

EDDY  
FOUNDATION



# Eddy Foundation Lands and the Split Rock Wildway





Split Rock Wildway is a wildlife corridor connecting Lake Champlain and the Adirondack Mountains.

The Champlain Valley was the last section added to New York's Adirondack Park and, consequently, it has limited state-owned public lands. One unique exception is NYDEC's Split Rock Wild Forest, which comprises 3,700 acres on the western shore of Lake Champlain. It is the largest expanse of protected and undeveloped shoreline along Lake Champlain in New York. A monumental landmark rising out of the lake, Split Rock is a protected home for a variety of wildlife, including bears, bobcats, mink, eagles, falcons, and timber rattlesnakes. The biodiversity of this region is considered one of the highest in the state.

Split Rock Wild Forest is connected to the Adirondack Mountains by a corridor of mixed forest and farmland called the "Split Rock Wildway." It allows for bobcats, bears, and other wide-ranging animals to travel between the low-elevation forest and the higher elevation mountains. Because this land is mostly unprotected private land where landowner actions could sever the forested connections, Split Rock Wild Forest is threatened with becoming an island of state land separated from the Adirondack Mountains, resulting in loss of habitat connectivity, limited gene flow, and restricting climate-change initiated migration. To remedy this, a number of organizations, including the Eddy Foundation, have been working to preserve the Wildway as envisioned by an early collaboration with John Davis, Gary Randorf, Kathleen Fitzgerald, Tom Butler and Jamie Phillips.



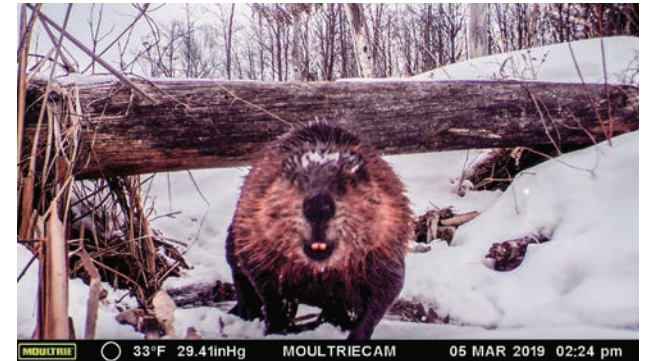
Map 1. Location of the Split Rock Wildway



## DESCRIPTION OF THE LAND

The Eddy Foundation land in the Split Rock Wildway consists of numerous parcels purchased in many transactions over the last twenty years. Now all these lands—previously privately owned—are open for nature study and quiet recreation. Many of these properties link over sixty miles of trails in the Champlain Area Trails network.

Although these parcels are listed as numbers and acreages, they are so much more than that! A hike through these lands would reveal impressive trees, mushrooms, wildflowers, and lovely, rocky streams, including a rare piece of old-growth forest along the shore of Lake Champlain. These Eddy forests are removing carbon and pollutants from the atmosphere; they are cleaning the waters flowing into Lake Champlain; and they are providing a place of physical and spiritual refreshment for many people. These lands are also home to countless wild animals and plants as they have been protected as wildlife sanctuaries since their purchase. Some of the animals are so secretive we only know that they use the lands by “catching” them on camera traps. This corridor provides safe haven for an abundance of wildlife that elsewhere may be threatened.



*Some animals caught on camera traps on the Eddy Foundation lands in the Split Rock Wildway. Left: bear; Top to bottom: beaver, coyote, skunk*

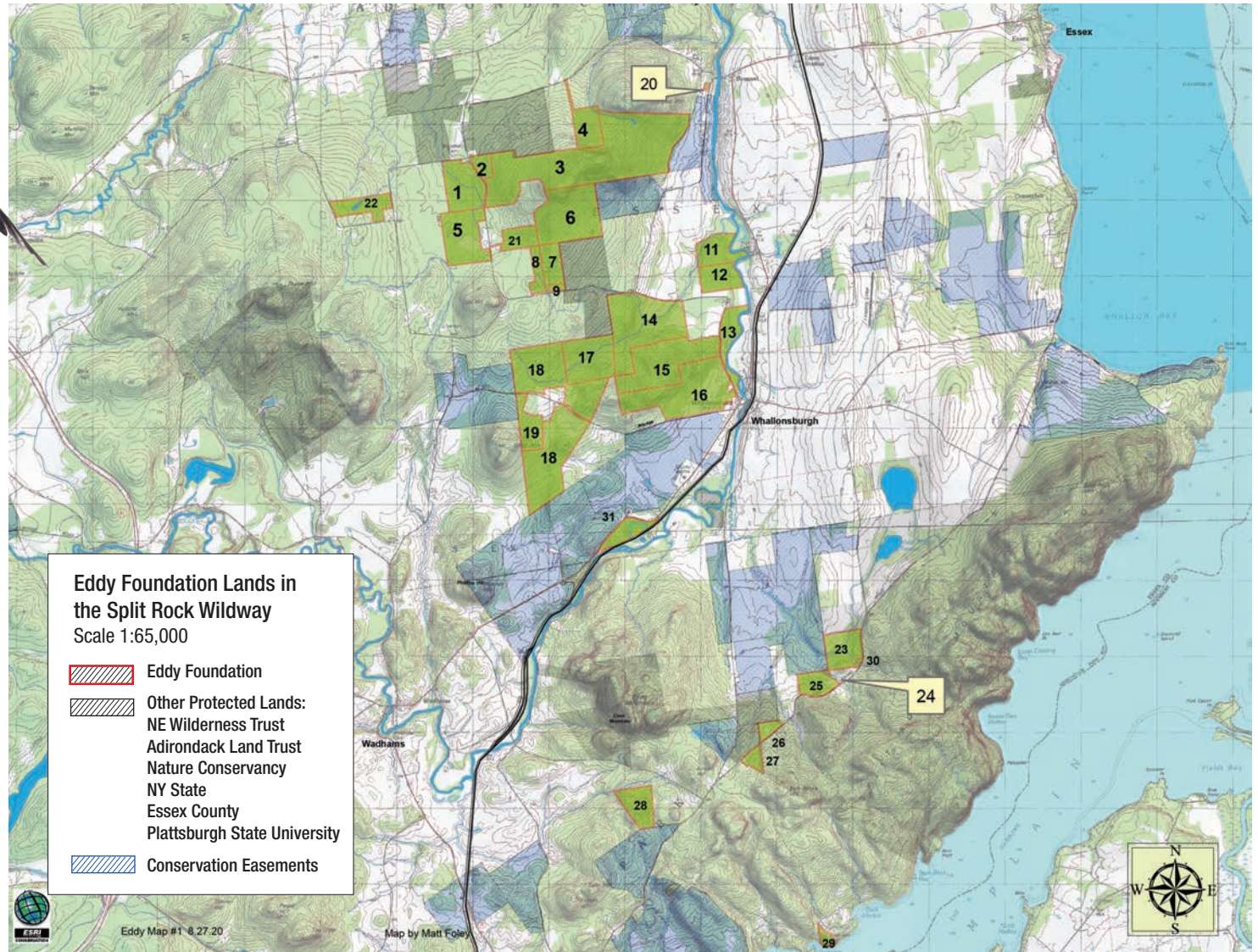


Eddy Foundation Lands  
in the Split Rock  
Wildway

The Eddy Foundation is now in the process of finding a new land steward for the many acres it has amalgamated in the Split Rock Wildway.



Owning a magnificent conservation corridor such as this, inside the Adirondack Park, would be a grand legacy to pass on to future generations.



**Map 2.** *Eddy Foundation Lands in the Split Rock Wildway*

	<b>Description</b>	<b>Location</b>	<b>Tax Map #</b>	<b>Acres</b>
1	Brookfield West Side-North	Brookfield Rd.	48.1-1-23.100	72.4
2	Boquet Mountain Brookfield	Brookfield Rd.	48.2-1-27.000	16
3	Boquet Mountain Leaning	Leaning Rd.	48.2-1-6.220	394
4	Boquet Mountain Jersey	Jersey St.	48.2-1-5.000	45
5	Brookfield West Side- Maloney	Brookfield Rd.	48.1-1-24	89
6	Cross - Main Parcel	Brookfield Rd.	48.2-1-18.000	136.8
7	Cross - Cooter	Cook Rd.	48.2-1-21.000	33
8	Cross - Cook Rd	Cook Rd.	48.2-1-22.000	21.12
9	Cook Camp	Cook Rd.	48.2-1-20.000	4
11 *	Floodplain Forest North	Cook Rd.	48.2-1-12.100	45.23
12 *	Floodplain Forest South	Cook Rd.	48.2-1-13.000	42
13	Bouquet Kelly	Cook Rd.	48.4-1-8.110	<b>SOLD</b>
14	Spirit Sanctuary Forest	Black Kettle	48.4-7.100	142
15	Kinglet Cook	Cook Rd.	48.4-1-6.200	140
16	Kinglet Slopes	Walker Rd.	48.4-1-6.110	193.61
17	Kinglet Hill West Slope	Brookfield Rd.	48.4-1-5.000	100
18	Kinglet Walker	Walker Rd.	48.4-1-20.110	315
19	Kinglet O'Neil	Walker Rd.	48.4-1-20.132	40
20	Boquet Mountain (North) Trailhead	Leaning Rd.	39.4-1-38.000	1.2
21	Cross - Brookfield Access	Brookfield Rd	48.2-1-25.100	33.3
22	Palmateer	Daniels Rd.	48.1-1-8.222	41.78
23 *	Split Rock Beaver Falls	Lake Shore Rd.	58.1-1-14.001	54.2
24	Split Rock Stonemason Sliver	Lake Shore Rd.	58.3-1-9.300	0.7
25	Split Rock Stonemason	Lake Shore Rd.	58.3-1-7.000	32.3
26	Split Rock Junkyard	Lake Shore Rd.	58.3-1-4.000	6.5
28	Coon Mountain Moon	Halds Rd.	57.4-2-17.000	45.55
29	Rock Harbor	Lake Shore Rd.	67.1-1-5.000	7.9
30	Split Rock Beaver Falls Buffer	Lake Shore Rd.	58.3-1-11.000	2
31	Bailey	Route 22	57.2-4-2.200	34.5
	<b>Total acres</b>			<b>2,134</b>

Although these parcels are listed as numbers and acreages, they are so much more than that!



\* Forever-wild easement with the Northeast Wilderness Trust



## THE EDDY FOUNDATION SIDE BY SIDE WITH OTHER CONSERVED LANDS

Formed in 1996, the Eddy Foundation is a small family-funded foundation. Soon after the foundation's formation we began purchasing privately held land in the Adirondack region west of Split Rock Wild Forest and leading toward the Jay Range Wilderness.

Although the Eddy Foundation lands are important in and of themselves, they take on extra significance when viewed as an integral piece in the larger Split Rock Wildway. Looking at the Eddy Foundation lands side by side with other conservation lands, such as those of Northeast Wilderness Trust, Champlain Area Trails, Open Space Institute, and The Nature Conservancy; and then including private properties with conservation easements, one can see how close the Wildway is to joining the two large state parcels. Although the Shirley lands are not conservation lands per se, they are currently in farms and forests, and could be considered an integral component of the Wildway (see Map 3).

With the Eddy Foundation proceeding toward deaccession of its New York land holdings, this would be the perfect opportunity for a larger conservation organization or a conservation philanthropist or foundation to step in and assure the continued growth and preservation of the Split Rock Wildway. Owning a magnificent conservation corridor such as this, inside the Adirondack Park, would be a grand legacy to pass on to future generations.

The Eddy Foundation is currently working with a carbon broker. This arrangement is expected to result in significant carbon income that could be transferred to a buyer. In addition, many of these properties are already tax-exempt because of their importance for conservation and recreation.

It has been recommended that the state include completion of the Split Rock Wildway in New York's Restore Mother Nature Bond Act. Using these bond funds the state could buy out Eddy Foundation's holdings and add to them. The benefits of this would be:

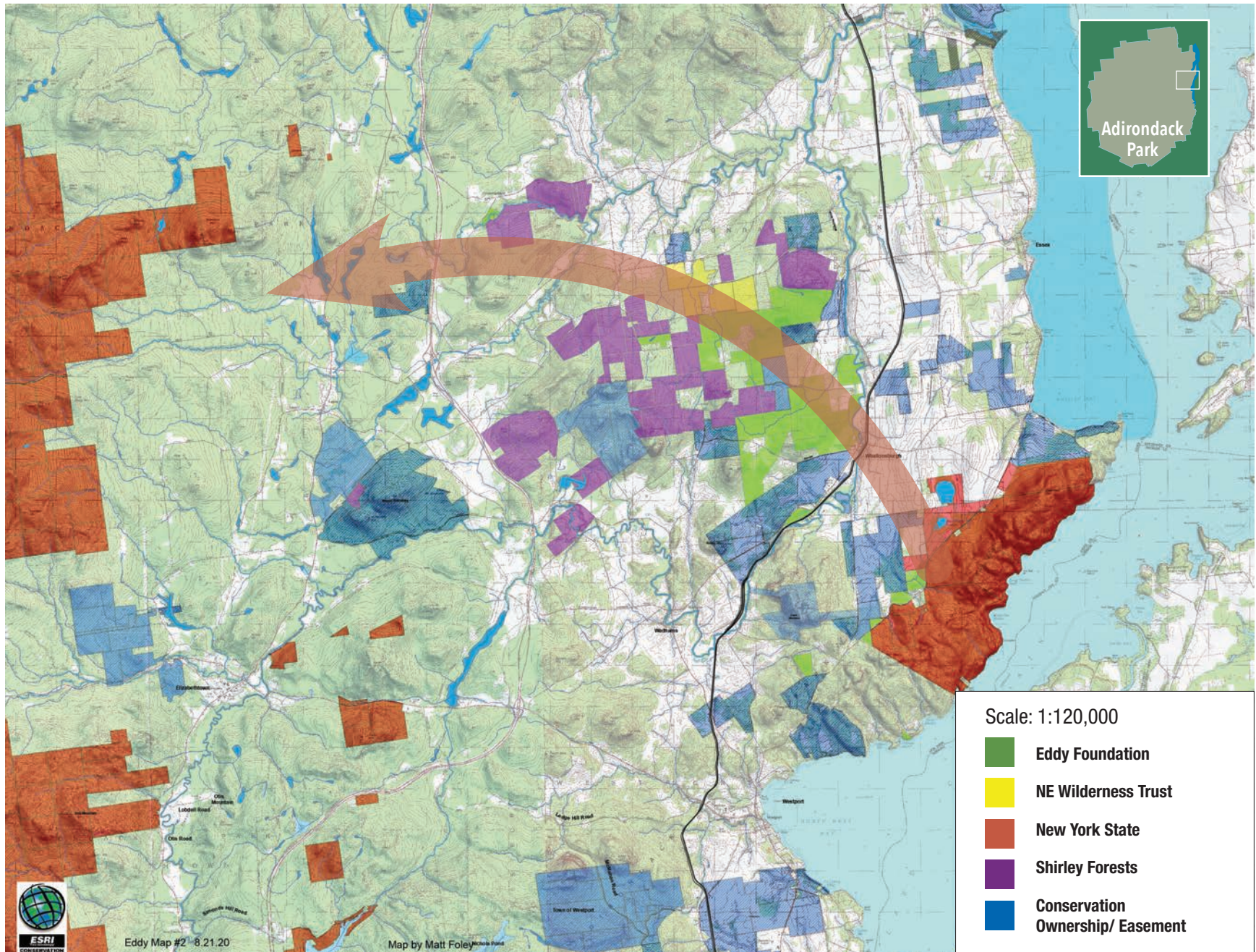
- 🌿 Conserve a critical wildlife corridor, restore habitat connectivity, and protect clean water
- 🌿 Prevent the genetic isolation of wildlife populations by sustaining their breeding pools
- 🌿 Increase climate resiliency by buffering wetlands and stream habitats
- 🌿 Protect the Adirondack Park's most diverse upland plant communities
- 🌿 Expand Forest Preserve lands, create trails, and enhance state and local trail systems
- 🌿 Improve stewardship of state lands by relieving overuse of the High Peaks Wilderness trails
- 🌿 Save taxpayers money by having the state assume property taxes on some lands now in timber tax abatement program or off the tax role



### **Mission of the Eddy Foundation:**

*By supporting the interconnectedness of humans with each other and the ecosystem, the Eddy Foundation encourages truly sustainable natural and human communities. It works with individuals and organizations to help ensure that future generations can enjoy healthy landscapes with a full range of biodiversity. The Foundation supports projects that benefit old growth forests, non-polluted watersheds, the arts, education and wild nature.*





**Map 3.** A larger view of the Split Rock Wildway showing currently conserved lands, and the forested lands owned by Shirley.



Other  
Eddy Foundation  
Lands

**Parch Pond:**

Tax Map #	Acres
105.-2-2.000	154.2
105.-2-3.000	143
96.3-1-40.000	190.8
95.-2-28	173.1
95.-2-29	180.7
<b>Total</b>	<b>841.8</b>

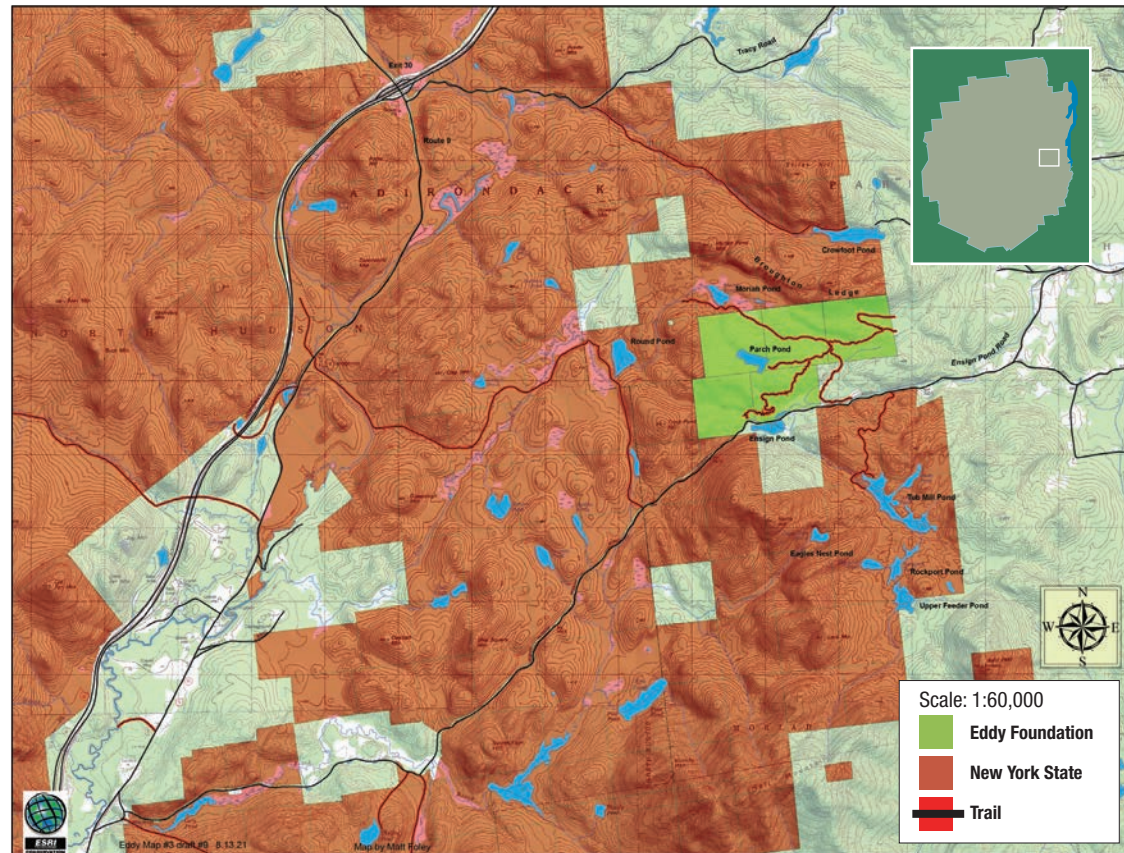
These ledges are important sites for bird nesting, especially for raptors and ravens.



**PARCH POND PROPERTIES**

The Eddy Foundation owns other significant conservation property in the Adirondack Park south of the Split Rock Wildway. This forested land is an important block of wild habitat and recreational land surrounded by New York State Forest Preserve. The contiguous parcels add up to 840+ acres total. There is a pristine pond in the center of the property with a small log cabin and a dock.

A beautiful rock formation, called the Broughton Ledge, cuts across the property. In addition to their majestic beauty, these ledges are important sites for bird nesting, especially for raptors and ravens, and are treasured by rock climbers. In fact, the climbers' Access Fund has encouraged the State of New York to acquire the Parch Pond properties to give climbers access to some of the best climbing outside the High Peaks.



**Map 4.** Eddy Foundation properties and adjoining New York State properties in the Parch Pond/Moriab area.





**Excerpts of a letter from Michael J. Morin, Access Fund Northeast Regional Director, to the Moriah Town Board in support of the acquisition of Parch Pond Preserve by the State of New York for inclusion in the Adirondack Park:**

...Parch Pond Preserve consists of five parcels, owned by the Eddy Foundation, totaling approximately 900 acres, north of Ensign Pond Road in the town of Moriah, NY. The State of New York owns the properties bordering the preserve to the west and north as part of Hammond Pond Wild Forest, providing an opportunity to establish contiguous management across publicly accessible parcels should Parch Pond Preserve be acquired by the State of New York.

...As advocates for both public access and conservation of the climbing environment Access Fund is excited by the Eddy Foundation's foresight in acquiring the unique parcels that make up Parch Pond Preserve, and by the organization's interest in seeing the properties transferred to the State of New York for long term management.

... I would like to encourage the Town of Moriah to support and advocate for the acquisition of these important lands by the State of New York. Doing so will help to ensure that generations of local residents and visitors to the region can enjoy this special place in perpetuity while providing an opportunity for local businesses to realize the economic benefits of having a high quality climbing resource in close proximity to the town center.



*Photos from the Parch Pond property (top): Broughton Ledges close-up; (bottom, left to right): Broughton Ledges from a distance with bird watcher; cabin on the spring fed lake; small dock on lake.*



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## In Summary

This is the ideal time for the State of New York or another conservation organization to step up and acquire the Eddy Foundation lands and continuing building the Split Rock Wildway as a fully protected corridor.

We are happy to receive inquiries and hold conversations with interested parties.

### Board and Officers of Eddy Foundation

James Phillips, *President*

John Davis, *Vice President* (Rewilding Earth)

Jennifer Esser, *Secretary* (Richmond Free Library)

Chris Maron, *Treasurer* (Champlain Area Trails)

Joan Maloof, Ph.D. (Old-Growth Forest Network)

Carly Summers, Ph.D. (Cornell Cooperative Extension)

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These Eddy forests are removing carbon and pollutants from the atmosphere; they are cleaning the waters flowing into Lake Champlain; and they are providing a place of physical and spiritual refreshment for many people in addition to providing a safe passageway for wildlife.





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