



11 Main Street Highland, NY 12528

www.bnbpco.biz

845-691-7339 phone 845-691-7166 fax

September 23, 2021

LETTER OF INTENT

Owners/Applicants Greggory 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

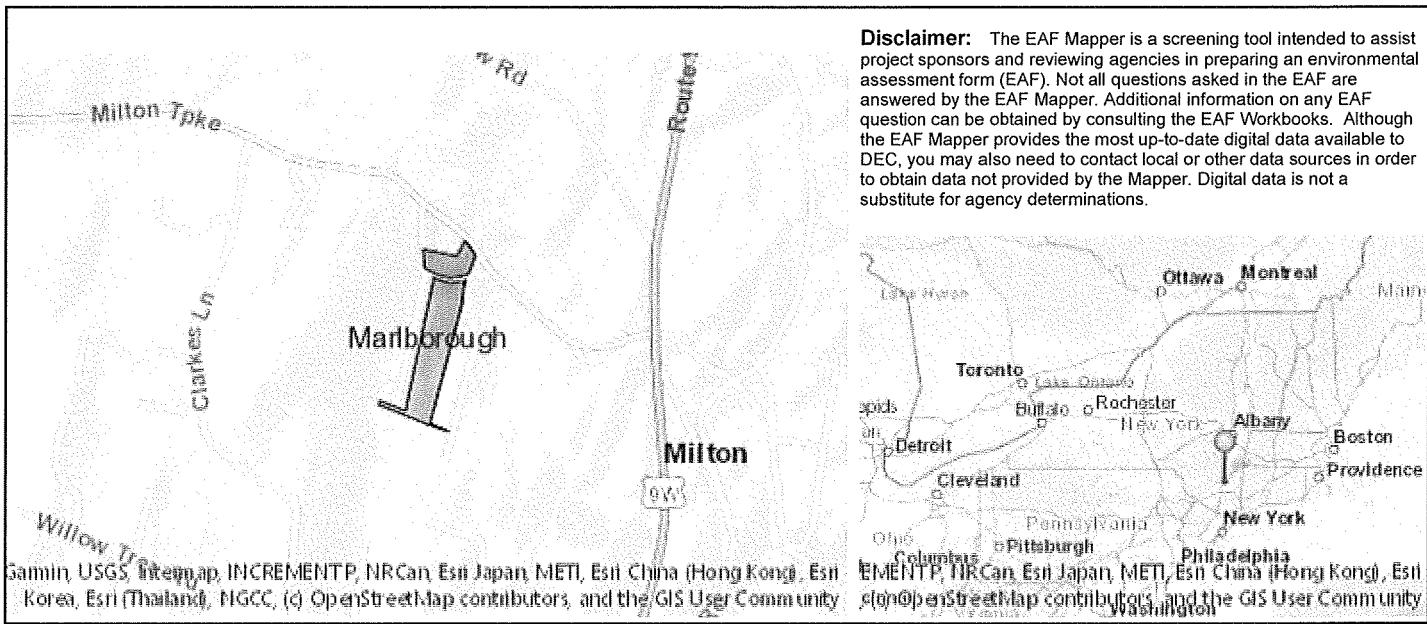
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
<p>Name of Action or Project: Subdivision of lands of Greggory Tonsing and Dorothy Tonsing</p>			
<p>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.</p>			
<p>Brief Description of Proposed Action: Subject parcel SBL: 103.1-4-21 proposes a two lot subdivision this parcel.</p>			
<p>Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC</p>		<p>Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz</p>	
<p>Address: 11 Main Street</p>			
<p>City/PO: Highland</p>		<p>State: NY</p>	<p>Zip Code: 12528</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>			
<p>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.</p>			
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p>			
<p>If Yes, list agency(s) name and permit or approval:</p>			
<p>3. a. Total acreage of the site of the proposed action? <u>14.96+</u> acres b. Total acreage to be physically disturbed? <u>0</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>18</u> acres</p>			
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<p>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</p>			

	NO	YES	N/A
5. Is the proposed action,			
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	
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	
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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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?															
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES															
16. Is the project site located in the 100-year flood plan?															
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES															
17. Will the proposed action create storm water discharge, either from point or non-point sources?															
If Yes, <table border="1"> <tr> <td>a. Will storm water discharges flow to adjacent properties?</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="3">If Yes, briefly describe:</td> </tr> <tr> <td colspan="3"> <hr/> <hr/> </td> </tr> </table>				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:			<hr/> <hr/>		
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If Yes, briefly describe:															
<hr/> <hr/>															
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: <table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="2"> <hr/> <hr/> </td> </tr> </table>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<hr/> <hr/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>														
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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: <table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="2"> <hr/> <hr/> </td> </tr> </table>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<hr/> <hr/>									
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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: <table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="2"> <hr/> <hr/> </td> </tr> </table>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<hr/> <hr/>									
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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>David Brooks</u>		Title: <u>Agent / Land Surveyor</u>													



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:

O - within an Agricultural District containing a farm operation, or
 X - 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?

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

FARM NOTE

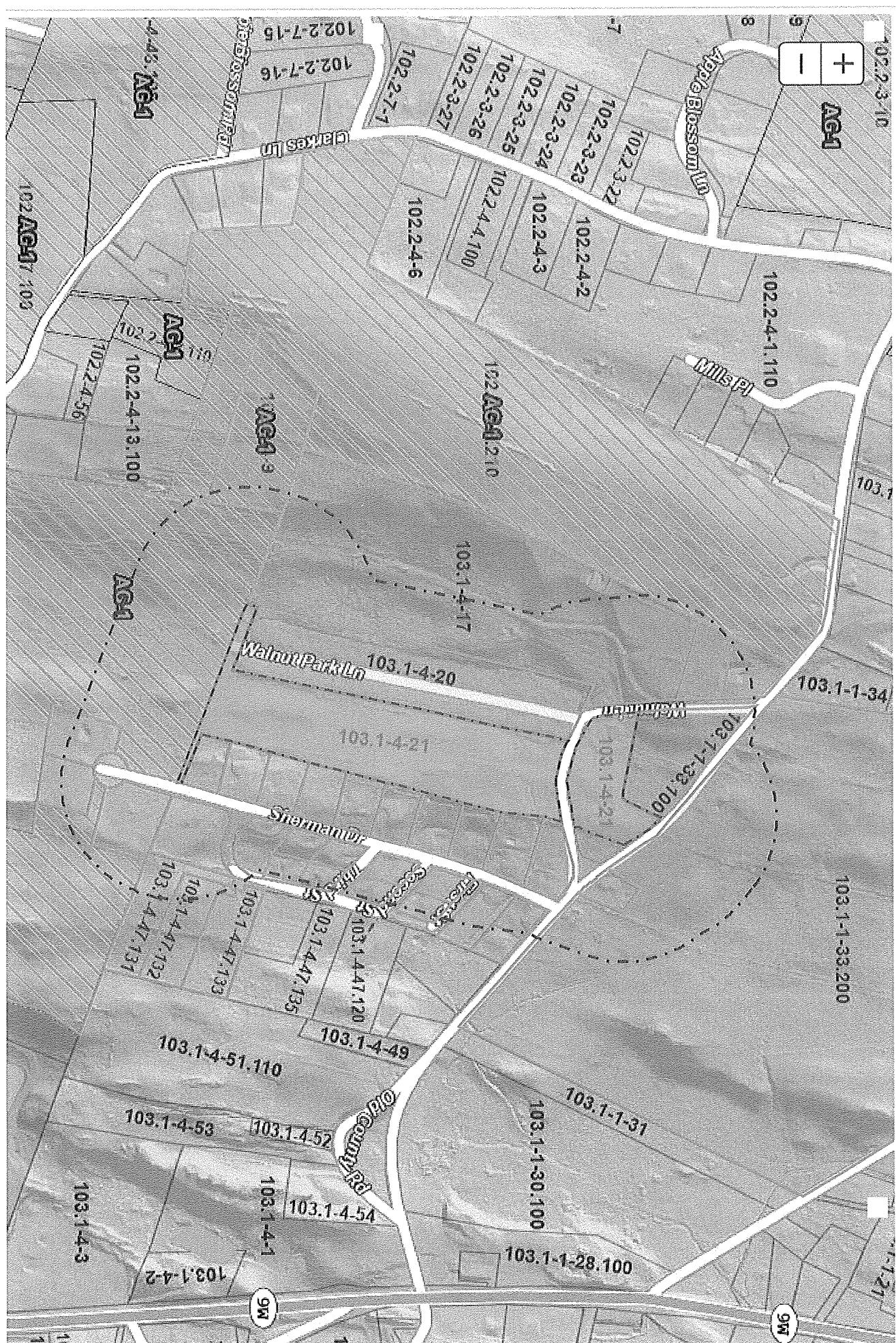
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

Steven R. Pauli, CST II

November 19, 2021

Name and Title of Person Completing Form

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 Partners 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	Ann M Morris	132 Milton Turnpike	Milton NY	12547
103.1-4-42	Richard X 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	Beverly Weber	36 Sherman Dr	Milton NY	12547
103.1-4-38	Kenneth 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	Michale Polhamus		10 Third St	Milton NY	12547
103.1-4-30	Henry C Ketterer Jr		40 Sherman Dr	Milton NY	12547
103.1-4-55.500	61 Sherman Drive LLC		50 Riverview Dr	Marlboro NY	12542

Aug. 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	28 Riverwood Dr	Marlboro NY	12542	Ag. fruit crop
103.1-1-33.200	Jeffrey Aldrich	132 Milton Turnpike	Milton NY	12547	
103.1-4-55.110	C.N.D Apple LLC	10 North Rd	Highland NY	12528	Ag. fruit crop
103.1-4-33	Lulzim Demhasaj	45 Sherman Avenue	Milton NY	12547	
103.1-4-47.131	Black Dog LLL Design & Construction	20 Alta Dr	Newburgh NY	12550	