



NORTH SALEM OPEN LAND FOUNDATION

ANNUAL
REPORT
OF THE
TRUSTEES
2019





NORTH SALEM OPEN LAND FOUNDATION

Dear Members,

At this time of great concern for us all, I hope you and your loved ones are safe and well. When we look back at this year's challenging pandemic, I also hope that some beautiful things come to mind: pastoral views at Baxter, serene sunsets at Hayfield on Keeler, freshwater flowing to the Titicus at Lances Lippmann, or the quietude of woodland trails at Bloomerside, Gaymark, Mills, Hearst, Marx and Durand. All these preserve namesakes convey the important commitment to conservation we have here. North Saalemites and neighbors can be proud of our habitat and water protection while personally finding respite in the natural world.

Due to your generous support in 2019, reflected in this report, North Salem Open Land Foundation has been able to keep all our preserves open and maintained for your access to nature and trails during the Covid-19 pandemic. We couldn't have done it without you!

For 46 years, NSOLF has strategically protected some of the most ecologically vital land in our town. As an accredited organization with the national Land Trust Alliance, we have the expertise to continue to preserve, protect and maintain land in the best way, and share that know-how with you.

Looking back at 2019, your funds also supported these free programs:

- **Environmental Education:** Lectures, workshops and films for the public
- **School Curriculum:** Nature programs with Fifth Grade at Pequenaakonck Elementary School
- **Guided-Hikes:** Monthly 'Second Sunday' hikes with naturalists

With your membership and support, North Salem continues to thrive as a special, environmentally healthy community.

On behalf of the Board and Staff, many thanks for your contributions and wishes for good health and safety.

Pam Pooley
Chairman of the Board

A BRIEF HISTORY OF THE NORTH SALEM OPEN LAND FOUNDATION



In 1974, a group of North Salem residents, hoping to preserve as much of the green and undeveloped space of North Salem as they could, came together to found the North Salem Open Land Foundation (NSOLF). Shortly thereafter, North Salem residents Leo and Audrey Lances made the first donation of land to NSOLF, a small but important tract on the Titicus River. In that same year, Elizabeth Graff added another 11 acres on Baxter Road to the Foundation's holdings. In 1976 William and Austine Hearst gifted 6 acres along a branch of the Titicus River and another 62 acres in the center of town. One year later NSOLF received 8 acres from Eugenie Mead, increasing lands to almost 90 acres

NSOLF also received its first conservation easement in 1976 from Ruth Keeler and the following year, the second from Heide Lange Chaffee and John Chaffee (who still sits on the NSOLF Board today). That same year, the Marx Family donated over 100 acres, mostly in Lewisboro, which brought NSOLF's total owned acreage to almost 200.

In 1979, a group of residents, the "Baxter Road Group," purchased over 100 acres of meadows, trails, a lake, and a riding track on Baxter Road, and gifted it to NSOLF. It was then, and still is, among the most beautiful, unspoiled, open land in Westchester County. These donations of land and conservation easements set a precedent, and NSOLF has continued to work tirelessly to preserve and protect North Salem's open spaces ever since.

Our late board member and friend of NSOLF, Paula Weil, bequeathed a stunning 88-acre parcel to the Foundation in 2018. It boasts rolling meadows, a vibrant pond and is now home to our Foundation office. It has become a centerpiece of our daily work and a home to the continuation of our mission – to conserve and protect the land in North Salem and surrounding towns..

NSOLF now protects more than 1,300 acres, either through fee ownership or conservation easements, which will remain preserved and undeveloped forever. We maintain this land with the help of volunteer land stewards, either keeping the space protected and unused or granting public access for walking and riding. It is our goal to increase the protected space in our town for plant and animal habitats as well as for enjoyment.

In 2016, NSOLF was accredited by the Land Trust Alliance. This means that our conservation efforts follow the Standards and Practices set forth and updated by the Alliance. "Accreditation is the single-most important step the land trust community has taken in the last decade to advance the quality of land trust operations and secure the public's trust." – Rand Wentworth, president emeritus, Land Trust Alliance.



DESCRIPTION AND HISTORY* OF NSOLF PROPERTIES AND HOLDINGS



1. Lances –This parcel, located at the intersection of Routes 121 and 116, was the first to be donated to the Foundation in 1974, by Leo and Audrey Lances. With just more than 2 acres, it has a hiking trail along the Titicus River and is an especially popular spot among fishermen. *Steward: Josh Leicht.*

2. Graff – This 11 acre piece was donated in 1974 by Elizabeth Graff, former President of the North Salem Open Land Foundation. A swamp and spring fed pond on this parcel can be reached by walking on the horse trail to the left of the Golden's Bridge Hounds Kennels. *Steward: Codie Jane Hayes.*

3. Hearst – Located along a branch of the Titicus River, this 6 acre parcel donated in 1976 by William and Austine Hearst is another popular fishing spot. It contains a virgin hemlock forest located at the confluence of a brook and the Titicus River. This parcel is accessed through the Keeler Parcel (# 13). *Stewards: Lois and Ken Lippmann.*

4. Hearst-Mead – Of this 70 acre parcel, 62 acres were donated by William and Austine Hearst. More acres were added in 1977 by Eugenie Mead. It is steeply sloped and fully wooded, and includes an old road bed and plenty of stone walls making it a great walking spot for the energetic enthusiast. This parcel is accessed through the Halmi Parcel. *Steward: Andrew Middlebrook.*

5. Marx – More than 100 acres were donated in 1976 by the Marx Family. This piece is situated almost entirely in the town of Lewisboro and features well-defined trails, which can be accessed from the AT&T right of way on Route 138 near Sullivan Road in Lewisboro. *Steward: John Chiappetta.*



*** Preserves and Easements listed in order of acquisition.**

6 & 7. Bulkley North and South – Situated on opposite sides of Finch Road, these parcels (more than 30 acres and 7 acres, respectively) were donated in 1979 by the Bulkley heirs. These parcels contain the west branch of the Mopus River and are primarily wetlands. *Stewards: Gail Brainum and Richard Sandlofer.*

8. Hawthorne – This 34 acre parcel was donated to the Foundation in 1979 as part of the development of the Hawthorne Lake area. It includes a large marsh designated as wetlands



by New York State, which makes hiking and exploring this parcel difficult for humans, but provides a sanctuary for many species of wildlife and many unusual plants. *Steward: Andrea Good.*

9. Baxter South – This parcel was donated in 1979 by “The Baxter Road Group” whose members were Hans and Hanni Kraus, William and Austine Hearst, Daniel and Louise McKeon, Ronald Stanton, Eugene Colley, Regina Fox, and Andrzej and Hope Von Kuhn. Known as the “Racetrack” by locals, this parcel consists of 114 acres on the

south side of Baxter Road and is by far the most popular and well-used of all the parcels owned by the Foundation. In 1985 The “Baxter 1981 Associates”, a group including the Hearsts, the McKeons, Joseph Pinto, Ronald Stanton and Sugar Foods Corp, donated an adjacent 15 acres, bringing the total acreage to 129. Baxter South includes a large pond surrounded by the remains of the Racetrack and many trails, which are well traveled by people on foot and horseback. *Stewards: Allan Jacobson and Ken Lippmann.*

10. Baxter North – Directly across from the Baxter South Parcel, this 37 acre piece was donated by the Baxter Road Group in 1980. It consists of a high meadow with a stand of trees at the northwest end, and is an excellent spot for looking over the Baxter South parcel to the Titicus Reservoir. *Steward: Ken Lippmann.*

11. Bell-Blakeley – This 3 acre parcel located at the intersection of Mills and Bogtown Roads was donated by Eleanor Blakeley Bell and Bertha Bidda Blakeley in 1980 and has a wide trail along a New York State wetland. *Stewards: Kate and John Arens.*

12. Gentile – This 3 acre parcel across June Road from the Tompkins Memorial Track was donated in 1994 by Rosalina Gentile. The parcel, which consists largely of wetlands, was part of an area designated in the Master Plan of that era as desirable for open space acquisition. There is a popular horse and walking trail which can be accessed from June Road across from the entrance to the North Salem High School. *Steward: Pam Pooley.*

13. Keeler – This 38 acre parcel was purchased by the Foundation in 1994 thanks to the generous contributions of neighbors and members. Located on the west side of Keeler Lane, the parcel features a perimeter walking and riding trail as well as many splendid views of the Titicus River, a waterfall, the Keeler Pond and the Hudson Highlands. *Stewards: Lois and Ken Lippmann.*



14. Mills – These 10 acres were donated in 1996 by longtime board member Ruth Mills. The parcel is primarily wetland, though there is a small central rise where a few old hardwood trees are growing. A clear stream runs through the parcel that features a beautiful display of blooming marsh marigolds every spring. *Steward: Jocko McKean.*

15. Durand – In 1996, John Durand donated this 10 acre parcel behind the Ruth Keeler Memorial Library. It is the second most popular parcel held by the Foundation, as it features extensive walking trails through the woods and over streams. The entrance to the trail is directly behind the Library. *Steward: Virginia Connolly.*

16. Grossman – This 10 acre tract located in Lewisboro was donated by the Grossman family in 1998. The parcel features a well-defined walking trail, which can be accessed from a right of way leading from Five Ponds Drive in Lewisboro. *Steward: Rebecca Bose.*

17. Sporn – This 5 acre tract was donated in 1999 by Samuel and Ellen Sporn. The parcel is largely open and quite wet due to its situation at the banks of the Titicus Reservoir. *Steward: Steve Berzin.*

18. Halmi – This 53 acre parcel was donated in 2002 by Robert Halmi, Jr. and can be accessed from Grant Road in between its intersections of Route 116 and June Road. An extensive trail system provides terrific walking and riding opportunities. From the very highest point there is a stone outcropping surrounded by wild blueberry bushes where one can see the Titicus Reservoir. This parcel has created a corridor of preserved space in the center of North Salem and provides access to the Hearst-Mead Parcel. *Steward: Andrew Middlebrook.*

19. Gaymark – This 58 acre parcel was purchased by NSOLF in 2005 with funds donated to the Foundation and the support of many neighbors, as well as the generosity of the Scheuer Family, former owners of the property. A trail system entered from Dingle Ridge Road, across the street from the Mills Parcel has been built to provide the public with an opportunity to enjoy this magnificent property. The parcel features four distinct habitats – woodland, wetland, swamp and field – all visible from the trails. *Stewards: Kimberly Chaves Abend and Michael Chaves.*

20. Bloomerside – This 63 acre parcel was purchased in October 2006 by a coalition that included the North Salem Open Land Foundation, the Town of North Salem and a generous neighbor, who worked together to raise the appropriate funds and secure a contract with the owner, the Bloomerside Cooperative. The public schools that are adjacent to the site are able to utilize the property, making it a wonderful resource for both residents and students. *Stewards: Pam Pooley and Bill Frank.*

21. O'Donohue – Acquired in 2006, this 11-acre parcel located along Grant Road has extended the corridor of preserved space in the center of North Salem. Access is through the adjacent the Halmi parcel, (#18) which connects to the 70 acre Hearst-Mead parcel. Named the O'Donohue Preserve in honor of the leadership contribution made by Kevin and Laura O'Donohue, Henry D'Auria and Robert Halmi Sr. were also generous contributors. *Steward: Andrew Middlebrook.*

22. Stempler – Forty-four acres of forests, wetlands and fields along Bogtown Road were generously donated to NSOLF by long time North Salem resident Stephen Stempler in 2006. The Stempler property features forests, beautiful rock outcroppings, mature oak stands, and a stream, and is home to mink, otter, coyotes, and bobcats. This property borders the Hawthorne parcel and is open to the public with marked trails. *Stewards: Lorraine Karafel and Janine Salendy.*

23. Bloomerside Extension – In 2007 NSOLF purchased 8 ½ acres along June and Bloomer Roads to bridge the gap between the Bloomerside Preserve and our long-held Gentile Preserve. This acquisition permanently protects this intersection and gives school kids easy access to one of our largest preserves. *Steward: Bill Frank.*

24. Pergament-O'Looney – These 5.4 acres feature forests, woodlands, and rock outcroppings on Hawley Road, and was donated by Annika Pergament and Michael O'Looney in 2015. Conservation of this property protects the two waterbodies nearby that flow into the Titicus Reservoir. This parcel is situated in the Eastern Westchester Biotic Corridor, a biodiverse area of ecologically contiguous land. *Steward: Jocko McKean.*

25. Lippmann Family Preserve – A beautiful 6+ acre preserve was generously donated by Lois and Ken Lippmann in 2016. This property is located between Grant and Titicus Roads and borders the Titicus River, fire house and Lances Preserve. Its importance lies in its location in the middle of a greenway – more than 1,400 acres of woods running from Mountain Lakes Camp to the southeast, through our Halmi Preserve, continuing through the woods along the Titicus River, Lances Preserve, and west to the reservoir. It offers access to the Titicus River, which provides early season trout fishing, as well and serves a critical role as a floodplain forest. Combined with Lances, these two parcels now protect 8 acres in the center of North Salem. *Steward: Josh Leicht.*

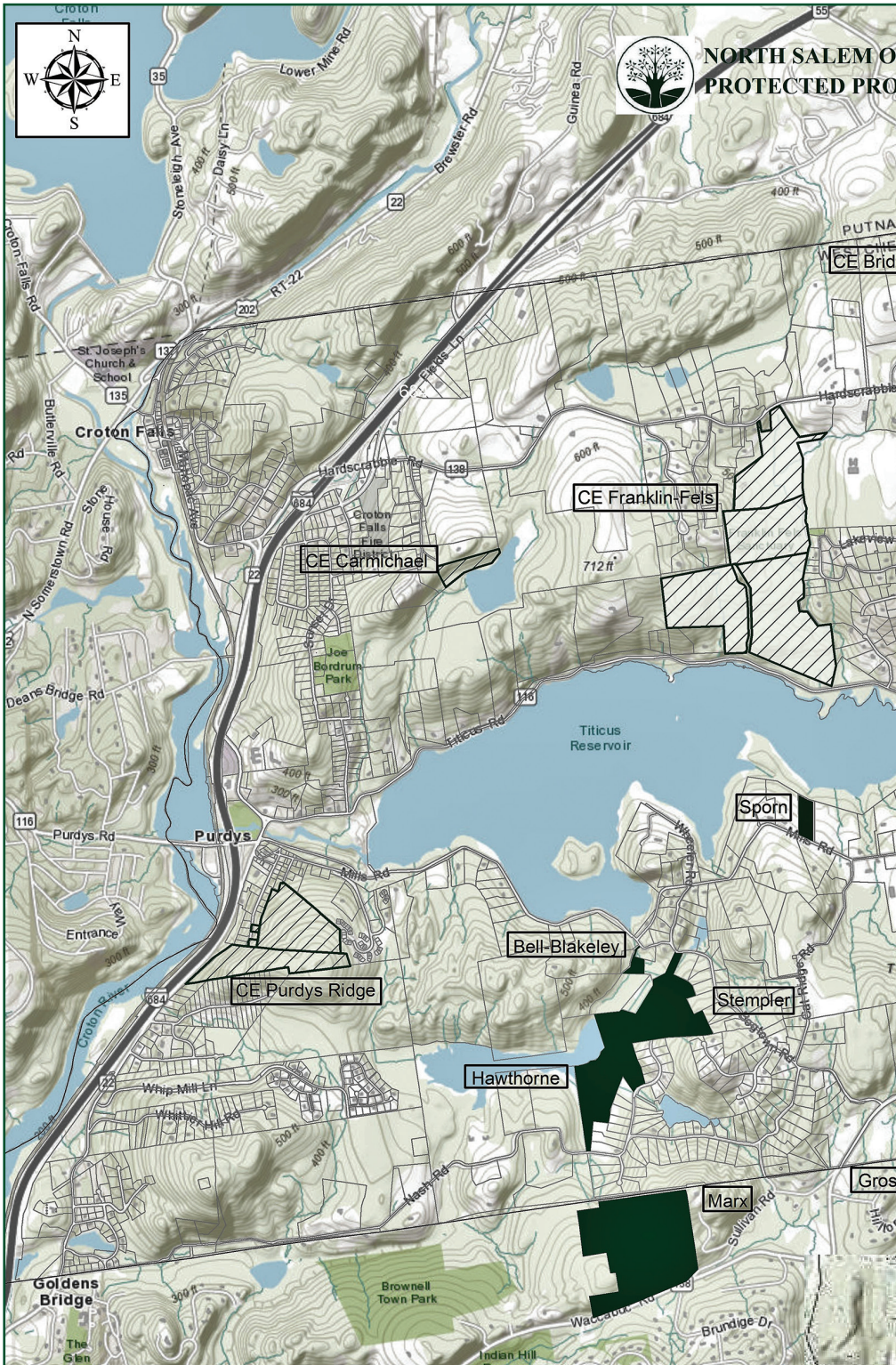
26. Weil Preserve – As of January 2018, this hidden gem was added to the land protected in North Salem. We are deeply grateful to our late Board Member and local environmentalist, Paula Weil, for her incredibly generous gift of 88 acres, now known as the Weil Preserve. This property boasts a serene pond, rolling meadows and home to our Foundation's office. *Steward: Darren Mazza.*

Continued on page 10.





NORTH SALEM OPEN SPACE PROTECTED PROGRAM



This topographic map of North Salem, New York, displays land parcels and conservation areas. The map includes labels for various locations such as Peach Lake, Gaymark, Mills, Bulkley North, Bulkley South, Gentile, Graff, CE Foxy Meadow, CE Creekside, Baxter North, Baxter South, CE Selvaggi-Shea, CE Chaffee, Hayfield-on-Keeler, CE Keeler Pond, CE Keeler Homestead, Hearst-Mead, Pergament-O'Looney, CE Grossman, Halmi, O'Donohue, Lippmann Family Preserve, Durand, CE Gruss, and CE Levinson. A legend in the bottom right corner defines the symbols: solid black for Preserves, hatched for Conservation Easements, a thin black line for Town of North Salem, and a thick black line for Tax Parcels. The map also shows topographic features like mountains, brooks, and roads.

 Preserves
 Conservation Easements
 Town of North Salem
 Tax Parcels

Continued from page 7.

CONSERVATION EASEMENTS

- CE1 Chaffee** – 2 acres donated in 1977 by John Chaffee, former President of the Foundation and current Trustee, and Heide Lange Chaffee.
- CE2 Keeler Pond** – 7 acres donated in 1976 by Ruth Keeler, a longtime former member of the Board.
- CE3 Gruss** – Multiple parcels totaling 33 acres donated in 1993 by Martin Gruss.
- CE4 Carmichael** – 8 acres donated in 2001 by Hoagy and Charmaine Carmichael.
- CE5 Grossman** – 61 acres (notably designated a bog turtle habitat by the DEC) donated in 2001 by Tom and Pamela Grossman.
- CE6 Levinson** – 12 acres donated in 2004 by Richard and Patricia Levinson.
- CE7 Purdys Ridge** – 66 acres purchased by The Town of North Salem and NSOLF in 2005. A trail system provides public access from Old Schoolhouse Road. *Steward: Brian Bartsch.*
- CE8 Keeler Homestead** – 6.5 acres overlooking the historic Keeler Homestead on Keeler Lane and adjacent to Keeler Pond was acquired in 2006 with donations from generous neighbors.
- CE9 Creekside** – 12 acres adjacent to the Baxter South parcel donated by Brian and Lauren Ivanhoe in 2006.
- CE10 Selvaggi/Shea** – 3 acres on Grant Road donated by Frank Selvaggi and William Shea in 2008.
- CE11 Franklin Fels Memorial Sanctuary** – 208 acres between Titicus Road and Hardscrabble Road donated to NSOLF and WLT in 2008 by the Bedford Audubon Society.
- CE12 Foxy Meadow Farm** – 20 acres on Baxter Road donated by Matthew Edmonds and Julie Anne Quay in 2008.



Please note: Public access on conservation easements is permitted **ONLY** for the Purdys Ridge and Carmichael Preserves, and the Franklin Fels Memorial Sanctuary. All others are privately owned lands.

WE THANK ALL OUR GENEROUS SUPPORTERS

In 2019, many members contributed their time and resources to furthering the cause of land preservation in North Salem.

In particular, the Board of Trustees of NSOLF wishes to extend a special thank you to:

Ken and Lois Lippmann

for hosting our Donor Appreciation Cocktail Party in June 2019

Purdy's Farmer and the Fish

for sponsoring our Breakfast with Bobolinks Hike in June 2019

Helen Houghton and Staff Photographers

for capturing the beauty of our open land

Our stewards for their hard work monitoring NSOLF preserves:

Kate and John Arens, Steven Berzin, Rebecca Bose, Gail Brainum and Richard Sandlofer, Kimberly Abend Chaves, Michael Chaves, John Chiappetta, Virginia Connolly, Bill Frank, Andrea Good, Cody Jane Hayes, Sandy Jacobson, Lorraine Karafel, Josh Leicht, Lois and Ken Lippmann, Darran Mazza, Jocko McKean, Andrew Middlebrook, Pam Pooley, Janine Salendy
Boy Scout Troop 1 North Salem and North Salem Girl Scout Troop 2676

Listed below are donations received from January 1, 2019 to December 31, 2019
Gifts made in 2020 will be acknowledged in our 2020 Annual Report.

We thank you for your continued support.

Individual Donors by Category

Benefactor of the Land: \$10,000 or more

Anonymous
Duncan and Renae Dayton *
Laurence and Lori Fink
Glenn Greenberg
Ken and Lois Lippmann *
Charles and Sheila Perrin *

Guardian of the Land: \$5000 - \$9999

Richard Button and Dennis Grimaldi
Henry D'Auria
Lynn DeGregorio
Robert and Natasha Habermann *
Gary Holtzer *
Victoria Lunt
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Continued....



Protector of the Land: \$2500 - \$4999

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John Chaffee and Heide Lange *

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Francis Fraenkel and Frances Sweeney

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Leonard Chazen and Linda Rappaport

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Preserver of the Land: \$500 - \$999

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 Peggy Thomas
 Peter and Carol Vadnai
 John Michael and Ann Marie Wiseman
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Grants and Matching Gifts

IBM Matching Grants
 Land Trust Alliance
 Mittie and Jim Figura Charitable Fund

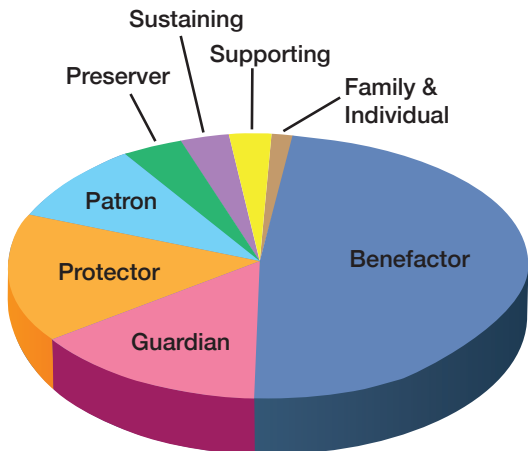
**Denotes Trustee*



CONSOLIDATED FINANCIAL STATEMENT

Recurring Revenue	2019	2018
Memberships & Gifts	223,889	160,565
Recurring Expenses		
Member Programs and Outreach	16,597	15,839
Weil Property Expenses	43,799	
Management/Administration	165,025	147,679
Stewardship	45,759	14,171
Land Preservation	22,092	
Total Recurring Expenses	<u>\$293,273</u>	<u>\$177,689</u>
Net Recurring Income	(\$69,383)	(\$17,124)
Realized Investment Income	152,972	165,471
Non-Recurring Income		
Weil Donation (net)		5,482,227
Fundraising Concert (net)		<u>25,285</u>
Total Non-Recurring Income		<u>5,507,512</u>
Non-Recurring Expense		
Land Acquisition Expense	42,558	
Special Projects	<u>16,676</u>	
Total Non-Recurring Income	<u>\$59,234</u>	
Net Income	\$24,355	\$5,655,859

2019 Recurring Revenue



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Pam Pooley
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“Conservation that’s working.”

MISSION STATEMENT

The North Salem Open Land Foundation, Inc. is dedicated to preserving the character and natural beauty of the town of North Salem, New York and the area around it by establishing land areas free from exploitation, development, and deterioration and by maintaining the environmental and ecological integrity of the area.

NORTH SALEM OPEN LAND FOUNDATION

P.O.Box 176
North Salem, NY 10560
(914) 669-5860

www.nsolf.org

