

TOWN OF NEW LISBON COMPREHENSIVE PLAN

NEW LISBON, NEW YORK



PREPARED BY THE NEW LISBON COMPREHENSIVE PLAN COMMITTEE
WITH PLANIT MAIN STREET, INC.

SEPTEMBER 30, 2008



ACKNOWLEDGEMENTS

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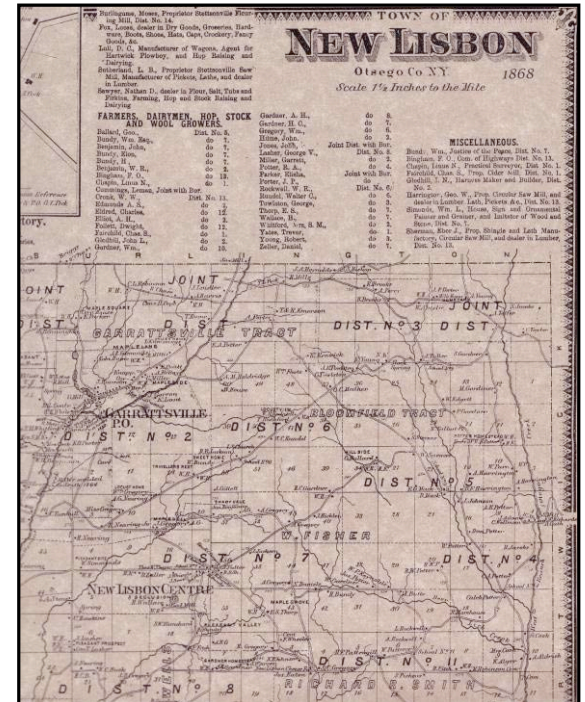
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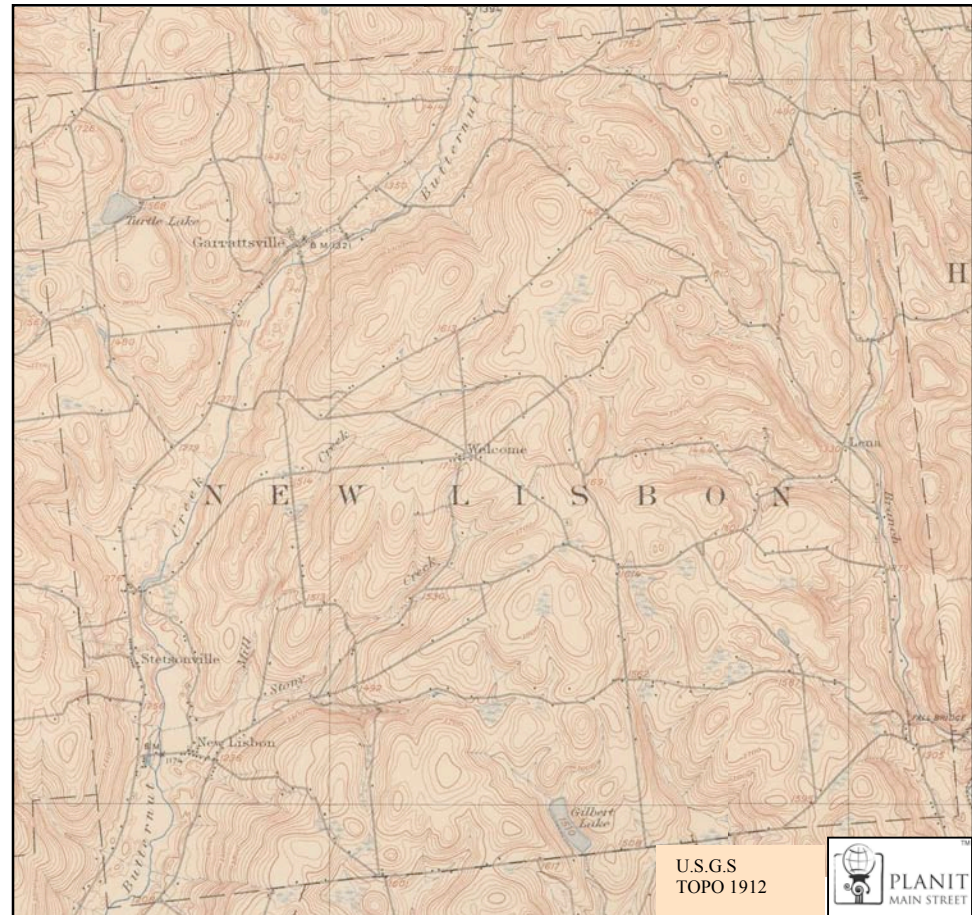
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ACKNOWLEDGEMENTS CONTINUED

Geographic Information Systems Mapping

Geographic Information Systems (GIS) data for this Comprehensive Plan was provided by the Otsego County Planning Department and the GIS Maps for this assignment prepared by Planit Main Street, Inc.



VISION STATEMENT

In our Vision for the Town of New Lisbon in the future, our community character is preserved, civic pride sustained and quality of life enhanced. In the coming years, we carefully manage new growth and development while respecting private property rights in order to *protect* the integrity of our Town, its hamlet centers, small businesses, cultural & civic institutions, public parks, and our natural resources; *preserve* historic buildings, open space, a vibrant agricultural & farming community and scenic vistas to and from the Butternut Creek; *enhance* the provision of business services and access to telecommunications infrastructure; *provide* sustainable public infrastructure and services to meet growing community needs in a cost-effective manner; provide housing opportunities for a range of household incomes; and set quality design standards to ensure that new growth and redevelopment enriches our community aesthetics and is in harmony with the existing fabric of the Town of New Lisbon.

Comprehensive Plan Committee

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CHAPTER 7.0 CULTURAL, HISTORIC & RECREATIONAL RESOURCES

The New York State Legislature established the Town of New Lisbon in 1806. Over the past 200 years, the Town has developed a strong sense of community that is reflected in its cultural, historic and recreational resources. This Chapter provides a brief description of these resources along with recommendations for enhancing and protecting these resources in the years to come.

7.1 Archeological & Cultural Resources

Cultural resources encompass archaeological and built environment resources [such as buildings, structures and archeological sites] along with cultural attractions. There are a variety of cultural resources within the Town including archeological sites, historic buildings, and museums along with a local brewery.

7.1.1 Archeological Resources

The New York State Office of Parks Recreation & Historic Preservation's *Archeological Sensitivity Map* for New York State defines areas where the discovery of archeological sites is predicted. These areas also contain the locations of all known sites that are included in the SHPO Archeological Site files and the New York State Museum Archeological Site files.

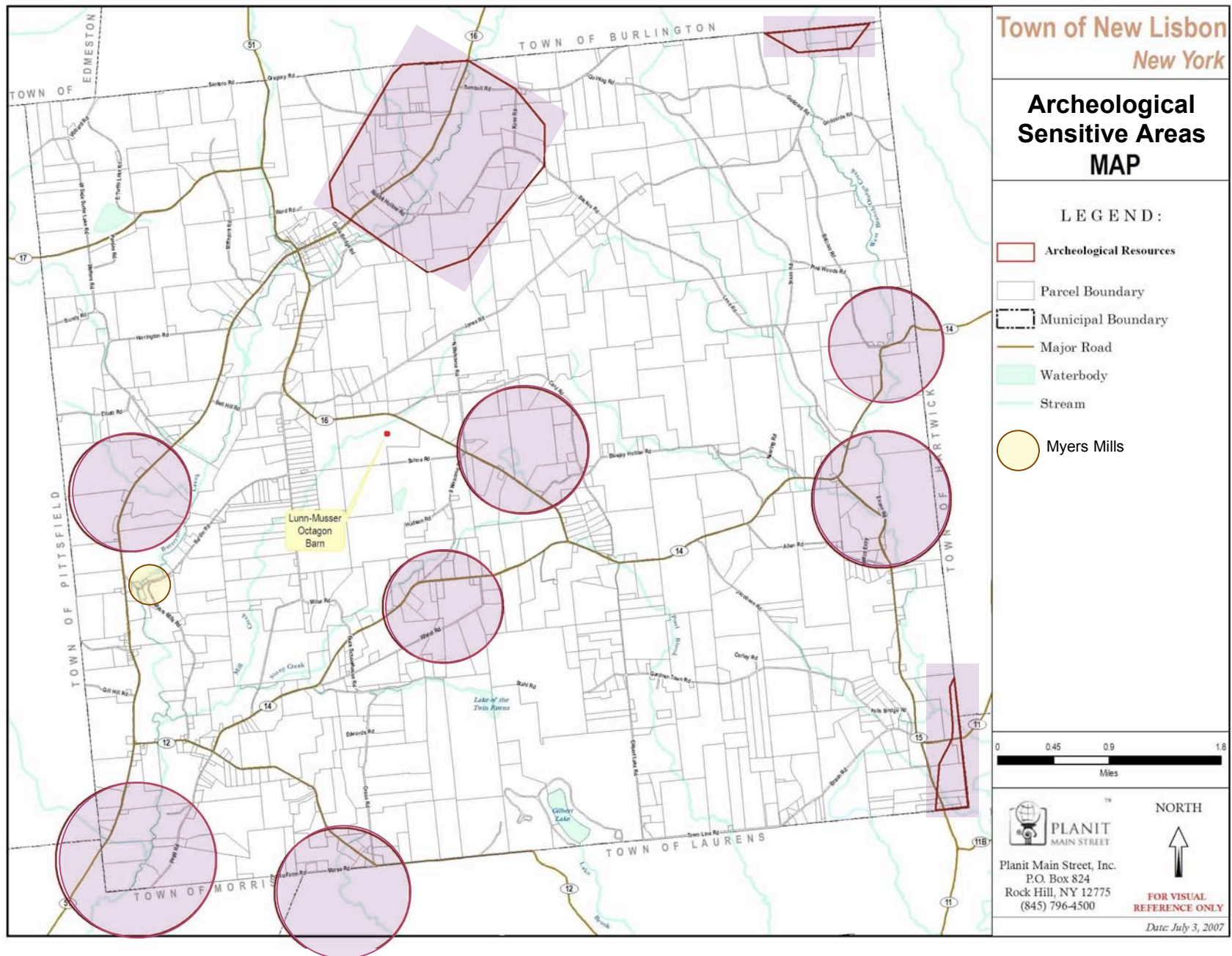
There are many areas within the Town that are identified on this map (see page 62). However, the exact locations of archeological sites are not displayed on the map since they are protected from disclosure by Section 304 (16 USC 4702-3) of the National Historic Preservation Act of 1966 and Section 427.8 of the implementing regulations for the State Historic Preservation Act of 1980. Instead, the State's *Archeological Sensitivity Map* depicts these areas within randomly placed buffer zones. These defined sites - with their buffer zones - are used by the SHPO to provide recommendations to local, state and federal agencies regarding the need for archeological surveys.

It is recommended that the Planning Board, in its reviews of site plan and subdivision applications, use the Archeological Sensitivity Map as a guide in determining when an archeological survey should be required. Doing so will help to protect archeological resources.

In addition to the general archeological sensitive sites, the State Office of Parks Recreation & Historic Preservation has also identified other archeological resources within its survey. There are four named archeological sites within the Town of New Lisbon including *Richard's Sawmill, Turning Shop, the Morehouse Farm Complex and Marcy South-Western Allonde*.ⁱ Specific site data is not public but they lie within the buffer areas. An archeological assessment should be required when development is proposed in close proximity to these sites.



Above (top to bottom): Historic Garrattsville Schoolhouse aka School District #2; and late 18th-early 19th century barn on the Morehouse Farm on NYS Route 51. The Morehouse Farm Complex is Individually Listed on the State Register of Historic Places.



7.1.2 Cultural Resources

There are a variety of cultural resources within the Town of New Lisbon. These include the *New York State Civilian Conservation Corps Museum* at Gilbert Lake State Park and the *Butternuts Beer & Ale Brewery*.

The New York State Civilian Conservation Corps Museum is located at Gilbert Lake State Park within the Town of New Lisbon. The museum houses a variety of exhibits showing CCC Company 212's significant role in the development of Gilbert Lake State Park. These include the construction of beaches, cabins, dams, pavilions; the planting of forests; and the building of the Park Manager's residence. Most of these structures are well preserved and are in themselves a living museum of the CCC's role in the development of the Park.

Another cultural amenity within the Town of New Lisbon is the *Butternuts Beer & Ale Brewery*. The brewery produces farm-house ales in a refurbished dairy barn located on NYS Route 51 within the bucolic Butternut Valley. The brewery is the newest of a series of micro-breweries that have recently developed within Otsego County. The Butternuts Beer & Ale Brewery periodically offers tours of its micro-brewery and its ales can be purchased at its New Lisbon location. Its products are distributed throughout New York State and, in particular, the metropolitan New York region including Long Island and New York City.

New Lisbon, New York



There are also many cultural resources that are in close proximity to the Town of New Lisbon such as the *National Baseball Hall of Fame*, *Farmer's Museum* and the *Fenimore House Museum*. Each of these are located in nearby Cooperstown, New York.

The *National Baseball Hall of Fame* opened in 1939 with the induction of Babe Ruth, Cy Young, Ty Cobb and other baseball legends. Today, the museum is one of the largest cultural attractions in the State. The *Farmers' Museum* is one of the country's oldest outdoor living history museums with its Town of historic trade and craft shops representing life in 1845.

The *Fenimore House Museum* is home to one of the country's premier folk art collections. Another cultural attraction that is in close proximity to the Town of New Lisbon are the *Glimmerglass Opera* that is located in Cooperstown. Other nearby cultural resources include SUNY at Oneonta, Hartwick College and the *National Soccer Hall of Fame* that are all located in nearby Oneonta, New York.



Above (top to bottom): New York State Civilian Conservation Corps Museum at Gilbert Lake State Park; exhibits within the CCC Museum; and the Butternuts Beer & Ale Brewery.

Butternuts B&A Logo: Courtesy Butternuts B&A
CCC Photos: Courtesy NYS CCC Museum.

7.2 Recreational Resources

There are a variety of public and private recreational resources within the Town of New Lisbon. These include New Lisbon Community Park, Gilbert Lake State Park, Texas Schoolhouse State Forest, Yogi Bear’s Jellystone Park and Meadow-Vale Campsites. An 18-hole golf course is also under development within the Town (see Tourism Map page 66).

Gilbert Lake State Park has 221 campsites and 33 rental cabins. The park is open year-round providing a variety of hiking trails that are available to the general public. Its campgrounds are open from Mother’s Day to Labor Day Weekend and the demand for its cabin rentals is so great that reservations are only accepted nine (9) months in advance. The campsites are routinely sold out for the holiday weekends and when there are special induction events at the Baseball Hall of Fame in nearby Cooperstown, New York. Annual visitation at Gilbert Lake State Park is estimated to be 70,000 persons.

Private campgrounds include Crystal Lake campgrounds (established in 1926) that later became Yogi Bear’s Jellystone Park campground and Meadow-Vale campgrounds (established in 1972) that is located in close proximity to the Gilbert Lake State Park on Gilbert Lake Road. Collectively, the three (3) campgrounds within the Town of New Lisbon attract over 75,000 visitors annually between Mother’s Day and the Labor Day weekend.

Yogi Bear’s Jellystone Park campground consists of 180 campsites set upon 235 acres surrounding Crystal Lake. This private campground offers fishing on their lakes or ponds, row and paddle boats, tennis, basketball, horseshoes, swimming pool, camp stores and a variety of daily activities for its guests. This campground is very popular with booking for its campsites and recreation programs often occurring months in advance. The campground staff estimates between 4,000 and 5,000 visitors annually to the Jellystone Park at Crystal Lake.

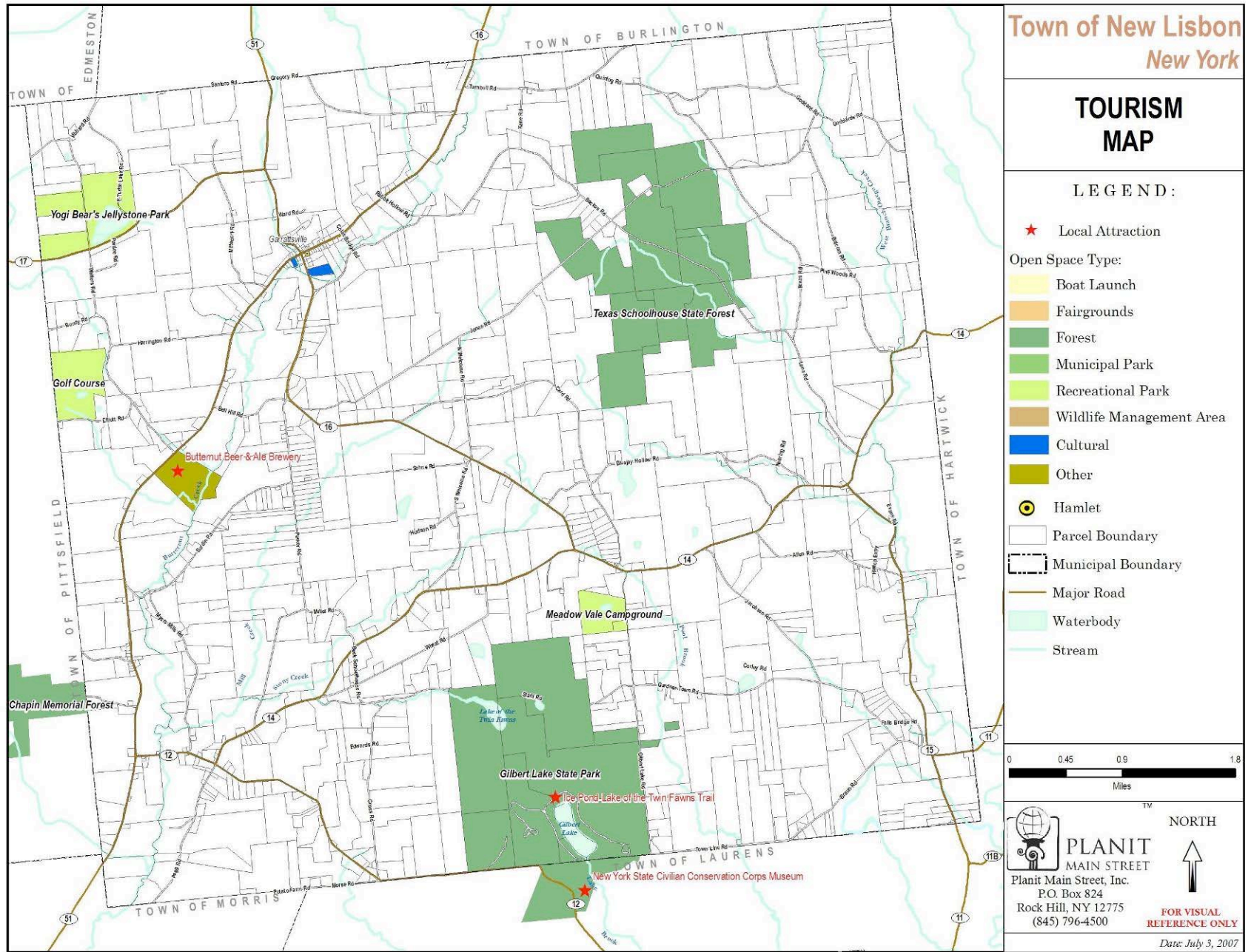
Meadow-Vale Campsites offers 110 sites and is open from late Spring through early Fall. The campground leases 75% of its campsites to people who book the campsite for the entire season that runs from Mother’s Day to Columbus Day Weekend. The other 25% of the sites are leased to transient campers. The campsite estimates that it has between 750 and 1,250 visitors per year. The high percentage of seasonal leases results in a much lower annual visitation rate than the other parks in the Town.

The *Texas Schoolhouse State Forest* is also located within the Town of New Lisbon in the vicinity of Steven’s Corners. The State Forest consists of 1,245 acres, provides a variety of hiking trails and access to the highest point in the Town of New Lisbon that has an elevation of 1,919 feet above mean sea level.

The Town also has its own park – the New Lisbon Community Park in Garrattsville.



Above (top to bottom): Entrance sign to Yogi Bear’s Jellystone Park; and view of Crystal Lake from Westside Turtle Lake Road showing campers in the background.



The National Recreation and Parks Association have established standards and development guidelines for community parks and recreational needs. These standards are based upon population size and should be used to help the Town plan for future parks and recreational needs. The table below provides an overview of recreation facilities that are needed based upon population size.

Table 7-1 Recreational Demand			
Facility Type	Standard per 1000 persons	Need	Town of New Lisbon Provided
Neighborhood Park	1 acre	1 acres	New Lisbon Community Park
District Park With restrooms, playfields & tot lots.	2 acres	2 acres	New Lisbon Community Park
Field Games	3 acres	3 acres	3 acres
Tennis Courts	½ court	½ court	0
Basketball Courts	1 per 5000	1	1
Baseball	1 per 5000	1	1
Soccer	1 per 10,000	½	0

Based upon the National Recreation and Parks Association (NRPA) standards, the Town meets or exceeds the recommended standards for suggested recreational facilities. However, the addition of a tennis court or soccer field would enhance its facilities.

New Lisbon, New York

The New Lisbon Community Park includes a tot-lot, baseball field, basketball court and a picnic pavilion. It is centrally located within the hamlet of Garrattsville right behind Town Hall and generally serves the needs of the community. The Town’s residents also benefit from having Gilbert Lake State Park and Texas Schoolhouse State Forest within the Town. These regional recreational facilities offer a variety of active and passive recreational opportunities that would usually only be provided in communities with a much larger population base.

There are, however, additional recreational needs that were identified by the community through the Comprehensive Plan Survey. The survey was mailed to 704 residents and 202 were returned for a response rate of 28.69%. When asked to choose their top three choices for public recreational facilities they would like to see from a list – 53.47% chose *off-road hiking and biking trails*; 48.51% *fishing and boating access areas*; 34.16% *cross country ski trails*; and 33.17% *bicycle lanes* along County or State Highways.

The most-likely opportunity to expand off-road hiking and biking trails is within the Gilbert Lake State Park and the Texas Schoolhouse State Forest since these are publicly owned lands. The development of additional hiking and biking trails within these parks would benefit Town residents as well as visitors. It is recommended that the Town coordinate with the New York State DEC to seek their assistance in developing more trails for public use.



Above (top to bottom): New Lisbon Community Park that is located behind Town Hall in the Hamlet of Garrattsville. The park includes a baseball diamond, picnic pavilion and tot lot for community residents.

The second most-requested form a recreational facility was public fishing and boating access areas. There is a New York State DEC public fishing and boating access area to the Butternut Creek on County Route 16 at the Town of Burlington - Town of New Lisbon line. In the Town there is a NYSDEC public fishing access area to the Butternut Creek on Backus Road. There are no NYSDEC access points on the West Branch of the Otego Creek. However, additional access points could be created through the cooperation of the Town and NYSDEC and/or private property owners and NYSDEC.

The Butternut Creek is a NYSDEC designated Trout Stream. The Butternut Creek [within the Town of Burlington] is stocked each year with Rainbow & Brown Trout by the New York State DEC. This area is stocked, in part, because there is a designated NYSDEC public access point in this portion of the creek. Creating public access points within the Town of New Lisbon could lead to NYSDEC stocking of the Butternut Creek within the Town limits.

There are several areas where public fishing access to the Butternut Creek could be provided. For example, a public access point could be created in the vicinity of County Route 12 in the hamlet of New Lisbon (see photo upper right of this page). The grade down to the river is conducive to providing an access driveway and a small off-street parking area.

This would require the cooperation of the landowner who could either sell a portion of their land to NYSDEC or provide a conservation easement to enable the DEC access to be created. Another potential site is within the New Lisbon Community Park. The Town should coordinate with the New York State Department of Environmental Conservation to identify and develop public access points for fishing along the Butternut Creek and West Branch of the Otego Creek. The NYSDEC will work with communities to develop such resources.

Other types of recreational facilities that were desired by local residents were cross country ski trails and bike lanes along County and State roads. The best location for a cross-country ski trail system within the Town is within the Gilbert Lake State Park and Texas Schoolhouse State Forest. Both contain large expanses of publicly-owned land, negating the need to acquire private lands or conservation easements. This Plan supports the development of such trails and recommends that the Town Board coordinate with the NYSDEC to expand cross-country ski trails within these State-owned lands. *The Town’s seasonal roads could also be designated as cross-country ski trails during the winter months.* This Plan also supports efforts by Otsego County and the NYSDOT to develop designated bike lanes within the Town provided all safety concerns are addressed.

“COORDINATE WITH NYSDEC TO IDENTIFY AND DEVELOP PUBLIC ACCESS POINTS FOR FISHING ALONG THE BUTTERNUT CREEK AND WEST BRANCH OF THE OTSEGO CREEK.”



Above (top to bottom): Existing public fishing access point on County Route 16 on the Town of Burlington-New Lisbon townline.

7.3 Historic Resources

The Town of New Lisbon was established in 1806. Since it was first settled, the people of New Lisbon have left their mark on the landscape through the construction of their homes, barns, churches, cemeteries and institutional buildings. The Town’s rich agricultural heritage is told through its historic barns and farmhouses and it is important to protect these resources for future generations.

This Comprehensive Plan strongly supports the preservation of historic resources and efforts by local landowners to preserve their historic buildings. We begin our discussion regarding historic resource protection with a description of some of the more important historic resources that have been identified within the Town.

7.3.1 Schoolhouses

The one-room schoolhouse represents an important part of rural American vernacular architecture as well as a lost way of life. One-room schoolhouses were primarily built from the end of the Civil War until the beginning of World War II. These schoolhouses can still be found in many parts of rural America; however, they are quickly being lost to neglect and disrepair. Schoolhouses were constructed in a central location – usually two-miles walking distance of each student’s home. There were sixteen (16) one-room schoolhouses built in the Town of New Lisbon (see map on page 71).

The creation of the Central School District system in New York State spelled the end for New Lisbon’s one-room schoolhouses. When these schoolhouses were closed they often reverted back to the underlying landowners who had leased land to the school district or were sold. Some landowners converted the old schoolhouses to houses, others simply left the schoolhouses abandoned leading to their demise.

There are twelve (12) schoolhouses still standing, but the condition of these schoolhouses varies greatly. The preservation of the remaining schoolhouses is strongly supported by this Plan.

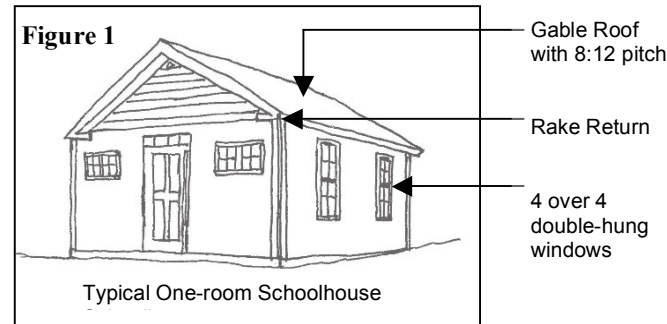


Figure #1 above illustrates the composition of a typical one-room schoolhouse. Common elements of most of these schoolhouses include gable roof; clapboard siding, single front entrance door and large classroom windows. These buildings were constructed to provide a very simple function – to serve as a classroom for school children. As a result, the architecture was simple and practical as opposed to ornate.



Above (top to bottom): *Stetsonville Schoolhouse* on NYS Route 51 that is undergoing restoration; *The Fitch, Yellow or Pattengill Schoolhouse* at the corner of Allen Road and CR14; and *Bard, Bundy or Crystal Lake Schoolhouse* at the corner of Walter’s and Bundy Roads.

Table 7-2 below provides a listing of all the one-room schoolhouses that were built within the Town of New Lisbon. As might be expected, these schoolhouses were geographically dispersed throughout the Town so that they were within walking distance for students. The locations of the twelve (12) remaining schoolhouses are shown on the Historic Resources Map on page 71.

Table 7-2 One-Room School Houses Town of New Lisbon	
District #1	Noblesville
District #2	Garrattsville
District #3	Texas
District #4	Potter or Lena
District #5	Newtown
District #6	Nearing, Webster, or North
District #7	Welcome
District #8	Buck
District #9	Rathburn or Gilbert Lake
District #10	Gardnertown
District #11	Fitch, Yellow, or Pattengill
District #12	Naylor's Corners/Johnson
District #13	Bard, Bundy, Crystal Lake
District #14	Stetsonville
District #15	Gross Hill
District #16	Fall Bridge
<i>Source:</i> Schoolhouse John's One Room Schools – John Hall	

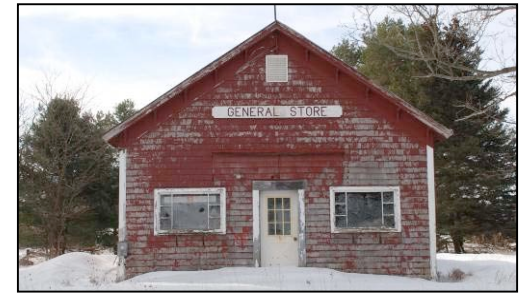
The *Noblesville Schoolhouse* in the hamlet of New Lisbon is still standing. It was converted to a General Store and Post Office that served the hamlet for many years. Presently, the building is vacant but it is still structurally sound. The preservation of this historic resource is strongly supported by this Plan.

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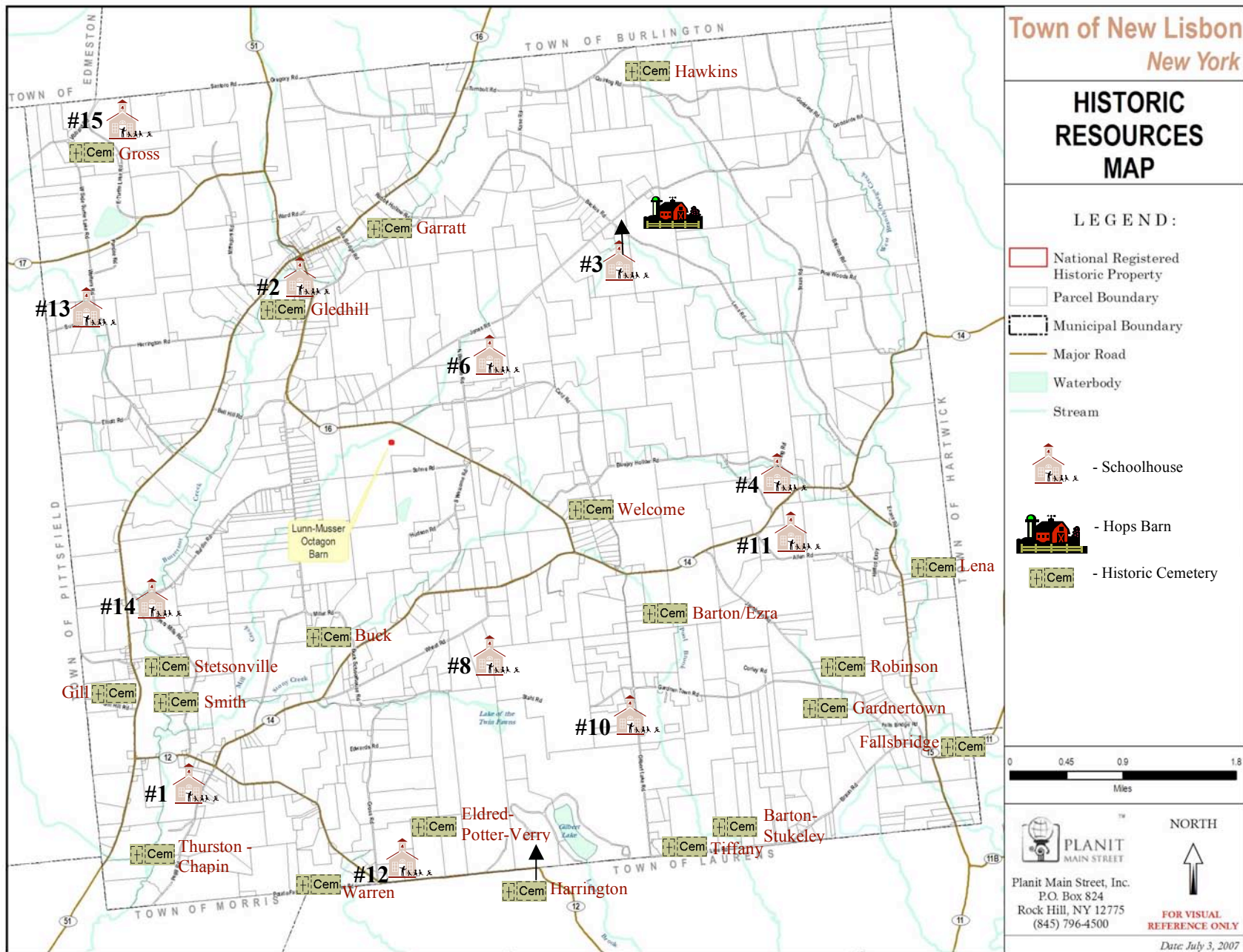
The *Texas Schoolhouse* was converted to a single-family residence and is presently occupied. Its historical details remain intact, and include farmhouse style windows with narrow crosspieces. It epitomizes the vernacular architecture that was common of one-room schoolhouses during the late 1800's and early 1900's. The building form was relatively simple with a focus on function rather than form.

Garrattsville schoolhouse is in excellent condition and is currently being used as a seasonal residence. Both in its active re-use and respect for historic detail this schoolhouse provides an example for others to follow. True to original construction, the belltower still remains atop the roof in addition to a portico above the door. Even the door itself was made in the same style as the schoolhouse's original door. This schoolhouse is an asset to the community, both in the manner in which it is being used and in its historical aesthetic appeal. The building is eligible for listing on the State Register of Historic Places and consideration should be given to getting this building listed.ⁱⁱ

This Plan supports the adaptive reuse of one-room school houses; especially those that retain the original architectural elements of these historic resources. When State and federal funding opportunities arise to make improvements to these schoolhouses, the Town Board should support local landowner efforts to secure grants to maintain these structures by writing letters of support.



Above (top to bottom): Noblesville Schoolhouse in hamlet of New Lisbon; Texas Schoolhouse on Jones Road; and Garrattsville District #2 Schoolhouse.



7.3.2 Barns

The Town’s rich agricultural heritage can be seen in the historic barns and farm buildings that dot the rural landscape. It is important to preserve these structures since they help to define the rural character of the community that many residents want to retain.

The adaptive reuse of historic barns for new uses should be encouraged as a means of helping to retain these structures. The Butternuts Beer & Ale Brewery is a good example of the adaptive reuse of a barn that was converted to a brewery.

The preservation of historic barns is strongly supported by this Comprehensive Plan. Each fall the NYS OPR&HP announces a barn restoration grant for owners of historic barns. These are grants that can be used to repair and maintain historic barns. This Plan strongly supports local efforts to secure such funding.

7.3.3 Historic Cemeteries

There are twenty (20) historic cemeteries within the Town of New Lisbon. The general location of these cemeteries is shown on the Historic Resources Map. While some of these cemeteries are periodically maintained, many others have fallen into a state of disrepair or abandonment. The maintenance of these cemeteries is strongly supported by this Plan but it is recognized that such efforts will depend on local volunteers and conservation groups.

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Table 7-2 Cemeteries	
Garratt Family	Barton
Gross Hill	Tiffinany Family
Gledhill	Briggs Family
Stetsonville	Harrington Family
Thurston/Chapin	Stukely Barton Family
Smith	Garnertown
Eldred/Potter/Verry	Robinson Family
Warren Family	Falls Bridge
Buck	Lena
Welcome	Hawkins Family

There may be some limited grant funding to assist in the conservation of historic cemeteries. For example, the Preservation League of New York provides grants for various restoration efforts through its annual grants program. However, request for grants is very competitive and would too little to address the needs of all the cemeteries in the Town. In all likelihood, the preservation of the Town’s historic cemeteries will rely upon local conservators, volunteers and cemetery trustees [where they exist].

There are a variety of resources to help guide cemetery conservation efforts. For example, *A Guide for Conserving Historic Cemeteries*: is published by the Ministry of Citizenship, Culture and Recreation, 77 Bloor St. W, Toronto, Ontario M7A 2R9. This text provides a fully illustrated guide offering step-by-step instruction on the cleaning and minor repair of historic monuments. The Town should obtain a copy of this text so that it can be made available to local volunteers. Letters of support from the Town Board for grant applications is recommended.



Above (top to bottom): Historic barn on CR 12 in the hamlet of New Lisbon; barn on Jones Road on property surrounded by Texas Schoolhouse State Forest; and barn at Cold Spring Stock Farm on Texas Road. Each of these barns helps to define the rich agricultural history of the Town and efforts to preserve these structures are strongly supported by this Plan.

7.4 Recommendations

The Planning Board, in its reviews of site plan and subdivision applications, should use the Archeological Sensitivity Map as a guide in determining when an archeological survey should be required. Doing so will help to protect the Town’s archeological resources.

Work with regional tourism entities to promote cultural and recreational attractions within the Town. The Butternut Beer & Ale Brewery, proposed golf course on Elliot Road, Yogi Bear Campground and Meadow-Vale Campground are the type of active recreational resources that draw visitors while creating employment opportunities for area residents. The Town Board should take the leading role in reaching out to the County Tourism office to ensure that its cultural attractions are included in regional tourism promotion efforts.

Coordinate with the NYSDEC to identify and develop public access points along the Butternut Creek & West Branch of the Otego Creek along with hiking, biking and cross-country ski trails within its parks. The Town Board should coordinate with NYSDEC to establish public access points along the Butternut Creek and other streams. It is also recommended that they reach out to the NYSDEC to request that additional hiking, biking, and cross country ski trails be developed within its parks in the Town.

Support efforts by property owners to participate in the Conservation Tax Credit (CTC) Program. The New York State legislature passed the CTC in 2006 that gives landowners whose land is restricted by a permanent conservation easement an annual rebate of 25% of the property taxes paid on that land, up to \$5,000 per year. This credit is available to all owners of easement-restricted land regardless of when the easement was created, provided that the easement was wholly or partially donated to a land trust or governmental agency. The CTC does not reduce local property taxes. The landowner pays their normal taxes and receives a rebate from the State.

Protect and preserve existing historic resources that help to define the Town’s history. The Town should continue to support local efforts to place historically significant buildings on the National Register of Historic Places.

Create Town recognition of historic resources. The Town could develop its own recognition program for historic properties to recognize property owners that have restored historic resources in the community. Town of New Lisbon Historic plaques could be developed. Such programs raise awareness of the importance of historic preservation and acknowledge those who contribute to those efforts. The Town could also designate local farms of distinction for farms that have been in one family for generations.



Above (top to bottom): Texas Schoolhouse State Forest; Frank Jacobs Road – a seasonally maintained road - that could be used for cross country skiing in the winter if a small parking area were maintained at the foot of the road; and barn on County Road 15 that is likely eligible for listing on national or State Historic Register.

Promote the Farmer's Protection and Farm Preservation Act Income Tax Credit as a means of preserving historic barns. The Farmer's Protection and Farm Preservation Act allows for an income tax credit equal to 25% of the cost of rehabilitating historic barns. The barn must be income producing, in non-residential use, placed in service before 1936, and work must not materially alter the historic appearance of the structure. It is a recommendation of this Plan that the Town encourages participation in the program to protect historic barns in the Town.

Purchase a copy of the resource guide "A Guide for Conserving Historic Cemeteries" to make available on loan to volunteers who are interested in pursuing historic cemetery conservation efforts. This text is available for a nominal cost and is an excellent resource guide to help local volunteers understand the proper methods of cemetery conservation.

Write letters of support for landowners who are applying to the NYS Office of Parks, Recreation and Historic Preservation Office for Barn Restoration Grants. Each fall the NYS OPR&HP announces a barn restoration grant for owners of historic barns. These are grants that can be used to repair and maintain historic barns. This Plan strongly supports local efforts to secure such funding.



Above: School District #12 - Naylor's Corners Schoolhouse at the corner of CR 12 and Gross Road. Despite years of neglect, the schoolhouse is remarkably still in tact. However, without some immediate efforts to stabilize the structure and remove trees that are growing in close proximity to the foundation this building will soon be lost to the elements.



Above (top to bottom): Barn and silos in good repair along NYS Route 51; interior view of restoration and reconstruction of the Morehouse main barn; and recently restored barn on the Morehouse Farmstead. As long as the frame, foundation and roof are structurally sound – most barns can be restored. This Plan supports efforts by local landowners to restore historic barns.

CHAPTER 8.0 COMMUNITY FACILITIES

Community facilities and services are the most visible aspect of the Town’s involvement in the life of its citizens. Within the Town of New Lisbon, the most visible community facilities are its Town Hall and New Lisbon Community Park. These facilities are an important focal point for many community activities providing for the needs of the local government and its citizens.

As the Town’s population grows the demand for public facilities will increase. This may necessitate the expansion of certain community facilities to meet the growing demand since the effective delivery of public services requires appropriate physical facilities. The planning for community facilities is therefore an important element to include in the Comprehensive Plan.

This chapter of the Comprehensive Plan provides background information on existing public facilities and services along with policy recommendations for the provision of public facilities that are under the control of the Town Board. Where appropriate, there will be recommendations for future actions to provide adequate public facilities to meet the existing or anticipated needs of the community. It is the Town of New Lisbon’s intent to provide and promote high quality community facilities to fully meet the public service needs of its residents in a cost effective manner.

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8.1 Police

The necessity to provide police protection is a matter of public policy and is also based upon the public’s perception of security and their satisfaction with response time of existing entities. The Town does not have its own police force but instead relies upon State Troopers and Otsego County Sheriff patrols for its law enforcement needs. These services appear to meet the Town’s needs at the present time. Based upon the public participation process, the primary concern was better enforcement of speed limits. The Town Board could request additional patrols by State and County agencies.

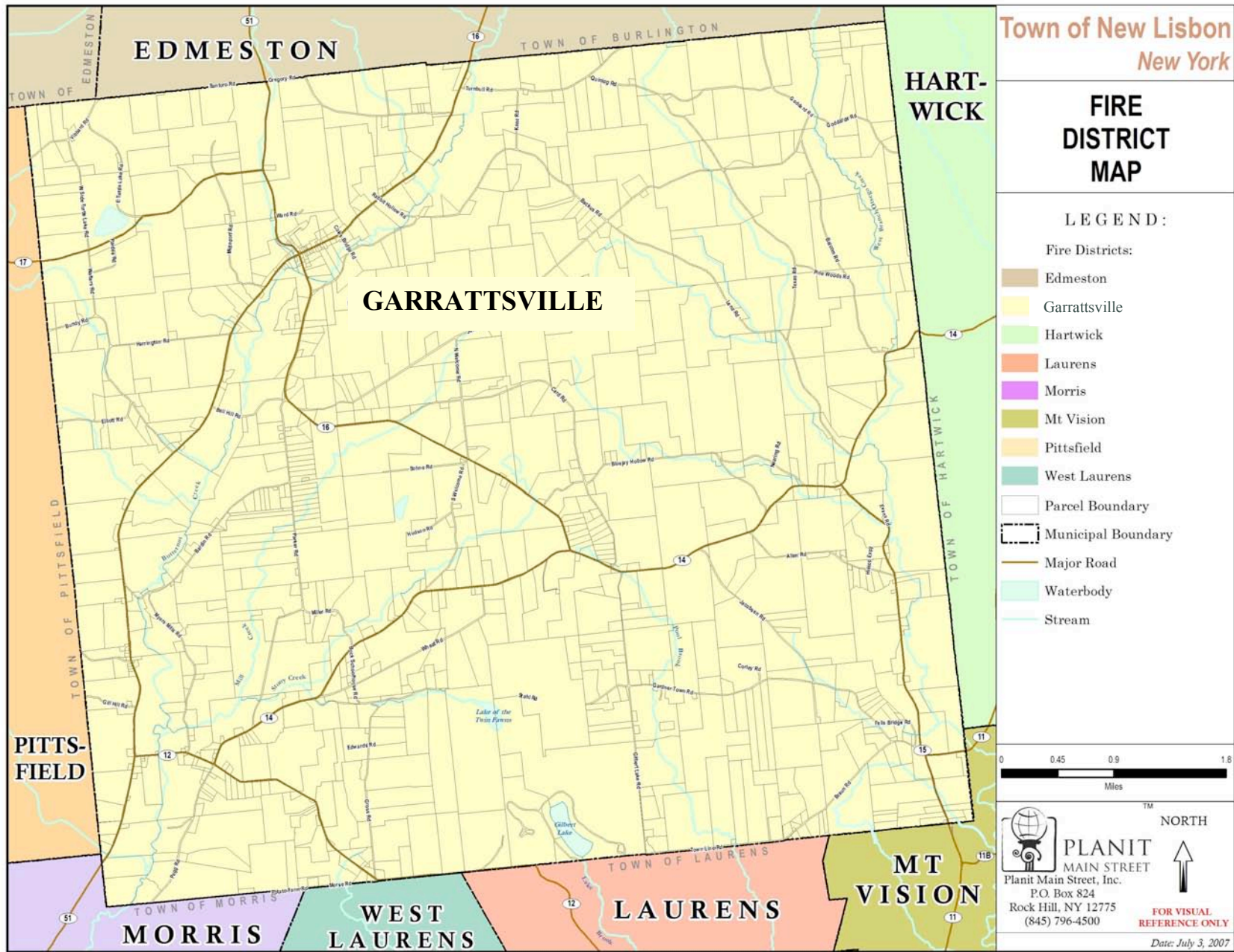
8.2 Fire & Ambulance

The Garrattsville Fire Company, Inc. and Garrattsville Emergency Squad serve the entire Town of New Lisbon (see Fire District Map on page 76). Both are co-located within the Garrattsville Firehouse within the hamlet of Garrattsville. Ongoing needs include buying up-to-date vehicles and equipment to provide service to the community. However, in a rural community it is often difficult to raise sufficient funding locally to meet the needs of the fire company or emergency squad and outside funding is required. Local emergency service provider efforts to secure Federal & State grants are strongly supported by this Plan.



Above (top to bottom): Garrattsville Fire House that is home to the Garrattsville Fire Department and Ambulance Corps; County Highway Barn on Route 51; and New Lisbon Town Hall in the hamlet of Garrattsville.

Note: The Town Board contracts with the Garrattsville Fire Company, Inc. – an independent fire company - to provide fire protection services throughout the Town.



There are a variety of federal and State grants available to help local volunteer fire departments to purchase new equipment. One of these is the *FEMA Assistance to Firefighters Grants (AFG)* that provides funding to help local fire companies to obtain critically needed equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards. Garrattsville Fire Company secured an AFG grant for \$10,000 in 2005.

The Garrattsville Fire Company and Ambulance Corps should continue to monitor their on-going need for equipment and vehicles. When new equipment is needed, it is recommended that they submit an application through FEMA's AFG program to secure funding for such equipment. Another potential source of funding for the Garrattsville Fire Company is through New York State Department of Environmental Conservation's (NYSDEC) *Volunteer Fire Assistance Grants* that provide 50/50 matching grants for the purchase of firefighting equipment.

FEMA and NYSDEC announce new funding rounds for these grants annually so it is important that the emergency service providers keep close track of needed equipment and application deadlines so that successful grant applications can be submitted in a timely manner. Prioritizing needed equipment is also recommended. The Town Board can assist in such efforts by providing letters of support when grant applications are submitted.

8.3 Public Utilities

Public utilities provide the utility needs of the Town of New Lisbon. *Otsego Electric Cooperative, Inc.* and NYSEG provide electric service. *Verizon Telephone Company* provides phone service throughout the Town. *Time Warner Cable* provides television and broadband Internet access in certain areas of the Town. However, many areas of the Town do not have access to Cable TV. In the most rural areas of the Town, residents instead rely upon satellite access for expanded television programming and for broadband high-speed Internet service. *OECBlue* is a satellite high-speed Internet service that is offered through Otsego Electric Cooperative Inc. Many local residents are also still relying upon dial-up Internet connections.

With respect to telecommunications, residents have indicated - through the public participation process - that there is a need for expanded high-speed Internet service and for expanded cellular communications coverage. There is a need to expand broadband high-speed Internet service to serve more areas of the Town. There is also a need to provide better cell coverage for business and safety reasons. However, the location and design of new cell towers must be carefully planned to mitigate potential visual impacts. This Plan supports efforts to expand and improve these services within the Town of New Lisbon. It also opposes situating major transmission lines - like Marcy South - through the Town due to adverse visual impacts on the community.



Photos (top to bottom): The Marcy-South power line has had a negative visual impact on the community - this Plan opposes situating like facilities in the Town; cellular communication tower in the hamlet of Livingston Manor, NY that is disguised as a pine tree. The cell tower design works since there are pine trees on this site. Cell towers have also been situated on silos.

8.4 School Districts

There are no public schools within the Town of New Lisbon. School age children within the Town attend four separate school districts Cooperstown, Edmeston, Laurens and Morris. Most of the children within the Town attend the Morris Central School District that covers the largest geographic area of the Town and includes the hamlets of New Lisbon and Garrattsville (see School District Map on page 79).

Together, these public schools provide a sound academic foundation for area children. For example, the Morris Central School District provides advanced college-level courses through its distance-learning classroom enabling area students to get a head start on their college education. The public schools also offer vocational education classes through the Board of Cooperative Educational Services (BOCES) Campus in Milford, New York.

As in most communities, public schools are also the center of community activities – especially as it relates to high school athletics. High school athletics draw parents and residents from throughout the community to see sporting events. This helps to strengthen the sense of community. However, for New Lisbon this phenomenon makes it difficult to form a central identity for the Town as a whole. Unfortunately, it is unlikely that a new school will be built in the Town of New Lisbon within the foreseeable future. However, if the demand should arise for an elementary school or middle school in one of the districts, consideration should be given to a Town of New Lisbon location.

Public schools are major employment centers within communities and the public can often use the outdoor recreational facilities when not being used for school purposes. Should the school districts need to build a new school - the Town should encourage that it be built in New Lisbon.

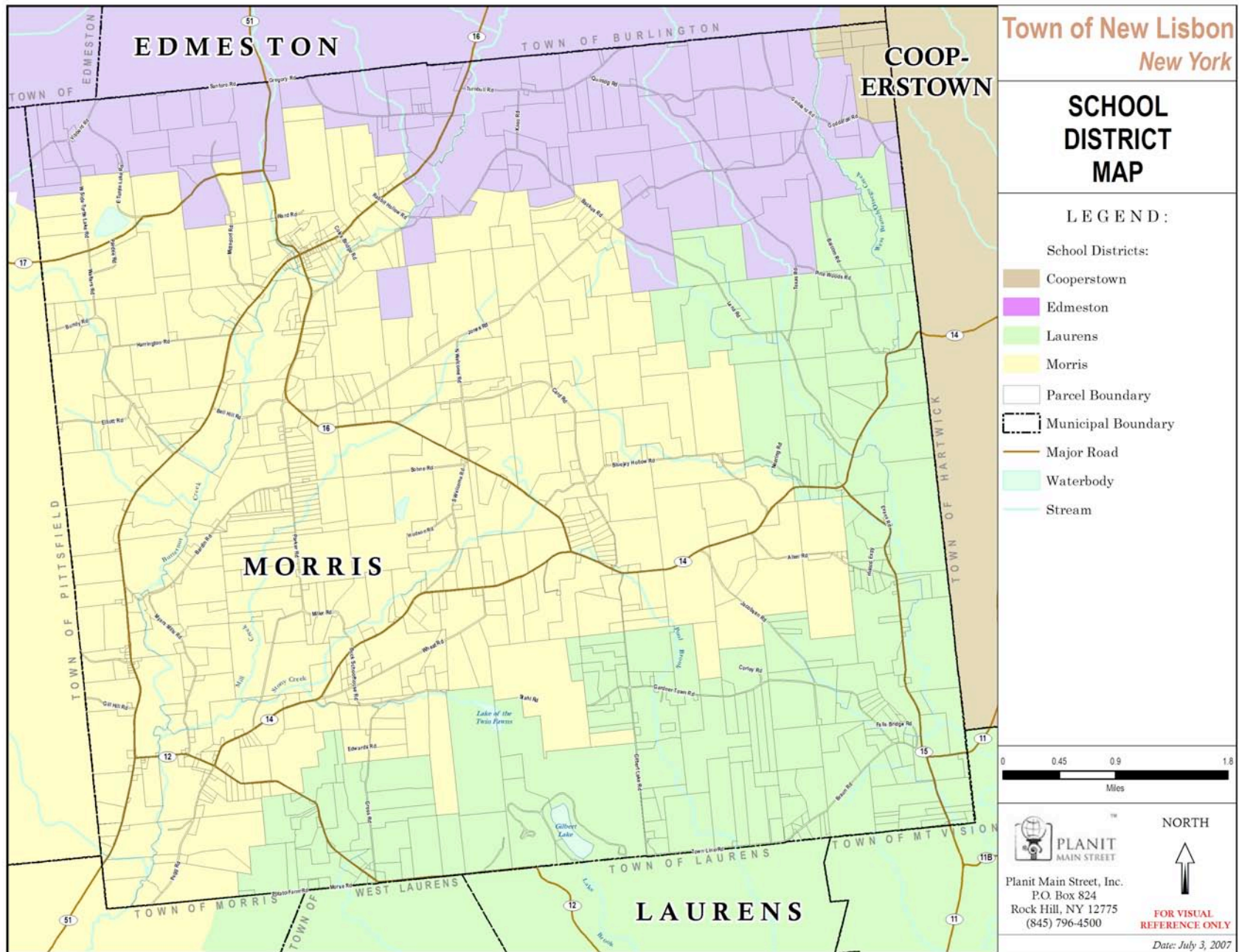


Photos (top to bottom): Laurens Central School within the Town of Laurens; Edmeston Central School in the hamlet of Edmeston; and view of the School Auditorium within the Morris Central School in Morris, NY. Town of New Lisbon children also attend the Cooperstown Central School district that has a elementary, middle and high school.

Table 8-1 Classroom Enrollment			
School	Enrollment	FTE Classroom Teachers	Student Teacher Ratio
NEW YORK STATE AVERAGE			1:14.5
<i>Cooperstown Central School</i>			
- Elementary School	441	34	1:12.8
- Middle School	299	21	1:14.6
- High School	419	29	1:14.4
<i>Edmeston Central School</i>			
- K-12	581	42	1:13.9
<i>Laurens Central School</i>			
- K-12	450	41	1:11.1
<i>Morris Central School</i>			
- Pre K-12	483	41	1:11.8

Source: SchoolTree.org

FTE – Full Time Equivalent



8.5 Libraries

A library is an important community facility that provides a central location for the public to access reading and other research materials. Typical library collections include a variety of materials on many different topics and in different formats. Most libraries house books and digital materials while providing access to regional library loan systems. The presence of a library in a community enhances the overall quality of life for area residents.

New Lisbon does not have a library, however, its residents do have access to nearby libraries including the Town of Cooperstown Library, Edmeston Library, Town of Morris Library and New Berlin Library. As the Town’s population continues to grow, consideration should be given to establishing a New Lisbon Library. The ideal location for such a facility would be within the hamlet of Garrattsville since it is the largest hamlet center that is also easily accessible to most areas of the Town.

8.6 Town Museum

The Town of New Lisbon has a rich history but there is no central depository for historical records or artifacts. The creation of a Town Museum to house historical documents and artifacts would help to address this need. To save cost, the museum could be co-located with a library thus meeting two community needs. A Garrattsville location is recommended.

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8.7 Town Highway Facility

The Town’s Highway Facility is located on County Route 16 just to the south of the hamlet of Garrattsville. The Town Highway Facility is where the Town stores its highway equipment, salt, drainage pipes and other materials that are needed for the ongoing maintenance and repair of its roads and bridges. It is also the site of the Town Highway Barn and Highway Superintendent’s Office.

The Town Highway Barn is a vintage Quonset Hut that is nearing the end of its useful life as a capital facility. The building is poorly insulated and the heating plant antiquated. It is recommended that the Town Board create a Capital Improvement Plan (CIP) for all the Town’s capital facilities. A CIP would assess the useful life of all capital facilities along with maintenance needs and replacement schedules. It would help the Town to identify and plan for the financing of future capital improvements. The assessment of the future needs of the Town Highway Facility should be done in the context of a CIP for the Town of New Lisbon.

The property on which the Town Highway Facility is located appears to be of sufficient size to meet the existing and future needs of the Town’s Highway Department. The Town Board and Highway Superintendent should continue to monitor the needs of the Highway Department to determine what capital improvements may be needed at the Town Highway Facility.

“IT IS RECOMMENDED THAT THE TOWN BOARD CREATE A CAPITAL IMPROVEMENT PLAN (CIP) FOR ALL OF THE TOWN’S CAPITAL FACILITIES.”



Above: Town of New Lisbon Highway Barn on CR 16 just to the south of the hamlet of Garrattsville. The useful life of this facility should be assessed in a Capital Improvement Plan (CIP).

8.8 Town Hall

The New Lisbon Town Hall is located in the hamlet of Garrattsville off of County Route 16. Town Hall is centrally located and has great access to both County Route 16 and NYS Route 51. The Town Hall houses the Town Supervisor’s Office, Justice Court and Assessor’s Office. It is also the location where the Planning Board holds its monthly meetings and stores its records. The Town Hall is also the location for all public meetings, public hearings, voting and a variety of other functions.

Present deficiencies in space at Town Hall are related to the need for additional storage space for important records and archival materials. New York State Archives' Local Government Records Management Improvement Fund (LGRMIF) grant is a dedicated fund established to improve records management and archival administration in New York's local governments. The Town Board could apply for a LGRMIF grant to improve its records retention system that might include the creation of additional space for records retention. These grant applications are typically due by the first of February. Once the Town documents need it can apply for funding.

It is recommended that the Town Board continue to monitor its needs for building space within Town Hall. If more space is required, it should begin the process of assessing how much space is needed to meet future demands and integrate these needs into a Capital Improvement Plan.

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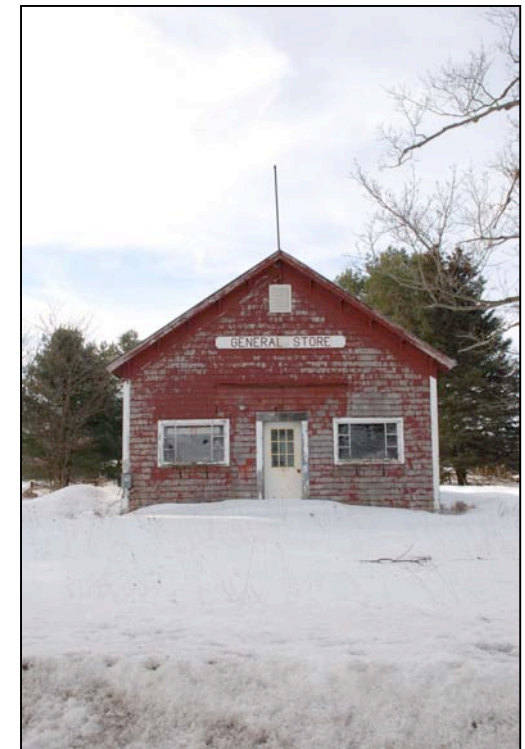
8.9 New Lisbon Community Park

The New Lisbon Community Park includes a variety of recreational amenities including a tot-tot, baseball field, picnic pavilion and basketball court. It is recommended that Community Park be included in a Capital Improvement Plan for the Town (see also Section 7.2).

8.10 Post Office

A centrally located Post Office benefits the community by bringing people and commerce together on a daily basis. The only US Post Office within the Town is in the hamlet of Garrattsville. The existing Post Office is co-located within the Country Store providing a convenient one-stop opportunity for most Town residents. The US Post Office in Garrattsville is the focal point of the community and every effort should be made to ensure that the US Postal Service retains a Post Office in the hamlet.

During the public participation process, a number of residents from the New Lisbon hamlet requested that the Town do what it could to get the US Postal Service to re-open the New Lisbon Post Office. This Plan supports the concept of a Post Office within the hamlet of New Lisbon while recognizing that it is something that the Town Board does not control. As the Town’s population continues to grow, there may be sufficient demand to warrant another Post Office. When that time arrives, priority should be given to opening it in the New Lisbon hamlet.



Above (top to bottom): The Country Store in the hamlet of Garrattsville that is also the location of the Town’s only US Post Office; former Schoolhouse/General Store in the hamlet of New Lisbon that also served as a US Post Office for a number of years.

8.9 Recommendations

Support efforts at the State level to provide incentives to encourage and retain volunteer firemen and ambulance workers through the Emergency Services Incentive Act. The Town of New Lisbon relies upon its volunteer firemen and ambulance corps to serve the emergency services needs of the community. The New York State Legislature has adopted measures to encourage volunteerism that are also supported by this Plan.

Consider the creation of a New Lisbon Library/Museum to improve the community's accessibility to reading and other research materials. The creation of a library and museum would enhance the quality of life for area residents, provide a permanent home for important historical documents and artifacts, and provide additional storage space for other Town documents. New York State Archive's *Documentary Heritage Program* provides funding to historical societies, libraries, archives and other community organizations to support activities related to preserving historical records.

Continue to support efforts to keep the Garrattsville Post Office in the hamlet of Garrattsville. The US Post Office in the hamlet of Garrattsville is an important community facility that provides a critical service to area residents and businesses while also being an important focal point that helps to define the community.

Explore opportunities with the US Postal Service to re-establish a Post Office in the New Lisbon hamlet. Should future growth in the Town warrant another Post Office, priority should be given to situating the new Post Office in the hamlet of New Lisbon.

Create a Capital Improvement Plan (CIP) for all of the Town's capital facilities (e.g. Town Hall, Highway Barn and New Lisbon Park). A CIP would assess the useful life of all capital facilities along with maintenance needs and replacement schedules. It would help the Town to identify and plan for the financing of future capital improvements. A well-developed CIP could help to save money by increasing the useful life of long-term capital assets, reducing the likelihood of costly emergency replacement of equipment and reducing operating & maintenance costs.

Oppose the construction of additional major electrical transmission lines through the Town of New Lisbon. The existing Marcy-South power line has created a scar across the landscape of the Town of New Lisbon that has affected important vistas and recreational resources. The Town of New Lisbon has regionally significant natural resources such as Gilbert Lake State Park and Texas Schoolhouse State Forest that would be adversely affected by similar facilities running through the Town.

CHAPTER 9.0 AGRICULTURAL & FARMLAND PROTECTION

Based upon the Comprehensive Plan Survey results, 76.24% of Town residents felt that the preservation of farmland was an important issue for the Town Board to consider in the development of this Comprehensive Plan. A total of 91% of the respondents supported the protection of the right-to-farm and 94% felt that farms and agri-businesses were an “appropriate” or “very appropriate” land use within the Town of New Lisbon.

Keeping land in agricultural production is one of the best ways to preserve open space and keep taxes low. According to the American Farmland Trust, maintaining active agricultural lands and open spaces is far more beneficial to maintaining low tax levels and municipal budgets than is residential development. Studies have shown that residential development costs a municipality more than a dollar for every dollar it takes in from real property taxes. However, for every dollar a farm generates in taxes, it cost the Town less than a dollar to provide services.

Farms also provide the greatest economic multiplier of any industry and more importantly the dollars generated through farming come back into the community through the purchase of local goods and services such as farm equipment, grain and fuel needed to support the industry.

The preservation of farmland will help to maintain the rural landscape of the Town. This is because working farms protect scenic views through the preservation of fields and pastures that provide scenic vistas. These views would soon be lost to second growth forest if not for working farms.

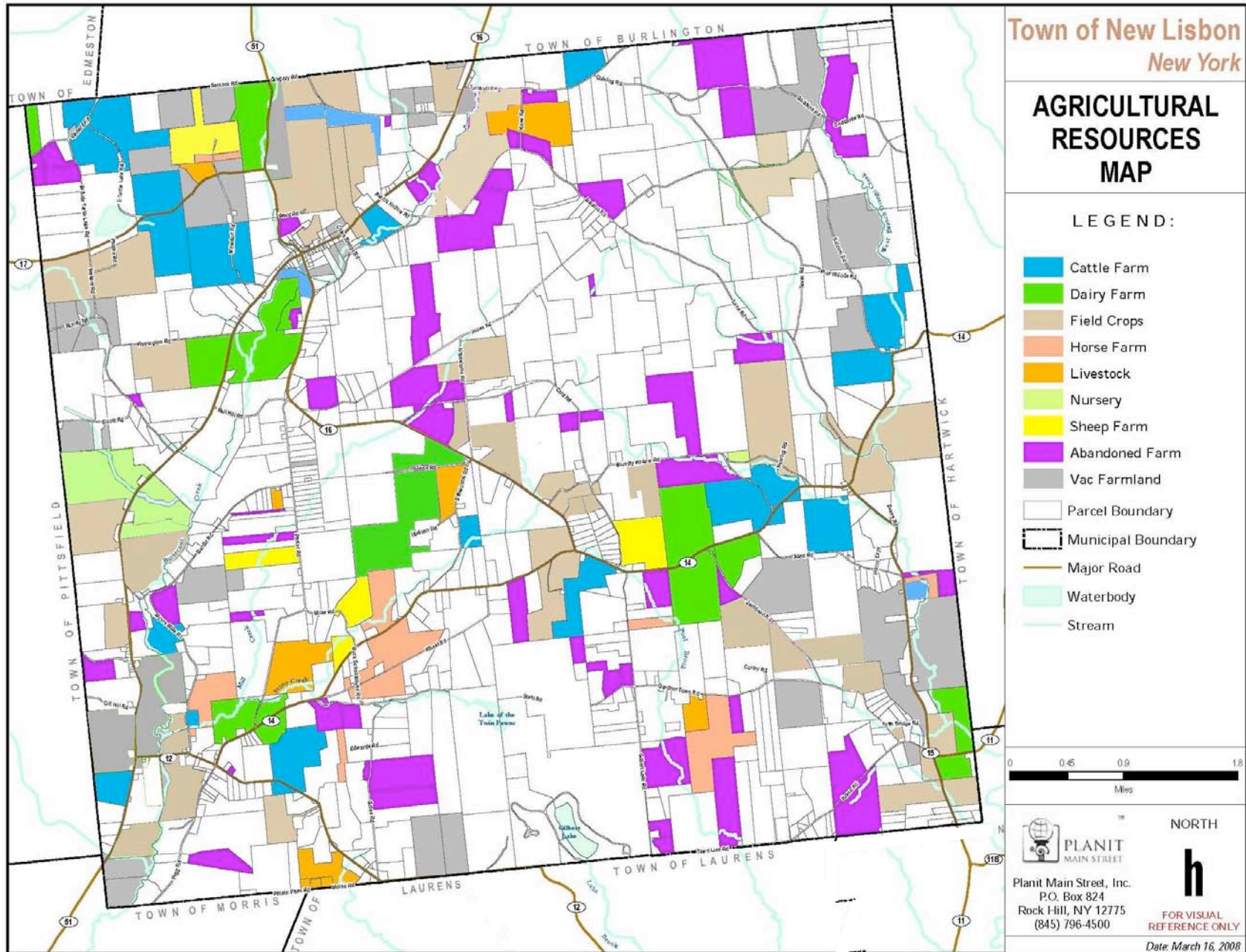
There are a variety of land use tools that can be employed to assist the farming community. These include conservation easements, right-to-farm laws and other measures that are described in Section 9.2 – Recommendations. In the following section we look at challenges facing local farmers and trends within the agricultural industry within the Town of New Lisbon.

9.1 Agriculture & Farming Today

There are a wide variety of agricultural and farming activities within the Town of New Lisbon today. There are dairy, cattle, horse, sheep and other livestock farms throughout the Town (see Agricultural Resources Map on page 84). There is also a significant amount of land devoted to field crops, pasture and tree farms (nurseries). In recent years, a significant amount of farmland has become vacant or abandoned. Factors that make it increasingly difficult for area farmers to remain in agriculture include high cost of inputs (fuel and feed), small farm incomes, regulations affecting farming, low market prices, age of farmers and the lack of young family members to transfer the family farm to as they leave for other careers.



Above (top to bottom): Barn off of County Route 15 near hamlet of Lena; White Face Hereford Farm near hamlet of Lena; and view of the Galley Dairy Farm in the Butternut Valley looking north from NYS Route 51 toward the hamlet of Garrattsville. While the nature of agriculture in the Town has evolved, it is still an important part of the local economy.



According to information obtained from the County Real Property Tax Office, farmland accounts for a total of 10,984.46 acres or 17.16 square miles of land within the Town of New Lisbon. The total land area of the Town is 44.67 square miles and 38.39% of that land area is devoted to agriculture. A disturbing trend in the Town is the large percentage of agricultural land that is classified as abandoned or vacant by the County Office of Real Property. According to County data, a total of 46.87% of the Town’s agricultural land is either abandoned or vacant.

Table 9-1 New Lisbon Agriculture & Farmland		
	#	%
Abandoned	2,717.34	24.74
Vacant	2,430.56	22.13
Field Crops	2,225.68	20.26
Cattle	1,388.21	12.64
Dairy	1,017.06	9.26
Horse Farm	443.66	4.04
Livestock	385.30	3.51
Sheep	210.83	1.92
Tree Farm -Nursery	165.82	1.51
Total	10,984.46	100

Source: County Office of Real Property Tax Records 2007

Reasons for the abandonment of farmland include lands that have been sold to second homeowners, farms that have closed due to low profitability and farms where there were no successor family members to take over the family farm. One vacant farm - the Elliot Farm - is being converted to a golf course. Another – the Morehouse Farmstead – was converted to a tree farm and nursery.

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Sadly, much of the farmland that has been abandoned is slowly reverting back to second growth forest. If the abandoned farmland is not soon brought into some form of agriculture (including silviculture), the Town will see a loss of nearly 25% of its agricultural land.

Some of the agricultural land that has been abandoned is the result of there being no family member willing to take over the family farm and continue its operation. The *New York Farm Link Program* is designed to address this issue by matching those farmers who are retiring or selling their properties with persons who are looking to purchase a farm. It is recommended that the Town Board make area farmers aware of the New York Farm Link Program so that working farms can be sold to new farmers before these farms are abandoned. Once the farms are abandoned, the likelihood of them being brought back into production decreases dramatically with each successive year they are left fallow.

Based upon public input and discussions at the Comprehensive Plan Committee meetings, there is a strong desire to keep prime farmland in production, maintain the family farm and enhance the viability and profitability of farming. One way to achieve this goal is through the creation of *Agricultural Advisory Committee (ACC)* that would be made up of elected officials and representatives from the farming community. The ACC would provide a forum for area farmers to analyze issues facing farms and identify strategies to support local farms.



Above (top to bottom): Cold Spring Stock Farm (Lena Road) is an example of farm that is now owned by a second-homeowner; view of abandoned farmland at the Turnbull Road-Quinlog Road Wye; and view of abandoned barn and farmland on County Route 16 between Jones and Card Road. As these lands revert to second growth forest many scenic vistas within the Town will be lost.

During the Comprehensive Plan discussions, local farmers identified several issues affecting the viability of farming including maintaining access to dairy farms on local and County Roads (concerns with weight limits), access to agribusinesses that local farms depend on (such as auction houses, slaughter houses, feed stores, farm machinery & equipment dealers), improving the profitability and economic viability of farming and nuisance complaints from new residents who are not accustomed to living next to a working farm.

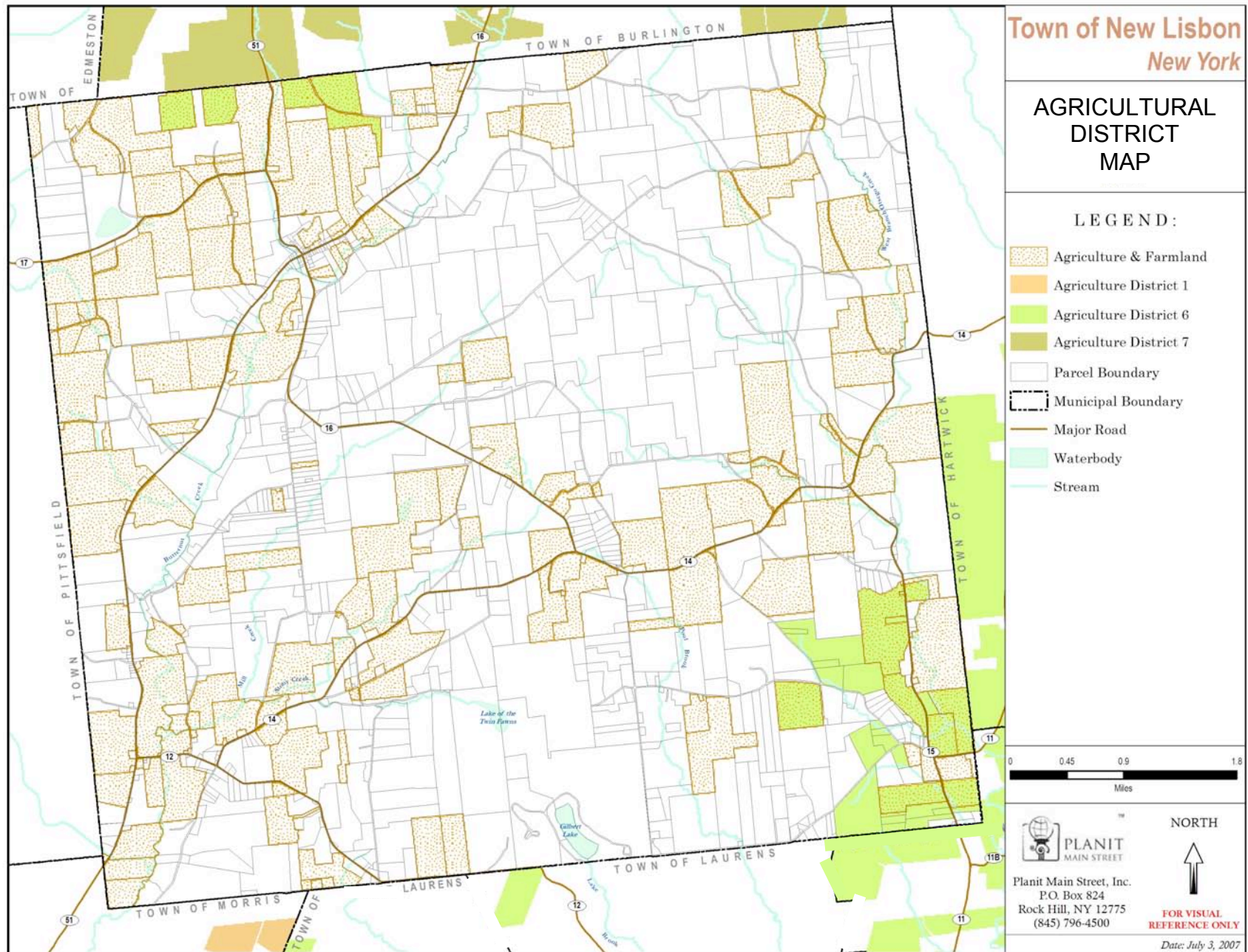
This Plan recognizes that there is no one approach to agricultural & farmland protection that will solve the variety of issues facing local farming families. Instead, the broad goal of sustaining a vibrant farming community will require the cooperation of local elected officials, the County Agricultural & Farmland Protection Board, Otsego Farm Bureau, Cornell Cooperative Extension, Farm Service Agency, Soil and Water Conservation District and local farmers. Together these stakeholders can develop a variety of policies and programs designed to support the agriculture & farming industry. Specific objectives of this Plan are to 1) maintain a critical mass of farmland within the Town in order to help maintain a strong agricultural industry, 2) improve profitability and economic vitality of farms, 3) raise awareness of the benefits of farming to the local economy and tax base and 4) improve farm-transfer programs to help ensure that working farms remain in production after farmers retire.

One area where better Town Board, farmer and County cooperation is recommended is in the designation of New York State Agriculture & Markets designated Agricultural Districts. The Agricultural Districts Law (Article 25AA) authorizes Counties to form Ag Districts that provide extra protection of farmland and farm businesses. A key provision of the law is the use-value assessments that tax farmland owners on the value of their land for agriculture rather than on its “full market” value for non-farm development. The law also protects farmers from unreasonable local regulation and places restrictions on eminent domain. Ag Districts give farmer’s greater right-to-farm protection and place disclosure requirements on realtors who are selling lands adjacent to working farms.

Presently, only a few farms in the vicinity of Lena and some farmland along the Town of Burlington border are located within an Agricultural District. One reason for this has to do with the value of farmlands in New Lisbon where the value for farm purposes is often greater than for non-farm development. As a result, the benefits of Ag District use-value assessments work against some farm lands that are placed in the Ag District. This could change as development pressures from neighboring communities spill over into New Lisbon. It is a recommendation that the Town Board coordinate with its farmers (through an AAC) to determine if and when additional farms should be placed in the County Ag District. Farmers can also apply on their own each year to join the Ag District.



Above (top to bottom): Cattle on the Galley Farm off of NYS Route 51; Theall Sheep Farm on County Route 14 near New Lisbon hamlet with Peg Theall holding a lamb; and view of horse farm on County Route 15 near the hamlet of Lena. The agricultural industry in the Town use to be primarily made up of dairy farms but in recent years has become more diverse.



Participation in the New York Farm Link Program and placing more working farms within the County Ag District are two measures that can be employed to help maintain a critical mass of farmland within the Town. The Agricultural Resources Map clearly shows that there are certain areas within the Town where agricultural land uses are more prevalent. Some other tools that can be used to help retain these agricultural lands include the use of conservation subdivisions, strengthening the Town's right-to-farm laws and supporting efforts by local farmers who may be interested in voluntarily participating in the New York State Ag & Markets purchase of development rights (PDR) program. Each of these is described in greater detail in Section 9.2 of this Chapter.

One of the most effective ways to keep farmland in production is to improve the profitability and economic viability of farms. One way to do this is through a program to promote locally grown produce and products to residents, second homeowners and summer visitors. It is recommended that farmers reach out to local grocery stores to identify products that might be sold locally. The Town Board could also work with Cornell Cooperative Extension and area farmers to develop a *New Lisbon Farmer's Market* at the Town Park. There are over 70,000 visitors to Gilbert Lake State Park each year and many more that visit Meadow Vale and Yogi Bear Campgrounds. Campground owners and NYSDEC could help to promote a New Lisbon Farmer's Market to support local farmers.

The Agricultural Advisory Council (ACC) could also work with County Tourism and the County Chamber of Commerce to develop a directory of farm stands and other locations where locally grown products could be purchased by tourists and other visitors.

Another way to increase the profitability of farming is by reducing costs. In this respect, it is recommended that area farmers explore opportunities to form *Buying Cooperatives* to reduce their operational cost. They could also consider creating *Selling Cooperatives* to better market their products, increase the amount they are paid for their products and reduce the cost of getting their products to market.

A Buying Cooperative is designed to gain cost price advantages by buying in bulk. Areas where farmer's might benefit through the creation of cooperatives is in the purchase of fuel, electricity, fertilizers and feed. A Selling Cooperative could help maple producers, beekeepers and farmers growing sweet corn. The ACC could develop a *New Lisbon Farms* or *Butternut Valley* brand for these commodities that could help them gain access to larger vendors such as Price Chopper or other regional grocers. Each farmer on their own would be unable to produce the volume of product required by larger vendors. By working together, local farmer's could collectively ensure the volume of goods needed to secure larger contracts. Such efforts would lead to greater profits for area farmers.



Above (top to bottom): Farms along Route 51 looking south towards the Town of Morris Boundary; pasture in the Garrattsville hamlet just across the entrance to Town Hall; and view of farmland from Gregory Road looking toward Turnbull Road and Kane Road. Creating a brand for Town of New Lisbon agricultural products could help farmers gain access to more profitable markets.

9.2 Recommendations

Keep existing farmlands in production. It is a reality that many farm children have chosen not to pursue the farming way of life. When his or her parents retire, there is no one to take over the family farm, increasing the likelihood that the farm will be converted to some other use. Within New York State, there is a *New York Farm Link Program* that is designed to help match those farmers who are selling their properties with persons who are looking to purchase a farm. Local farmers and real estate agents should be made aware of this program.

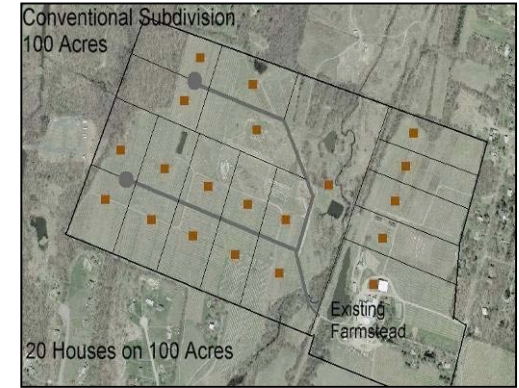
Form a Town of New Lisbon Agricultural Advisory Committee (ACC). The Committee could be made up of elected officials and representatives from the farming community. An ACC could provide a forum for area farmers to analyze issues facing farms and farmland in the Town, articulate the benefits provided by local farms and the challenges they face, and identify strategies that the Town can use to support the business needs of local farms.

Continue the Town’s strong support of its existing right-to-farm law. With the growing, second home community in New Lisbon there will inevitably be conflicts between farmers and second homeowners. The Town should strengthen its right-to-farm law in order to provide greater protection to area farmers from nuisance lawsuits in order to help protect the economic viability of farming.

Identify areas where agricultural activity should be supported over the long-term and develop land-use policies aimed at retaining large blocks of farmland that are able to support a variety of farm businesses. Larger areas of farmland provide greater opportunities for farms to adapt to changing market conditions and to develop synergies with adjacent farming operations. It also helps to ensure a buffer between residential areas and lands in agricultural production. Strategies that might be employed include the purchase of development rights (PDR) or conservation subdivisions.

Encourage cluster or conservation subdivisions to retain prime farmlands. A conservation subdivision or cluster subdivision is a form of development that allows for a reduction in lot area and bulk requirements, provided there is no increase in the number of lots or density permitted under a conventional subdivision and that the remaining land area is devoted to open space.

Conservation subdivisions could be used to cluster development on one portion of a site in exchange for retaining a large tract of land for agricultural production. There are some practical issues that have to be considered in using conservation subdivisions to retain farmland such as ensuring the conservation parcel is large enough for farming while providing a buffer between the farming activity and houses.



Above (top to bottom): Example of a conventional versus a conservation subdivision. The above illustrates how a conservation subdivision can be used to retain large tracts of farmland. The illustration above shows a conventional subdivision of 100 acres into 20 five-acre lots where the community’s Zoning requires a minimum lot size of five acres per lot. The illustration below shows a conservation subdivision where the 20 building lots are clustered on 33 acres of the site – leaving 67 acres of prime farmland within a conservation easement. The conservation easement can be held by a homeowners association, land trust, or sold to an adjacent farmer for the agricultural value of the property that is far lower than the use value if it could be developed. **89**

The Planning Board should follow the requirements of NYS Ag & Markets 25AA, Section 305-a. The provision of this section requires that the Planning Board take into consideration the goals of Agricultural District Law when rendering its decisions. The Planning Board should generally avoid unreasonable regulations on farming operations within Agricultural Districts.

Support applications to the State and federal government to purchase agricultural easements on local farms. Under a purchase of agricultural easements or purchase of development rights program, a farmer sells the future right to develop the property for non-agricultural uses through a conservation easement in exchange for a cash payment of the Fair Market Value of that easement. The Town Board should support applications to NY Ag & Markets for grants to purchase conservation easements from area farmers who want to participate in the program. Doing so will allow area farmers to take equity out of their properties while ensuring that the farmland is preserved for farming in the future.

Make available information to area farmers regarding the availability of tax relief through the Real Property Tax Law. There are a variety of programs available to help support agriculture as an industry in New York State. These include: Section 482 of the RPTL; NYS Farmers School Tax Credit and Section 480-A Forestry Management Program. These programs can help to reduce the tax burden on area farms.

Encourage owners of abandoned farmland to put such lands to productive use through the planting of tree farms or nurseries. The New York State Department of Environmental Conservation Forestry Management Division is a good source for area landowners to contact if they are interested in pursuing the development of a tree farm operation. Tree farms are recommended for marginal agricultural lands. Tree farms can provide a source of income for landowners and create job opportunities.

Form Buying Cooperatives to reduce their operational cost and Selling Cooperatives to increase the amount farmers are paid for their products. A Buying Cooperative would benefit farmers by reducing the cost of fuel, electricity, fertilizers and feed that is bought in bulk. A Selling Cooperative could help maple producers, beekeepers and farmers growing sweet corn to increase the amount they are paid for their products. A *New Lisbon Farms Brand* for these commodities might help area farmers gain access to larger vendors such as Price Chopper or other regional grocers. By working together, local farmer’s could collectively ensure the volume of goods needed to secure larger contracts that could effectively reduce cost and increase profits.

Create a New Lisbon Farmer’s Market. Work with Cornell Cooperative Extension and Otsego 2000 to create of New Lisbon Farmer’s market that could help to capture buying power from the 70,000 plus visitors to area campgrounds.



Above (top to bottom): Barn on the Morehouse Farm off of NYS Route 51; view of plowed fields within the Butternut Valley that has some of the richest soils in the Town; and view of unplowed fields in the Butternut Valley looking south from Turnbull Road. While the nature of agriculture in the Town has evolved, it is still an important part of the local economy.

Encourage local farmers to participate in the Cooperstown & Oneonta Farmer’s Market. Every Saturday, from May through December, Cooperstown hosts a Farmer’s Market that brings together local and regional vendors who offer a broad variety of their goods and wares. Seasonal produce and plants, cheeses, baked goods, jams, jellies, coffee, wines, meats and much more are sold at the Farmer’s Market. Local farmers should be encouraged to participate in the Farmer’s Market and to coordinate with market sponsor Otsego 2000 with respect to identifying the types of specialty crops that could be grown for sale at their Farmer’s Market. The *Painted Goat* from New Lisbon is a part-time vendor that produces farmstead goat milk cheeses. There are a variety of maple product producers and beekeepers that should be encouraged to participate in the Cooperstown Farmer’s Market.

Allow certain supplemental farming activities as-of-right. Permit certain farm business activities such as the provision of farm stands, value-added on-site processing, nurseries, greenhouses, timber processing and like activities as-of-right.

Coordinate with Cornell Cooperative Extension (CCE) to support local farmers. The Otsego County Cornell Cooperative Extension is located at 123 Lake Street in the Town of Cooperstown and 31 Maple Street in the City of Oneonta. CCE provides a variety of programs to support area farmers and information on these programs could be made available at Town Hall.

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Explore opportunities with Otsego County Economic Development Department to create value-added products. Examples include on-farm production of cheeses, Kosher and Halal products, maple products, beekeeping, growing of organic foods and production of woodcrafts. Each one of these products, in turn, enhances opportunities for eco-tourism and agri-tourism within the Town. The Town could work with the County to provide incentives to grow these small-scale agri-businesses that complement to rural character of the Town.

Encourage commodity diversification among area farmers. Fluctuations in the price of a single commodity can lead to financial difficulties when the price of that commodity suddenly drops. To reduce this risk, farmers are increasingly looking to subsidize their primary income with niche agricultural products.

One example would be a dairy farmer that produces on-farm cheeses or grows spring and fall vegetable crops. Another way for farmers to diversify their incomes is devote less productive portions of their farmland to tree farms or nurseries.

Nurseries can help to keep fallow land from converting to second forest while providing an important income stream to the farmer or other landowner. Nurseries are also a good fit for most farming activities in that the needs for maintaining the nursery can be scheduled around other farming activities.



Above (top to bottom): Tree Farm – Oneonta, New York; view of hops bud and view of hops crops. Hops were once a major field crop in Otsego County in the late 1800’s until crops were destroyed by the Downy Mildew. There may be an opportunity to grow this crop again to support local breweries.

Preserve historic barns by encouraging property owners to seek funding through the New York State Historic Preservation Office’s Barn Restoration Program. Funding through this program is offered annually to support the preservation of historic barns. Historic barns, silos, and open farmlands are an important link to the Town’s farming heritage. By preserving the historic barns in the Town, we are also preserving a part of our agricultural heritage. The Town Board can help with barn restoration and preservation efforts by supporting applications to the New York Department of State for barn restoration grants. Doing so will help the Town to retain its bucolic landscape which could be an important component of an emerging heritage tourism industry.

Work with County to ensure weight limits for County roads and bridges are sufficient to accommodate milk tankers and fertilizer trucks. Area farmers need to be able to effectively get their products to market and to have certain commodities delivered to their farms. Without sufficient transportation access the viability of the farm is in jeopardy. It is recommended that the Town Board work with area farmers to identify problem areas and to then work with the County Highway Department to upgrade roads and bridges so that they can support the transportation needs of area farmers.

Periodically review Town right-to-farm law. Ensure that existing right-to-farm law is responsive to needs of area farmers.

Create a Sugar Bush Trail Map to promote New Lisbon Maple Products and extend the tourism season within the Town. Local maple growers could coordinate with Cornell Cooperative Extension through their Sugar Maple Research & Extension Program and the New York Maple Producers Association to develop a Sugar Bush Trail Map and calendar for the Town of New Lisbon. The Sugar Bush Trail Map would not only identify where local maple products can be purchased, but it would also have a calendar of events identifying where tourists could go to see maple syrup being produced.

The heritage tourism industry is one of the fastest growing industries in the United States and there are many people interested in seeing maple syrup produced on the farm. Such efforts enable local farmers to draw customers to their front door and following the tour, visitors are encouraged to visit a gift shop where maple products are offered for sale for retail rather than wholesale – thus increasing the profitability for area maple producers.

Encourage area farmers to work with the County Soil and Water Conservation District (SWCD) to implement Agricultural Environmental Management (AEM) practices. The SWCD provides technical assistance to help area farmers implement conservation projects to manage barnyard runoff and pasture management practices that help to protect water quality. The SWCD is there to help farmers comply with new environmental regulations.



Above (top to bottom): Hops Barn at the old Turnbull Farm Jones Road; view of Theall Sheep Farm on County Route 14 near the hamlet of New Lisbon; and view of barns and hay fields off of County Route 16 just south the hamlet of Garrattsville. While the nature of agriculture in the Town has evolved, it is still an important part of the local landscape.

The Otsego County Soil & Water Conservation District administers the *Ag Non-Point Source Abatement & Control Grant* that was established in 1994 by the State of New York to assist farmers in preventing water pollution from agricultural activities by providing technical assistance and financial incentives. The Otsego County Soil & Water Conservation District applies for the competitive grants on behalf of farmers and coordinates funded activities.

Grants can cost-share up to 75% of project costs or more if farm owners or operators contribute, in the following two areas:

- Planning; funds awarded to conduct environmental planning; and
- Implementation; funds awarded to construct or apply management practices.

The New York State Soil & Water Conservation Committee and the Department of Agriculture & Markets coordinate the statewide program and allocate funds provided by the NYS Environmental Protection Fund on a semi-annual basis through the *AEM program*.

This Comprehensive Plan strongly supports local farmer participation in this program and recommends that the Town Board provide letters of support for applications for the Ag NPS Abatement & Control Grant program administered by the New York Soil & Water Conservation District.

Pursue a NYS Ag & Markets local planning grant to create a Town Ag & Farmland Protection Plan. Each year the New York State Ag & Markets provides local planning grants to fund municipal efforts to prepare Ag & Farmland Protection Plans. It is strongly recommended that the Town of New Lisbon pursue and Ag & Market local planning grant.

NYSDEC Saratoga Tree Nursery

The New York State Department of Environmental Conservation has a nursery service that provides low cost, quality stock for sale to the general public. Local property owners who are interested in developing a tree farm or simply planting trees to improve the environment are encouraged to contact the NYSDEC 's Saratoga Tree Nursery. There is a wide variety of hardwoods and softwoods that can be purchased from the Saratoga Tree Nursery including Butternuts, Black Walnut, Birch, Maple, Oak, Pine, Spruce and Fir trees.

Otsego County Soil & Water Conservation District

The Otsego County Soil & Water Conservation District also sells trees at low prices to local landowners who are interested in forestry management or planting trees to re-establishing riparian zones along local streams. Their office is located in nearby Cooperstown.

AGRICULTURAL RESOURCES

The American Farmland Trust

www.farmland.org

Center for Agricultural Development

www.cadefarm.org

Cornell Cooperative Extension CCE

www.counties.cce.cornell.edu/otsego

Cornell Sugar Maple Program

www.maple.dnr.cornell.edu/index.html

New York State Ag & Markets

www.agmkt.state.ny.us

NYS Maple Producers Association

www.maple.dnr.cornell.edu/producc/nysmpa.htm

The Land Trust Alliance

www.lta.org

NYS DEC Saratoga Tree Nursery

2369 Route 50 South
Saratoga Springs, NY 12866-4738
518-581-1439

Otsego County Conservation Association

www.occainfo.org

Otsego County Soil and Water Conservation District

Address: 967 County HWY 33
Cooperstown, NY 13326
Phone: (607) 547-8337, Ext. 4
Fax: (607) 547-8814

CHAPTER 10.0 ECONOMIC DEVELOPMENT

Throughout its 200-year history, New Lisbon's economic base has largely been based upon agriculture. In the last hundred years, the economic base was broadened to include a tourism industry centered upon its seasonal campgrounds and Gilbert Lake State Park. These industries complement each other in that agriculture helps to maintain the scenic vistas and bucolic landscape that attracts visitors to the community. The campgrounds, in turn, attract visitors who can – through the purchase of local farm products – help to support local farmers.

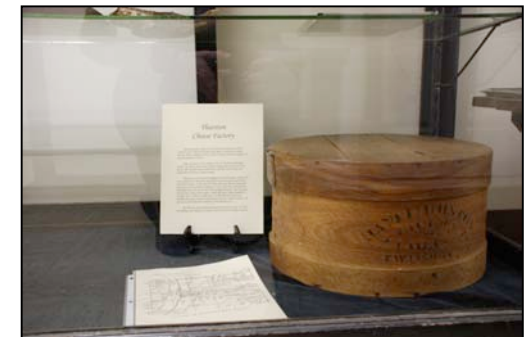
There are few industries in the Town and as a result few employment opportunities. Many residents commute to surrounding communities including Cooperstown, Edmeston, Morris, New Berlin, Norwich and Oneonta for employment opportunities. The Town has, to some degree, become a bedroom community for these surrounding employment and education centers.

In recent years, there has been a subtle change in the economic base of the Town. The Butternut's Beer & Ale Brewery recently opened and a larger commercial sand & gravel operation recently opened near the hamlet of Falls Bridge. The first golf course is also being constructed off of Elliot Road. These new businesses will help to diversify the Town's economic base and create new job opportunities for local residents.

The Beer & Ale Brewery and proposed golf course are the type of businesses that have the potential to provide employment opportunities, strengthen the tax base and attract visitors while helping to preserve the rural character of the community. Encouraging like businesses as well as small-scale industries that complement these activities such as bed & breakfast establishments, restaurants and niche farming practices (including the production of cheese, growing of hops, organic farms, food for local consumption and farmer's markets) is strongly supported by this Comprehensive Plan.

10.1 Resident Preferences

The Resident Survey indicated a need for greater employment opportunities for area residents. When asked to rate the Town in relation to employment opportunities, 75.74% of respondents indicated they were "poor." When asked what types of industries were appropriate for New Lisbon, the industries that received the highest combined "Very Appropriate" and "Appropriate" scores were agriculture (94.1%); bed & breakfast establishments (77.7%); small-scale retail stores and businesses (76.2%); golf courses and other active recreation (72.8%) campgrounds (67.82%); and cottage industries (60.89%). Those industries with the highest "inappropriate" rating were prisons (86.14%); big box retail stores (78.22%) junkyards (74.26%); franchise hotels (71.29%); mining operations (65.48%); strip retail centers (65.35%); and mobile home parks (64.36%).



Above (top to bottom): Butternuts Beer & Ale Brewery on NYS Route 51 across from the Walter's Road and NYS Route 51 intersection; another view of Butternut's Beer & Ale Brewery from Route 51 looking south; and view of historic Thurston Cheese Wheel Container – The Thurston Cheese Factory was located south of the Nobelsville hamlet.

When residents were asked what types of commercial and/or industrial development should be encouraged to locate in the community, the highest responses were for businesses that support agriculture (62.87%); home office occupations (57.43%); and tourism-related & outdoor recreation businesses (54.46%).

Based upon public input at the Committee meetings and responses to the Resident Survey there appears to be a strong community preference to attract small-scale businesses that complement the rural character of the Town. There was also strong community sentiment that large industrial big box developments were not appropriate for New Lisbon.

10.2 Infrastructure Needs

The Comprehensive Plan Committee identified a certain infrastructure that is needed for economic development. Primary need include reliable and cost-effective high-speed internet access along with the need for better cellular telephone coverage. Area farmers addressed concerns with weight limits on County roads and bridges that might make it difficult to get bulk shipments to market or to have certain commodities delivered to farms. Addressing these needs will require regional cooperation and coordination with local utilities. This Plan strongly supports efforts to upgrade infrastructure needed to enhance agriculture and support growth in small businesses including cottage industries.

10.3 County Economic Resources

The Otsego County Economic Development Department administers the *Otsego County Job Development Loan Program*. The Assistance may be provided for industrial, service and non-retail commercial projects. Funds can be used for fixed asset and non-fixed asset purchases including, but not limited to the following:

- acquisition and/or new construction;
- renovations and/or additions to facilities;
- purchase of capital equipment; and
- working capital.

In addition, funds can be applied for reimbursement of reasonable project "soft costs" that include architectural, engineering, consultant, interim financing and legal fees. The loans are available in amounts ranging from \$20,000 to \$150,000 with a fixed interest rate of 4% and terms of up to 15 years.

The Town is encouraged to coordinate with the Otsego County Economic Development Department to educate local farmers and businessmen about the availability of such funding to assist in business retention, expansion and attraction. It is recommended that the Town identify the type of businesses that it would like to attract and let the County Economic Development Department know its preferences so that the County can match the right types of businesses with New Lisbon and steer inappropriate businesses to other communities.

ECONOMIC DEVELOPMENT RESOURCES

The American Farmland Trust
www.farmland.org

Center for Agricultural Development
www.cadefarm.org

Cornell Cooperative Extension CCE
www.counties.cce.cornell.edu/otsego

Cornell Sugar Maple Program
www.maple.dnr.cornell.edu/index.html

NYS Maple Producers Association
www.maple.dnr.cornell.edu/producc/nysmpa.htm

The Land Trust Alliance
www.lta.org

Otsego County Economic Development Department
www.otsegoeconomicdevelopment.com

Otsego County Conservation Association
www.occainfo.org

Otsego County Department of Tourism
 242 Main Street
 Oneonta, NY 13820
 (607) 643-0059
 (800) 843-3394 (607)
 432-5117 (fax)

The Otsego County Economic Development Department also administers an Otsego County *Micro-Enterprise Revolving Loan Fund* for businesses employing fewer than five (5) employees. These loans are available in amounts ranging from \$5,000 to \$150,000 with a 4% fixed interest rate and terms of up to 15 years.

Finally, the Otsego County Economic Development Department administers a *Rural Economic Development Loan Fund* targeted to agricultural and hi-tech businesses. These loans are available in amounts ranging from \$12,000 to \$75,000 with a 4% fixed interest rate and terms of up to 15 years. This loan fund is probably best suited to New Lisbon agri-businesses.

The *Otsego County Department of Tourism* is another entity that can assist New Lisbon’s tourism-related industries through their tourism promotion efforts. Tourism is Otsego County’s largest industry with approximately 500,000 people visiting Otsego County each year. It is estimated that visitors are spending \$134 million annually in the County. It is recommended that the Town support efforts by local tourism-related businesses to be included in the Otsego County Department of Tourism’s advertising campaigns. It is recommended that the Town’s tourism-related businesses work together to identify which businesses should be included in the County tourism promotion programs well in advance of the publication of promotional materials. Typically, materials are need at least six (6) months in advance of publication.

10.4 Economic Development Policies

New Lisbon’s economic future holds promise in the form of retaining agriculture, managing its forests, attracting small-scale eco-friendly industries, encouraging small-scale retail and service businesses and developing and promoting its tourism industry. The following are some general policies that are recommended to guide economic development efforts in the Town of New Lisbon.

10.4.1 Agriculture

Agricultural viability is a serious economic development issue. While much can be said about the value of farmland as an open space commodity and scenic resource, these opportunities become meaningless if agriculture ceases to be profitable. Agriculture is important in New Lisbon’s overall economic development picture since it is a land use that closely matches the infrastructure resources of the Town while placing less strain on community services. The following policies are recommended to help maintain the viability of agriculture in the Town.

Support efforts by local farmers to develop an Agricultural Advisory Council. The ACC would enable farmers and the Town Board to identify specific needs of the farming community that will then make it easier to lobby the County and New York State Ag & Markets Office for additional resources to improve the profitability of local farms (see also Chapter 9.0).



Above (top to bottom): Former Bee-Keeper Supply Store in the hamlet of New Lisbon; former Douglas Brothers Tree Farm on Quinlog Road; and view of “Main Street” storefronts on CR 16 in the hamlet of Garrattsville. This Plan supports the re-use and renovation of commercial buildings for new business purposes. It also encourages efforts to redevelop a nursery “tree farm” industry within the Town of New Lisbon.

Support development of value-added agribusinesses and further diversification of agriculture within the Town. Continue to coordinate with agencies such as Cornell Cooperative Extension and the Otsego County Conservation Association to identify niche value-added agricultural opportunities. Provide information to existing area farmers regarding financial incentives that are available through the County Economic Development Department to help them to expand their businesses.

10.4.2 Forestry

Forestry and its associated industries have historically been an important part of New Lisbon's economy. With the abandonment of agricultural lands, there is an opportunity to redirect some of these lands to productive forestry and nursery operations. Trees are a renewable resource and are often an alternative source of income for farmers and other landowners. When properly managed, forest can provide a sustainable harvest and income for years to come. The following policies related to the forestry industry are recommended.

Support private landowner participation in the NYSDEC forestry management program as well as efforts to develop tree farms or nurseries. The forestry management program encourages responsible stewardship of forestlands while ensuring a sustainable timber harvest. Greater landowner participation in the program is recommended.

Preserve large stands of sugar maples “sugar bush” and encourage the production of maple syrup products within the Town. The Town could coordinate with State representatives to devise a Sugar Bush Tax Law to provide incentives for local landowners to grow sugar bush stands and produce maple syrup products.

Support efforts by local landowners to convert abandoned farmland into tree farms and nurseries. Property owners who are interested in developing a tree farm or simply planting trees to improve the environment are encouraged to contact the NYSDEC 's Saratoga Tree Nursery.

10.4.3 Industry

Historically there has been little in the way of industrial uses within the Town of New Lisbon. In recent years, the Butternut Beer & Ale Brewery opened on NYS Route 51 and is the first light industry-manufacturing facility to open in the Town in years. The nature of this business complements the rural character of the community and surrounding properties.

Support further development of small-scale eco-friendly businesses and cottage industries that complement New Lisbon's rural character in terms of the design and scale of new buildings. The adaptive reuse of the barn and sheds for the Butternut Beer & Ale Brew House played an important role in ensuring this business fit into its surroundings. Like industries should be encouraged within the Town of New Lisbon.

“SUPPORT FURTHER DEVELOPMENT OF SMALL-SCALE ECON-FRIENDLY BUSINESSES, PRODUCTION OF FOOD FOR LOCAL CONSUMPTION (INCLUDING ORGANIC FARMS) AND COTTAGE INDUSTRIES THAT COMPLEMENT NEW LISBON'S RURAL CHARACTER IN TERMS OF THE DESIGN AND SCALE OF NEW BUILDINGS.”

Discourage large-scale industrial uses. Large scale industrial land uses could have an adverse impact on the character of New Lisbon’s landscape while placing a strain on the existing infrastructure within the Town.

10.4.4 Retail and Service Businesses

The Country Store in the hamlet of Garrattsville is the sole retail store in the Town of New Lisbon. Gone are the General Store in the hamlet of New Lisbon and the former hardware store in the hamlet of Garrattsville. The creation of new retail and service businesses to support local resident needs is strongly supported by this Plan. The following policies are recommended to help guide future growth in this sector.

Reach out to entrepreneurs to make them aware of small business development programs that are available through the Otsego County Economic Development Department. There are a variety of economic development programs available through the County to support small business development. It is recommended that the Town Board invite County representatives to Town Hall to talk about these programs and that information concerning these programs be made available at Town Hall.

Support growth in cottage and home-based businesses. This Plan strongly supports efforts to upgrade the infrastructure identified above that is needed to retain agriculture and continue to support growth in cottage industries.

10.4.5 Tourism

Gilbert Lake State Park, Meadow-Vale Campsites and Yogi-Bear’s Jellystone Park at Crystal Lake have traditionally brought a large number of people to shop during the summer months. The Butternuts Beer & Ale Brewery is also now attracting a number of visitors and the new golf course will only increase the number of visitors that are attracted to New Lisbon. While the number of visitors is likely to continue to grow, there are very few places left for them to buy local goods and no place for them to eat. The following policies are intended to guide growth in the tourism industry.

Support the establishment of bed & breakfast in order to provide year-round accommodations for visitors within the Town. The Town should establish minimum standards for the creation of bed & breakfast establishments and then match entrepreneurs with the County Economic Development Department who may be able to provide assistance to these small businesses.

Coordinate with the County Department of Tourism to better promote New Lisbon Attractions. Invite County Tourism Department to speak about resources that are available to assist local tourism-related businesses.

Explore feasibility of creating a Butternut Valley Scenic Byway with neighboring towns. Scenic Byway designation could help promote tourism while protecting community character.



Above (top to bottom): Yogi Bear’s Jellystone Park Camp-Resort at Crystal Lake is a long-established seasonal industry that complements the rural character of the community; the Butternut Beer & Ale Brewery reused an existing barn for its brewery allowing it to blend into the rural countryside.

10.4.6 Hamlet Center Revitalization

The commercial buildings within the hamlets of Garrattsville and New Lisbon could both benefit from the New York Main Street program that is administered by the New York State Division of Housing and Community Renewal. Through the New York Main Street program, not-for-profit local program administrators can apply each year for up to \$200,000 for hamlet center revitalization efforts. The funds can be used for building façade renovation efforts, building renovations, the creation of cultural and civic anchors and streetscape enhancements as follows.

Façade Renovation - Matching grants of up to \$10,000 per building, but not to exceed 50% of total cost, can be provided to owners for façade renovations.

Building Renovation - Matching grants of up to \$50,000 per building, but not to exceed 50% of total cost, can be provided to owners for renovation of commercial/civic space on first floor and residential units above.

Downtown Anchors - Matching grants of up to \$100,000 per building, but not exceeding 25% of project cost, can be provided to owners to help establish or expand cultural or business anchors that are identified in a local plan as key to the revitalization effort. Developments that incorporate residential units on the upper floors will receive priority for funding.

Streetscape Enhancement - Grants of up to \$25,000 for programs to plant trees and other landscaping, install street furniture and trash cans, provide appropriate signs in accordance with a local signage plan, and other appurtenant activities. Street lighting may be eligible for funding where applicants can satisfy all feasibility issues. A streetscape enhancement grant will only be awarded if it is ancillary to a program providing building renovation or downtown anchor grants.

Within the hamlet of Garrattsville, the New York Main Street program could be used to help building owners finance needed renovations of their commercial buildings and it could also be used to create a civic or cultural anchor such as a library/museum. A New York Main Street grant could also be used to make needed streetscape enhancements within the hamlet center such as the installation of period lighting, benches and banners designed to enhance the aesthetics of the streetscape as well as the comfort of visitors.

The New York Main Street program requires that façade renovations be done in a manner that respects the original architecture of the buildings in order to protect the historic character of the hamlet center. This is consistent with the Comprehensive Plan goal of preserving historic buildings. It is a recommendation of this Plan that the Town Board find a not-for-profit agency to work with in order to secure funding for the hamlets of Garrattsville and New Lisbon through the New York Main Street Program.



Above (top to bottom): The “Main Street” business district in the hamlet of Garrattsville showing the need for streetscape enhancements; former Bee Keepers Supply Store in the hamlet of New Lisbon; and view of a mixed use commercial/residential building in the hamlet of Garrattsville in need of repair.

CHAPTER 11.0 LAND USE LAWS

Land use refers to the use and development of real estate. In New Lisbon, the land use development pattern is predominantly rural agricultural with homes or farms set upon large parcels of lands. The exception is New Lisbon's hamlet centers (including Garrattsville and New Lisbon) where homes are clustered on smaller lots and a variety of governmental, civic and commercial land uses are within walking distance to residences.

Having a clear picture of the community's existing land use pattern is very useful when planning for its future development. The Land Use Map contained herein graphically illustrates the pattern of development in New Lisbon today based upon information obtained from the Otsego County Real Property Tax Office (see page 101). To create the map, land uses were grouped into broad categories including agricultural, commercial, governmental, institutional, manufacturing, parkland, private recreation, residential, vacant land and warehousing. The density of development further describes residential land uses.

An analysis of the Land Use Map clearly shows that a very high percentage of real estate in the Town is used for agriculture and farmland. Vacant land is the second most predominant land use followed by very low density residential.

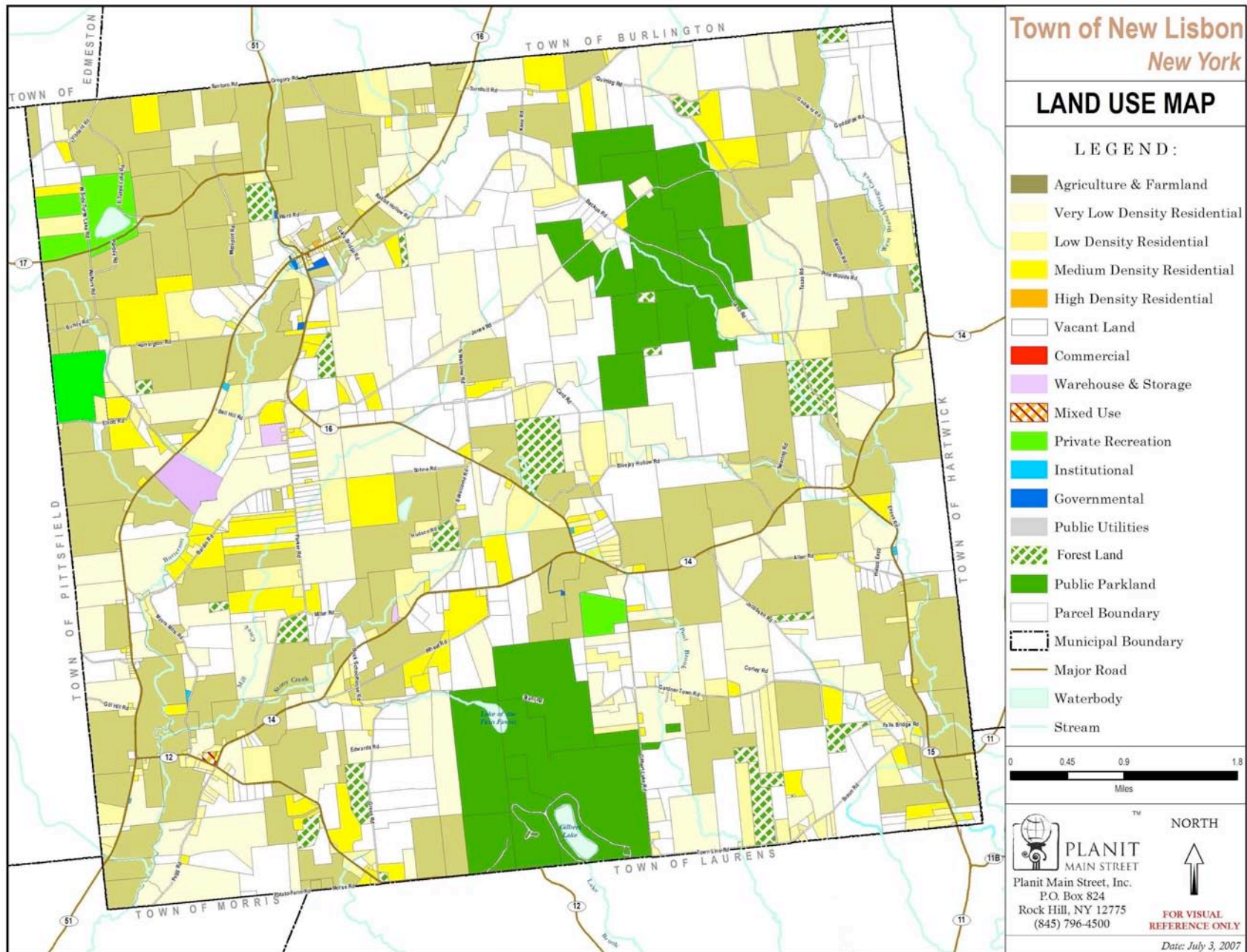
Throughout the process of developing this Comprehensive Plan residents expressed a desire to retain the rural character of New Lisbon but to do so in a manner that respects private property rights. This balance is something that can be achieved through the careful crafting of the Town's Land Use Laws.

Land Use Law involves the regulation of the use and development of real estate. The Town has a variety of Land Use Laws that grew out of the necessity to protect natural resources, public health, and a farmer's right-to-farm and property values by prohibiting certain land uses that could adversely impact the Town. In 1987, the Town Board adopted a Local Law to prohibit the construction of solid waste disposal facilities and in 1988 prohibited the operation of dumps. It adopted Subdivision Regulations (1989), Farmer's Rights Law (1990), Flood Damage Prevention Law (1992) and a Law Prohibiting Family and Private Cemeteries (1996).

The *Subdivision Regulations* were in response to developers who were subdividing parcels on seasonal roads and leaving the cost of improving the roads to the taxpayers. Without the Subdivision Regulations, the Town Board could not require developers to make needed road improvements or even ensure that the parcels created could support a home and septic. The *Farmer's Rights Law* was adopted to ensure that farmer's could continue to use their land without the fear of nuisance lawsuits from neighbors. Both laws benefit landowners and the Town.



Above (top to bottom): Methodist Church in the hamlet of Garrattsville and the Country Store-Post Office in the hamlet of Garrattsville. Within the hamlet center a variety of land uses are grouped together on smaller lots making it relatively easy to walk from one use to another.



The Town Board also adopted its first Master Plan in 1990 and simultaneously adopted a *Site Development Plan Review Regulation* that empowered the Town Planning Board to require site plans for new land use activities. These were defined as “any construction or other activity which changes the appearance of the land or a structure or the intensity of the use of land or structure including new structures, expansions of existing structures, new uses, changes in or expansion of existing uses, roads, driveways, and excavations for the purpose of extracting soil or minerals.”

The exceptions included one and two-family residences, landscaping, ordinary repair and maintenance, exterior additions of less than 25% of the structure, signs under twelve (12) square feet that were less than 10 feet above the ground, sale of agricultural produce, seasonal temporary structures and garden, lawn or porch sales not exceeding three days.

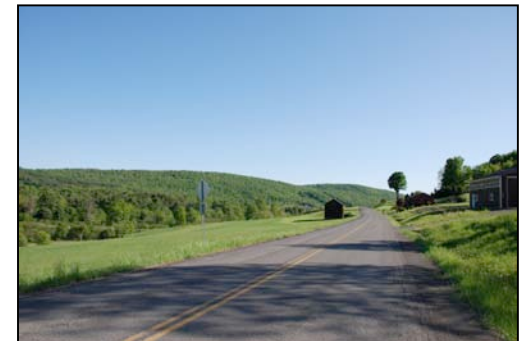
The Town’s existing land use regulations were developed in reaction to a variety of situations that threatened the health, safety and welfare of the community or the local tax base. One of the purposes of developing this Comprehensive Plan is to assess the Town’s existing land use regulations and to make recommendations with respect to needed revisions or additions to these laws. **The goal is to have in place a set of land use regulations that enables the Town to protect the health, safety and welfare of community today as well as five or ten years into the future.**

11.1 Common Forms of Land Use Laws

The most common form of land-use regulations in New York State is *Subdivision Regulations*, *Site Plan Review Laws* and *Zoning Laws*. The Town of New Lisbon has Subdivision Regulations and a Site Development Plan Review Regulation. The Town does not have a Zoning Law.

Subdivision regulations allow the Planning Board to effect satisfactory physical design and site improvement of privately owned lands to be subdivided whether for residential or commercial purposes. Typically, subdivision regulations apply to the creation of lots for residential development purposes. Effective subdivision regulations will ensure that the proposed access to lots is satisfactory to accommodate residential and emergency access vehicles and most importantly that the lots can satisfactorily support a well and septic system to support the development of a new home. These regulations protect the Town by ensuring that the developers pay for needed improvements and not the taxpayers. They also ensure that all lots created are sufficient to satisfactorily support the development of a home (e.g. can be built upon).

Site plan regulations generally apply to the proposed improvement of lands intended for nonresidential or multi-family housing purposes. In most cases, these are lands that will remain in single ownership, and therefore, are not covered by the Town’s Subdivision Regulations.



Above (top to bottom): View of farmhouse off of NYS Route 51 as you enter the Town from Morris; view from NYS Route 51 north of the Garrattsville hamlet looking toward Santoro Road and the Town of Burlington-New Lisbon Town Line; and view of CR 16 just south of Gregory Road. The existing land use pattern is characteristically rural agricultural.

The site development plan describes the existing characteristics of the parcel to be developed and specifies proposed development on the site. A site plan will graphically illustrate the intended design, arrangement and uses of the land to be developed including the proposed location of buildings, off-street parking, driveways, drainage facilities and signs. The primary concerns for the Planning Board to address during their review include the placement of the proposed building or buildings, provision of adequate off-street parking, traffic circulation into and out of the site, pedestrian safety, water and septic system design and impact on aesthetic resources.

According to the New York State Department of State, *Zoning Laws* are the most commonly used local technique for regulating land use. Zoning Laws are used by municipalities to control and direct the development of property within their borders. Presently, New Lisbon does not have a Zoning Law that would allow the Town to regulate *land uses* and *population densities* based upon comprehensive land development planning. It would do so by establishing a zoning map with several zoning districts. Each district would describe the land uses that would be permitted in each district along with standard bulk requirements (e.g. maximum height, lot size and minimum setback requirements for buildings from property lines). A Zoning Law would allow to Town Board to prohibit certain land uses and to establish certain height and bulk requirements throughout the Town for all new land uses.

11.2 Review of the Town's Land Use Laws

The Town Board adopted the Town's Subdivision Regulations on December 13, 1989. They empower the Planning Board with the power to *recommend* to the Town Board the approval of subdivisions. The Subdivision Regulations outline the procedures for sketch plan, simple subdivisions, minor subdivision (creation of 3 to 4 lots without a new road); and major subdivision (creation of 5 or more lots or any size subdivision requiring construction of a new road). It is recommended that the definition of a minor subdivision be revised to include 2-lot subdivisions that do not appear to be covered under the existing provisions of the subdivision law. The Subdivision Law also requires a payment-in-lieu of parkland fee to help fund park improvements.

Since the Town's Subdivision Regulations were adopted, New York State Town Law has changed. Specifically, the time frame that the Planning Board has to schedule a public hearing after receiving a preliminary plat for a major subdivision and/or to make a decision on a preliminary plant following a public hearing has changed from 45-days to 62-days. Thus all references to the 45-day time periods need to be revised to reflect these new provisions. The Subdivision Regulations also specify the documents that need to be submitted for sketch plan and preliminary plan review. It is recommended that the scale of both maps be not less than 100 feet to an inch.

“THE PLANNING BOARD AND TOWN BOARD SHOULD CONTINUE TO ENSURE THAT PAYMENT-IN-LIEU OF PARKLAND FEES ARE COLLECTED FOR ALL SUBDIVISIONS IN ORDER TO OFFSET PARKLAND EXPENDITURES ASSOCIATED WITH NEW DEVELOPMENT.”

Section 4.3 of the Town's Subdivision Regulations address street layout and design. It is recommended that this section of the regulations be revised to include minimum standards for the design of streets including such elements as minimum right-of-way, minimum construction standards, maximum grade (12% recommended), minimum sight distance at intersections (recommended 450 feet on arterial roads and collectors and 350 feet on minor, rural and private streets), maximum cul-de-sac length and standards for the circular turn-around at the end of dead end streets (minimum 60 feet r-o-w with minimum 50-foot radius base is recommended).

It is also recommended that Section 4.4 - Drainage be revised to reflect New York State Department of Environmental Conservation requirements for stormwater management (see Chapter 5.0 – Natural Resources).

The Town Board adopted *Site Development Plan Review Regulations* on January 14, 1992. The purpose of adopting the regulations was to “*promote the health, safety and welfare of the Town; to ensure optimum overall conservation, protection, preservation, development and use of natural and man-made resources of the Town by regulating land use activity and protect the residents of New Lisbon from damage due to ill-considered economic development.*” The Site Review Regulations do not apply to single and two-family homes, landscaping, repair or additions of less than 25% of existing structures.

The Site Review Regulations also does not apply to interior alterations, agricultural and gardening, sale of agricultural produce or seasonal temporary structures and garage, lawn and porch sales exceeding three (3) days – all of which are exempt from site plan review.

The land use activities that are covered by this law are non-residential and multi-family land use activities including new structure, new uses, changes in uses, roads, driveways and excavations for the purpose of extracting soil or mineral deposits. In accordance with these provisions, the conversion of a barn to a commercial use (e.g. auction house, brewery, office) would require site plan approval from the Planning Board.

Under the Town's *Site Development Plan Review Regulations*, the Planning Board is granted the powers to review and recommend approval, conditional approval or disapproval of applications to the Town Board. The Town Board retains the final approval authority of all site plan applications. Like the Town's Subdivision Regulations, the Site Plan Law needs to be revised to reflect recent changes in Town Law with respect to decision-making (e.g. change 45-day timeframe to 62-days).

The Town's Site Development Plan Review Regulations include general standards and considerations to guide the Planning Board's decisions. However, it is recommended that more detailed standards be developed.

“THE TOWN'S *SITE DEVELOPMENT PLAN REVIEW REGULATIONS* INCLUDE GENERAL STANDARDS AND CONSIDERATIONS TO GUIDE THE PLANNING BOARD'S DECISIONS. HOWEVER, IT IS A RECOMMENDED THAT MORE DETAILED STANDARDS BE DEVELOPED.”

Specifically, it is recommended that standards be developed for building placement, off-street parking and loading requirements, parking lot layout and construction standards, landscaping, lighting and the placement of signs. It is further recommended that performance measures be adopted within the Site Plan Review Law to control noise and odors from commercial and industrial land uses. Agricultural land uses should be exempt from the noise and odor performance standards. The Site Plan Review Law should address the retention of natural growth on a site to limit site disturbance and the provision of buffers between residential and non-residential uses to protect residents.

Section 4.021 – Specific Standards and Considerations – refers to shorelines and marinas and is probably not well-suited to the Town of New Lisbon. This section of the Site Plan Review Law should be replaced with the recommended standards that are outlined above.

11.3 Land Use Law Recommendations

The Town of New Lisbon has traditionally been an agricultural community with the majority of its lands used for agricultural purposes, timbering and recreation. The decline of agricultural uses has created many acres of unused vacant lands that could be developed in the future. Left unchecked, realty subdivisions and haphazard development could affect the values in the Town and could further jeopardize the remaining agricultural uses.

Traditionally, the Town has not had a need for many land use regulations. However, as the population increases and more tourists and seasonal residents begin to live in the community additional controls may become necessary. Regional growth patterns like that occurring in the nearby Town's of Hartwick and Cooperstown could also spill over into the Town of New Lisbon resulting in land uses that were not anticipated when the Town's subdivision and site plan review regulations were adopted nearly twenty years ago. Recent examples include the development of a large Bed & Breakfast establishment, Butternuts Beer & Ale Brewery and the new Golf Course on Elliot Road.

The Town has been fortunate that these developments have respected the character of the community. However, its land use regulations must be able to control the type the land uses that the community doesn't want or that could adversely affect its emerging agri-tourism and second home industries. The Town's land use laws should be revised as follows:

11.3.1 Subdivision Review Recommendations

The Planning Board, in its review of subdivisions, can require modification in lot layout, control roadway configurations and require the reservation of parkland or payment in lieu of parkland. These are important powers that should be exercised by the Planning Board to ensure that the long-range goals of the Town are met through the subdivision of land.

“LEFT UNCHECKED, REALTY SUBDIVISIONS AND HAPHAZARD DEVELOPMENT COULD AFFECT THE VALUES IN THE TOWN AND COULD FURTHER JEOPARDIZE THE REMAINING AGRICULTURAL USES.”

For example, the Planning Board should review each subdivision in the context of surrounding properties to identify opportunities for the provision of easements that would allow for future streets to connect between adjacent properties. Where proposed lots unnecessarily impact sensitive environmental features, the Planning Board should require the reconfiguration of lots to avoid such impacts. Finally, the Planning Board should utilize the State Environmental Quality Review Act (SEQRA) process to ensure that potential impacts from proposed subdivisions are mitigated to the fullest extent practicable.

11.3.2 Site Plan Review Recommendations

Site plan review is a powerful planning tool that the Planning Board can use to shape the character of new development. Through site plan review it can control the placement of buildings and other elements of the site plan including landscaping, signs, lighting, and off-street loading and parking. The Town’s Site Plan Law is fairly simple in that it lays out the applicability; procedures and requirements for site plan review. It provides some basic review standards to help guide the Planning Board’s decisions but additional standards to help guide the Planning Board’s decision is recommended in certain areas such as landscaping, lighting and signage. Landscaping standards would establish minimum requirements for the landscape areas, the caliper of trees, percentage of landscaping within parking areas, standards for buffers

between residential and non-residential land uses and requirements for maintaining landscaping. Such standards would ensure a minimum level of landscaping on each development site and also help to guide developers as they prepare their required landscape plan for review by the Planning Board.

With respect to landscaping, Section 4.01.7 of the Site Plan Development Review Law outlines the following objective: *“adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant’s and adjoining lands, including the maximum retention of vegetation.”* These are very general guidelines that make it difficult to ensure an equal and uniform approach to landscaping on a case-by-case basis.

The Comprehensive Plan survey showed that 42% of respondents felt that landscaping was “very important” to the Planning Board’s review of new commercial and industrial developments. Another 37% felt it was “important.” Only 14% responded that it was “not important.” Without some clear standards as to the minimum amount of landscaping that is required, the community cannot be assured that sufficient landscaping will be required for new commercial developments. One way to ensure that future developments provide sufficient landscaping is to establish minimum landscaping standards for all residential and non-residential developments within the Site Plan Review Law.



**“WE SHAPE
OUR
BUILDINGS
AND
AFTERWARDS
OUR
BUILDINGS
SHAPE US.”**

Sir Winston Churchill



When residents were asked (through the Comprehensive Plan Survey) the importance of certain issues related to the Planning Board’s review of site plans, 72% responded that protection of nearby streams or hillsides were “very important” to consider with another 16% responding it was “important.” In terms of impact on nearby farming operations, 66% thought it was “very important” while another 23% indicated it was “important.” With respect to the screening of nearby residences, 59% thought it was “very important” while another 28% indicated it was “important.” The Site Plan Review Law could include minimum standards for the separation between residential and non-residential land uses along with minimum standards for screening commercial businesses from adjacent homes.

When residents were asked if the adequacy of parking was an important aspect of site design for the Planning Board to consider, 52% thought it was “very important” while another 37% indicated it was “important.” Creating minimum standards for certain land uses within the Site Plan Review Law is the simplest way to ensure that sufficient off-street parking is provided for non-residential land uses. Using such standards, the Planning Board can require commercial developers to provide sufficient off-street parking to meet the needs of the proposed land use activity on the site. There are generally accepted off-street parking standards for a variety of land uses and some illustrative examples are provided in Table 11-1.

Table 11-1 Off Street Parking Requirements	
Use	Parking Spaces Required
Agricultural Uses	As determined by Planning Board
Amusement Facilities	1 space per 5 customers, plus 1 space for each 2 employees
Public Assembly	1 parking space for every 3 seats
Auto Repair/Gas Station	1 space per 300 sq. ft. of floor area, plus one per service bay
Automobile Sales	1 space per 1,000 sq. ft. of utilized site area
Banks	1 space per 300 sq. ft. of floor area
Bed & Breakfast Establishment	2 spaces for primary dwelling unit, plus 1 for every guest room
Car Wash	2 stacking spaces per washing bay, plus 1 drying space
Convenience Store	1 space per 250 sq. ft. floor area
Dormitory	1 per every 2 dormitory rooms, plus one for resident manager
Dwelling Unit (Single-Family)	2 parking spaces per dwelling unit
Dwelling Unit (Multi-Family)	2 per dwelling unit, plus ½ space per unit for guests
Dwelling, Townhouse	2 per dwelling unit, plus ½ space per unit for guests
Farm Stands	1 per 250 sq. ft. of retail floor area
Golf Courses/Clubs	10 parking spaces for each tee
Greenhouses/Nurseries	1 space for each 300 sq. ft. of retail sales area
House of Worship	1 space for every 4 seats
Home Occupation	1 space in addition to dwelling unit requirements
Home Professional Office	2 parking spaces, plus 1 space for every 250 sq. ft. of office
Hotel, Motel	1 space per rental unit, plus 1 space for each 2 employees
Industrial/Manufacturing	1 space for each 400 sq. ft. of floor area
Libraries/Museums/Galleries	1 space per employee, plus 1 space per 1,000 sq. ft. building
Medical/Dental Offices	3 spaces per doctor or dentist, plus 1 for each 2 employees
Outdoor Recreation	1 space for each 3 persons of capacity
Personal Service Shops	1 per 200 sq. ft. of floor area
Places of Public Assembly	1 space per 5 seats
Professional Offices	1 space for each 300 sq. ft. of office space
Restaurants	1 space for every 4 seats
Restaurant – Take Out	1 space per employee and 1 per 250 sq. ft. retail area
Retail Sales	1 space per 250 sq. ft. of floor area
School – public or private	1 per teacher, employee, and classroom plus loading areas
Self-Service Laundries	1 space per 2 washing machines
Self-Storage Facility	1 space per 20 rental units, plus 2 for office
Unspecified Uses	As defined by the National Parking Association or ULI
Vacation Campgrounds	1 space per campsite plus 1 space per employee
Veterinary hospital	1 space for each 5 cages plus 1 space per employee
Wholesale Warehouse	1 space for 1,000 sq. ft. of floor area
<p>Parking for Persons with Disabilities: Any person, firm or corporation owning a shopping center or facility with at least five separate retail stores and at least twenty off street parking spaces which are provided for use by the public must designate as only for the handicapped and clearly mark for use by the handicapped a minimum of five percent of such parking spaces or ten such spaces whichever is less. These spaces must be located as close as reasonably practicable to the business and reasonably distributed so as to provide convenient access for use by handicapped drivers.</p>	
<p>Note: Where calculation in accordance with the foregoing list results in requiring a fractional space, any fraction less than 1/2 shall be dropped and any fraction 1/2 or more shall require one space. Where circumstances require, the Planning Board may modify the parking requirements provided in this section.</p>	

11.3.3 Signage

The Community Character Survey results showed that residents disliked roadways with excessive signage as well as billboards. During the Comprehensive Plan Committee meetings, residents spoke of not wanting to see large billboards (e.g. off-premises signs) along its roads. However, residents were not adverse to smaller off-premises signs that helped to direct customers to new businesses such as the Butternut’s Beer & Ale Brewery and the proposed golf course on Elliot Road.

The Planning Board through the existing Site Development Plan Review Laws presently regulates the placement of signs. Any sign that is over twelve (12) square feet or greater than ten (10) feet in height is subject to the site plan review process. It is recommended that the Town’s Site Development Plan Review Law be revised to include standards for permitted signage throughout the Town. The standards should specify the maximum size and height of signs, standards for off-premises signs (e.g. billboards), the permitted type of materials and lighting for all signs that are erected in the Town.

By establishing standards for signs, the Town will be better able to control the placement of signs and ensure that new signage complements the rural character of New Lisbon rather than detract from its landscape. Ensuring that all signage complies with all applicable building code requirement is recommended as well.

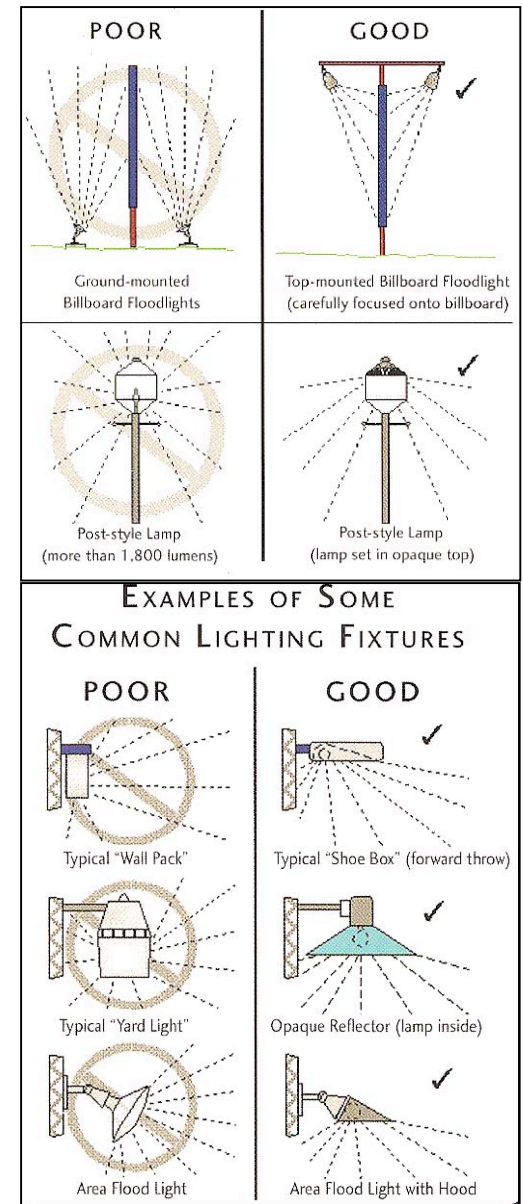
11.3.4 Lighting

During the public participation process, a number of residents spoke of the *night sky* as a natural resource that must be protected. Residents were concerned with *light pollution* and the need to keep lighting from trespassing onto adjoining properties and into the night sky.

The Planning Board can do its part to preserve night sky by ensuring that lighting is sufficient for the proposed land use but not excessive. To this end, it is recommended that lighting be limited to 2.0 foot-candles within off-street parking areas and that lighting be designed in a manner that keeps the light entirely on the subject site, away from adjoining properties, and out of the night sky.

To accomplish this goal, the Planning Board should require developers to install lighting fixtures with a horizontal cutoff lens so that light is directed to the ground and not into the night sky. The Town should also encourage its residents and businesses to employ night sky-friendly lighting techniques such as adding hoods to area floodlights, replacing existing yard lights with those fixtures that include an opaque reflector and using downlit lighting for signage.

The Town’s Site Development Plan Review Law could be revised to include some basic parameters for the provision of lighting on non-residential properties to help guide the Planning Board’s decisions.



Above: Examples of “Poor” and “Good” lighting fixtures.
Source: Otsego County Conservation Association
“Starry Nights in Otsego County”

11.3.5 Junk Vehicle and Junk Storage Law

Results from the Comprehensive Plan Survey showed that 81.68% of respondents felt that the Town should do more to regulate junk vehicle storage. The presence of junk vehicles or the accumulation of junk can reduce property values, be an eyesore and a potential health risk to the community. For these and other reasons, many communities in New York State have adopted *Junk Vehicle and Junk Storage Laws* to ensure that such activities do not affect the attractiveness of their communities or adversely affect property values.

The Town Board should adopt a Junk Vehicle and Junk Storage Law to control junk motor vehicles as well as other household debris. With respect to junkyards, the Town Board could require that such uses be licensed while establishing separation requirements from other land uses and stringent screening requirements. While junkyards are regulated by the State under Section 136 of the General Municipal Law the screening and location requirements are minimal (e.g. surrounded by a fence eight foot-high that is placed no nearer than 50 feet from a public highway). A Local Law might also include separation requirements from existing wells, public parks, hamlet centers, historic properties and other important community resources. The adoption of a *Junk Vehicle and Junk Storage Law* to address junkyards, household debris and other clutter to protect property values and the attractiveness of New Lisbon is recommended.

11.3.6 Manufactured Home Law

Results from the Comprehensive Plan Survey showed that 74.75% of respondents felt that the Town Board should do more to regulate the placement of mobile homes and mobile home parks. Presently, the Otsego County Building Department oversees the installation of mobile homes including those placed on new sites or within a mobile home park. The County ensures that mobile home are properly situated on sites, anchored with tie-downs and that potable water and sanitary sewer needs are addressed. The County also requires that permanent steps and rails with a minimum 3' x 3' deck at the top of the stairs at each exist door are provided.

In accordance with Municipal Home Rule Law section 10, New Lisbon could adopt a Mobile Home Law that establishes minimum square footage requirement for mobile homes and *minimum lot size requirements* per residence. It could also adopt specific standards for mobile home parks to prevent overcrowding and to ensure that the potable water, sanitary sewer and solid waste disposal needs of mobile home parks are addressed. Without zoning, however, the Town cannot restrict the location of mobile homes or mobile home parks to certain areas in New Lisbon. According to the U.S. Census, 22% of the Town's housing units are mobile homes. Accordingly, this Plan strongly supports efforts to improve the placement and maintenance of mobile homes through the adopting a Mobile Home Local Law.



Above (top to bottom): Poorly placed and abandoned mobile home on CR 12 that has become an eyesore that adversely affects neighboring properties; poorly maintained mobile home and unregistered vehicles in the Town of Ulster, NY; and example of nicely situated mobile home in a rural community.

11.3.7 Seasonal Campers

The Town can also regulate the year-round placement of seasonal campers on individual lots through the Mobile Home Local Law. This is recommended to prevent such uses from becoming eyesores.

11.3.8 Code Enforcement

The Otsego County Building Department oversees the Building Permit Program as directed by the NYS Uniform Fire Prevention and Building Code and adopted by Otsego County. Building permits are required for all new construction within the Town of New Lisbon. This includes all conversions of an existing building from one use to another. For example, changing a barn to a brewery, or changing a single family home to a professional office or medical office.

In addition alterations, additions or structural renovations require a building permit from the Otsego County Building Department. The County Code Officer makes inspections to ensure code compliance and when met, they issue a Certificate of Occupancy or Compliance. While many residents comply with the building code requirements many others do not. It is important that any new structures that are built in the Town are done so in accordance with the NYS Uniform Fire Prevention and Building Code that is in place to protect the health, safety and welfare of all residents in New Lisbon.

Faulty electrical work can lead to fire and the structural integrity of buildings must be sufficient to prevent collapse. This Plan strongly supports efforts to enforce existing building codes that are designed to protect the health, safety and welfare of the community. Doing so will protect residents and property values. It must be recognized that while the County is responsible for overseeing the issuance of building permits, they do not enforce local land use regulations such as the Town’s Site Plan Development Review Law or Subdivision Regulations. The County does, however, require landowners to provide proof that they are in compliance with local regulations.

For new construction, the County becomes involved when a landowner requests a building permit. If the landowner builds a new structure or places a mobile home without a building permit, the action may never be inspected by the Otsego County Building Department. It does not appear that the County has the resources to issue building code violations or to conduct routine visits to the Town of New Lisbon to keep an eye on new construction.

To this end, the Town of New Lisbon may want to periodically supplement the efforts of the County Building Department to ensure that all new construction in the Town is being done in accordance with the NYS Uniform Fire Prevention and Building Code. The Town could hire a part-time building inspector to help enforce the building code.



Above (top to bottom): Example of a camper that is parked on a wooded site year-round and used seasonally during the summer and/or during hunting season in Fallsburg, NY. Campers that are left year-round and not properly situated on sites can become eyesores and attractive nuisances. In this case, the campers has become dilapidated over time becoming an eyesore that the Town’s Code Enforcement Officers have had to deal with.

The bottom image shows a properly situated and maintained seasonal camper that is placed on this site year-round in the Town of Franklin, NY. In the Franklin example, the camper site has defined driveway and curb cut and electricity. A gravel pad has also been constructed on which to place the camper. When used for extended periods of time, potable water and septic disposal needs should be also considered.

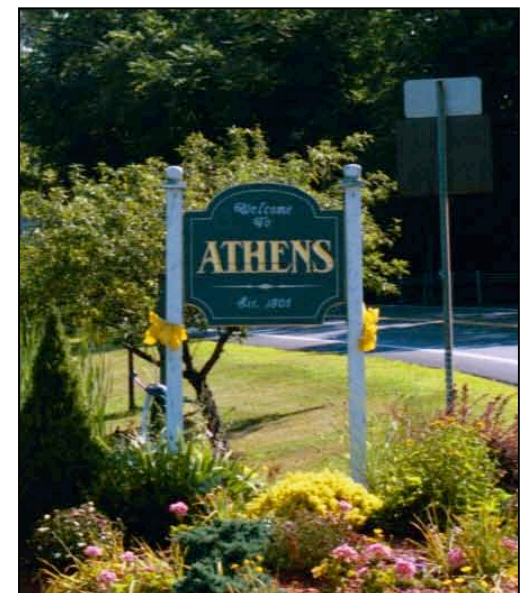
11.4 Welcome to New Lisbon

The Town can do its part to improve community aesthetics by working with local residents and business leaders to erect more inviting “welcome” signs along the major gateways leading into the Town of New Lisbon. It is recommended that the cost of paying for the signs and labor needed to install the signs be provided through volunteer efforts.

One tool that could be used to help pay for the signs is an “Adopt a Sign” program where a local business would pay for the sign and agree to maintain the plantings at the base of the sign. Local community groups, 4-H Clubs, or others could also adopt a sign and maintain the sign during the change of seasons.

When a community places an inviting and appealing welcome sign they are conveying the sense that they are a community that welcomes visitors, cares about community aesthetics and is a community where its residents work together.

This Plan strongly supports volunteer efforts to create a “Welcome to New Lisbon” welcome sign program and to place such signs at key gateways leading into the Town of New Lisbon. It is recommended that members from the Town Board, the Town Historian, local business owners and residents be involved in developing a design for the welcome signs. Coordination with the County and NYSDOT will be required for the placement of signs along their roads.



Above (Left to Right): Existing Town of New Lisbon welcome signs informing visitors that land use regulations are in effect and building permits are required; Welcome to Walton, NY and Welcome to Athen’s NY signs that are an attracting and inviting gateway into these communities.

11.5 Zoning Law

As described above, the Town of New Lisbon does not presently have a zoning law. Without Zoning, the Town cannot regulate land uses and population densities through the creation of different Zoning Districts. Presently, the land use pattern in New Lisbon is sufficiently dispersed so that the Town can effectively control development through its existing Site Plan Development Review Law and Subdivision Regulations subject to the recommended revisions cited above.

As development pressures grow on a land use that the community did not envision plan to locate within the Town, it is likely that some form a zoning law may be necessary to protect the health, safety and welfare of the community.

In the absence of a zoning law, it is highly recommended that the Town enact a Junk Vehicle and Junk Storage Law and a Mobile Home Law to provide better control of these land uses. Doing so will help to maintain the rural character of the community while protecting property values and the health, safety and welfare of the residents within the community.

11.6 Summary

There are specific modifications to the existing Site Plan and Subdivisions Regulations that are recommended by this Plan along with the creation of additional land use laws.

These revisions are intended to encourage the types of land uses that are appropriate for the community and to discourage inappropriate land uses that could adversely affect the character of the community. A summary of appropriate and inappropriate land uses - based upon the Resident Survey and input from the Committee Meetings - is provided below:

Appropriate land uses:

- Agri-businesses;
- Bed & breakfasts;
- Cottage industries;
- Farms;
- Home occupations;
- Single-family & senior housing; and
- Small-scale businesses.

Inappropriate land uses:

- Apartment complexes;
- Big box stores;
- Chain hotels;
- Heavy manufacturing;
- Landfills;
- Incinerators;
- Prisons; and
- Strip malls.

It is recommended the Town Board modify the New Lisbon's Land Use Laws to better encourage the type of land uses that are consistent with goals and policies contained within this Comprehensive Plan.

“IT IS RECOMMENDED THE TOWN BOARD MODIFY NEW LISBON’S LAND USE LAWS TO BETTER ENCOURAGE THE TYPE OF LAND USES THAT ARE CONSISTENT WITH THE GOALS AND POLICIES CONTAINED WITHIN THIS COMPREHENSIVE PLAN.”

Israel Cook Russell, LL.D. (1852-1906) was an American geologist who explored Alaska in the early 20th century. He was born at Garrattsville, New York on the 10th of December 1852. He received B.S. and C.E. degrees in 1872 from the University of the City of New York (now New York University), and later studied at the School of Mines, Columbia College, where he was assistant professor of geology from 1875-77.

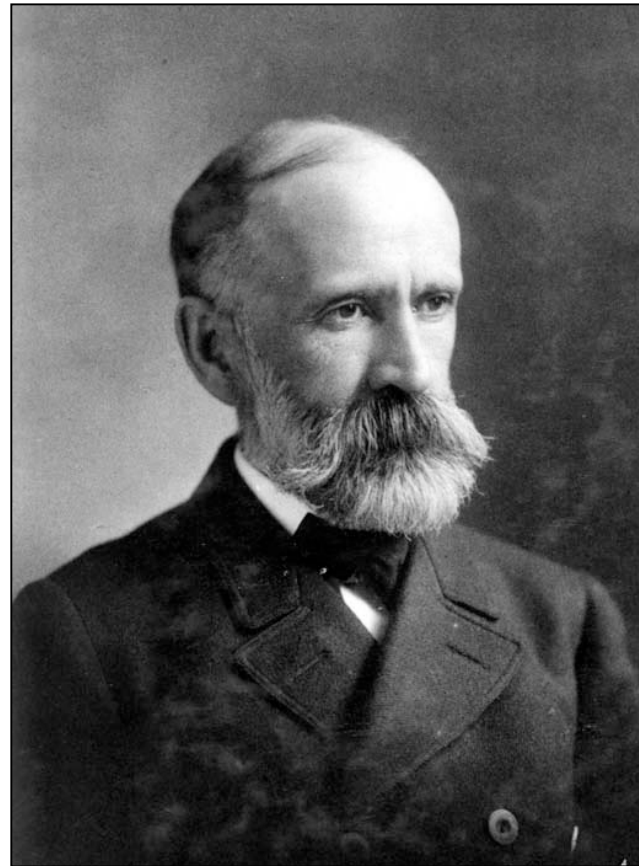
In 1874 he accompanied one of the parties sent out by the United States government to observe the transit of Venus, and was stationed at Queenstown, New Zealand. On his return in 1875 he was appointed assistant in geology at the School of mines, and in 1878 he became assistant geologist on the United States geological and geographical survey west of the 100th meridian.

In 1880, he became a member of the United States Geological Survey. He represented the USGS in 1889 in an expedition sent to Alaska by the USG&GS to establish a portion of Alaska's eastern boundary. During the next two years, he explored, under the joint auspices of the USGS and the National Geographic Society the slopes of Mount Saint Elias and the Yakutat Bay area.

In 1892 he became professor of geology at the University of Michigan. At the time of his death, he was *President of the Geological Society of America*.

In 1906, Marcus Baker of the USGS named Russell Fiord in Russell's honor. Besides large

contributions on geological subjects to various scientific periodicals, he published scientific memoirs, which have been issued by the government in the annual reports of the survey, or as separate monographs (*Source: Wikipedia, the free encyclopedia*).



Definitions

Mobile Home – A single-family dwelling unit constructed by a method whereby the structure or its components are wholly or in substantial part manufactured in manufacturing facilities on a steel frame, and intended or designed for permanent or temporary installation on a building site.

Modular Home – A single-family dwelling partially constructed within a manufacturing facility with a minimum of two sections, each which are transported to building sites separately to be placed on a permanent foundation, with the installation of the heating system and application of siding and roofing coming after erection of the home, and which is indistinguishable in appearance from conventionally built homes.

Site Plan – A rendering, drawing, or sketch prepared to specifications which shows the arrangement, layout and design of the proposed use of a single parcel of land as shown on said plan.

Site Plan Review – The review of a site plan by the Planning Board to ensure the intended design, arrangement and uses of lands to be improved are done in a manner that protects the health, safety and welfare of the community.

Subdivision – The division of any parcel of land into a number of lots, blocks or sites as specified in the Town of New Lisbon Subdivision Law, with or without streets or highways, for the purpose of sale, transfer of ownership, or development.

Zoning – The delineation of districts and the establishment of regulations governing the use, placement, spacing, height of buildings and the minimum size of residential and commercial building lots.

ⁱ Source: History of Otsego County 1740-1878; Press of W.E. Morrison & Co., Ovid, New York 1978.

ⁱⁱ The Hard & Peck Store played an important role in the development of the hamlet of Noblesville that would be later renamed to New Lisbon.

ⁱⁱⁱ Carding is the processing of brushing raw or washed fibers to prepare them as textiles. Cotton and wool are the most common fibers to be carded. Within the Town of New Lisbon, the primary use of the carding machine was for the processing of wool. Carding ensures that the fiber is thinned out and evenly distributed along a roll to facilitate spinning. The two main ways to card fibers are by hand, and by machine. Machine carding greatly increased efficiency and allowed for a higher volume of wool to be processed for export.

^{iv} Gilbert Lake got its name from Benjamin Gilbert, a Revolutionary soldier from Connecticut, who settled in the vicinity of the lake after the war. *Source: The New York State Civilian Conservation Corps Museum.*

^v Today, Gilbert Lake State Park includes 33 cabins and two hundred and twenty one campsites with bathing facilities.

ⁱ Contact the New York State Office of Parks, Recreation and Historic Preservation for more information.

ⁱⁱ Buildings that are listed on the State or National Register of Historic Places are eligible for grant funding through the State Office of Parks, Recreation and Historic Preservation.