

APPLICATION FOR SIMPLE SUBDIVISION APPROVAL

TOWN OF NEW LISBON, OTSEGO COUNTY, NY 13342

DATE REC'D. 8-13-2025
FEE REC'D. \$100.00
MTG. SCHED. 9-8-25

4-2025

DATE 3/28/25 8/13/25

OWNER Kathryn F. Riso

RECIPIENT _____

ADDRESS 161 Bell Hill Rd

ADDRESS _____

Garrattsville, NY 13342

PHONE (607) 965-8827

PHONE _____

LIC. ENGINEER/SURVEYOR _____
ADDRESS & PHONE _____

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 16.81

ADJOINING OWNERS Pederson Lisa, Jerry

PROPOSED NO OF LOTS 1

160 Bell Hill Rd

TAX MAP NUMBER 157.00-1-29.00

Garrattsville, NY 13342

EXISTING LAND USES Agricultural

also - Galley, Jensen,

MEANS OF SEWAGE DISPOSAL n/a

Goodspeed, Hughes,

METHOD OF WATER SUPPLY n/a

Farnham, Schultz,

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

Pope, Maerz,

Schoellig + Maerz

ARE ANY WAIVERS FROM THE SUBDIVISION REGULATIONS REQUESTED? PLEASE DESCRIBE

no

REMARKS: _____

Kathryn F. Riso
SIGNATURE OF OWNER/SUBDIVIDER

3/28/25 8/13/2025
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, Kathryn E. Riso, 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:

	<u>Name</u>	<u>Residence</u>	<u>Nature of Interest</u>
a.			
b.			
c.			

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			
<i>Not applicable</i>			
Name of Action or Project: <i>Simple Subdivision</i>			
Project Location (describe, and attach a location map): <i>161 Bell Hill Rd.</i>			
Brief Description of Proposed Action: <i>Shutty land ^{land} for sale subdivide 16.81 acres-land on one side of road</i>			
Name of Applicant or Sponsor: <i>Kathryn Riso</i>		Telephone: <i>607-965-8827</i>	
		E-Mail:	
Address: <i>161 Bell Hill Rd, Carrattsville</i>			
City/PO: <i>Carrattsville</i>		State: <i>NY</i>	Zip Code: <i>13342</i>
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?		<i>62.55</i> acres	
b. Total acreage to be physically disturbed?		<i>16.81</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>62.55</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input 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 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	
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: <i>N/A</i>		<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: _____		<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: _____		<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? <i>on house side by creek</i>		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: _____				

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

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

16. Is the project site located in the 100-year flood plan?

NO YES

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?

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:

NO YES

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

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

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

Applicant/sponsor/name: Kathryn F Reso

Date: 3/27/25 8/13/25

Signature: Kathryn F Reso

Title: Owner

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:		
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"/>

Agency Use Only [If applicable]

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)

PRINT FORM

newlisbonhighway@gmail.com

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 oner 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 #) 157.00-1-29.00 accept the terms of this permit.

Name: KATHRYN F. RESO

Signature: Kathryn F. Reso Date: 3/27/25

Driveway Classification (Check All That Apply):

Residential Commercial Temporary (i.e., Logging)

New Driveway Existing Driveway

Road name: Bell Hill Road

Address of nearest abutting driveway(s) along the road: 160 Bell Hill Road

Distance from abutting driveway(s): 271'

Property Owner: Kathryn F. Reso

Contractor: _____

Mailing Address: 161 Bell Hill Rd.

Address: _____

Garrattsville NY 13342

Phone # (607) 965-8827

Phone #: _____

TAX MAP # 159-00-1-29.00

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: 4-7-25

Sight Distance L: 300 R: 300

Culvert Pipe Required? Yes NO

Length: _____ Width: _____

Cost for pipe if buying from town \$ _____

Highway Superintendent's Signature: 

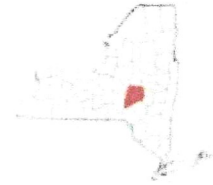
Approval Date: 4-7-25

PERMIT VALID FOR 6 MONTHS FROM THE DATE OF APPROVAL

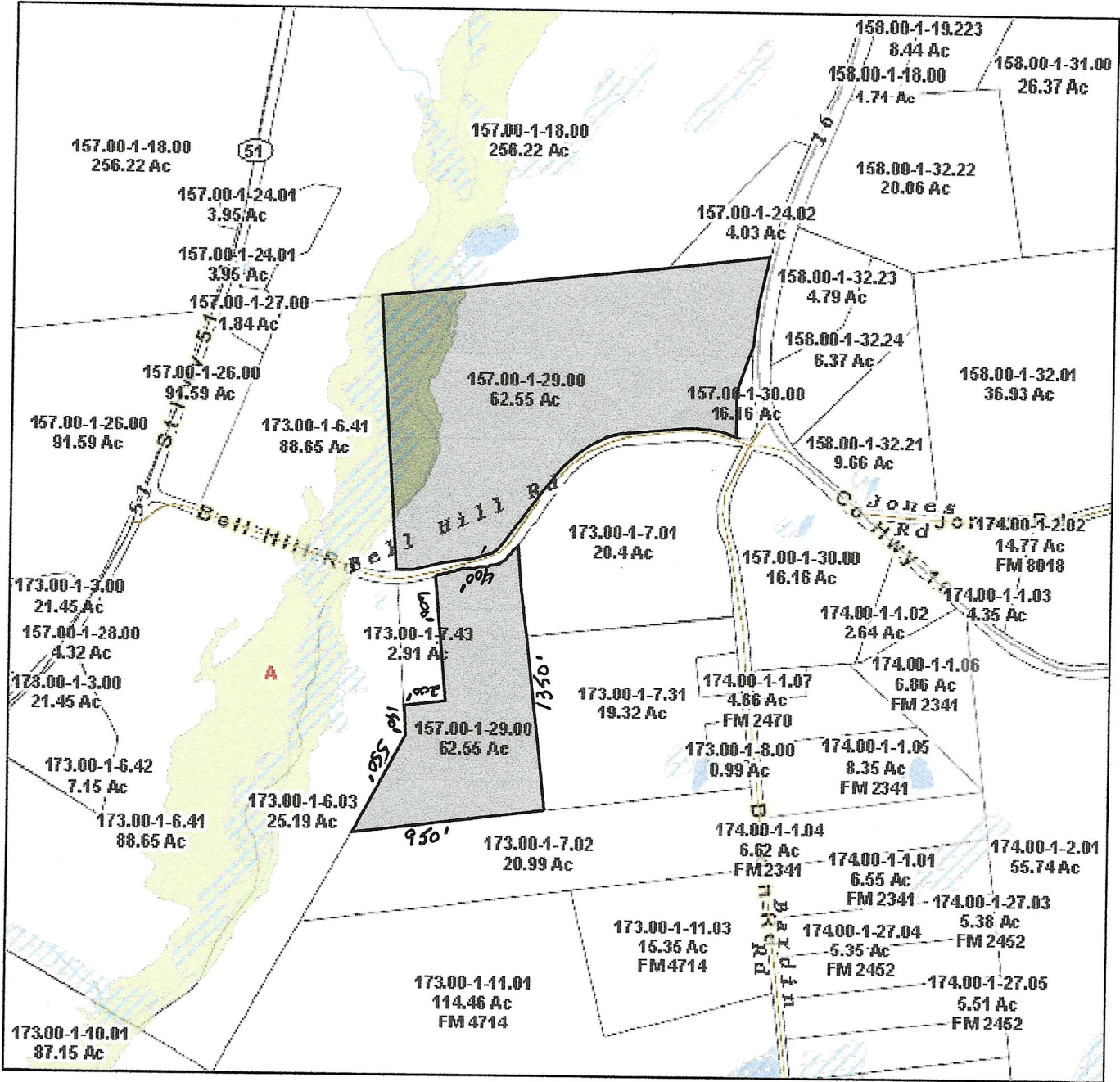
Otsego County, New York

Geographic Information System (GIS)

Wetland + Floodplain Map



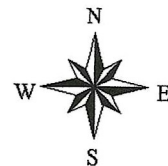
Date Printed: 3/26/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

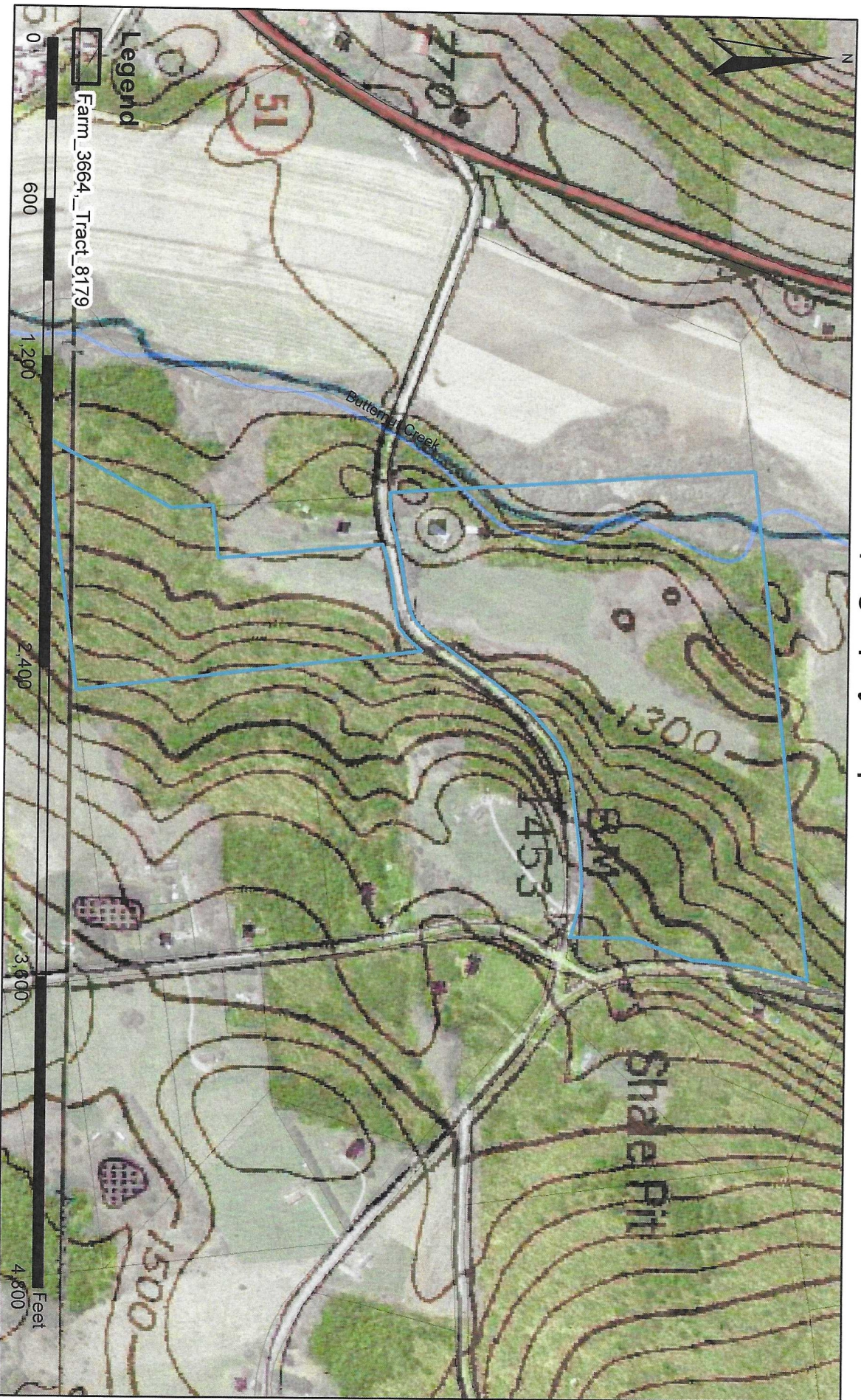
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. Otsego County, NY and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 800 feet



Assisted by: Christos Galanopoulos
04/04/2025
2021 Orthoimagery
20' Contour Intervals

Thomas A Riso
AEM #
Farm
Tract
Topography Map



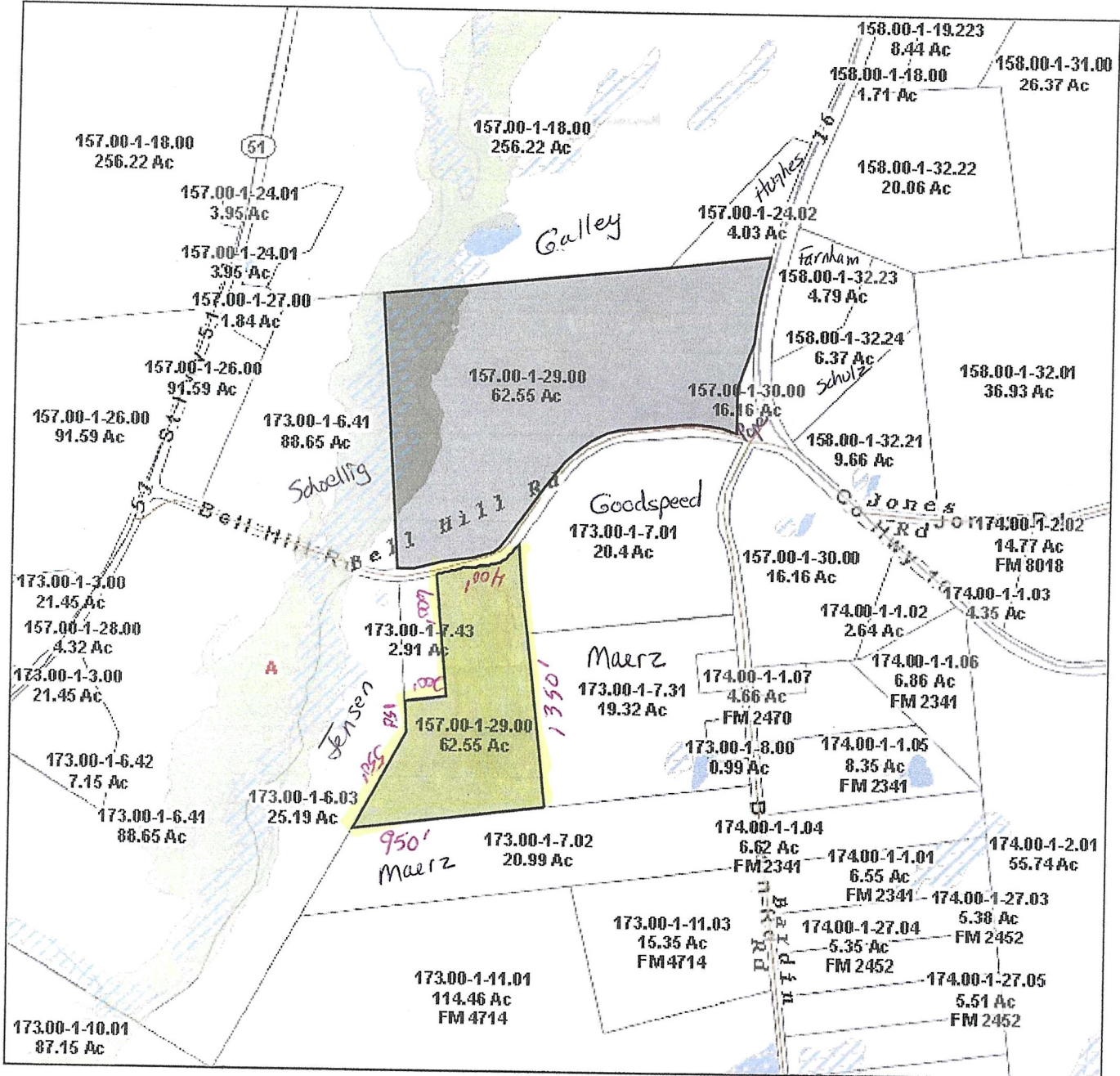
Note: This map is intended for planning purposes only. Not for legal or surveying use.

Otsego County, New York

Geographic Information System (GIS)



Date Printed: 3/26/2025



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