

September 23, 2021

LETTER OF INTENT

Owners/Applicants Gregory Tonsing & Dorothy E. Tonsing are seeking approval for a 2 Lot Subdivision of their 14.96-acre property located 20 Walnut Lane with the Tax Map designation of SBL: 103.1-4-21 & 22. Parcel is located in the R-1 zoning district.

The property straddles Walnut Lane with 3.79-acres on the north side of the road and 11.17+- acres on the south side of road. It is proposed that Walnut Lane will be the new division line that creates this two lot subdivision.

There are two existing houses and a block building located on the northerly side of Walnut Lane. These houses are serviced by municipal water and have an existing septic system.

Property on the southerly side a Walnut Lane is a wooded vacant lot.

S:\PROJECTS\8253\DOCUMENTS\9.23.21 LetterofIntent.doc

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

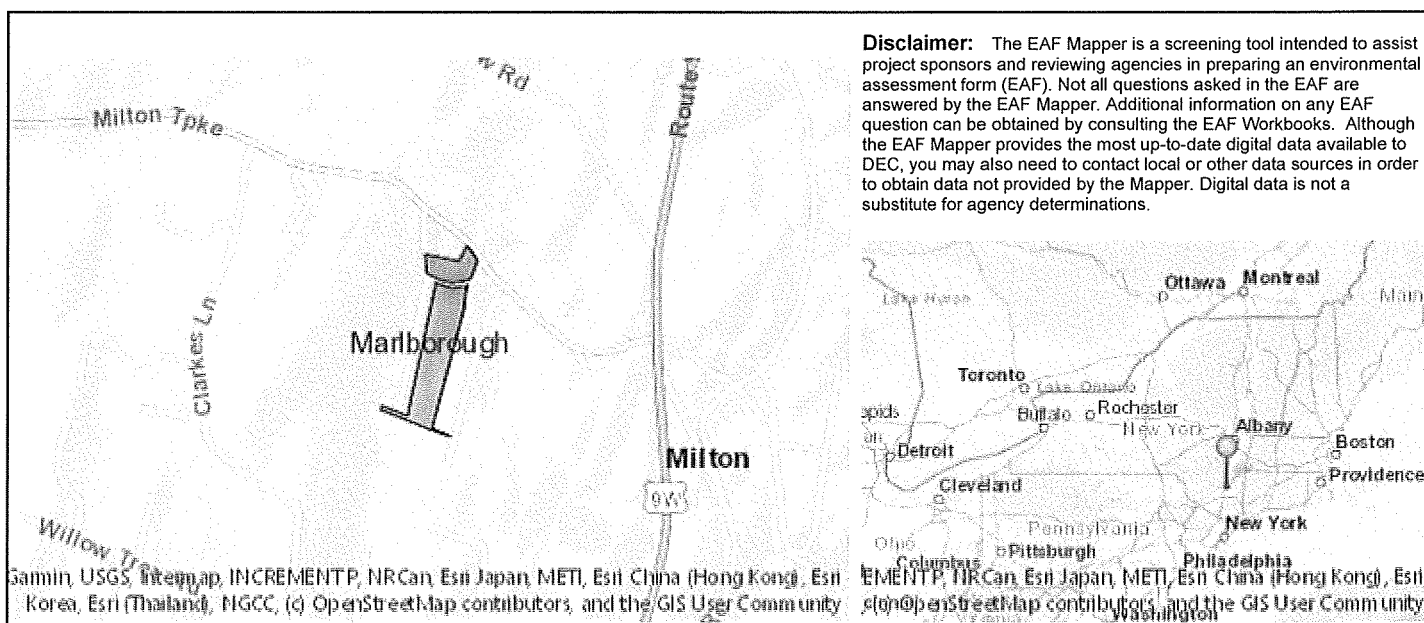
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision of lands of Gregory Tonsing and Dorothy Tonsing			
Project Location (describe, and attach a location map): Property is located on both the north and south side of Walnut Lane, approximately 200 feet west of the intersection of Milton Tnpk.			
Brief Description of Proposed Action: Subject parcel SBL: 103.1-4-21 proposes a two lot subdivision this parcel.			
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: NY	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		14.96+- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		18 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: no new construction is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: Proposed Lot 1 is currently serviced by municipal water Proposed Lot 2 has no plans to be developed at this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: Proposed Lot 1 utilizes existing septic system. Proposed Lot 2 has no plans to be developed at this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
There are no State or Federal wetlands located on or near this property as per current NYSDEC wetland mapping			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brooks & Brooks, Land Surveyors, PC</u> Date: <u>September 23, 2021</u> Signature: <u><i>David Brooks</i></u> Title: <u>Agent / Land Surveyor</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Greggory Tonsing and Dorothy E. Tonsing

Mailing address: 20 Walnut Lane Milton, NY 12547

B. Description of the proposed project: Two Lot Subdivision

C. Project site address: 20 Walnut Lane Town: Marlborough

D. Project site tax map number: 103.1-4-21

E. The project is located on property:

☐ - within an Agricultural District containing a farm operation, or

☒ - with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 14.96 acres

G. Is any portion of the project site currently being farmed?

☐ Yes. If yes, how many acres _____ or square feet _____?

☒ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

102.2-4-9 - July Clark - 40 Clarks Lane Milton, NY 12547

102.2-4-8.210 - Queens View Partners II LLC – 28 Riverwood Drive Milton, NY 12547

103.1-4-55.110 - CND Apples LLC – 10 North Road Highland, NY 12528

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**

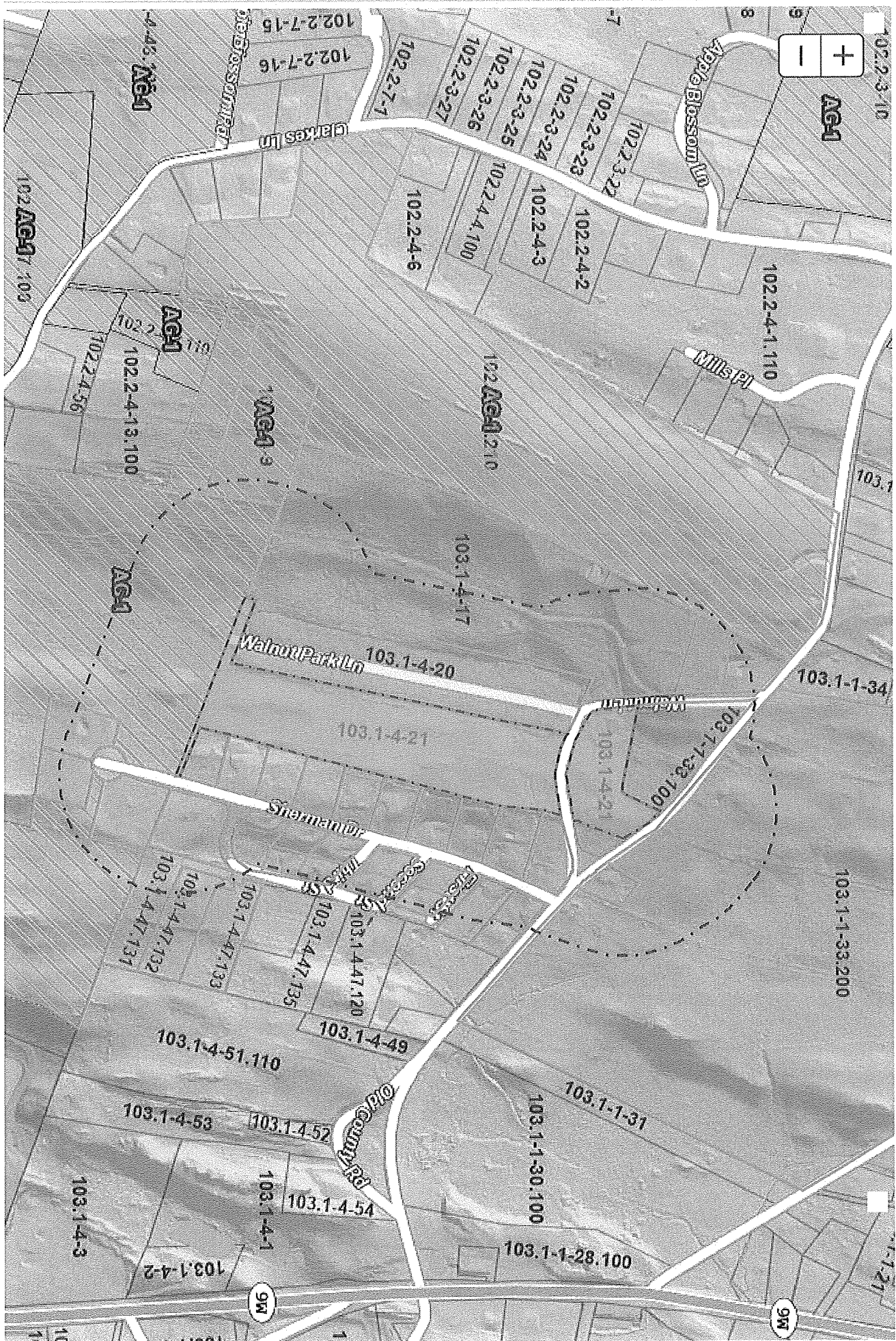
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

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Steven R. Pauli, CST II

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November 19, 2021

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Name and Title of Person Completing Form

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Date





#8395 - Gregory and Dorothy Tonsing  
 Adjoining owners with in 500' of  
 Subject Parcel 103.1-4-21

| Parcel         | Owner                        | Secondary_Owner           | Mailing_Address      | Mailing_City    | Zip   |
|----------------|------------------------------|---------------------------|----------------------|-----------------|-------|
| 103.1-4-36     | Susan J Barton               | Richard J Barton          | 35 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-27     | George N Lewick              | Mary E Lewick             | 26 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-40     | Jason A Michalek             | Elizabeth A Farinella     | 2 Second St          | Milton NY       | 12547 |
| 103.1-4-45     | Noreen Colon                 | Angelique Rodriguez       | 105 Milton Turnpike  | Milton NY       | 12547 |
| 103.1-4-17     | 48 Walnut Lane LLC           |                           | PO Box 54            | Stony Point NY  | 10980 |
| 103.1-4-24     | John Argiros                 | Maria Argiros             | 1785 Wiley Rd        | Mohegan Lake NY | 10547 |
| 103.1-4-25     | Joseph Biengardo             | Deborah Biengardo         | 14 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-35     | Anthony Molina               | Michelle L Molina         | 41 Sherman Drive     | Milton NY       | 12547 |
| 103.1-4-23     | JS Morgan Properties LLC     |                           | 132 Milton Turnpike  | Milton NY       | 12547 |
| 103.1-4-20     | Walnut PJM Walnut MHP & LLC  | Walnut LB Walnut SM & LLC | 24 Holt Drive        | Stony Point NY  | 10980 |
| 103.1-4-34     | SJS Partnrs LLC              |                           | 1087 Second Ave Fl 2 | New York NY     | 10022 |
| 103.1-4-55.410 | Thomas Millham               |                           | 56 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-55.300 | Richard Bruce Mac Elrath     | Lorraine C Mac Elrath     | 65 Sherman Dr        | Milton NY       | 12547 |
| 103.1-1-32     | Michael F Russin             | Janet M Russin            | 70 Milton Tpke       | Milton NY       | 12547 |
| 103.1-4-19.200 | Gregory T Saso               | Marybeth Saso             | 9 Jane Wood Rd       | Highland NY     | 12528 |
| 103.1-4-31     | Roger & Mary Daggett         | Roger & Mary G Daggett    | 44 Sherman Road      | Milton NY       | 12547 |
| 103.1-4-19.100 | Adam Kneeter                 | Meghan Cerone             | 40 Walnut Ln         | Milton NY       | 12547 |
| 103.1-4-46     | William Gonzalez Santos      | Frank Gonzalez            | 103 Milton Tpke      | Milton NY       | 12547 |
| 103.1-4-44     | Stephen Kneeter              | Madalyn Kneeter           | 9 Sherman Dr         | Milton NY       | 12547 |
| 103.1-4-43     | Sara P Cerone                | Christopher Cerone        | 44 Bingham Road      | Marlboro NY     | 12542 |
| 103.1-4-32     | Haki Lokaj                   |                           | 48 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-26     | JS Morgan Properties LLC     |                           | 132 Milton Turnpike  | Milton NY       | 12547 |
| 103.1-4-42     | Richard X Morris             | Ann M Morris              | P.O. Box 19          | Milton NY       | 12547 |
| 103.1-4-41     | Dino F Fretterd              |                           | 26828 Chambers Ave   | Sun City CA     | 92586 |
| 103.1-4-28     | Darrell S Berg               |                           | 32 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-39     | Timothy T Pedersen Jr        | Victoria Cosman           | 2 Third Street       | Milton NY       | 12547 |
| 103.1-4-29     | Joseph C & Deborah A Bagatta |                           | 36 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-38     | Kenneth Weber                | Beverly Weber             | P.O. Box 54          | Milton NY       | 12547 |
| 102.2-4-9      | Judy E Clarke                |                           | 40 Clarkes Ln        | Milton NY       | 12547 |
| 103.1-4-37     | Michele Polhamus             |                           | 10 Third St          | Milton NY       | 12547 |
| 103.1-4-30     | Henry C Ketterer Jr          | Ardis L Ketterer          | 40 Sherman Dr        | Milton NY       | 12547 |
| 103.1-4-55.500 | 61 Sherman Drive LLC         |                           | 50 Riverview Dr      | Marlboro NY     | 12542 |

Ag. fruit crop



#8395 - Gregory and Dorothy Tonsing  
 Adjoining owners with in 500' of  
 Subject Parcel 103.1-4-21

102.2-4-8.210 Queens View Prtns II LLC  
 103.1-1-33.200 Jeffrey Aldrich  
 103.1-4-55.110 C.N.D Apple LLC  
 103.1-4-33 Lulzim Demhasaj  
 103.1-4-47.131 Black Dog LLL Deisgn & Construction

12542 Ag. fruit crop  
 12547  
 12528 Ag. fruit crop  
 12547  
 12550  
 Marlboro NY  
 Milton NY  
 Highland NY  
 Milton NY  
 Newburgh NY

28 Riverwood Dr  
 132 Milton Turnpike  
 10 North Rd  
 45 Sherman Avenue  
 20 Alta Dr