61.-4-16

## 15. Continental Village

82.20-2-15	82.20-2-37	82.20-3-10	83.13-1-1
82.20-2-16	82.20-2-38	82.20-3-11	83.13-1-2
82.20-2-17	82.20-2-40	82.20-3-15	83.13-1-5
82.20-2-19	82.20-2-41	82.20-3-16	83.13-1-6
82.20-2-21	82.20-2-42	82.20-3-2	83.13-1-7
82.20-2-23	82.20-2-43	82.20-3-3	83.17-1-9
82.20-2-25	82.20-2-45	82.20-3-4	83.17-1-10
82.20-2-26	82.20-2-46	82.20-3-5	83.17-1-12
82.20-2-27	82.20-2-47	82.20-3-6	83.17-1-13
82.20-2-28	82.20-2-48	82.20-3-7	83.17-1-14
82.20-2-29	82.20-2-49	82.20-3-8	83.17-1-15
82.20-2-33	82.20-2-50	82.20-3-9	83.17-1-17
82.20-2-34	82.20-2-51	82.-2-22	83.17-1-18
82.20-2-35	82.20-2-52	82.-2-24	83.17-1-19
82.20-2-36	82.20-3-1	82.-2-30	83.17-1-20



83.17-1-21	83.17-2-47	90.12-1-26	91.5-2-8
83.17-1-22	83.17-2-48	90.12-1-35	91.5-3-56
83.17-1-23	83.17-2-49	90.8-1-13	91.5-3-76
83.17-1-24	83.17-2-50	90.8-1-14	91.5-3-82
83.17-1-25	83.17-2-51	90.8-1-18	91.5-4-10
83.17-1-26	83.17-2-52	90.8-2-19	91.5-4-11
83.17-1-27	83.17-2-53	90.8-2-20	91.5-4-13
83.17-1-28	83.17-2-54	90.8-2-24	91.5-4-16
83.17-1-29	83.17-2-55	90.8-2-25	91.5-4-30
83.17-1-41	83.17-2-56	90.8-2-26	91.5-4-49
83.17-1-43	83.17-2-57	90.8-2-27	91.5-4-5
83.17-1-50	83.17-2-68	90.8-2-36	91.5-4-51
83.17-1-6	83.17-2-69	90.8-2-43	91.5-4-54
83.17-1-62	83.17-2-70	90.8-2-49	91.5-4-56
83.17-2-16	83.18-1-28	90.8-2-58	91.6-1-24
83.17-2-19	83.18-1-29	90.8-2-59	91.6-1-36
83.17-2-20	83.18-1-30	90.8-2-6	91.6-1-41
83.17-2-27	83.18-1-31	90.8-2-63	91.6-1-45
83.17-2-29	83.18-1-32	90.8-2-68	91.6-1-46
83.17-2-30	83.18-1-33	90.8-2-9	91.6-1-5
83.17-2-31	83.18-1-34	91.5-1-15	91.6-2-13
83.17-2-32	83.18-1-38	91.5-1-21	91.6-2-19
83.17-2-34	83.18-1-39	91.5-1-26	91.6-2-41
83.17-2-37	83.18-1-40	91.5-1-30	91.6-2-43
83.17-2-38	83.18-1-49	91.5-1-41	91.9-1-1.1
83.17-2-39	90.12-1-14	91.5-2-12	91.9-1-1.2
83.17-2-40	90.12-1-22	91.5-2-29	
83.17-2-44	90.12-1-23	91.5-2-34	
83.17-2-45	90.12-1-24	91.5-2-35	
83.17-2-46	90.12-1-25	91.5-2-67	

**16. Route 9 & Eyrie Rd**

38.-3-19	38.-3-25	38.-3-64	49.-3-84
38.-3-23	38.-3-27	38.-3-71	49.-3-87
38.-3-24.1	38.-3-28	49.-3-80	
38.-3-24.21	38.-3-58	49.-3-81	
38.-3-24.22	38.-3-59	49.-3-82	

**17. East Mountain**

17.-1-27	17.-1-36	17.-1-37	17.-1-39
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17.-1-59.22	17.-1-77.1	17.-2-14	7.-1-10
17.-1-76.111	17.-1-77.2	17.-2-15	7.-1-17
17.-1-76.112	17.-2-12	17.-2-8	

**18. Fresh Air Fund**

7.-1-20	8.-2-2.14	8.-2-4	8.-2-6
8.-2-17.1	8.-2-3	8.-2-5	8.-2-7

**19. Lane Gate Rd**

38.-3-29	38.-3-5	49.-2-4	49.-3-32
38.-3-30	38.-3-50	49.-2-7	49.-3-33
38.-3-31	38.-3-56	49.-2-8	49.-3-34
38.-3-32	38.-3-57	49.-3-1	49.-3-35
38.-3-33	38.-3-6	49.-3-10	49.-3-4
38.-3-34	38.-3-89	49.-3-12.1	49.-3-5
38.-3-36	49.-2-11	49.-3-15	49.-3-7
38.-3-37.1	49.-2-12	49.-3-17.4	49.6-2-12
38.-3-37.2	49.-2-13	49.-3-2	49.6-2-13
38.-3-38	49.-2-14	49.-3-20	49.6-2-18
38.-3-40	49.-2-15	49.-3-21	49.6-2-21
38.-3-43	49.-2-17	49.-3-25	49.6-2-6
38.-3-44	49.-2-18.2	49.-3-28	49.6-2-8
38.-3-49.1	49.-2-19.1	49.-3-29	49.6-2-9
38.-3-49.2	49.-2-21	49.-3-3	

**20. Route 301**

38.-2-32.1	38.-2-33	38.-3-85	38.-3-87.1
38.-2-32.2	38.-3-84.1	38.-3-86	

**21. Avery Rd**

49.-1-77	49.-1-51.1	60.-2-60	
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**22. Sprout Brook**

83.14-1-10	83.14-1-14	83.14-1-18	83.14-1-4
83.14-1-11	83.14-1-15	83.14-1-19	83.14-1-5
83.14-1-12	83.14-1-16	83.14-1-2	83.14-1-6
83.14-1-13	83.14-1-17	83.14-1-20	83.14-1-7



83.14-1-8	83.18-1-1	83.18-1-3	83.18-1-7
83.14-1-9	83.18-1-2	83.18-1-6	83.18-1-8

**23. Fahnestock State Park buffer**

17.-3-15.1	17.-3-29	39.-2-10.1	39.-2-20
17.-3-18	17.-3-37.41	39.-2-10.2	39.-2-22
17.-3-27	18.-2-8	39.-2-17	

**24. South Mountain Pass**

82.-1-52	90.10-1-10	90.-1-13.1	90.-1-4
82.-1-53	90.10-1-9	90.-1-13.2	90.-1-5
82.-1-56	90.11-1-1	90.-1-15	90.-1-6
82.-1-57	90.11-1-2	90.-1-18.1	90.-1-7
82.-1-61.1	90.-1-10.1	90.-1-18.2	90.-1-8
82.-1-66	90.-1-12	90.-1-18.3	90.-1-9

**25. Old Albany Post Rd North**

16.-1-34	16.-1-56	6.-1-1	6.-1-2
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**26. Horsemen's Trail**

16.12-1-5.1	16.12-1-6	16.-1-23.12	16.-1-28
16.12-1-5.2	16.12-1-7	16.-1-23.13	
16.12-1-5.3	16.-1-23.11	16.-1-23.14	

**27. Foundry Brook Watershed**

16.-1-1	27.11-1-14	27.11-1-39	27.11-1-50
16.-1-2	27.11-1-14	27.11-1-4	27.11-1-6
16.-1-5	27.11-1-2	27.11-1-41	27.11-1-8.1
27.-1-10.11	27.11-1-27	27.11-1-42	27.11-1-8.2
27.-1-10.12	27.11-1-28	27.11-1-43	27.11-1-9.11
27.-1-10.13	27.11-1-29	27.11-1-44	27.11-1-9.12
27.-1-10.14	27.11-1-3	27.11-1-45	27.11-1-9.2
27.-1-11	27.11-1-34	27.11-1-46	27.11-1-9.3
27.11-1-1	27.11-1-35	27.11-1-47	27.11-1-9.4
27.11-1-10	27.11-1-36	27.11-1-48	27.11-1-9.5
27.11-1-11	27.11-1-37	27.11-1-49	27.-1-12
27.11-1-13	27.11-1-38	27.11-1-5	27.-1-13



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27.-1-14	27.-1-33	27.6-1-19.12	38.-2-50.22
27.-1-15	27.-1-36	27.6-1-19.2	38.-2-50.51
27.-1-16	27.-1-37	27.6-1-3	38.-2-50.52
27.-1-17	27.-1-38	27.6-1-4	38.-2-6
27.-1-18	27.-1-39	27.6-1-5	38.-2-7
27.-1-19	27.-1-41	27.6-1-6	38.-2-8
27.-1-20	27.-1-42	27.7-1-1.1	38.-2-9
27.-1-21	27.15-1-15	27.7-1-1.2	
27.-1-22	27.15-1-16	27.7-1-12	
27.-1-23	27.15-1-5	27.7-1-13	
27.-1-24	27.15-1-6	27.7-1-14	
27.-1-25	27.15-1-7	27.7-1-5	
27.-1-26.1	27.-1-9	27.7-1-6	
27.-1-28	27.6-1-1	38.-2-23.1	
27.-1-29	27.6-1-15	38.-2-4	
27.-1-30	27.6-1-16	38.-2-5	
27.-1-31	27.6-1-19.11	38.-2-50.1	







## CONSERVATION OPEN AREAS INVENTORY (Updated Summaries)

### 1. Lake Valhalla

Over 1,100 acres along Scofield Ridge and contiguous with Hudson Highlands State Park, this Index Area lies within a nearly 10,000 acre “regionally significant<sup>1</sup>” matrix forest<sup>2</sup> block of the Fishkill-Scofield Ridge, representing a largely intact forest community. This area contains known areas of importance for rare animals in the Town of Philipstown and several significant natural community types, which have been identified by the New York Natural Heritage Program, and an Audubon Important Bird Area. Additionally, it is visible from many vantage points including the Hudson River and recreational trails, contains a known wetland and ridgeline that provide vital habitat to a range of species, and is within the watershed for Fishkill Creek.

### 2. Reeve's Farm

Located on Indian Brook Rd, this 300-acre tract of young forest and meadow habitat within the “globally significant<sup>3</sup>” matrix forest block is boarded entirely by conserved land and serves as an important biotic corridor. Recently disturbed sites, such as this area, provide important habitat for species that require younger forests, and the meadow habitat can support a variety of life, in addition to providing scenic values. A fifty-acre wetland complex within this Index Area serves as the headwaters for Indian Brook.

### 3. Graymoor

The Appalachian National Scenic Trail traverses this 450-acre site of woodland habitat with ridgelines and perennial streams that are part of the Peekskill Hollow Creek watershed. The property is visible from public parklands and lies above a 150-acre unconfined aquifer.

### 4. St. Basil's

Located along Route 9D, this Index Area includes St. Basil's Academy and Dick's Castle. Previously known as “Eagle's Rest” and the former estate of Jacob Ruppert, St. Basil's Academy is located along the Hudson River. The property is within an area of known importance for rare animals and an Audubon Important Bird Area, providing critical wintering and breeding bald eagle habitat. Dick's Castle, inspired by an eighth

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<sup>1</sup> The Habitat Summary prepared for the Town of Philipstown in August 2014 by Cornell University Department of Natural Resources and NYDEC's Hudson River Estuary Program identifies a regionally significant forest patch as one that is between 5,000 and 14,999 acres.

<sup>2</sup> The Habitat Summary states that the eastern Hudson Highlands ‘matrix forest block’ was identified in a regional analysis by the Nature Conservancy of matrix forests and forest linkage zones in the northeastern United States. Matrix forests represent the largest, most intact forest, whose size and natural condition allow for the maintenance of ecological processes, natural forest communities, and populations of forest-interior species, and will likely contribute to resiliency in a changing climate.

<sup>3</sup> The Habitat Summary identifies a globally significant forest patch as one that is over 15,000 acres.



century Moorish castle, is sited 400 feet above the Hudson River. Both properties are visible from significant viewpoints and are within the Statewide Area of Scenic Significance.

**5. Appalachian Trail and Hudson Highlands State Park**

This Index Area is within a “globally significant” forest block and borders conserved land for the Appalachian Trail. A ridgeline can be found within this area as well.

**6. Jaycox Road**

This area is essential for establishing a trail corridor connection between Hudson Highlands State Park and Fahnestock State Park, and this Index Area contains newly conserved parcels for future trail connections between the two State Parks. The region’s “steeping stone<sup>4</sup>” forest patch provides valuable habitat as a biotic corridor between the “regionally significant” forest patch of Hudson Highlands State Park and the “globally significant” forest patch of Fahnestock State Park. The parcels are visible from preserved parkland and are within the Foundry Brook Watershed as well.

**7. School Forest**

The Garrison School forest is a significant recreational resource, containing six public trails that wind through hardwood forests, a ridgeline, and meadow, and serves as an outdoor educational center for children. Contributing to the historical legacy of the Town of Philipstown, the South Redoubt, a Revolutionary War fortification built in 1779, is located within this area. The site was visited by George Washington on September 25<sup>th</sup>, 1779, just prior to learning of Benedict Arnold’s treason and flight.

**8. Old Albany Post Road**

Old Albany Post Road is recognized as one of the oldest roads in New York State still in use and retains much of its early character. The road was laid out by Dutch settlers in 1699 following an established Native American trail. Given the strategic importance of the road during the American Revolution, it was traveled by American Generals such as Washington, Putnam, and Lafayette. The road is now listed on the National Register of Historic Places and the Appalachian National Scenic Trail also traverses the road. This Index Area is within the “globally significant” matrix forest patch and serves as a wildlife corridor between the Appalachian Trail, Fahnestock State Park, and privately conserved land.

**9. Route 9D and Indian Brook Road**

This area includes both residential parcels and Boscobel, which is listed on the National Register of Historic Places. Another site on the National Register of Historic Places,

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<sup>4</sup> The Habitat Summary identifies a stepping stone forest patch as one that is between 200 and 1,999 acres.



DeRham Farm located off Indian Brook Road, is located within the Index Area and is permanently conserved. The main house is one of the oldest residences in the area and retains much of its original character. The Index Area borders Constitution Marsh and serves as an important buffer zone for the marsh. Additionally, the landscape is within the Statewide Area of Scenic Significance and visible from significant viewpoints.

#### **10. Garrison Golf Club**

Visible from many public vantage points, including the Hudson River and New York State Parks, this Index Area includes wooded landscapes, wetland areas, and areas of known importance for rare animals. The Philipse Brook traverses the property.

#### **11. Hudson River Shoreline**

Some of the most biologically rich habitats within the Town of Philipstown are encompassed within this Index Area. Rare plants and animals and significant natural communities are found throughout, especially at Manitou marsh, and the DEC and NYS Department of State have identified the region as designated Significant Coastal Fish and Wildlife Habitat areas. Land parcels within this Index Area have been identified as Audubon Important Bird Areas, are within the Statewide Area of Scenic Significance, and are visible from significant viewpoints. The significance of the Hudson River Shoreline is recognized in the Philipstown Comprehensive Plan, which calls for the protection of its environmentally sensitive areas.

#### **12. Cargill Reservoir**

Owned by the City of Beacon, these two parcels comprise 212 acres of open land containing the Cargill Reservoir. The Reservoir is the second largest of Beacon's three water sources, holding approximately 150 million gallons of water for use by its residents.

#### **13. Clove Creek**

Clove Creek flows above the Fishkill/Sprout Brook Aquifer, one of four aquifers in the Hudson River basin that are designated as *Primary-Water Supply Aquifers* by the NYSDEC. The Fishkill/Sprout Brook Aquifer is an underground rock formation that yields enough water for thousands of people in the Towns of Fishkill and Wappinger, the City of Beacon and the Village of Fishkill. The new Municipal Park adds a recreational resource for the Town of Philipstown.

#### **14. Earl's Pond**

Earl's Pond is the home of the local Garrison Fish and Game Club and its annual fishing derby. The Philipse Brook flows to the Hudson River from this significant cultural and recreational resource.

#### **15. Continental Village**

Vacant parcels dot Continental Village and offer habitat and open space in an otherwise densely developed area. The Report, *Constriction point: Cortlandt to Putnam Valley*, highlights the importance of this area as an ecological corridor between the Town of



Putnam Valley and Westchester County. Located in the southeast portion of the town, this land area drains into the Annesville and Canopus Creeks, which ultimately drain into the Hudson River at the City of Peekskill.

**16. Route 9 and Eyrie Road**

The meadows, wetlands, and undeveloped hillsides south of Route 301 extending to Eyrie Road contribute to the rural character of Philipstown. The open areas in this Index Area are included in both “locally significant<sup>5</sup>” and “globally significant” forest patches.

**17. East Mountain**

Within the Clove Creek watershed, this area includes residential parcels accessed from East Mountain Road North and South, Esselborne Road, and Horton Road. The ridgeline is visible from Route 9 and from trails in Clarence Fahnestock State Park. This Index Area is also located with a “globally significant” matrix forest patch.

**18. Fresh Air Fund**

Close to Clarence Fahnestock State Park and extending into Dutchess County, the area includes lands currently owned by the Fresh Air Fund and other important large buffer parcels. This area is visible from scenic trails and lies within the “globally significant” matrix forest patch.

**19. Land Gate Road**

The over one hundred acres of privately conserved land along this dirt road contribute immensely to the rural character of Philipstown. The area is also located within the Statewide Area of Scenic Significance and lies within a “locally significant” forest patch.

**20. Route 301**

Some of these parcels are the largest undeveloped tracts of land remaining in this section of Philipstown. A perennial stream flows through this land area, which is contiguous with an over one hundred-acre tract of privately conserved land. A twenty-five-acre wetland provides vital habitat and flood control, and part of the Index Area lies within an Audubon Important Bird Area. These properties also lie within the Statewide Area of Scenic Significance.

**21. Avery Road**

Located above a significant groundwater resource, large residential lots along this dirt road contribute to the rural character of Philipstown. Privately owned fields contiguous with the NYC Aqueduct enhance existing meadow habitat, which may provide habitat for rare animals in the region.

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<sup>5</sup> The Habitat Summary identifies a locally significant forest patch as one that is between 2,000 and 4,999 acres.



**22. Sprout Brook**

Undeveloped land in this area provides an important biotic corridor for plants and animals. Located in the southeast portion of the town, this land area drains into Annesville and Canopus Creek.

**23. Fahnestock State Park buffer**

Lands surrounding Clarence Fahnestock State Park serve as significant buffer for the flora and fauna of the Park, which may include rare animals that are found in the Park such as the New England cottontail. The cottontail has been found in several locations throughout the Park and was a candidate for federal listing under the Endangered Species Act. The area is also within a "globally significant" matrix forest patch.

**24. South Mountain Pass**

Large lots along the Pass are completely surrounded by both privately and publically conserved land, providing an important ecological corridor for species in the region. The area has been identified as an area of known importance for rare animals and is located within the Statewide Area of Scenic Significance. The dirt road also contributes to the community character of Philipstown.

**25. Old Albany Post Road North**

This somewhat developed area located in the North Highlands is visible from scenic trails. The region also creates an important buffer to the Fishkill-Scofield ridge ecological zone, which contains a significant forest community and an Audubon Important Bird Area.

**26. Horsemen's Trail**

Horsemen's Trail is visible from Route 9, and includes large parcels of undeveloped land in the North Highlands located in an area of otherwise commercial or industrial uses. The region also creates a buffer zone to the Fishkill-Scofield ridge ecological zone.

**27. Foundry Brook Watershed**

This area of large undeveloped parcels includes all parcels in the Upper Cold Spring Reservoir watershed, which is the drinking water source for the residents of the Villages of Cold Spring and Nelsonville. These parcels lie within areas of known importance for rare animals, an Audubon Important Bird Area, and a "regionally significant" matrix forest patch. Additionally, this Index Area can serve as valuable habitat as a buffer zone around Hudson Highlands State Park and as a wildlife corridor between Hudson Highlands State Park and Fahnestock State Park, along with the open areas identified in Jaycox Road.



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Index Area	Total Parcels Conserved	Total Acreage Conserved	Total Parcels Subdivided and/or Removed	Total New Parcels	Total New Parcels that Remain Vacant	Total Acres Vacant from New Parcels	Total New Parcels that are Developed	Total Acres Developed from New Parcels	Remaining Parcels in Index Area	Original Amount of Parcels
Lake Valhalla	0	0	0	0	0	0	0	0	20	20
Reeve's Farm	0	0	1	0	0	0	0	0	2	3
Graymoor	0	0	2	6	2	61.1	4	na	14	10
St. Basil's	0	0	1	7	0	0	7	28.5	8	2
AT and Hudson Highlands State Park	6	269.24	1	1	0	0	1	4.52	7	13
Jaycox Road	2	63.62	2	1	1	31	0	0	15	17
School Forest	0	0	1	3	2	31.29	1	5.8	9	7
Old Albany Post Rd	4	167.62	7	11	4	44.12	7	162.74	215	215
Route 9D and Indian Brook	0	0	4	6	2	25.17	4	24.52	23	21
Garrison Golf Club	0	0	0	0	0	0	0	0	8	8
Hudson River Shoreline	1	7.76	3	1	0	0	1	0.73	65	68
Cargill Reservoir	0	0	0	0	0	0	0	0	2	2
Clove Creek	0	0	1	2	1	41.41	1	38.69	3	3
Earl's Pond	0	0	0	0	0	0	0	0	1	1
Continental Village	0	0	10	0	0	0	0	0	176	186
Route 9 and Eyrie Road	0	0	1	3	2	67.41	1	5.5	17	15
East Mountain	0	0	3	6	4	200.49	2	31.52	16	13
Fresh Air Fund	0	0	1	1	1	32.69	0	0	8	8
Land Gate Rd	5	93.12	9	0	0	0	0	0	56	70
Route 301	0	0	1	2	1	2.89	1	29.48	7	6
Avery Rd	0	0	0	0	0	0	0	0	3	3
Sprout Brook	0	0	0	0	0	0	0	0	24	24
Fahnestock State Park buffer	0	0	1	2	0	0	2	67.24	11	10
South Mountain Pass	8	132.83	2	1	0	0	1	8.05	24	33
Old Albany Post Rd North	0	0	0	0	0	0	0	0	4	4
Horsemen's Trail	0	0	1	3	2	11.57	1	8.43	10	8
Foundry Brook Watershed	0	0	2	2	0	0	2	12.6	102	102
Total:	26	734.19	54	58	22	549.14	36	428.32	850	872



**Conservation Open Areas Map Index Areas**  
**Philipstown, NY**  
 (Updated June 2016)

