

Landmark West Inc

Executive Director / CEO

EIN 133363655
 NY · NTEE A82Z
 FY ending 2024-12-31
June 10, 2026

This analysis benchmarks the total compensation of **Sean Khorsandi, Executive Director / CEO** (\$118,410) against **every comparable organization** that fit the selection criteria — **19** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **89th** percentile of comparable organizations within the typical range

Benchmarked executive: Sean Khorsandi — reported title “EXEC DIRECTOR”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (A82Z).

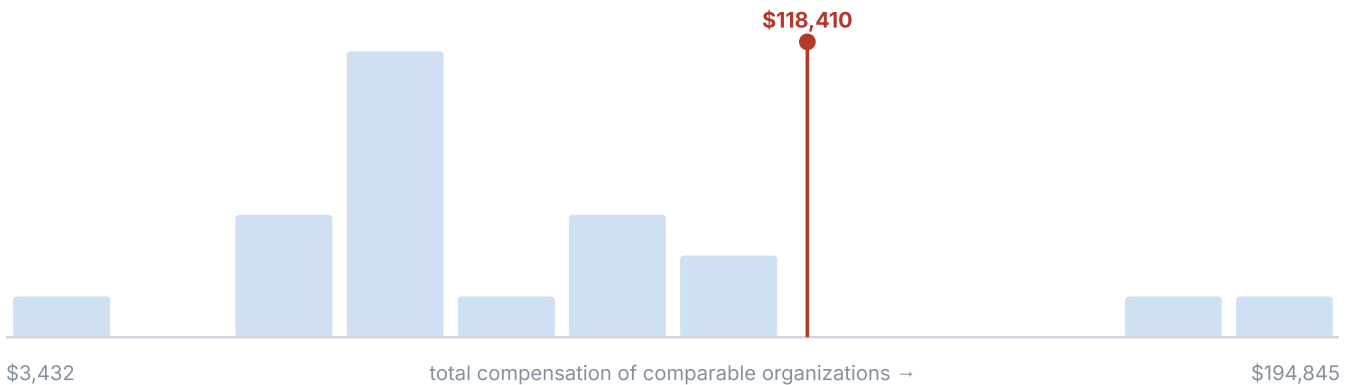
BUDGET Total revenue between \$241,557 and \$540,799 — 0.67x to 1.50x the subject's \$360,533 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (A82) + NY + budget 0.67–1.5x revenue.

19 organizations qualified on sector, size, and geography

→ **19** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$48,992	\$58,455	\$66,297	\$97,513	\$123,354	\$118,410
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■ Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to NY cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Morris Jumel Mansion Inc	NY	\$366,499	Executive Director	\$96,635	\$96,635	2024
Anne Frank Center Usa Inc	NY	\$368,364	Chief Executive Officer	\$173,077	\$173,077	2024
Smithtown Historical Museums	NY	\$369,725	Executive Director	\$110,923	\$110,923	2024
Delaware County Historical Association	NY	\$376,471	Executive Dir.	\$48,845	\$50,288	2023
Historical Society Of	NY	\$398,815	Executive Dir.	\$59,039	\$57,517	2025
Albany County Historical Association	NY	\$320,977	Executive Director	\$57,689	\$59,393	2023
Hamburg Natural History Society Inc	NY	\$409,251	Executive Director	\$65,345	\$65,345	2024
Carousel Society Of The Niagara	NY	\$310,499	Executive Director	\$64,395	\$66,297	2023
Suffolk County Historical Society	NY	\$416,792	Executive Director	\$95,567	\$98,390	2023
Oneida County Historical Society Inc	NY	\$302,691	Executive Director	\$66,992	\$66,992	2024
Historic Cherry Hill	NY	\$282,305	Exec Director	\$50,602	\$50,602	2024
Chenango County Historical Society	NY	\$277,540	Executive Director	\$60,152	\$60,152	2024
Gracie Mansion Conservancy	NY	\$445,340	Executive Director	\$200,000	\$194,845	2025
Corning Painted Post Historical Society	NY	\$274,718	Director	\$43,810	\$43,810	2024
Hallockville Inc	NY	\$454,068	Executive Di	\$86,539	\$86,539	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Huntington Historical Society	NY	\$461,277	Executive Director	\$75,500	\$75,500	2024
Mount Gulian Society	NY	\$256,383	Executive Di	\$97,804	\$100,693	2023
Friends Of Clermont Inc	NY	\$250,561	Executive Di	\$3,432	\$3,432	2024
Schoharie County Historical Society	NY	\$245,308	Curator	\$64,789	\$64,789	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY cost of living and 2024 dollars. Click any organization to verify the figure on ProPublica.

■ Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to NY cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: peerbasis.org/methodology.

■ Sample, role match & sensitivity

PEER COUNT	19 organizations. Compensation range \$3,432–\$194,845; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$360,533); for reference, expenses \$429,323 and assets \$362,205.
ROLE MATCH	Sean Khorsandi, reported title " <i>EXEC DIRECTOR</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
OUTLIERS	2 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	89th
Total compensation (D + F), as reported (no adjustments)	89th
Reportable pay only (column D), adjusted	89th

All sources (D + E + F), adjusted

89th

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

● Rebuttable presumption of reasonableness · 26 CFR 53.4958-6

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

Draft board minutes – executive compensation

1. The compensation of the Executive Director / CEO (Sean Khorsandi) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 10, 2026, comparing compensation against 19 similarly situated organizations (Same NTEE sector (A82) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$118,410 is reasonable (approximately the 89th percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [__ for / __ against].

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 10, 2026.