Town of Jay Wilmington
7 Community Circle
Wilmington NY 12997

November 5, 2026

RE: **Travis and Hope Holzer (owners/applicants)**

Town of Wilmington, Essex County
1087 Bonnie View Road
Tax Parcel 16.3-1-27

Town of Wilmington Planning Board,

My clients, **Travis and Hope Holzer**, wishes to undertake a 3-lot Subdivision of their parcel known as 5701 MYS Route 86, Tax Parcel 16.3-2-26. This parcel has frontage along the northerly side of NYS Route 86 and the easterly side of Bonnie View Road.

The overall parcel is 1.58 acres in size and located within the Town's "Hamlet 2" zone with 20,000 sq foot minimum lot sizes for a single-family dwelling. The lot currently has three dwellings on it, which includes the tower currently being renovated. The lots being created are **Lot 1**, 28,332.458 square feet, **Lot 2**, 20,026.719 square feet and **Lot 3**, 20,258.467 square feet. These Lots have their own access. All but Lot 3 currently has the water and septic installed.

This Subdivision has been submitted to Adirondack Park Agency (APA) for a Jurisdictional Determination.

Attached you will find several documents to assist in your review of the project. These consist of the following: (1) proposed 3-lot "Holzer Subdivision 2026" Subdivision Map, (2) Planning Board application, (3) copy of the current deed, (4) copy of the GIS tax map, (5) copy of the Holzer current deed of record, (6) a completed EAF short form and (7) a letter authorizing me to speak on the Client's behalf.

At this time, we are requested that we be placed on the December 2026 agenda for the Planning Board. As the authorized representative, feel free to contact me at the information below, at Ralph@ADKSurveying,com or on mobile telephone at 518-524-4059 or Mr. and Mrs. Holzer directly.

Sincerely,

Ralph C. Schissler III, PLS
Managing Member
Adirondack Surveying PLLC

Town Of Wilmington

Planning Board
Subdivision Application

Instructions

All information requested must be supplied except where not applicable.
Each application must be accompanied by a sketch plan (3 copies).
Completed application and sketch plan must be submitted to the Planning Board at least 10 days prior to a regular meeting of the Planning Board.

The application fee Is $50.00. The fee per lot is $25.00, plus $200.00 community fee per lot for 4 lots or less (Minor Subdivison). For applications with 5 lots are more, (Major Subdivision). There is a $500.00 community fee per lot. In-family Subdivisions are exempt from the community per lot fee.

APPLICANT INFORMATION

Name: Travis and Hope Holzer

Parcel
Street Address: 5701 NYS Rt 86, 1014 and 1018 Bonnie View Rd

City: Wilmington State: NY Zip Code: 12997

Telephone: 518-524-9623

PROPERTY OWNER INFORMATION

Name: Travis and Hope Holzer

Street Address: PO Box 483

City: Wilmington State: NY Zip Code: 12997

CONTACT INFORMATION

Name: Ralph C. Schissler III, LS Adirondack Surveying PLLC
Street Address: PO Box 334
City: Jay State: NY ZIP Code: 12941
Telephone: (518-524-4059 ralph@adksurveying.com

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☒ Surveyor

PUBLIC SERVICES

$750.00 charge for each lot that taps onto Town water.
Attach sheet showing all available and/or all projected public services.

ADIRONDACK PARK AGENCY INFORMATION

Has application for this project been made to the APA? ☒ YES ☐ NO

Project number: _____ No info at this time

Name of Review Officer: _____

PROJECT START AND COMPLETION INFORMATION

Contemplated start date: upon approval Completion date: 2027

PHASE DEVELOPMENT

Is this development contemplated to be completed in phases? ☐ YES ☒ NO.

If yes- number of phases: _____

Projected start date of each phase: _____

Projected completion date of each phase: _____

Description of work to be completed for each phase: _____

_____

_____

APPLICANT / OWNER INFORMATION

Does the applicant / owner have any other property in Wilmington? ☒ YES ☐ NO

If yes, furnish location, size and tax map numbers: 1032 Bonnie View Rd

16.3-2-26 (owner) Trustee for 24 Mountain View Lane 16.3-3-7

RECREATION AND/OR OPEN SPACE

Is there to be any recreation and/or open space to be deeded to the Town of Wilmington?

☐ YES ☒ NO

SIGNATURE OF APPLICANT: [signature] Trav [signature] DATE: 11-07-2026

PROPOSED SUBDIVISION INFORMATION

Name of proposed Subdivision (if any): Holzer Subdivision 2026

Tax map Number(s): 16.3-2-26

Zoning District(s): Hamlet 2

Number of proposed lots: 3 Number of to be sold: 3

Number of lots to be retained by subdivider and/or owner: 0

Roads to be taken over by Town? ☐ Yes ☒ No

if yes, How many roads____ and Name(s): -

Width of Driving Surface: NA

Type of Surface: NA

ROW Width: NA

Water to be taken over by the Town? ☐ Yes ☒ No

if yes, Number of Pumps:_____ Number of Hydrants:_____

Line length:_____ Line Size:_____ Type:_____

Minimum building standards to be required? ☐ Yes ☐ No.
if yes - Attach a separate sheet.

Deed restrictions or covenants to be imposed. ☐ Yes ☐ No
If yes- Attach a sample sheet

SURVEY INFORMATION

Each lot surveyed? ☒ YES ☐ NO If so, by whom: Adirondack Surveying PLLC

Each lot corner is marked with monuments. ☒ Yes ☐ No. Type: Existing or set 5/8 rebar w/ cap

Each lot line is marked. ☐ YES ☒ NO.
if yes -How:_____

LIST OF PROPERTY OWNERS AND TAX MAP NUMBERS WITHIN 500 FEET ATTACHED?

☐ YES ☒ NO List to be emailed

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 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

Travis and Hope Holzer

Name of Action or Project:
Holzer Subdivision 2026

Project Location (describe, and attach a location map):
tax parcel 16.3-2-26 1014 and 1018 Bonnie View Road / 5701 NYS Route 86 Town of Wilmington Essex Co

Brief Description of Proposed Action:
Three (3) lot subdivision of a 1.58 acre parcel. The parcel has three existing dwelling with their own driveway and utilities. The three parcels conform to current Town of Wilmington Zoning regulations and setbacks.

Name of Applicant or Sponsor:	Telephone: 518-524-9623
Travis and Hope Holzer	E-Mail: woodlandvacations@gmail.com

Address:
PO Box 433

City/PO:	State:	Zip Code:
Wilmington	New York	12997

	NO	YES
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.	☑	☐
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: Adirondack Park Agency	☐	☑

3. a. Total acreage of the site of the proposed action? 1.58 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? 0 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Two of the three parcels are currently connected to Town water. The third will be upon completion.	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Two of the three parcels currently have separate on-site septic. The third will also upon completion.	☑	☐

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ■ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ▩ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Travis and Hope Holzer Date: 10/30/2026

Signature: Travis Holzer Title:

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Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this Boundary Survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the Boundary Survey is prepared, to the title company, to the governmental agency, and to the lending institution listed on this Boundary Survey map and to the assignees of the lending institution. These certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2026, Adirondack Surveying PLLC. All rights reserved.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvement or encroachment exist or are shown, the improvements or encroachments are not covered by this certification.
7. North arrow and bearings based on Reference Map #1, Magnetic North, 1946.
8. Building offsets, as shown on this map, are not to be used for construction purposes.
9. Subject to any and all right of ways and easements of record, if any.
10. Survey was performed without the benefit of an Abstract of Title and is subject to any findings one may show or those discoverable by inspection.
11. Dwelling shown hereon served by underground utilities.
12. Parcel is located within the "Hamlet" Adirondack Park Agency Land Use Classification.

Reference Deed:

Andrzej Rozwadowski and Sharmin Rozwadowski to Travis Holzer and Hope Smith Holzer by deed dated January 23, 2017 and recorded in Deed Book 1864 at page 030 on February 08, 2017 in the Essex County Clerk's Office

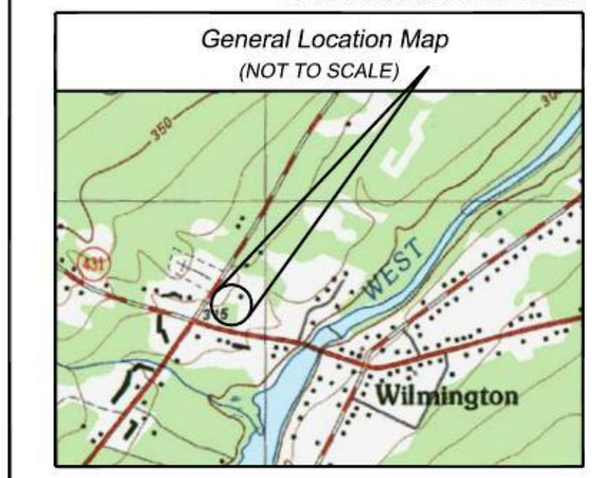
Reference Maps:

1. "Map of Survey showing two adjoining parcels of land located in Lot 33 of Mallory's Grant, Town of Wilmington, Essex County as conveyed to Lottie E. Weaver and E. Cooper Taylor" prepared by Spencer J. Johnston, L.S. dated November 01, 1951 and filed in the Essex County Clerk's Office as filed map # 1356
2. "Map of Parcel to be Conveyed from lands owned by Lottie Weaver" prepared by Norman Briggs, L.S. dated September 20, 1955 and filed in the Essex County Clerk's Office as filed map # 1485
3. NYSDOT Highway Boundary Plan, Village Area , Town of Wilmington dated 7/2005

Tax Map Reference:

Section 16.3 - Block 2 - Lot 26
Town of Wilmington ~ County of Essex

General Location Map
(NOT TO SCALE)



Zoning Information:

LOCATION: 1014 and 1018 Bonnie View Road	
ZONE: Hamlet 2	
USE: Single Family Dwelling	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	20,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM FRONT SETBACK	35 feet
MINIMUM SIDE SETBACK	10 feet
MINIMUM REAR SETBACK	10 feet
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM BUILDING COVERAGE	40%

Legend:

- ⊗ Set #5 rebar (5/8") w/ plastic "ADKSurveying" survey cap
- ◎ Found Property Evidence (as described)
- ⊡ Computed corner
- LOT 1 New lot numbers
- Ⓦ Water valve
- Lamp post
- Utility pole
- bg Below grade
- ag Above grade
- sign Road sign
- Property line
- Proposed property line
- OH Overhead utility line
- Building setback line

TOWN OF WILMINGTON
APPROVED
PLANNING BOARD

THIS PLAN HAS BEEN SUBMITTED REVIEWED AND APPROVED BY THE TOWN OF WILMINGTON PLANNING BOARD. ANY CONDITIONS OF APPROVAL ARE ATTACHED.

CHAIRMAN PLANNING BOARD DATE

PROJECT SURVEYOR
Ralph C. Schissler III, L.S. NYS License No. 050409

Approved:

Real Property Tax Service Agency

0 1/2 1 2 3 4 INCHES
0 20 40 80 120 160 FEET

Scale: 1 Inch = 40 Feet

Map of Survey
of certain lands of
TRAVIS HOLZER
and
HOPE SMITH-HOLZER
showing
HOLZER SUBDIVISION 2026

~ Situate ~
Lot 33 and 34 of the Mallory Grant
Town of Wilmington Essex County State of New York

ADIRONDACK SURVEYING PLLC
PO Box 334
Jay, New York 12941
518.946.7571
ADKSurveying.com
info@ADKSurveying.com

Project No.: 2026 - 049	Scale: 1" = 40'	Revision Date	Revision Description	Revision Date	Revision Description
Date of Survey: 10/20/26	Drawn by: R. Schissler				
Date of Map: 10/30/26	Checked by: R. Schissler				