



A Half Century of Conservation

**2024
ANNUAL REPORT
OF THE TRUSTEES**





NORTH SALEM OPEN LAND FOUNDATION

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A LONE SWAN DRIFTS THROUGH MORNING LIGHT ON BAXTER POND. PHOTO: H. HOUGHTON

Uniting for Conservation

PROTECTING OUR SHARED LANDSCAPE

Dear Open Land Supporters,

In this 2024 Annual Report, we thank you for your tremendous commitment to conservation in North Salem. Together we celebrated our land trust's 50th year anniversary last year. With your donations, you enabled us to protect 168 acres on Hardscrabble Road forever.

There's no better gift! Collectively in one evening, we raised the \$400,000 to acquire ecologically-valuable land for the first time on the west side of our town. Trails will be open to the public as we continue to raise funds for parking access and stewardship.

Our mission is your mission— to conserve land in North Salem from haphazard development and to keep our environment healthy.

The Open Land Foundation was awarded the **NY State Senate 2024 Empire Award** in recognition of outstanding contributions and dedication to the growth and betterment of their community and New York State.

With your financial support, our job to protect and care for open land here, for the benefit of our community, state and country, is our gift to you forever.

Cheers to you!



Pam Pooley
Chair



50 Years of Conservation

A LIFETIME OF IMPACT

Looking back at North Salem in the mid-19th Century shows how well we've done helping to preserve the distinctive rural character of our town. Hayfields, pastures and stone walls remain intact because of our rigorous protection efforts. Through these ongoing endeavors, we've not only preserved scenic landscapes but also created vital wildlife corridors, safeguarded native plant and animal species, and protected waterways that sustain the ecosystem. Visitors can experience this legacy of conservation and connection to nature at the Baxter, Hayfield-on-Keeler, Halmi, Hearst-Mead, and O'Donohue Preserves and 26 other preserves—each a living example of our commitment to preserving North Salem's natural and ecological heritage for generations to come.



VIEW FROM HUNT MOUNTAIN, PRE-1906. PHOTO COURTESY OF THE NORTH SALEM HISTORICAL SOCIETY



SWEEPING VIEWS OF BAXTER PRESERVE HIGHLIGHT OUR CONSERVATION EFFORTS, 2024.

Silver
Transparency
2025

Candid.



Land in its Natural State

HARDSCRABBLE PRESERVE

Nestled in its natural state, this intact forest stands as a rare and thriving ecosystem—untouched by development and rich in biodiversity. Now protected by the North Salem Open Land Foundation, these 168 acres shelter important native plant species that form the foundation of a balanced habitat. The forest also serves as a vital wildlife corridor, allowing animals to move freely and safely across the landscape, ensuring healthy populations and ecological diversity. By safeguarding this land, NSOLF preserves not only a living tapestry of plants and wildlife but also its ecological resilience that will sustain the region for generations to come.

Our stewardship efforts are just beginning to protect and care for these lands. We are deeply grateful to the donors who made this acquisition possible and look forward to welcoming the community to the preserve in the near future.

SCAN TO SEE A SNEAK-
PEEK VIDEO OF THIS
NEW PRESERVE!



NY FERN.



BIOLOGIST
EXAMINING A
VERNAL POOL.



FROGLET IN A VERNAL POOL.



NIPPLEWORT.

Impact Report

STEWARDSHIP SPOTLIGHT



Nest Watch:

Each year, we proudly participate in NestWatch, a citizen-science initiative of the Cornell Lab of Ornithology that monitors bird reproduction, nesting success, and habitat health. Our team collects and shares detailed nesting data with the national database, helping researchers study trends that impact bird populations. This year, we recorded 14 nest sites, 15 nesting attempts, 70 eggs, 64 young, and 64 fledglings. While the total number of eggs was slightly lower than last year, the increase in fledglings indicates that our preserves continue to provide a safe and thriving habitat for nesting birds.

Summer Youth Corps:

This summer, dedicated teens joined our Summer Youth Corps gaining valuable hands-on experience in land conservation. They contributed to every phase of our stewardship work—from constructing a deer exclosure and building trails to assisting with field research and habitat restoration. Their efforts included managing invasive plant species across our preserves and planting native species to strengthen the ecosystem and support long-term resilience.



NYS Map Grant:

In 2023, we received a \$6,000 grant from New York State to update and enhance our trail maps. After months of fieldwork—walking every trail across our preserves—and collaborating closely with a graphic designer, we are pleased to share that the new maps are complete. Updated map displays are now installed at preserve entrances, and digital versions are available to download at our website, www.nsof.org. These provide visitors with an easy, accessible way to navigate and explore our trails.

Sentinel Tree Program:

In celebration of 50 years of conservation, we launched the Baxter Preserve Sentinel Tree Program. Made possible through the generosity of Steve Rattner and Maureen White, this initiative ensures the preserve's lasting health by caring for existing trees and planting new native species for future generations. The program is designed as a way to support the planting and perpetual care of native trees — and gives donors a meaningful way to honor someone special or memorialize a loved one, with options to choose your tree, select its location, and create a virtual dedication.



Regional Stewardship Roundtable:

For the second consecutive year, representatives from regional land trusts came together at Weil Headquarters to share challenges, successes and strategies in land management and conservation. Discussion topics included fire management, herbicide application, deer management, volunteer engagement, and effective community outreach. The meeting fostered collaboration and knowledge ex-change among organizations, strengthening regional efforts to advance stewardship and conservation goals.



NYS Excellence Award:

We were honored to receive the New York State Senate Empire Award presented by State Senator Peter Harckham. The award was given in recognition of our outstanding contributions and dedication to the growth, prosperity and betterment of our community and New York State.

Photo L-R: Teri Mendelsohn, State Senator Peter Harckham, Pam Pooley, Peter Kamenstein, John Baker, Carol Goldberg, Warren Lucas and County Executive Ken Jenkins



Timeline OF PRESERVES

Since its inception, NSOLF has obtained 1,499 acres of land through donations, easements and acquisitions. We are grateful to our members, friends and neighbors who support us. We continue to work tirelessly to preserve our town's rural character and natural beauty.

1. LANCES – Leo and Audry Lances made the first land donation of 2+ acres in 1974.

2. GRAFF – Elizabeth Graff, former NSOLF President, followed with an 11-acre parcel in 1974.

3. HEARST – This 6-acre parcel on the Titicus River was donated by William and Austine Hearst in 1976.

4. HEARST-MEAD – Of this 70-acre parcel, 62 acres were donated by William and Austine Hearst; the remainder were added in 1977 by Eugenie Mead.

5. MARX – More than 100 acres were donated in 1976 by the Marx Family.

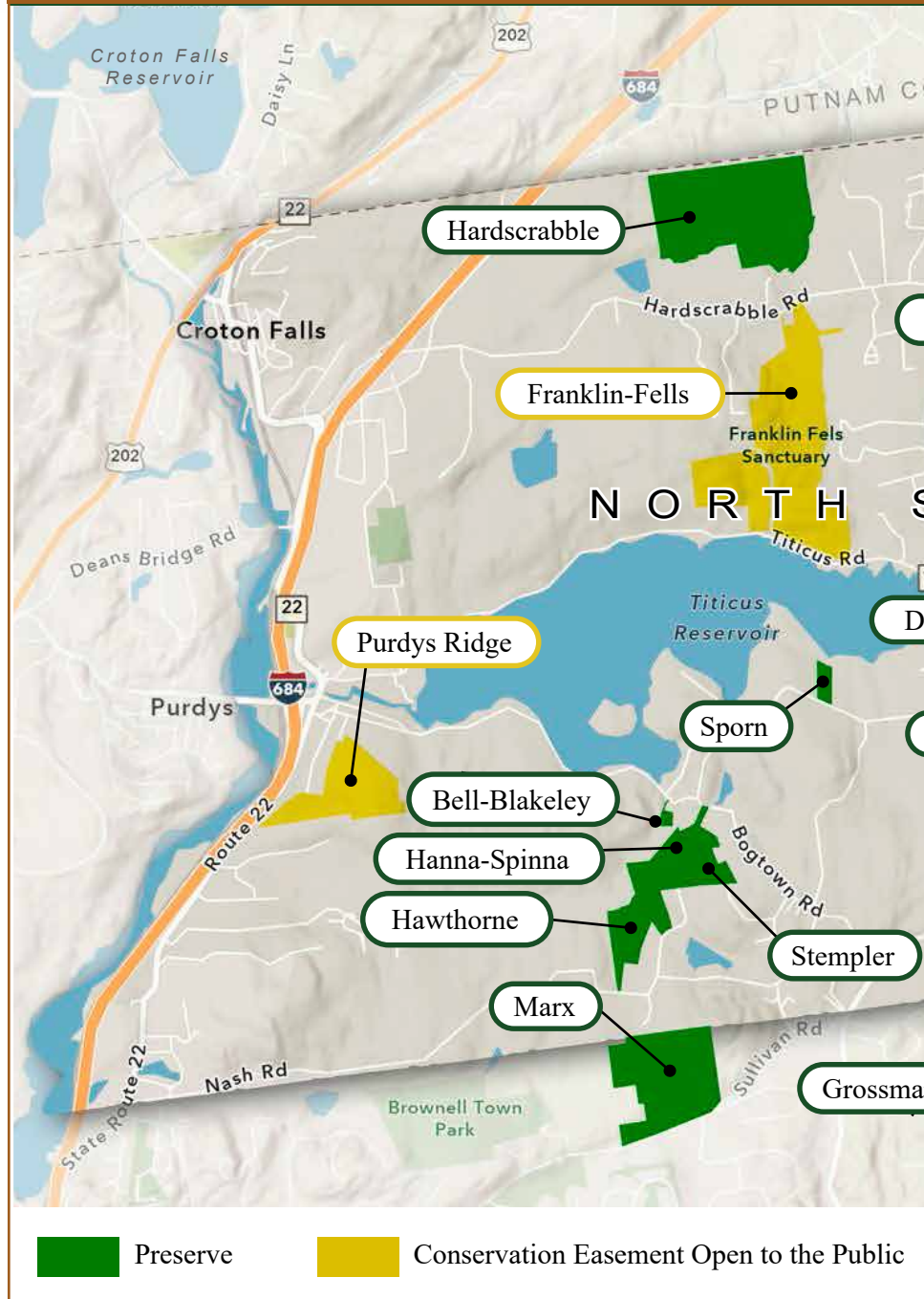
6&7: BULKLEY NORTH and SOUTH – Situated on opposite sides of Finch Road, these parcels (more than 30 acres and 7 acres, respectively) were donated in 1979 by the Bulkley heirs.

8. HAWTHORNE – A 34-acre preserve donated to the Foundation in 1979 as part of the development of the Hawthorne Lake area, which provides a sanctuary for many species of wildlife.

9. BAXTER SOUTH – Home to “The Race-track,” this popular parcel boasts a rich history in horse racing dating back to the 1950s. The “Baxter Road Group” donated the first 114 acres in 1979, another 15 acres was added in 1985 by the “Baxter Road 1981 Associates.” At the heart of the preserve, sits a beautiful 8-acre pond.

10. BAXTER NORTH – Directly across from Baxter Preserve South, this 37-acre parcel was donated by the Baxter Road Group in 1980. It is a popular returning site for the bobolink.

OUR PRESERVES AND PUBLIC



11. BELL-BLAKELEY – This 3-acre parcel at the intersection of Mills and Bogtown Roads was donated by Eleanor Blakely Bell and Bertha Bidda Blakely in 1980 and has a wide trail along a NYS wetland.

12. GENTILE – Rosalina Gentile donated this 3-acre parcel in 1994, which boasts a popular horse and

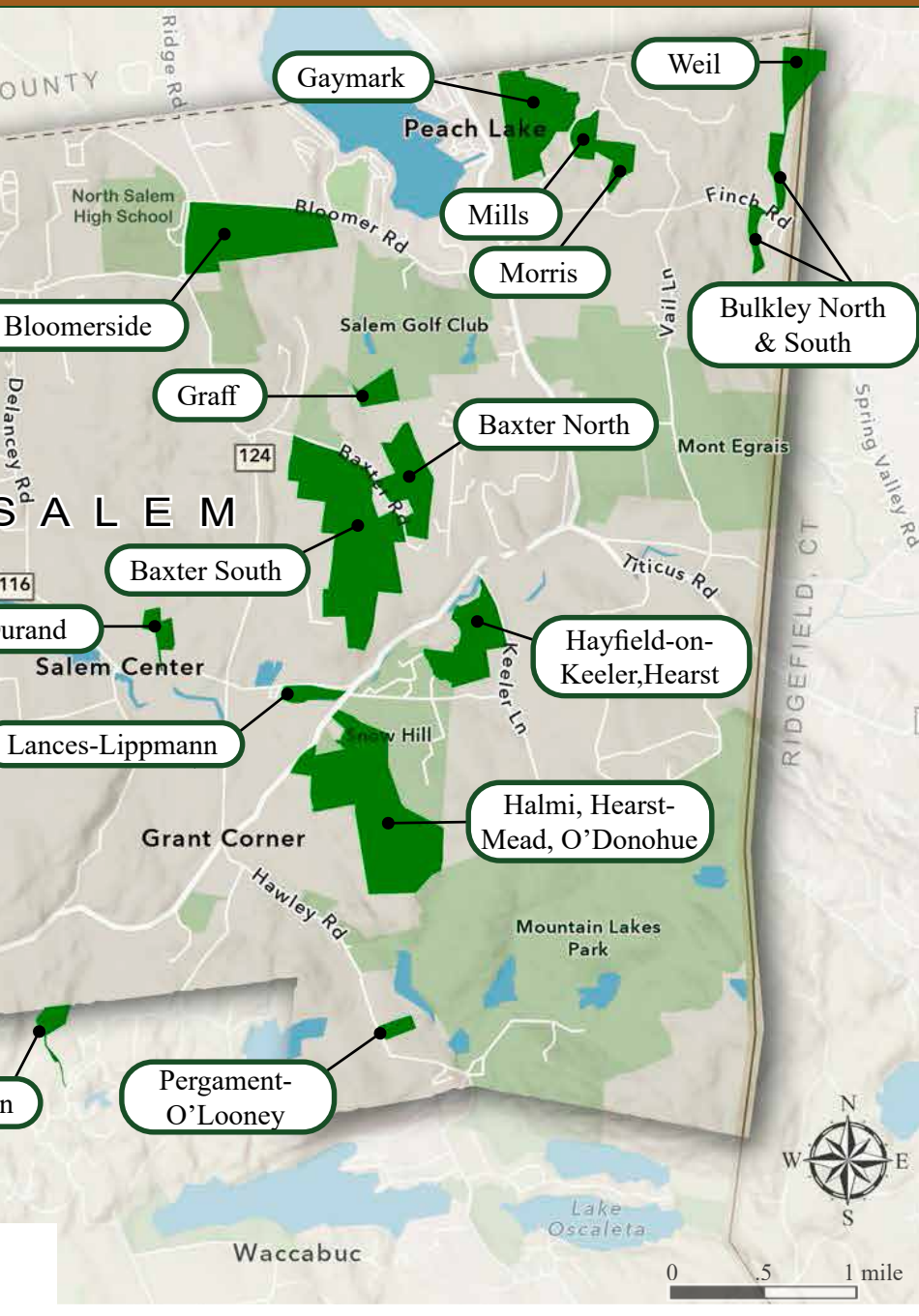
walking trail.

13. HAYFIELD-on-KEELER – This 38-acre slice of heaven was purchased by the Foundation in 1994, thanks to the generous contributions of neighbors and members.

14. MILLS – Longtime board member, Ruth Mills donated these 10 acres.

15. DURAND – In 1996, John Durand

CONSERVATION EASEMENTS



donated this 10-acre parcel behind the Ruth Keeler Memorial Library. It is a popular destination as it features extensive walking trails through the woods.

16. GROSSMAN – This 10-acre tract located in Lewisboro was donated by the Grossman Family in 1998.

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 River.

18. HALMI – Donated in 2002 by Robert Halmi Jr., this 53-acre parcel can be accessed from Grant Road and provides an extensive trail system for walking and riding opportunities.

19. GAYMARK – NSOLF purchased this 58-acre parcel in 2005 with donated funds, the support of many neighbors, and the generosity of the Scheuer family, who were former owners of the property. This parcel features four distinct habitats – woodland, wetland, swamp and field.

20. BLOOMERSIDE – a coalition including NSOLF, Town of North Salem, and a generous neighbor, who worked together to raise the appropriate funds. The Public Schools are able to make use of this property due to its proximity.

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.

22. STEMLER – 44 acres of forests, wetlands, and fields along Bogtown Road was generously donated to NSOLF by long time North Salem resident Stephen Stempler in 2006.

23. BLOOMERSIDE EXTENSION – NSOLF purchased 8.5 acres in 2007 to bridge the gap between the Bloomerside and Gentile Preserves. This acquisition permanently protects the intersection near June and Bloomer Roads.

24. PERGAMENT-O'LOONEY – Annika Pergament and Michael O'Looney donated 5.4 acres in 2015. This parcel of land features forests, woodlands, and rock-outcroppings on Hawley Road.

25. LIPPMANN – A beautiful preserve was created adjacent to Lances Preserve, along the Titicus River. Lois and Ken Lippmann donated these 6+ acres in 2016. A serene spot in the middle of town.

26. WEIL – In 2018, this 88-acre hidden gem was bequeathed to us by Paula Weil, a local environmentalist and late board member.

27. JEFF MORRIS – Named for longtime board member and friend to NSOLF, this 11-acre parcel was purchased from our neighbors William and Nancy Clark in 2020. It abuts Mills Preserve, and connects Dingle Ridge and Finch Roads.

28. HANNA-SPINNA – In 2023, the Hanna Family donated 4.3 acres adjacent to Stempler Preserve and nearby Hawthorne and Bell-Blakely Preserve. It's primarily wetland, and home to native flora and fauna.

29. HARDCRABBLE – Through the generosity of our members, we purchased 168 unspoiled acres in 2024. We look forward to welcoming the community in the near future.

50th Anniversary

THANK YOU FOR CELEBRATING 50 YEARS WITH US!

Co-Hosted by:

Duncan Dayton, Carol Goldberg, Peter Kamenstein, Janet Olshansky, and Pam Pooley

Our 50th Anniversary Celebration was an inspiring and successful event because of you! Many thanks to Jamie Dinan and Elizabeth Miller for inviting us to gather with 325 guests at Staysail Farm on October 26, 2024 to celebrate half-a-century of land conservation with special guest Alan Menken.

With your participation, we raised a net of \$500,000! These funds were put to use acquiring a new 168-acre preserve that's being prepared for the public. We look forward to welcoming you all to the new preserve soon!

Celebration Committee:

Elizabeth Almeyda	Patty Kravit
Rebecca Bose	Teri Mendelsohn
Michael Chaves	Sheila Perrin
Virginia Connolly	Andrew Peters
Ellie Gottwald	

Special Thanks to our Volunteers and Partners:

Colleen Ferrajina	Jocko McKean
Caitlin Kane	Lola Jane Farrell
Craig Kravit	Mark Kane
Hardscrabble Farms	Richard Price
Jessica Binns	



CAROL GOLDBERG
PRESENTS LIFETIME
ACHIEVEMENT AWARD
TO LOIS LIPPMANN



AUCTIONEER CRAIG KRAVIT
ENGAGING WITH THE
AUDIENCE.



GUESTS BID DURING THE LIVE AUCTION

With appreciation for our Corporate Sponsors

 OLD SALEM FARM	
 HAVERFORD QUALITY INVESTING THE HAVERFORD TRUST COMPANY	
	
D & T Plumbing and Heating	Michele Leasure PT, OCS



ALAN MENKEN CAPTIVATES THE AUDIENCE DURING A PRIVATE CONCERT

Financial Report

2024

2023

Revenue

Memberships & Gifts	\$ 197,742	\$ 311,210
Weil Property Income	17,511	6,266
Total Income	\$ 215,253	\$ 317,476

Expenses

Member Programs and Outreach	11,164	19,444
Weil Headquarters & Preserve	66,422	52,298
Management/Administration	247,905	218,541
Stewardship & Special Projects	213,441	134,591
Land Acquisition Expense	17,304	4,581
Total Expenses	\$ 556,236	\$ 429,455

Net Operating Income/(Loss)

\$ (340,983)	\$ (111,979)
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50th Anniversary Gala Event (net)

599,774

-

Interest & Dividend Income (net)

168,932

133,872

Available Income/(Loss)

\$ 427,723	\$ 21,893
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AN AMBER SNAIL PAUSES ON A BLADE OF GRASS.



BLACK CHERRY, A NATIVE SPECIES OF EASTERN NORTH AMERICA.

Thank You!

WE THANK ALL OF OUR GENEROUS PARTNERS AND VOLUNTEERS!

In 2024, many members, volunteers and guests contributed their time, talent and resources to furthering the cause of land preservation in North Salem.

In particular, the Board of Trustees wishes to extend a
SPECIAL THANKS
to the following:

🌿 **Charles and Sheila Perrin** for donating the Ventrac machine and trailer so that we can keep our fields in top shape.

🌿 **Helen Houghton, Volunteers and Staff Photographers** for capturing the beauty of our open land in photographs.

🌿 **Our tremendous Volunteers** who helped us on various projects in 2024 that contributed to the continued conservation efforts throughout the Preserves.

🌿 **Mike Chaves, Helen Houghton and Pat Levinson** for lending their creative talents in organizing and judging the 2024 Photo Contest.

🌿 **The Ruth Keeler Memorial Library** for generously hosting the 2024 Photo Contest.

Our Volunteer Stewards for their hard work monitoring NSOLF Preserves:

Kate and John Arens, Jennifer and Mark Barnett, Steven Berzin, Rebecca Bose, Michael Chaves, Kimberly Chaves Abend, Virginia Connolly, Sally Frank, Andrea Good, Grayson Gross, Ross Herman, Lorraine Karafel, Melissa Kohl, Josh Leicht, Ken Lippmann, Marc Mayhew, Jocko McKean, Keith Reed, Edris Scherer, Angel Sierra, Sid and Lucia Strutt, Hilary and Paraic Sweeny, Andy Varga

Our partners and volunteers for their dedication to our mission:

Tim and Liz Butler; Golden Bridge Hounds; Goldens Bridge Hounds (GBH), Hogan, Rossi and Liguori Attorneys at Law; Jim Nordgren; Land Trust Alliance; Lewisboro Land Trust; North Salem Bridle Trails Association (NSBTA); New York-New Jersey Trail Conference; Lower Hudson Partnership for Regional Invasive Species Management (LHPRISM); North Salem Historical Society; NYS Department of Environmental Conservation; NYS Watershed Agriculture Council; Roe Intieri; Ruth Keeler Memorial Library; SAVA Tree; TULA Yoga for Wellness; Waltz Landscaping



BRAND NEW VENTRAC.



PHOTO JUDGES HOUGHTON, CHAVES, AND LEVINSON.



PHOTO CONTEST FIRST PLACE WINNER: MIKE PYLYPSHYH

Our Generous Donors

Sentinel of the Land: \$40,000 or more

Duncan * and Renea Dayton
James Dinan and Elizabeth Miller
Glenn and Eva Dubin
Ken and Lois * Lippmann
Lawrence and Victoria Lunt
Charles and Sheila * Perrin
Steven Rattner and Maureen White

Benefactor: \$20,000 - \$39,999

Charles Cahn, Jr. and Nancy Maruyama
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Joel and Anne Ehrenkranz
Laurence and Lori Fink
Gary Holtzer *
Janet Olshansky *
Anne Roby

Conservationist: \$10,000 - \$19,999

Vance Brown and Nina Eisenman *
John Roach and Charlotte Harris
Chris Mayer and Linda Martinson
Jack and Carol * Timmis

Guardian of the Land: \$5,000 - \$9,999

ANONYMOUS
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John Chaffee * and Heide Lange
Bruce * and Teresa Colley
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Carol Goldberg *

Ken, Sandy, Strummer & Neil Lippmann
Christopher Lippmann
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Andrew * and Michelle Peters
Eric and Pam * Pooley
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Scott and Pam Schaffer
Fred and Shari * Soward
Edward and Donna Taylor
Paul Tregidgo * and Barbara Belch

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Richard and Patricia Levinson
Jocko and Cindy McKean
Brian and Marianna O'Dwyer
Rodrigo and Alexa Pessoa
Ian Schermann
Lee Manning Vogelstein

Patron of the Land: \$1,000 - \$2,499

ANONYMOUS
Michael and Hillary Chaves
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Nicholas Banner
Diana Bowes
Jeff Davis and Olivia Goodnow
Manuel and Sally de Vengoechea
Emanuel and Kim Delalain
Gandolfo and Roberta Diblasi
Will and Theo Dotson

* Denotes Board Member



ASCENDING A GRASSY FOOTPATH IN HAYFIELD ON KEELER.

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 Daniel Dreyer
 Melanie Fleischmann
 Leandro Galban



MEMBER STICKER



WHAT'S THE BUZZ? LOCAL BEEKEEPER ANDY HATT SHARES A CLOSE-UP LOOK AT A HIVE DURING A COMMUNITY PROGRAM.

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 Andrew Strawcutter and Philip Anderson
 Bobbe Stultz
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 Jeffrey Wert
 Mark and Joan Zimmett

Family & Individual Member: up to \$99

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Ashley Blonder
Araceli Bose
Elisa Bremner
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The Market at Union Hall



WEIL PRESERVE IN SNOW.



COMMUNITY VOLUNTEERS JOIN FORCES TO CONSTRUCT A DEER EXCLOSURE, HELPING TO SAFEGUARD A STAND OF TREES IMPACTED BY BEECH LEAF DISEASE.



KEELER HILL.



P.O.Box 176
North Salem, NY 10560

"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

