

City of Syracuse Zoning Administration

Application for SPECIAL PERMIT Review by the Planning Commission

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 9-4-2018 Case Number: SP-18-20 Zoning District: BA

[X] NEW SPECIAL PERMIT [] MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

1224 SOUTH AVENUE SYRACUSE, N.Y. 13207

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section: 083 Block: 09 Lot: 10.0
Section: Block: Lot:
Section: Block: Lot:

This APPLICATION is for a:

- [X] Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
[] Gasoline Service Station
[] Car Wash Facility
[] Care Home
[] Parking Lot or Parking Garage
[] Transitional Parking Area
[] Offices of Religious and Educational Institutions
[] Bed and Breakfast

[X] Other Special Permit Uses (describe) FOOD MARKET

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

ALTER EXISTING BUILDING TO A FOOD & GENERAL MERCHANDISE SALES MARKET

PROPERTY OWNER INFORMATION:

Name(s): SAIED, MOHAMMED NABRAS MOHAMMED HADI
Mailing Address: 315 CAYUGA ST. SYRACUSE, N.Y. 13204
Zip: 13204 Daytime phone: 315 278-2638 Home phone:
E-mail: daren@hmarchitectsny.com as agent

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application) N/A

Contract Purchaser(s) Tenant Co-Applicant Other (please state): _____

Name(s): _____

Mailing Address: _____

Zip: _____ Home phone: _____ Day Phone: _____

E-mail: _____

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other _____

Name(s): DAVID E. MOSHER, RA. [HARRINGTON & MOSHER ARCHITECTS P.C.]

Mailing Address: 1035 7th NORTH ST. SUITE 1A LIVERPOOL, N.Y.

Zip: 13080 Telephone: (315) 420-6677 E-mail: davem@hmarchitectsny.com

DESCRIPTION OF OPERATION:

Days of week open: SEVEN (7)

Hours of operation: 7am - 5pm (10 hours)

Maximum number of employees on premises at one time: 2 (TWO)

Number of off-street parking available (site plan required to indicate location): 3

Other uses currently on the property: FIRST FLOOR: NEW - [MARKET]

SECOND FLOOR: STORAGE & MANAGERS OFFICE OTHER FLOORS: BASEMENT - STORAGE

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

N/A

SIGNAGE INFORMATION:

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment

Size	Location	Type	(Wall, Ground, Projecting, Window)
<u>4' x 5'-6"</u>	<u>FRONT WALL</u>	<u>WALL W/REFLECTOR LIGHTS</u>	
_____	_____	_____	_____
_____	_____	_____	_____

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

- Dining room Bar Service Drive-thru
- Entertainment Stage DJ Booth
- Light Duty auto repair Heavy Duty auto repair
- Car Wash Facility New Auto Sales Used Auto Sales

Has owner obtained or applied for a Certificate of Use: Yes No

BUSINESS CERTIFICATE PROVIDED

DECLARATION:

AUG 28 2018

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

X Nabras Hadi 7/18/18
CURRENT PROPERTY OWNER SIGNATURE DATE

owner

Please legibly PRINT SIGNATURE NAME and TITLE

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

REFERRAL NEEDED

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

.....

1224 SOUTH AVE.
ISSUED 8-28-18 FOR
PROJECT SITE
REVIEW
HARRINGTON &
MOSHER
ARCHITECTS



FRONT

1105 8 5 2018

1224 SOUTH AVE.
ISSUED 8-28-18 FOR
PROJECT SITE
REVIEW
HARRINGTON &
MOSHER
ARCHITECTS



SIDE

1224 SOUTH AVE.
ISSUED 8-28-18 FOR
PROJECT SITE
REVIEW
HARRINGTON &
MOSHER
ARCHITECTS



SIDE / REAR

1224 SOUTH AVE.
ISSUED 8-28-18 FOR
PROJECT SITE
REVIEW
HARRINGTON &
MOSHER
ARCHITECTS



STREETSCAPE

LETTER OF TRANSMITTAL

HARRINGTON & MOSHER, ARCHITECTS, P.C.
 1035 SEVEN NORTH ST. SUITE 1A
 LIVERPOOL, NEW YORK 13088
 TEL (315) 420-6677

DATE: 8-28-18

TO: CITY OF SYRACUSE ZONING
5TH FLOOR CITY HALL COMMONS

ATTN: ~~LISA WELCH~~ JEFF HARROP

RE: 1224 SOUTH AVE SYRACUSE, NEW YORK 13202
SUBMISSION FOR SPECIAL PERMIT / PROJECT REVIEW

VIA: GROUND OVERNIGHT E- MAIL HAND CARRIED

WE ARE SENDING YOU THE ATTACHED:

- SHOP DRAWINGS DRAWINGS
 AS LISTED BELOW SPECIFICATIONS

COPIES	DATE	NO.	DESCRIPTION
1	7-18-18	8 1/2X11	APPLICATION FOR SPECIAL PERMIT
1	7-18-18	8 1/2X11	SEQR SHORT FORM
1	5/19/2017	8 1/2X11	PROPERTY SURVEY
3	8-28-18	24X36	L-1 SITE PLAN & A-1 PLANS - ELEVATIONS SIGNED AND SEALED
1	8-28-18	11X17	L-1 SITE PLAN & A-1 PLANS - ELEVATIONS SIGNED AND SEALED
1	8-28-18	8 1/2X11	COLOR PHOTOS

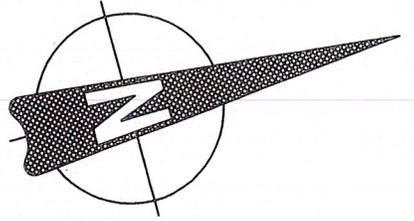
- APPROVED APPROVED AS NOTED
 NOT APPROVED FOR YOUR FILE
 AS DISCUSSED BY PHONE AS YOU REQUESTED
 FOR YOUR REVIEW OTHER

REMARKS: PLEASE SIGN PLANS RECEIVED:

COPY: OWNER FILE

BY: DAVID E MOSHER, RA

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract. Location surveys do not include the staking of the property corners except as shown.



NOW OR FORMERLY
B.A. & E. MATTHEWS
LIBER 4857 PAGE 667

LOT 4

EDGE OF PAVEMENT
N 14°41'20" E
35.00'

WIRE FENCE

0.115 ACRES OR 5,002 SQ. FT.

N 75°18'40" W
45.78'

GARAGE

NOW OR FORMERLY
JAMES DOWNING
LIBER 5260 PAGE 68

LOT 3

N 14°41'20" E

1 STORY MASONRY BUILDING

NOW OR FORMERLY
THOMAS A. ALBANESE
LIBER 5232 PAGE 683

S 75°18'40" E

126.72'

LOT 6

7.00'
N 75°18'40" W

1 STORY BRICK BUILDING

NOW OR FORMERLY
ANWAR F. AL-NWIRAN
LIBER 5026 PAGE 414

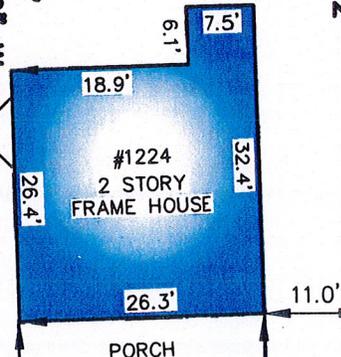
LOT 2

LOT 1

EDGE OF PAVEMENT

3.9'

4.6'



S 14°41'20" W

SOUTH AVENUE

WESTERLY ROAD BOUNDARY

127.51' TO NORTHERLY ROAD BOUNDARY ONONDAGA AVENUE

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.



I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

WILLIAM J. HADCOCK
LICENSED LAND SURVEYOR
NYSES 050817

LOCATION SURVEY ON LOT 6 AND PART OF LOT 1 & 2 OF A SUBDIVISION OF THE BISSELL & HUNT TRACT FILED DECEMBER 19, 1919, MAP #1669

KNOWN AS No. 1224 SOUTH AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK 13207

DRAWN BY: SCALE: MAP DATE: 19 MAY 2017 FIELD DATE: 17 MAY 2017
W/JH 1"=20'
REVISIONS: DRAWING No. 17-E-04 *A*

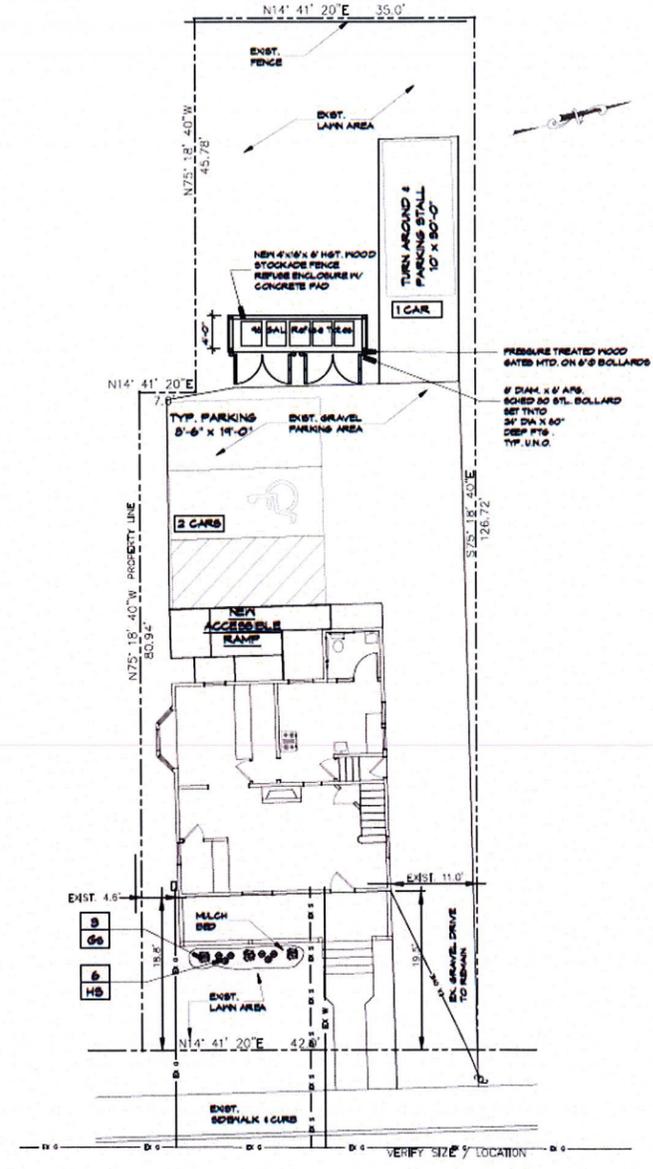
116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
lehrs@surveyors001.com

CONTRACTOR: HARRINGTON & MOSHER ARCHITECTS, P.C. ALL SHEET REVISIONS MUST BE MADE IN THESE DOCUMENTS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SYRACUSE.
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LEGEND			GENERAL NOTES
EXISTING	PROPOSED	DESCRIPTION	
---	---	CONTOUR	1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY LEVELAND SURVEYORS 116 SALINA ST. SUITE 4, LIVERPOOL, NY 13088, CERTIFIED DATED 14 MAY 2011. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLETENESS AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION. 2. SANITARY PIPING REMOVALS: EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PIPING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SURVEYING EXISTING ORGANIC TOPSOILS FOR REUSE/SPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE. 3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COURSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED. 4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK. 5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL. 6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 448-7100. 7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES. 8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED. 9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNUSUAL. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.
---	---	SPOT ELEVATION	
---	---	CURB TAPER END	
---	---	TOP/BOTTOM OF CURB	
---	---	HIGH / LOW POINT	
---	---	TEST PIT	
---	---	BORING (SEE SPECIFICATIONS FOR BORING INFO)	
---	---	GENERAL	
---	---	FENCE	
---	---	UTILITY POLE	
---	---	WATER LINE	
---	---	PIPE HYDRANT	
---	---	STORM PIPE	
---	---	UNDERDRAIN	
---	---	SANITARY PIPE	
---	---	OVERHEAD ELECTRIC	
---	---	UNDERGROUND ELECTRIC	
---	---	TELEPHONE	
---	---	DIRT HILL	
---	---	NEST	
---	---	CLEAN OUT	
---	---	SANITARY MANHOLE	
---	---	ASPHALT PAVEMENT-PARKING	
---	---	TRAFFIC SIGN	
---	---	TRAFFIC SIGN - SET IN BOLLARD	
---	---	TRAFFIC SIGN - MOVABLE	
---	---	LIGHT POLE (SEE ELECTRICAL PLANS FOR WORK)	
---	---	CURB	
---	---	CURB FLUSH (IF REVEAL UNLESS OTHERWISE NOTED)	
---	---	SLT FENCE	
---	---	TREE	
---	---	SHRUB	
---	---	PLANT KEY	
---	---	VEGETATION	

ZONING CHART	
ZONING DISTRICT:	LOCAL BUSINESS DISTRICT, CLASS A (BA)
PROPOSED USE:	MARKET / RETAIL
BUILDING:	BASMENT LEVEL: 790 SQ. FT. FIRST FLOOR /V/ PORCH: 411 SQ. FT. SECOND FLOOR: 689 SQ. FT.
LOT AREA:	3002 SQ. FT. (0.118 ACRES)
MINIMUM LOT WIDTH:	REQUIRED: 50 FT. PROPOSED: 50 FT.
MINIMUM FRONT YARD SETBACK:	26 FT.
MINIMUM SIDE YARD SETBACK:	4'-2" = 6' PROPOSED 6 FT / 5'
MINIMUM REAR YARD SETBACK:	(18% OF 150' DEPTH + 2) = 22.7 FT. PROPOSED 27'-4 1/2"
MAXIMUM BUILDING COVERAGE:	40% (8,068 SF) 34.8%
PARKING SURFACE COVERAGE:	40% 0%
PARKING REQUIREMENT CALCULATIONS:	ONE PARKING SPACE PER 1,000 SF = 3 SPACES TOTAL ON SITE PARKING SPACES PROVIDED = 4 SPACES PROVIDED

NEW PLANT LIST						
PERENNIALS	KEY	COMMON NAME	BOTANICAL NAME	CALIPER HEIGHT	CONDITION	REMARKS
	1B	STELLA DORO DAY LILY	HEPEROCALUS STELLA DORA	1' 0"	1' 0"	
GRASSES	KEY	COMMON NAME	BOTANICAL NAME	CALIPER HEIGHT	CONDITION	REMARKS
	06	GRASS	HEPEROCALUS	5' 0"	5' 0"	



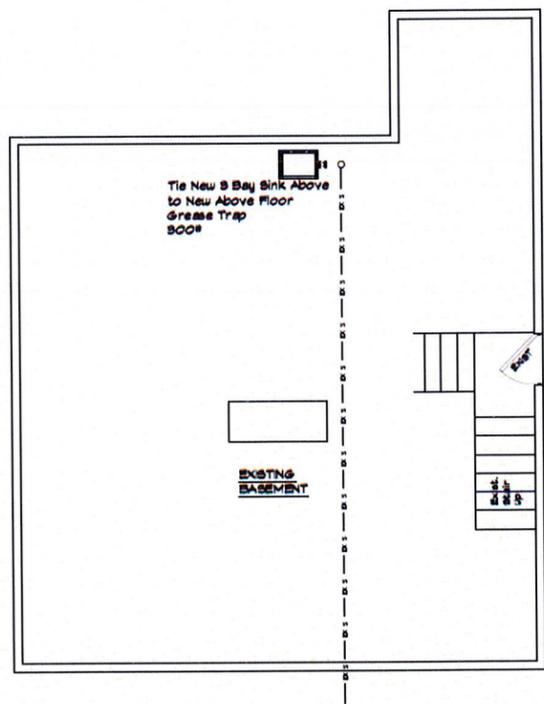
1 L-1
SITE PLAN
 SCALE: 1" = 10'
 PLAN NORTH

NEW MARKET
 1224 SOUTH AVENUE
 SYRACUSE, NY 13202

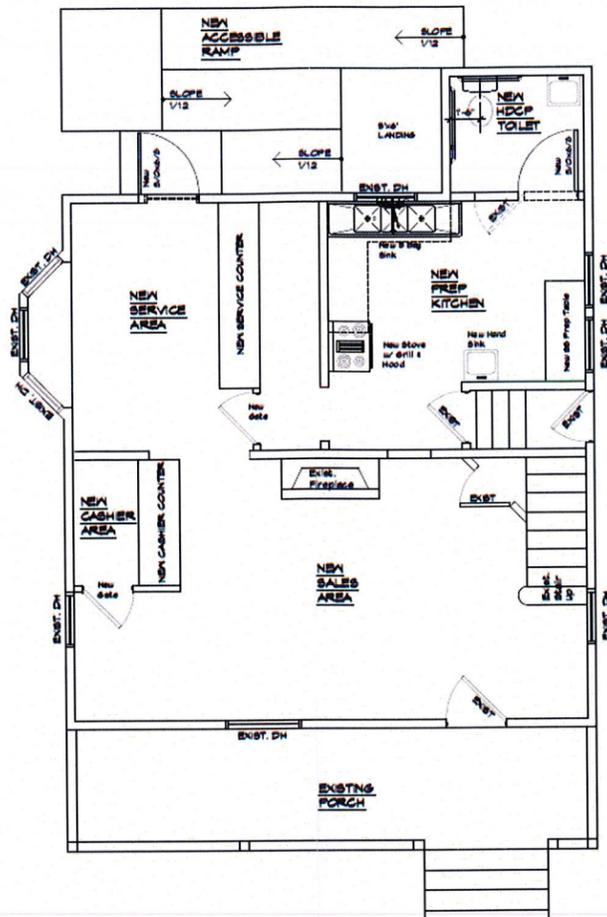
HARRINGTON & MOSHER ARCHITECTS, P.C.
 1035 SEVENTH NORTH STREET, SUITE 101, LIVERPOOL, N.Y. 13088 (315) 450-6677

SITE LAYOUT PLAN

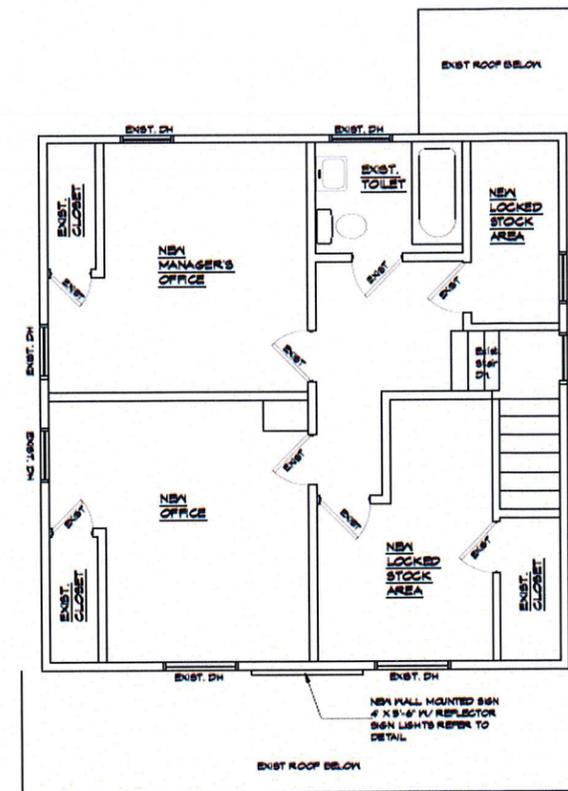
SCALE: AS NOTED
 DRAWN BY: DEM
 CHECKED BY: DEM
 ARCHITECT'S SEAL & SIGNATURE
 REGISTERED ARCHITECT
 DAVID E. MOSHER
 STATE OF NEW YORK
 JOB NO: 1810
 SHEET NO: L-1



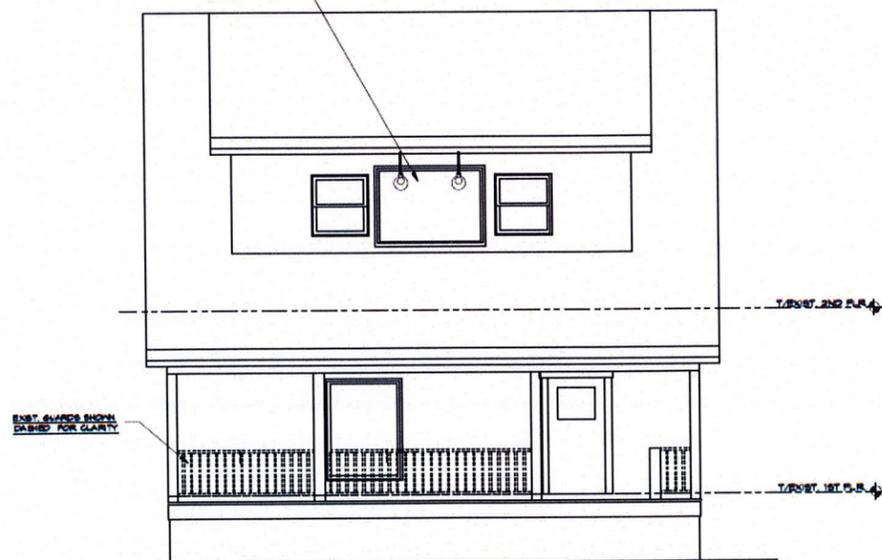
1
A-1
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



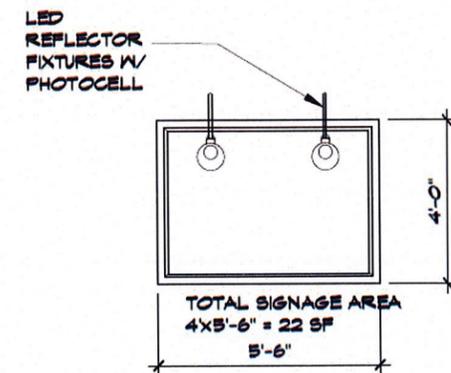
2
A-1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-1
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4
A-1
FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



A
A-1
WALL MOUNTED SIGN DETAIL
SCALE: 1/2" = 1'-0"

NEW MARKET
1224 SOUTH AVENUE
SYRACUSE, NY 13202

HARRINGTON &
MOSHER ARCHITECTS,
P.C.
1035 SEVENTH NORTH STREET SUITE 114 LIVERPOOL,
N.Y. 13088 PH: 315-432-6677

FLOOR PLANS

SCALE: AS NOTED
DRAWN BY: DBM
CHECKED BY: DBM



JOB NO:
1810
SHEET NO:

A-1

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 REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF HARRINGTON & MOSHER ARCHITECTS, P.C. IS PROHIBITED.

DATE	08/28/2018
NO.	1810
DRAWING ISSUED	DATE

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: NEW FOOD & GENERAL MARKET			
Project Location (describe, and attach a location map): 1224 SOUTH AVE SYRACUSE, N.Y. 13207			
Brief Description of Proposed Action: ALTER EXISTING HOUSE TO A COMMERCIAL FOOD & GENERAL MERCHANDISE MARKET			
Name of Applicant or Sponsor: SAGEH MOHAMMED HAPI		Telephone: (315) 278-2688	
Address: 315 CAYUGA COT.		E-Mail: Javem@hmarchitectsny.com	
City/PO: SYRACUSE		State: N.Y.	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: SPECIAL & BUILDING PERMIT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.115</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.115</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Nabtas Hadi</u>		Date: <u>7/18/18</u>
Signature: <u>Nabtas</u>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT