

APPLICATION FOR SIMPLE SUBDIVISION APPROVAL
TOWN OF NEW LISBON, OTSEGO COUNTY, NY 13342

DATE REC'D. 4-23-2025
FEE REC'D. \$100.00
MTG. SCHED. 5-5-2025

DATE 4/15/25

#2-2025

OWNER Brian R Gregory, Geoffrey R Scott
Cynthia Scott
ADDRESS 3102 State Hwy 205
Hartwick NY 13348

RECIPIENT Maricle Wood LLC
ADDRESS 7000 State Highway
Franklin NY 13776

PHONE 607 432 4068 Brian Cynthia 607 437 6211

PHONE 607-386-3052

LIC. ENGINEER/SURVEYOR _____

ADDRESS & PHONE N/A

ATTACHMENTS:

SKETCH PLAN ☒
TAX MAP ☒
ENV. ASSESS FORM ☒
SOILS TESTS RESULTS ☒
DRIVEWAY APPROVAL ☒

TOWN TOPO W/LOCATION ☒
WATER BODY DETAILS ☒
WATER COURSE DETAILS ☒
FEDERAL + STATE WETLAND MAPS ☒

ACREAGE 6.85

ADJOINING OWNERS
Amy McKinnon + Brian Ryther

PROPOSED NO OF LOTS 1

TAX MAP NUMBER 190.00-1-2.82

Randy Gregory

EXISTING LAND USES Ag

MEANS OF SEWAGE DISPOSAL None

METHOD OF WATER SUPPLY None

% SLOPES IN AREA: 0-5% 6.85
5-15% _____
> 15% _____

ARE ANY WAIVERS FROM THE SUBDIVISION REGULATIONS REQUESTED? PLEASE DESCRIBE

No

REMARKS: _____

SIGNATURE OF OWNER/SUBDIVIDER

607 437 6211

4/15/25
DATE

DISCLOSURE STATEMENT

Pursuant to the requirements of General Municipal Law Article 18, Section 809, an applicant seeking local approval for a planning or zoning action is obligated to disclose the name, residence and the nature and extent of the interest that any officer or employee of the municipality may have with the applicant.

An officer or employee of the municipality is deemed to have an interest in the applicant, when he/she, his/her spouse, their brothers, sisters, parents, children, grandchildren or the spouse of any of them

- a) is the applicant, or
- b) is an officer, director, partner or employee of the applicant, or
- c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership applicant or association applicant, or
- d) is a party to an agreement with such an applicant, express or implied, whereby he/she may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

I, Cynthia Scott, the applicant for local approval of a planning or zoning action in the Town/Village of New Lisbon, hereby disclose one of the following (check one):

- ☒ 1. No officer or employee of the local agency from which approval is sought has an interest in the applicant.
- ☐ 2. There exists an interest in the applicant by at least one officer or employee of the local agency from which approval is sought. These interests are as follows:

Name

Residence

Nature of Interest

- a.
- b.
- c.

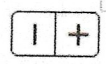
6.85 Acres



Wetland



190.00-1-1.01
47.41 Ac



5.1 Ac

190.00-1-8.02
63.32 Ac

190.00-1-3.03
7.23 Ac

190.00-1-3.04
24.57 Ac

190.00-1-3.02
10.88 Ac

190.00-1-2.01
66.53 Ac

190.00-1-2.02
12.67 Ac

190.00-1-1.02
9.38 Ac

190.00-1-2.81
26.36 Ac

190.00-1-21.03
26.24 Ac

190.00-1-14.03
13.59 Ac

190.00-1-2.11
38.17 Ac

190.00-1-2.82
16.78 Ac

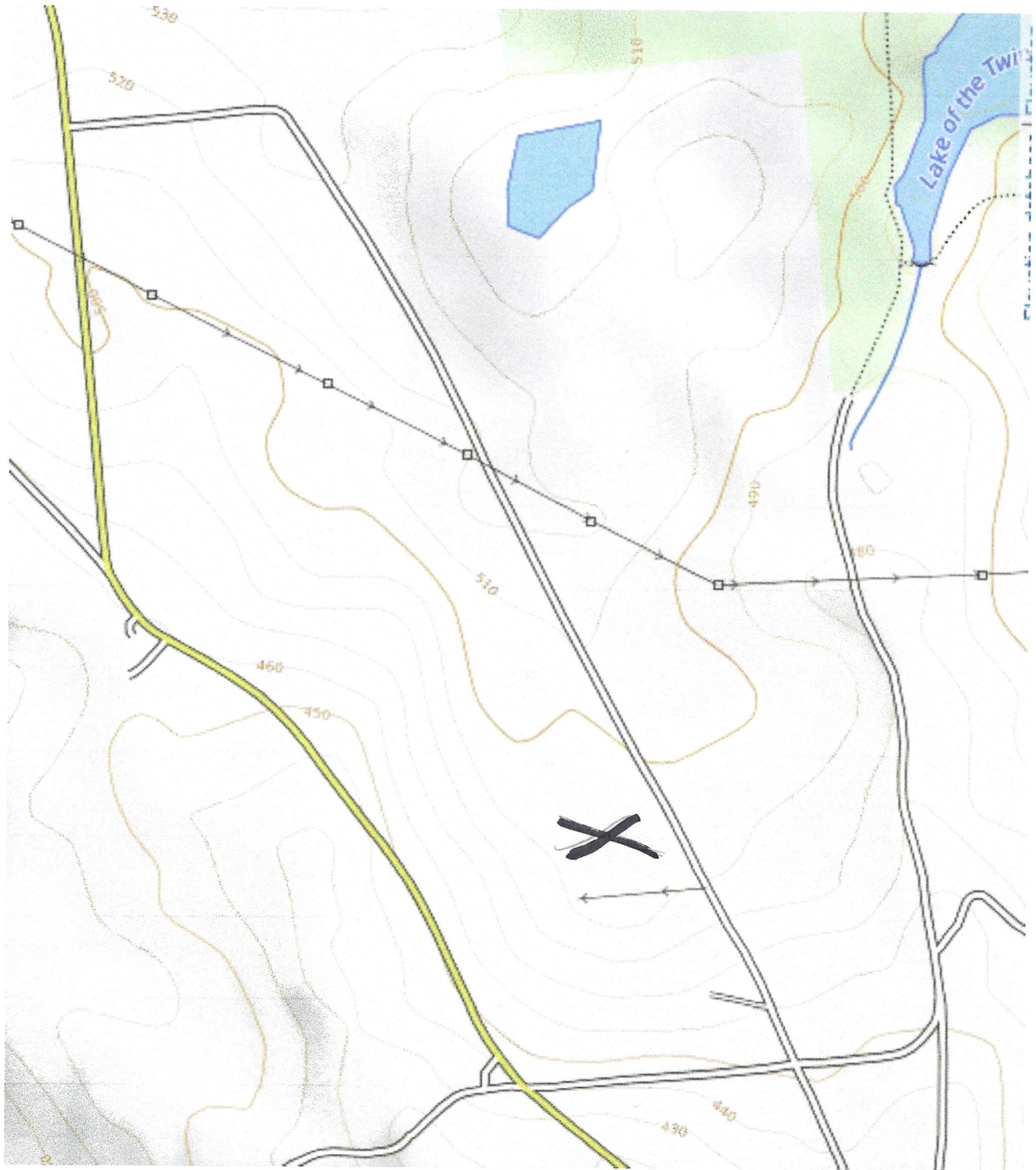
190.00-1-21.02
22.23 Ac

190.00-1-21.03
26.24 Ac

190.00-1-3.01
49.64 Ac

Buck-Schoolhouse Rd

Miller Rd



Town of New Lisbon

Department of Highways

809 County Highway 16

Garrattsville, NY 13342

(607) 965-8287

Application for driveway permit

Conditions of this permit

All driveways shall be constructed to slope away from the edge of the travel lane at the same slope as the highway shoulder to the edge of the right of way, which normally varies in down-slope from 2% to 6% (0.25 in/ft to 0.75 in/ft).

No entrance gates, posts, pillars, or permeant fixtures shall be erected within the highway right of way.

The drainage of highway ditches and culverts shall not be impeded.

The owner will purchase the pipe and stone for head wall.

The town will install the pipe and cover it with gravel at no charge.

It can take up to 60 days from approval to get the pipe installed in regular construction season (April to October) and longer in winter.

It is the responsibility of the land owner to do any other work to complete the driveway. The town highway superintendent will give recommendations on how to build the driveway so water does not flow across the highway pavement, pond on the shoulders, or pond in the ditch. IT IS UNDERSTOOD THAT THE OWNER WILL FOLLOW THESE RECOMMENDATIONS.

If there is not a need for a pipe, it is up to the owner to complete the project. Keeping in mind that under no circumstance can the driveway cause water to flow across the highway pavement, pond on the shoulders, or pond in the ditch.

It is the responsibility of the land owner to get any other permits in connection with the installation of the drive way.

NO BREAKING OR REMOVAL OF GUIDERAIL WILL BE PERMITTED

I, the owner of the property at (TAX MAP #) 190.00-1-2.82 accept the terms of this permit.

Name: Brian Gregory & Cynthia Scott

Signature: [Signature] Date: Apr 3, 25

Driveway Classification (Check All That Apply):

☐ Residential ☒ Commercial ☐ Temporary (i.e., Logging)☒ New Driveway ☐ Existing DrivewayRoad name: WheatAddress of nearest abutting driveway(s) along the road: 205 Wheat Rd (Randy Gregory)Distance from abutting driveway(s): 640 ftProperty Owner: Brian Gregory
Cynthia Scott

Contractor: _____

Mailing Address: 3102 State Hwy 205
Hartwick NY 13348

Address: _____

Phone # 607 432 4068 Brian
607 437 6211 Cindy

Phone #: _____

TAX MAP # 190.00-1-2.B2

Schedule a date to meet with the highway superintendent on site to discuss driveway location and layout.

Highway Superintendent's Use Only

Date of Inspection: 4-3-25Sight Distance L: 300 R: 300Culvert Pipe Required? ☐ Yes ☒ NO

Length: _____ Width: _____

Cost for pipe if buying from town \$ NAHighway Superintendent's Signature: [Signature]Approval Date: 4-7-2025

PERMIT VALID FOR 6 MONTHS FROM THE DATE OF APPROVAL

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: simple subdivision			
Project Location (describe, and attach a location map): Wheat Road, Town of New Lisbon			
Brief Description of Proposed Action: Simple subdivision of property (#190.00-1-2.82).			
Name of Applicant or Sponsor: Brian R Gregory, Geoffrey R Scott, Cynthia L Scott		Telephone: 607-432-4068	
		E-Mail: mustardseed_2012@yahoo.com	
Address: 3102 State Hwy 205			
City/PO: Hartwick		State: NY	Zip Code: 13348
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: <i>future building permit</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		16.78 acres	
b. Total acreage to be physically disturbed?		6.85 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.78 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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? 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? 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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input 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, 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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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>Cynthia Scott</u> Date: <u>4/15/25</u> Signature: <u>[Signature]</u> Title: <u>owner</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project: Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)