Annual Report 2005

SCENIC HUDSON

Heroes Wanted

Join the Fight to Save Your Valley

Scenic Hudson in the News

"**Enriched** by a sense of **history,** an abundance of **ambition** and a touch of **dreamy audacity.**"

– **The New York Times** on our proposal to restore the Pocantico River

"Scenic Hudson's greatest strength is **uniting people** in **protecting** and **enjoying** the **magnificent river** that flows through our lives."

– **Meryl Streep** on our April Great River Sweep

"Scenic Hudson put the **Saw Mill** on the Governor's radar."

– **Waterwire.net** on our work to daylight the Saw Mill River

"Scenic Hudson's status as *the leading* environmental advocate on the river is beyond dispute."

– **Kingston Daily Freeman** on our waterfront revitalization efforts

"A **sigh of relief** in Hyde Park. Trust buys forest to keep Roosevelt plot **safe.**"

– **The New York Times** on our acquisition of former FDR land

"This is a **project** that **does** everything **right.**"

– **Bloomberg.com** on our plans for Long Dock Beacon

2005 *Awards*

Mid-Hudson Pattern for Progress
Quality of Life Award

Winnakee Land Trust
Good Land Award

Victory Fuels Deeper Commitment

Ned Sullivan and Fred Rich along the Hudson River.

Let's celebrate for a moment. This was the year when thousands of people — from Manhattan to Maine — joined forces to stop a massive coal-burning cement plant in Columbia County. This victory exposed as an illusion the idea that a sustainable future could be built by reindustrializing the Hudson. Instead, the decision reaffirmed Scenic Hudson's vision that our true prosperity lies in protecting and embracing the extraordinary ecological, recreational and cultural resources of the Hudson Valley.

Despite this great victory, the Hudson remains profoundly threatened. It is not only industrial mega-projects that can destroy our legendary landscapes and foul our water and air. From Haverstraw to Kingston, from Fort Montgomery to Hyde Park — dozens of ill-conceived residential developments, both large and small, are scarring the banks of the river and threatening local communities. The worst of these developers promise economic benefits but leave behind a legacy of clear-cut forests, blasted ridge lines, clogged roads and overwhelmed community services.

We will not allow this type of development to destroy the landscapes, water quality and heritage that generations have fought to protect. With your help Scenic Hudson can reinvent waterfronts and promote economic opportunity that complements the valley's unique character.

All Points Bulletin for Heroes

Scenic Hudson, and the other organizations and leaders who are our partners, cannot meet this challenge alone. Only committed citizens can change the course of their towns and villages away from this sort of destructive development. The landmark "Scenic Hudson" court decision gave citizens the legal right to fight for their environment. Today, we are calling on everyone along the Hudson to use this hard-won right and stand up for our river and our communities. We will recognize, as Hudson Valley Heroes, anyone — young people and seniors, teachers, volunteers, businesses and government leaders — who makes a personal commitment to the future of the Hudson.

We are well on the way to mobilizing tens of thousands of citizens to fight for their future as Hudson Valley Heroes. Thousands turn out each year to clean up our waterfront during Scenic Hudson's Great River Sweep. Young volunteers are working with Scenic Hudson to create parks and water trails for kayaking the river's length. Teachers are introducing children to the river's wonders and motivating them to become its next generation of champions. Empowered citizens are using public hearings and voting booths to demand leadership that will safeguard our ecological and cultural heritage. We are well on our way.

So please, visit **www.HudsonValleyHeroes.org** and sign the Hudson Valley Heroes pledge. Then volunteer, visit your mayor, attend a hearing, write a check and stand up for what you believe. Together, we can get the job done.

Frederic C. Rich
Board Chair

Ned Sullivan
President

Panoramic views of the Hudson Highlands from Mount Beacon.

Beacon: Emerging Model of Riverfront Renaissance

Beacon is an example of how Scenic Hudson's expertise and collaborative approach and your contributions can transform a city. This year we and key partners reached important milestones in turning 25 pollution-scarred waterfront acres into a world-class park and "green" hotel, called Long Dock Beacon. We also opened a park that reconnects the city to historic Mount Beacon, a towering gateway to the Hudson Highlands. Residents, officials and Scenic Hudson are making Beacon a great place to live and a cultural/eco-tourism destination.

Scenic Hudson has been a catalyst for this success. Local leaders turned to us to coordinate stakeholders who attracted the internationally heralded Dia:Beacon and Gov. George E. Pataki's Rivers & Estuaries Center. Once marred by years of neglect, Main Street now has new shops next to longstanding businesses. Our planners helped link these urban gems with the riverfront and Hudson Highlands.

Already Accomplished

- With redevelopment partner Foss Group Beacon, we completed project designs featuring innovative technologies, from a vegetated roof to geothermal heating. The project will set new standards for waterfront development and inclusive planning.
- Residents broadly support our plan thanks to unprecedented public participation that included an advisory committee, site tours, forums and more.
- Scenic Hudson and partners completed a riverfront trail, and with Dia:Beacon and arts group Minetta Brook, we commissioned a waterfront restoration by acclaimed artist George Trakas.
- Gateway to Mount Beacon Park features remnants of an incline railway that once made the mountain the valley's #1 destination. We removed tons of trash and created trails with connections to other prime hiking spots, so that Mount Beacon is regaining prominence with valley adventurers.
- To ensure that students and others continue experiencing Mount Beacon's rich history, we created park maintenance partnerships with the city; Town of Fishkill; Mount Beacon Incline Railway Restoration Society; state Office of Parks, Recreation and Historic Preservation; and the NY-NJ Trail Conference.

Actions Needed

- We must raise $4 million so a damaged waterfront becomes a first-class public park.
- Foss Group Beacon must finance the $40 million green hotel and conference center.
- We are part of a team planning a working harbor with a ferry, recreational boating and other uses.
- Gateway to Mount Beacon Park will join a network of other Scenic Hudson parks being improved to highlight riverside trails, pristine habitats, panoramic views and historic treasures.

Hudson Valley Heroes

Ken Migliorelli, Tivoli

Protected his family farm through a Scenic Hudson conservation easement.

"In the future maybe we won't be able to get produce from California and Mexico. Maybe we'll rely on local produce. I want our prime farm soils available for our community."

We are defending the valley against super-sized developments that threaten our river and quality of life.

Kingston: Key Battle in Waterfront Land Rush

Kingston faces two proposals to create nonstop development along its last 1.5 miles of open waterfront. While these projects could raise taxes, strain community services and jam roads, their effects will be felt far beyond Kingston. Approving 2,500 housing units would spike the local population by 25 percent — while setting a "green-light" precedent for super-sized developments. We are mobilizing residents and businesses to ensure that this and other valley waterfronts are benefits and not burdens for communities.

Already Accomplished

- Our advocacy professionals and the Friends of Kingston Waterfront coalition, which we spearheaded, used storefront displays, public forums, phonathons and more to engage residents in shaping their waterfront.
- We organized impressive turnouts at public hearings and gained more opportunities for residents to scrutinize proposed plans.
- Scenic Hudson's Sound Waterfront Planning Principles are guiding a better alternative. We are championing a smaller development with traditionally scaled houses and businesses on pedestrian friendly streets. We want kids and others to enjoy natural areas where they can experience the Hudson. We are pushing for healthier wildlife habitats because this will mean a healthier environment and healthier citizens.

Actions Needed

- Outreach will continue to ensure that the public's vision of a beautiful, economically vibrant waterfront is realized.
- We need donations for consultants who will provide expert analysis of the developers' claims.

Beacon's former industrial waterfront (left) and the vision for the redevelopment (above).

Hudson Valley Heroes

Flora Jones, Beacon

Stands up for her waterfront and wants it open for everyone.

"If this is your home, you own it. Don't you want to protect your home? Don't you want a say in what goes on? You have to create the environment you want."

Break Comes in PCB Stalemate; Further Vigilance Needed

Our efforts to compel GE to remove its health-threatening PCBs from the Hudson River advanced when the company agreed to implement the first part of a two-phase cleanup. This followed three years of GE's stalling through negotiations with the EPA. GE's agreement to perform the first phase — only 10 percent of the project — is progress in a world where the corporate giant unduly influences the initiative.

Scenic Hudson, and the Friends of a Clean Hudson coalition we are part of, want GE to commit to the whole cleanup. We are concerned that the company will produce an unsuccessful first phase and then seek to avoid responsibility for the remaining 90 percent. GE continues a lawsuit to eliminate the law requiring businesses to fix environments they blight. Also, they have used congressional clout to initiate another study on this exhaustively researched project. We will not rest until GE does right by America's river.

Already Accomplished

- We ignited public criticism for GE's "ecomagination" advertising blitz that seeks to position the company as earth-friendly.
- At shareholder meetings, Scenic Hudson and allies continued highlighting the company's lack of leadership on PCBs.
- When GE used its congressional influence to engineer another study to delay the cleanup, we worked with Sens. Clinton and Schumer and Congressman Hinchey to ensure no further foot-dragging.

Actions Needed

- Scenic Hudson will continue overseeing cleanup plans while pressing New York State to require GE to halt the seepage of toxic PCBs from its former plant sites along the river.
- We will watchdog the federal-state effort to document ecological injuries from GE's Hudson River PCBs and to advocate for compensation to the public as provided by law.

Hudson Valley Heroes

Deborah Mack, Irvington
Volunteered to build a trail.

"Two weeks fixing trails at Mount Beacon was great. The experience brought to life the valley's history and beauty. I'll stay involved with the river."

We won't rest until GE does right by America's river (below).

STOPPED

SLC Industrial Nightmare Defeated; New Economic Vision Advances

Heralded as a landmark victory, stopping the St. Lawrence Cement plant and the pollution and economic stagnation it would have brought Columbia County and the valley was close to a miracle. Years of fierce activism defeated a well-funded corporation and sowed the seeds for future prosperity. Now we are building support for a bold plan to revitalize Hudson's historic South Bay.

Our ecologists and planners are working with community partners. Together we are creating a nonindustrial waterfront that recaptures the business, residential and natural vitality that once characterized South Bay.

Already Accomplished

- With allies Friends of Hudson, The Olana Partnership and the Hudson Valley Preservation Coalition, we mobilized residents across the Northeast to defeat a company that spent $60 million pushing its ill-conceived project.
- Scenic Hudson and our economic consultant were critical. Our findings shaped a compelling alternative economic vision. State decision-makers heard our call for economic opportunity that builds on, rather than degrades, our world-class natural, cultural and historic assets.
- The South Bay revitalization project began when Scenic Hudson, responding to an invitation by community leaders, helped form a coalition of talented groups. This coalition includes Friends of Hudson and businesspeople who, along with us, are drawing the community into developing a waterfront that creates jobs and celebrates the area's dynamic beauty and history.

Actions Needed

- We must create a groundswell of support for our South Bay vision.
- Conducting detailed field research, Scenic Hudson soon will identify natural areas that can be restored. Also we are exploring new business and residential opportunities for the city.
- We and the coalition are examining a large residential project that could derail South Bay's revitalization.

Hudson Valley Heroes

Peter and Jo Baer, Nyack

Longtime supporters mobilize friends and neighbors to protect the river.

"We never tire of looking at the Hudson. The river is a constant source of nourishment and must be protected for future generations at all cost."

Environmental Quality Director Alix Gerosa led our team to victory in the battle against the cement plant (below).

We are working with Tarrytown and Sleepy Hollow (above) on a comprehensive approach to waterfront development.

Healthy Environment, Economy at Former GM Plant

Our recommendations on how GM can transform Sleepy Hollow's waterfront by redeveloping its 100-acre former assembly plant there have gained potent support. Scenic Hudson is championing a design that restores habitats and enables people to experience the river's beauty.

Already Accomplished

- Residents are calling for riverside trails and places for kayaking and hands-on school field trips.
- Our concept for restoring the nearby Pocantico River won broad support for its potential to control flooding, improve water quality and provide needed wildlife habitat.
- Endorsements from the Hudson River Fishermen's Association, Sierra Club and Federated Conservationists of Westchester County are building community buy-in for our plan.

Actions Needed

- We will continue negotiating with developers and officials to realize the full potential of this important valley asset.

Scenic Hudson envisions converting a concrete slab to a second branch of the Pocantico River.

Hudson Valley Heroes

Joseph Squillante,
Mount Vernon
www.hudsonriverphotography.com
Has been photographing his beloved Hudson for 25 years.

"I meet many people who also love the river. My aim is to nurture and expand this community. The Hudson is a continual source of inspiration."

Daring to Imagine a Yonkers River Uncovered, a Downtown Reborn

A contaminated riverfront was reborn in 2004 with new businesses and residences and a spectacular park. This is an example of results delivered by an organization that sticks with a vision until success is achieved. We have been working with community leaders in Yonkers since the 1980s, and this year our planning team — prompted by Gov. George E. Pataki — created an ingenious plan for uncovering part of the Saw Mill River.

Already Accomplished

- We secured a grant from the Pataki administration to study the habitat restoration opportunities in the Saw Mill "daylighting" plan.
- A developer who wants to build a stadium complex bordering the Saw Mill embraced our plan and its potential to create a world-class attraction as part of a phased downtown redevelopment plan.

Actions Needed

- Scenic Hudson will help prepare an environmental impact statement for the daylighting initiative.
- We and local partners will work with city leaders, the governor and developer to secure financing so the vision becomes reality.

A team (above) investigates the "daylighting" potential of an underground portion of the Saw Mill River in the Larkin Plaza area. A scientifically based rendering illustrates what an uncovered Saw Mill could look like.

Public Jewel in Manhattan Makes Strides

Not since Central Park has New York City seen a project as transformative as Hudson River Park. Stretching along the West Side waterfront, the new park offers lush lawns and extraordinary views at many locations. Scenic Hudson is part of a coalition led by Friends of Hudson River Park and visionary Al Butzel. Now 30 percent complete, the project eventually will include 13 piers reconstructed as parks with ball fields, historic boats, educational facilities and more.

Already Accomplished

- Scenic Hudson used its position as a conservation leader to help win support from Gov. George E. Pataki, Mayor Michael Bloomberg, the Lower Manhattan Development Corporation and business leaders.

Actions Needed

- Scenic Hudson will continue helping Friends of Hudson River Park raise $80 million needed to complete construction and co-sponsoring programs that bring people to Manhattan's Hudson waterfront.

President Ned Sullivan discussing the Hudson River's future with Gov. George E. Pataki.

We safeguarded irreplaceable lands that make the valley unique, such as the FDR Home (below right) and Eleanor Roosevelt's Val-Kill.

Land Purchases Protect FDR's Legacy, Bald Eagles, Other Treasures

With a horde of developers snatching up riverfront acreage, Scenic Hudson saves lands that embody the valley's unrivaled beauty, natural wonders and historic treasures. Safeguarding such land helps to prevent health-threatening pollution caused by runaway development, to maintain valuable farming and tourism jobs and to protect the valley's place in our national heritage.

The largest environmental group and land trust focused on the valley, Scenic Hudson has preserved more than 20,000 acres. Facing escalating development pressures, we are leveraging our power by encouraging more state and local spending for land protection. Since 1996 valley communities have pledged $120 million for preserving land, adding financial punch to partnerships with Scenic Hudson.

Already Accomplished

- Scenic Hudson bought 336 acres linking the FDR Home/Library with Eleanor Roosevelt's Val-Kill.
- We purchased 123 riverfront acres at Four-Mile Point in Greene County. The parcel is home to bald eagles, spawning fish and a 2,500-foot Hudson shoreline.
- In Columbia County, we protected 381 acres to buffer Stockport Flats Hudson River National Estuarine Research Reserve — an ecological powerhouse and important field laboratory.
- With the Town of Warwick, we protected the scenic 93-acre Raynor Farm, Orange County, which dates to the 1770s and boasts prime farmland.
- Scenic Hudson, with the Town of Red Hook, protected Feller Farm and its 139 acres. Operating since 1746, it is one of nine farms in the town that we have helped remain in agriculture.

Actions Needed

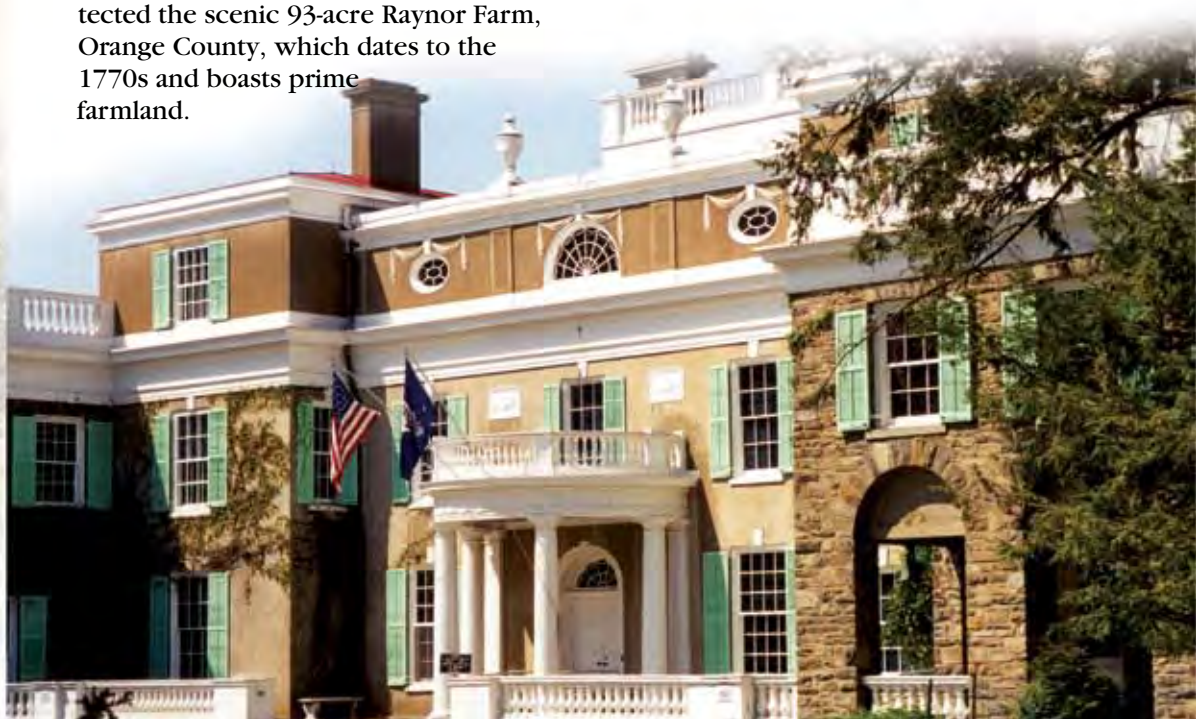
- Partnering with Albany County, we are turning a former industrial rail line into a recreational trail.
- Scenic Hudson will continue leading efforts to improve and protect the work of local land trusts, now threatened by Congress.

Hudson Valley Heroes

Barry Hopkins, Catskill

Teacher and naturalist helps children appreciate the richness of our valley.

"My students often know more about lions in Africa than about their own region. Scenic Hudson's volunteer programs connect my students with their natural world."



Important Turning Point in 30-Year Power Plant Struggle

As Winston Churchill said , "Never give up...never, never, never." Undeterred by corporate stall tactics, protracted negotiations and lawsuits, Scenic Hudson and partners Riverkeeper and NRDC moved significantly closer this year to getting valley power plants to do the right thing for the river. Every day since 1975, the plants have cooled their facilities with obsolete equipment requiring billions of gallons of river water. The practice kills fish and heavily damages the river's ecosystem. Fixing this situation is crucial to restoring the Hudson's environmental and economic potential.

Already Accomplished

- We helped move the state Department of Environmental Conservation (DEC) to hold legal hearings about forcing Danskammer and Roseton both in Newburgh, and Indian Point in Buchanan to install modern cooling equipment.
- We participated with Riverkeeper in a lawsuit challenging lax federal standards on power plant cooling technology.

Actions Needed

- For the DEC hearings, our legal team is preparing technical arguments on fish and estuary biology, best practices for power plant cooling as well as economics and visual impacts.

Billions of gallons of Hudson River water are used to cool power plant machinery, killing fish and damaging the ecosystem.

Healthy, Swimmable Hudson? Not with a Sewage Problem

A few decades ago, the Hudson was characterized as an "open sewer." Great progress has occurred because of government-supported improvements in wastewater treatment and enforcement of water quality rules encouraged by Scenic Hudson, other environmental advocates and residents. Swimmers now flock to public beaches in places like Croton and Kingston Point. A key measure of the river's recovery will be when its entire 315-mile length is safe for swimming.

But the job is far from done. Water still fails to meet standards for swimming, particularly right after storms overwhelm treatment capacity. Sewage in the river is a new emphasis for Scenic Hudson, so our environmental specialists are diligently at work on solutions.

Already Accomplished

- Gov. George E. Pataki announced a goal of a swimmable Hudson by 2009.
- We participated in public forums and published print and Web communications to raise public awareness.

Actions Needed

- We will partner with affected communities to explore solutions and advocate for more federal and state funding.

Financial Overview

Consolidated results for Scenic Hudson and The Scenic Hudson Land Trust for the fiscal year ending June 30, 2005, show strong financial performance. Total operating expenses were $10.5 million versus $7.1 million the previous year and included $2.6 million for lands gifted to New York State. Spending on program activities increased to $7.9 million (net of lands transferred) from $7.1 million in FY 04, up 11.9 percent; at the same time, management and fund-raising costs decreased from $1.1 million to $1 million, lowering overhead from 15.3 percent to 12.9 percent of total spending.

Scenic Hudson – Operating expenses totaled $4.29 million, a 7.2-percent decrease when compared to FY 04. Operating revenues totaled $4.8 million and included $3.2 million in public support, a 7.4-percent increase from the previous year, and $1.6 million in support from endowments, a 7-percent decrease. Additionally, fund-raising efforts secured over $2 million in multi-year pledges to sponsor activities over the next three years. Spending was lower in FY 05 because an early victory on the St. Lawrence Cement campaign allowed the organization to curtail spending on consultants and expert witnesses.

The Scenic Hudson Land Trust – Operating expenses totaled $6.2 million, including $1.75 million to purchase conservation easements on 640 acres in Columbia, Dutchess and Orange counties. The land trust acquired and capitalized three parcels, totaling 552 acres in Dutchess, Orange and Greene counties, for $5.2 million. During the year the land trust transferred four properties to government agencies to ensure the land's long-term preservation.

In FY 04, the Board of Directors established a reserve fund for conservation easement enforcement. Contributions to the reserve were $50,000 during the year, and investment income credited to the fund was $58,532. At year-end the fund's balance was $483,533.

Financial Structure – Scenic Hudson maintains two endowments: a board-designated fund for general operating expenses ($6.1 million at year-end FY 05) and The Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment ($129.4 million at year-end FY 05) used to support capital costs and expenses related to land acquisitions and conservation easements. The assets are pooled in a diversified portfolio supervised by an Investment Committee and total investment return was 9 percent for FY 05. The board sets a spending rate for the endowments; since FY 99, this has been 5 percent of the past 12 quarters' rolling average value. The board engages PricewaterhouseCoopers, LLP to perform an independent audit and prepare the corporate tax returns.

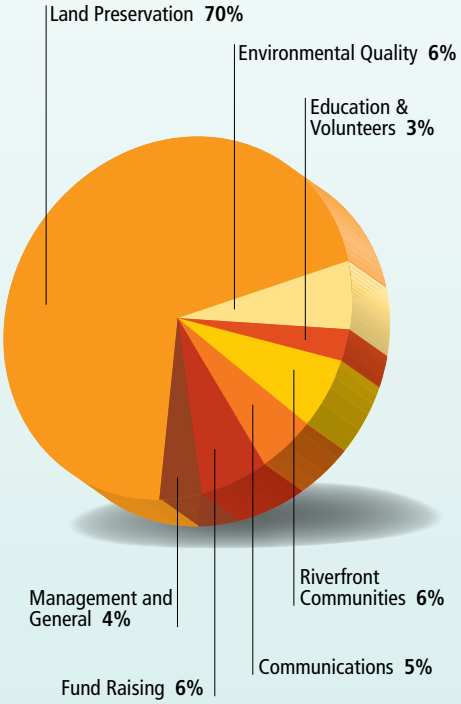
Although lands for public use are tax-exempt, Scenic Hudson paid $259,594 in property taxes and payments in lieu of taxes in FY 05 and $179,667 in FY 04.

Consolidated Statement of Financial Position

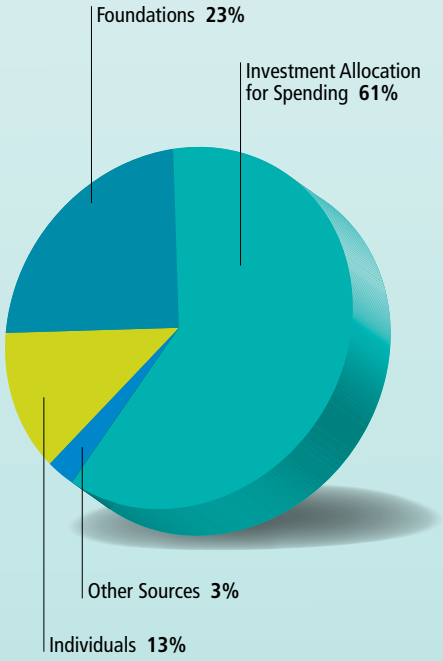
	June 30, 2005	June 30, 2004
Land areas (at cost)	53,277	52,221
Cash & investments	147,436	143,414
Other assets	3,047	1,915
Total assets	203,761	197,550
Liabilities	499	735
Net assets	203,262	196,815
Total liabilities and net assets	203,761	197,550

(in thousands)

Consolidated Expenses



Consolidated Revenues



Thank You Supporters!

* denotes participation in the Matching Gifts Program

\# denotes multi-year commitments

HUDSON RIVER STEWARDSHIP SOCIETY

INDIVIDUALS WHO HAVE INCLUDED SCENIC HUDSON IN THEIR ESTATE OR LONG-TERM FINANCIAL PLANS.

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Peter and Jo Baer
Barry A. Benepe
Mrs. Francis H. Cabot
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Aimee J. Frank
Anna Carlson Gannett
Joan C. Gilson
Thurston Greene
William Lockridge Harris
Marjorie and Gurnee Hart
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Maris and Jay Van Alen
Valerie A. van der Heyden
Wheelock Whitney III
Alexander E. Zagoreos

Gifts of $100,000 and above

Anonymous (2)#
Mr. and Mrs. Christopher C. Davis#
The Dyson Foundation
William Randolph Hearst Foundation
Surdna Foundation, Inc.#
The G. Unger Vetlesen Foundation#

Gifts of $50,000-$99,999

Anonymous (1)#
Benjamin Moore & Co.#
Brown Brothers Harriman & Co.
Mr. and Mrs. Francis H. Cabot/ The Mosaic Fund
Mr. and Mrs. William J. Constantine
The Horace W. Goldsmith Foundation#
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The Starr Foundation

Gifts of $25,000-$49,999

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Marilyn M. Simpson Charitable Trust
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Westchester Community Foundation
Julia N. Harte Widdowson and Nigel Widdowson/ Field-Day Foundation

Gifts of $10,000-$24,999

Anonymous (6)
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The Bank of New York
The Louis Calder Foundation#
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Mr. and Mrs. Russell L. Carson/ The Carson Family Charitable Trust#
The Shelby Cullom Davis Foundation
Oliver S. and Jennie R. Donaldson Charitable Trust
Douglas and Susanne Durst/ Durst Organization, LP
Barbara P. Ettinger and Sven Huseby/The Ettinger Foundation
Mr. and Mrs. Irvine D. Flinn
Mr. and Mrs. Robert P. Freeman
Kristin Gamble
Anna Carlson Gannett
Gary Glynn
The William and Mary Greve Foundation
Hudson River Foundation for Science & Environmental Research, Inc.
Dr. Attallah Kappas
Christine Lehner
Susan Livingston
LSR Fund
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The Seth Sprague Educational & Charitable Foundation
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Lucy Waletzky
Mr. and Ms. Frederick R. Walsh
Wheelock Whitney III
Mr. and Mrs. Alexander E. Zagoreos

THE HIGHLANDS SOCIETY

Gifts of $5,000-$9,999

Anonymous (13)
The Bay and Paul Foundations
Christopher and Deborah Buck
Rev. and Mrs. C. Frederick Buechner
Mr. and Mrs. David C. Clapp/ David Clapp Foundation
Joan K. Davidson/ The J.M. Kaplan Fund
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The Peter Jay Sharp Foundation
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H. Peter Stern/Ralph E. Ogden Foundation, Inc.
Meryl Streep and Donald Gummer/ Silver Mountain Foundation for the Arts
Mr. and Mrs. Stuart Subotnick
David Swope
Tom's of Maine, Inc.
The Vervane Foundation
Dawn A. Watson and Robert McGraw

THE STORM KING CIRCLE

Gifts of $3,000-$4,999

Anonymous (2)
Joan and Robert Arnow
Phyllis Y. Atwater
Margaret Ayers+
Mr. and Mrs. David H. Cullen
Anne S. Davidson
Foss Group Beacon, LLC
Mr. and Mrs. Morrison H. Heckscher
Alison and John Lankenau
Mr. and Mrs. Douglas S. Luke/ HL Capital, Inc.
Gerald Morgan, Jr.
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Tensco Construction Company, LLC
Illiana K. van Meeteren

Gifts of $2,500-$2,999

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Brig. Gen. Patrick J. Garvey and Elizabeth Garvey
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Mr. and Mrs. Richard L. Menschel/ Charina Foundation, Inc.
Nancy Newcomb and John A. Hargraves/Newcomb-Hargraves Foundation
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Inside front cover: Adam Z. Lein, Roher/Sprague Partners.
Page 3: Michael Nelson (Sullivan and Rich).
Page 4: Michael Nelson (Mt. Beacon and Ken Migliorelli).
Page 5: J. Jeffrey Anzevino (aerial); Patkau Architects (Long Dock Beacon); Michael Nelson (Flora Jones).
Page 6: Rich Schiafo (PCB sign); Joe Kiernan (Deborah Mack); Chris Davis Cina (no way GE).
Page 7: Josh Clague (South Bay); Michael Nelson (Peter and Jo Baer); Chris Davis Cina (Alix Gerosa holding sign).
Page 8: J. Jeffrey Anzevino (top aerial and aerial of Sleepy Hollow); Michael Nelson (Joe Squillante); Cherbuliez/Munz/Ray Curran (GM site concept).
Page 9: Joseph Squillante (Saw Mill daylighting); Milone and MacBroom (Saw Mill daylighting concept); Alix Gerosa (Sullivan and Pataki).
Page 10: Image courtesy of Barry Hopkins; Chris Davis Cina (Hyde Park and FDR home).
Page 12-13: J. Jeffrey Anzevino (aerial).
Page 14: Adam Z. Lein, Roher/Sprague Partners; Jodi Harris (Marjorie Hart).
Inside back cover: Adam Z. Lein, Roher/Sprague Partners (aerial).

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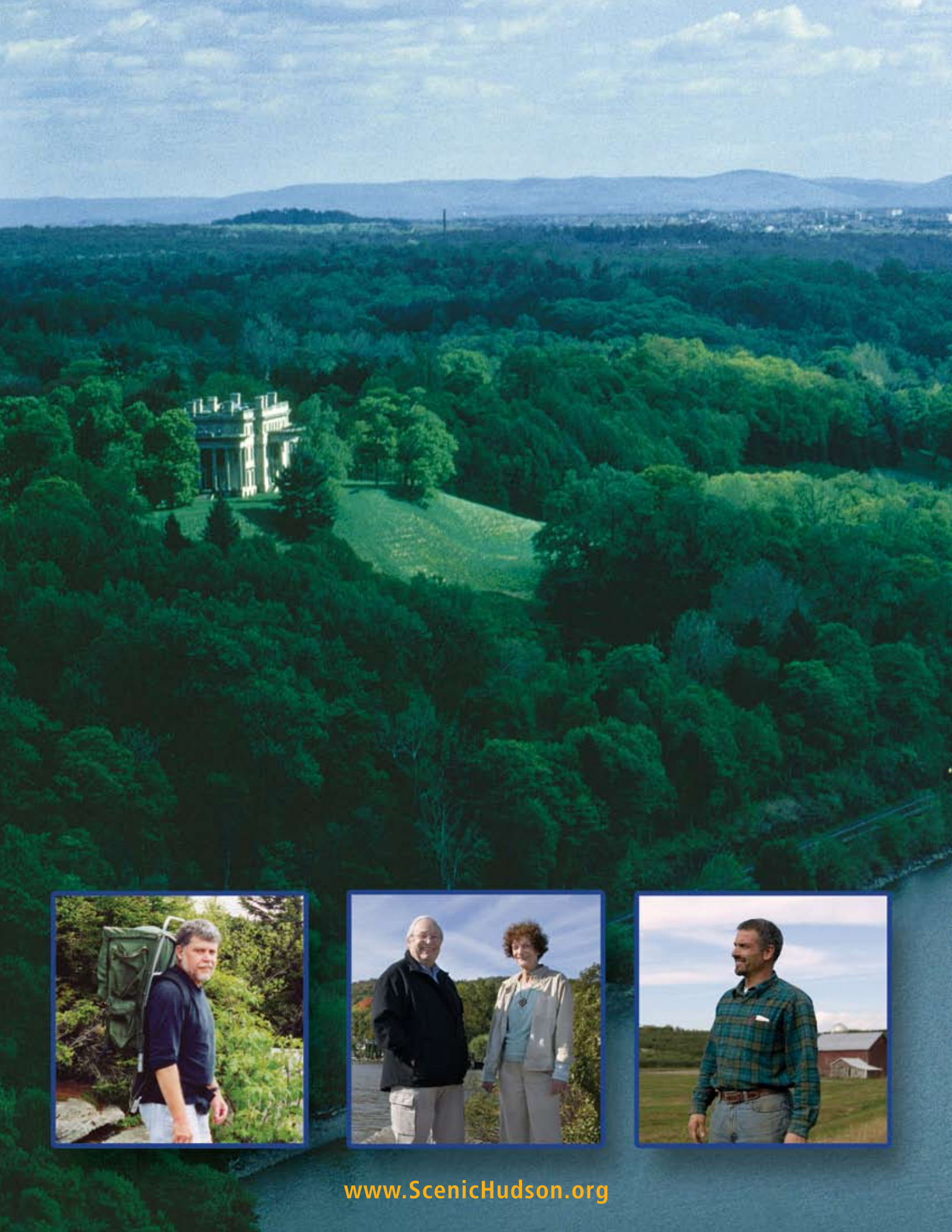

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