

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

SEP 6 2018

For Office Use: Filing Date: 9/24/2018 Case Number: SP-18-22 Zoning District: IA

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

1153 West Fayette

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

Section: 099 Block: 03 Lot: 02.0
Section: Block: Lot:
Section: Block: Lot:

This APPLICATION is for a:

- 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) Indoor Amusement and Recreation

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

"West Loft" Banquet Hall will be located at 1153 West Fayette and will be a place of Assembly that will host events such as craft fairs, Live music performances, Lecture Hall events, and Banquet Hall events. Craft Fairs- (A1 on page A102), Craft fairs will consist of table vendors displaying crafts. Live music performance/DJ performance - (A3 on page A102-Temporary Stage Configuration) Lecture Hall Event (B1 on page A102-Temporary Podium Configuration) Banquet Hall Event (B3 on page A102-Seated Event Configuration)

PROPERTY OWNER INFORMATION:

Name(s): John Noviasky
Mailing Address: 207 Bradford Lane, Whitesboro, NY
Zip: 13492 Daytime phone: 3155349193 Home phone:
E-mail: noviaskvj@yahoo.com

APPLICANT INFORMATION:

**(Copy of contract to purchase must be included with application)**

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):

Mailing Address:

Zip:  Telephone:  E-mail:

**DESCRIPTION OF OPERATION:**

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

Number of off-street parking available (site plan required to indicate location): 135 Spaces

Other uses currently on the property (ALSO, SEE ATTACHED):

FIRST FLOOR:

SECOND FLOOR:

OTHER FLOORS:

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

**SIGNAGE INFORMATION:**

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

A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

Size  Location  Type

Size  Location  Type

Size  Location  Type

**SPECIAL PERMIT FUNCTIONS: (Check all that apply)**

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

SEP 24 2018

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

**DECLARATION:**

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.

Signature of CURRENT PROPERTY OWNER  
(or owner's LEGAL representative)

Date

9/27/18

John Noviasky  
PRINT NAME OF PROPERTY OWNER

**\*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) \_\_\_\_\_

.....

SEP 24 2018

The indoor amusement and recreation space located on the 2<sup>nd</sup> floor at 1153 West Fayette Street will be leased by West Loft Inc., from building owners John Noviasky and Cosmo Fanizzi.

West Loft Inc. will rent the room to host a variety of events ranging from music to educational classes. Hours of operation will be based on blocked times rented to those organizations or companies wishing to use the space and for their individual needs. Sunday-Thursday 9am-10pm and from 11am-1am on Friday and Saturday.

We are dedicated to community building and will offer a reduced rate for non-profit organizations. In addition, we will offer use of the facility at no cost to one non-profit per year.

West Loft Inc. is fully insured for activities within the space and will retain the beer and wine license for those events that require it. Private parties, weddings, bridal Showers, music event nights, Dj themed music events, and Comedy performances will be some of the events that will require additional staff and the selling of alcohol and food within the space.

Educational Classes- Dance lessons, Art lessons, Yoga

Will require us to hold a certificate of insurance from the party listing West Loft Inc. and Cosmopolitan 1153 (Building Owners) as additionally insured. Most classes will take place weekdays during afternoons and early evenings. Teacher led instructions with class sizes ranging from 20 to 60 students.

Music Events-

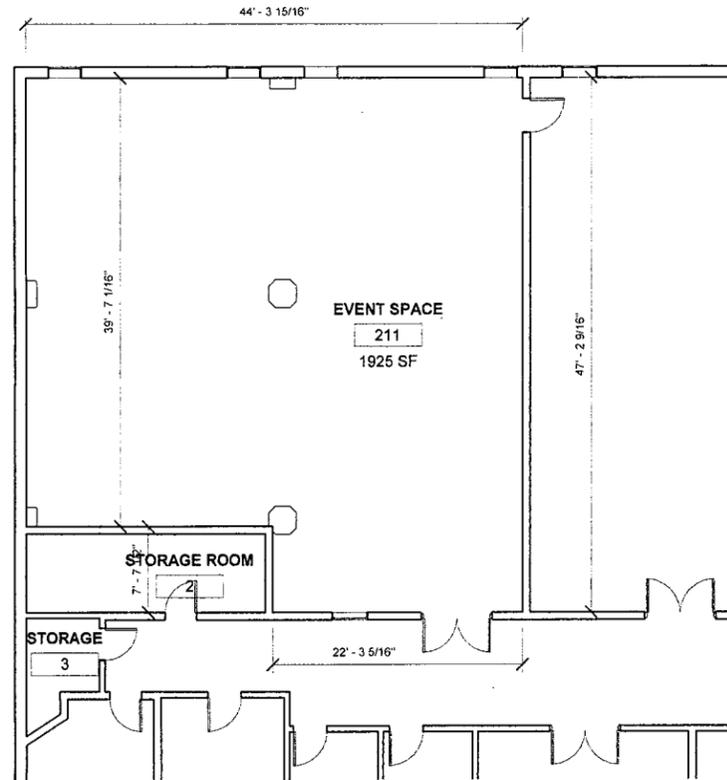
West Loft Inc. will carry payroll to hire additional staff to work the event and concessions. Payroll will be carried through Heartland payroll services and employees will have required workers comp and disability. Bands will have a load in, sound check and waiting room area before performances. Events will be advertised ahead of time and tickets will be made available to pre-order. They will also be available the day of show. Government issued Identification will be checked, and shows will be limited to individuals 18 years and older. Friday and Saturday evening will be slated for music events. Bands will begin promptly at 8pm and the shows will finish no later than 1130pm. Attendance will range based on the artist who performs but will not exceed occupancy.

Private events-

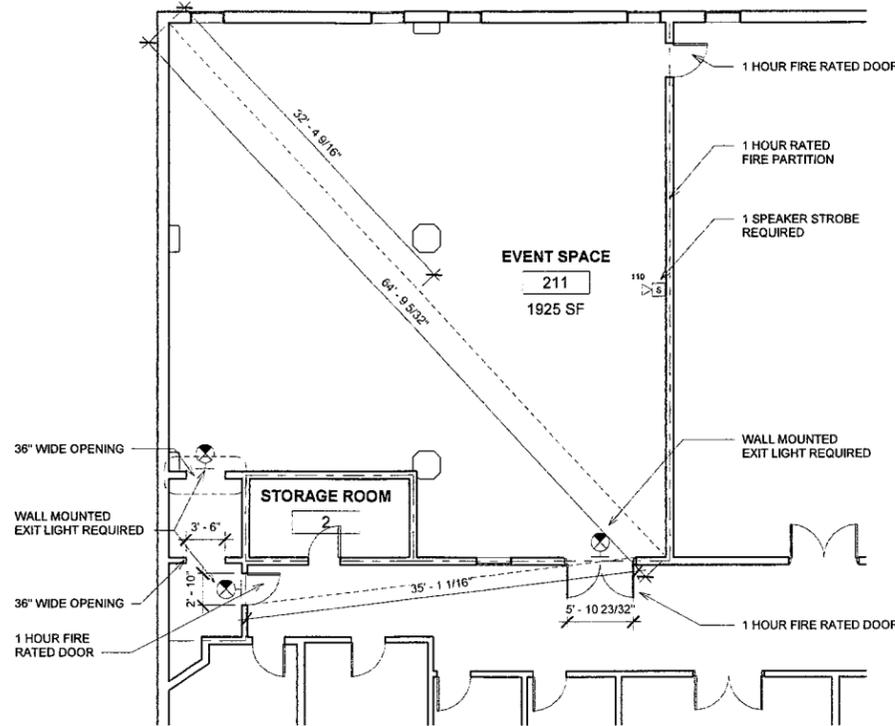
All events such as bridal showers, weddings, private parties, fundraisers and community held events will coordinate with West Loft Inc. All events will be prepaid and set times and dates will be made ahead of time and scheduled into the monthly calendar.

West Loft Inc. will provide an alternative venue to what is available in the near armory square area. We will offer a place that fits the needs of those looking to book a medium size location (1900 sq feet) with free ground level parking immediate to the location, rather than a large banquet hall with paid off-street or garage parking. We also plan to offer a variety of classes and events for the community to see and participate in.

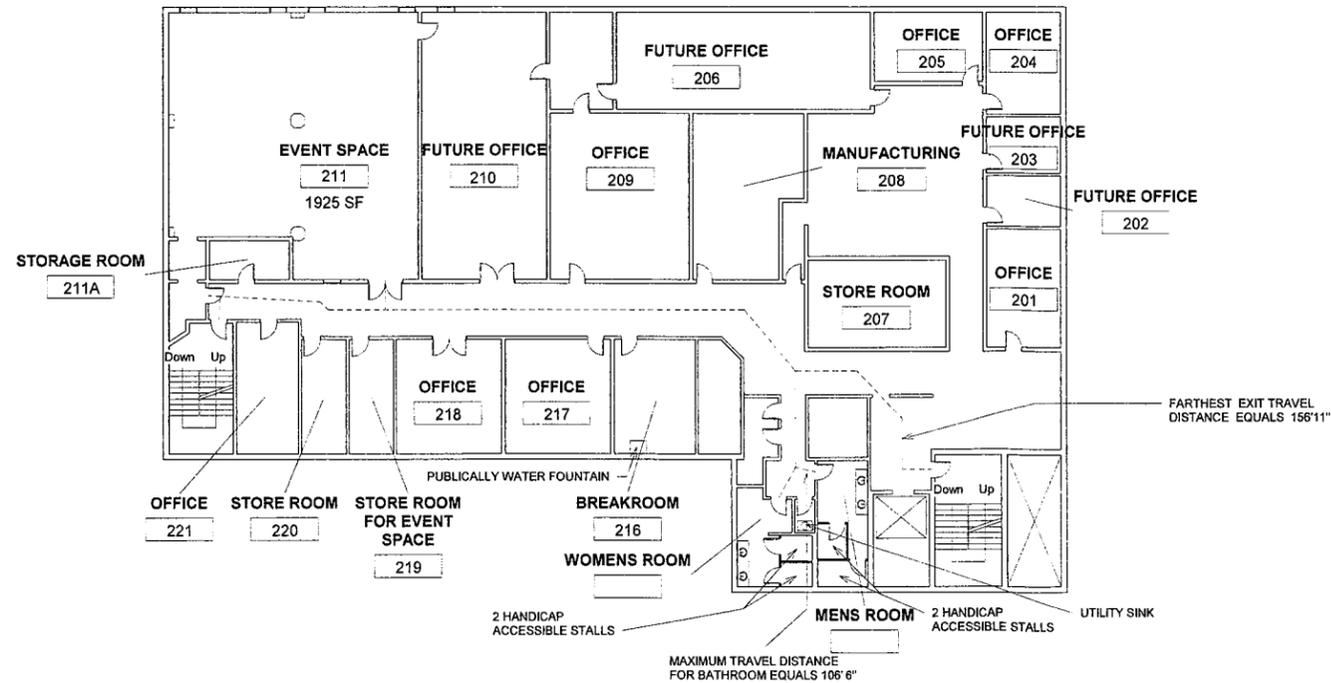
**SEP 24 2013**



**B1** EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**B3** FLOOR PLAN WITH CODE COMPLIANCY  
SCALE: 1/8" = 1'-0"



**A1** TRAVEL DISTANCE TO EXIT  
SCALE: 1/16" = 1'-0"

## EVENT SPACE - NYS BUILDING CODE REVIEW

I Building Code of New York State Date: 2015

A. Chapter 3 Use and Occupancy Classification  
1. Section 303 - Assembly Group A-2  
Change of Occupancy from B to A-2

B. Chapter 9 Fire Protection Systems

- Section 907.2.1 Group A. Notification Appliances Required
- Section 907.1.2 Fire Alarm Shop Drawings  
Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

C. Chapter 10 Means of Egress

- Section 1003 General Means of Egress  
Table 1004.1.2 Maximum floor area per occupant: 7 net  
Total Occupancy Load = 275 Occupants
- Section 1005.3.2 Other Egress Components  
0.15" per occupant required  
0.15" X occupant load (275 occupants) = 42 1/4" total opening widths
- Section 1006 Number of Exits and Exit Access Doorways  
Table 1006.3. 2 exits required in A occupancies with occupant load up to 500
- Section 1007 Exit and Exit Access Doorway Configuration  
Table 1007.1.1 Distance between exits to be measured along along Diagonal (D) at which distance between exits doors shall be no less than 1/3 D  
D: 64' 9"  
1/3 D: 21' 5"  
Distance between doors: 35' 1"
- Section 1017 Exit Access Travel Distance  
Table 1017.2 Exit Access Travel Distance. Group A with sprinkler system. Maximum travel distance to an exit shall be 250 feet. (Actual travel distance equals 145')



DATE: AUGUST 10, 2018  
DRAWN BY: J. PHILLIPS  
DESIGNED BY: J. PHILLIPS  
CHECKED BY: J. PALIN

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

COSMOPOLITAIN 1153  
JOHN NOVIASKY  
1153 W FAYETTE STREET,  
SYRACUSE NY 13204

CODE REVIEW FOR  
EVENT SPACE

A101

1

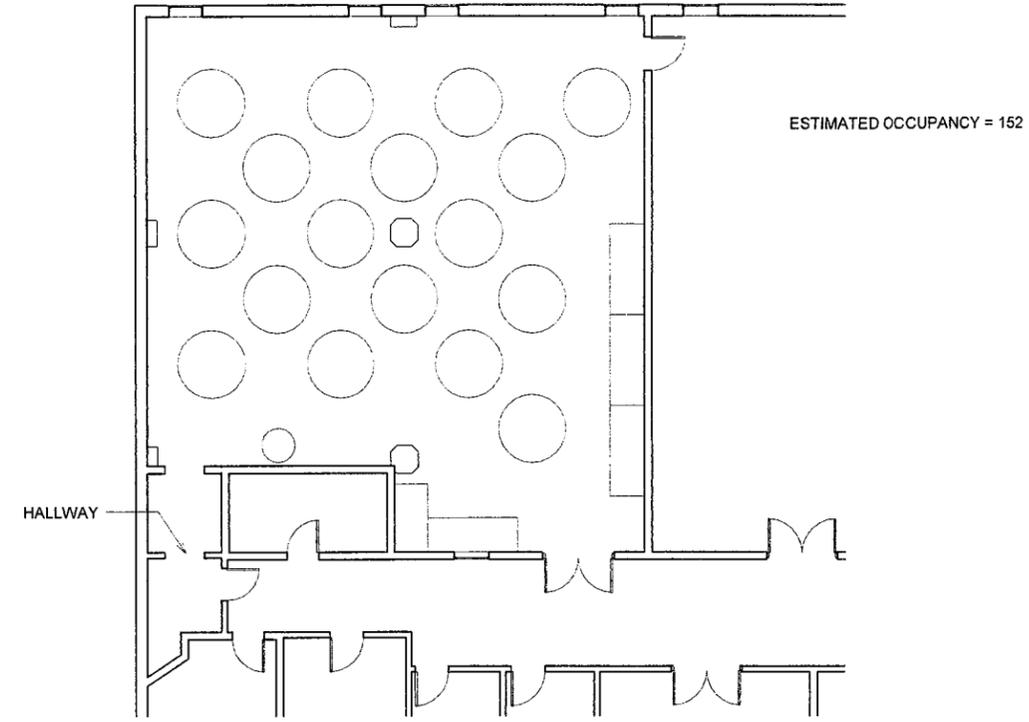
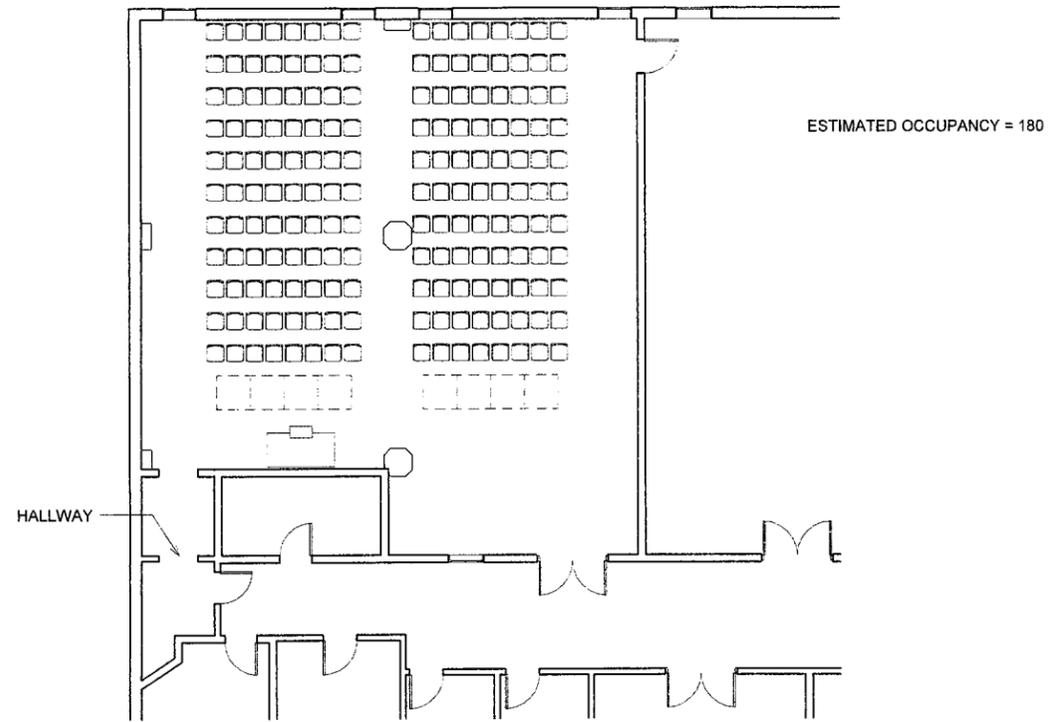
2

3

4

C

C

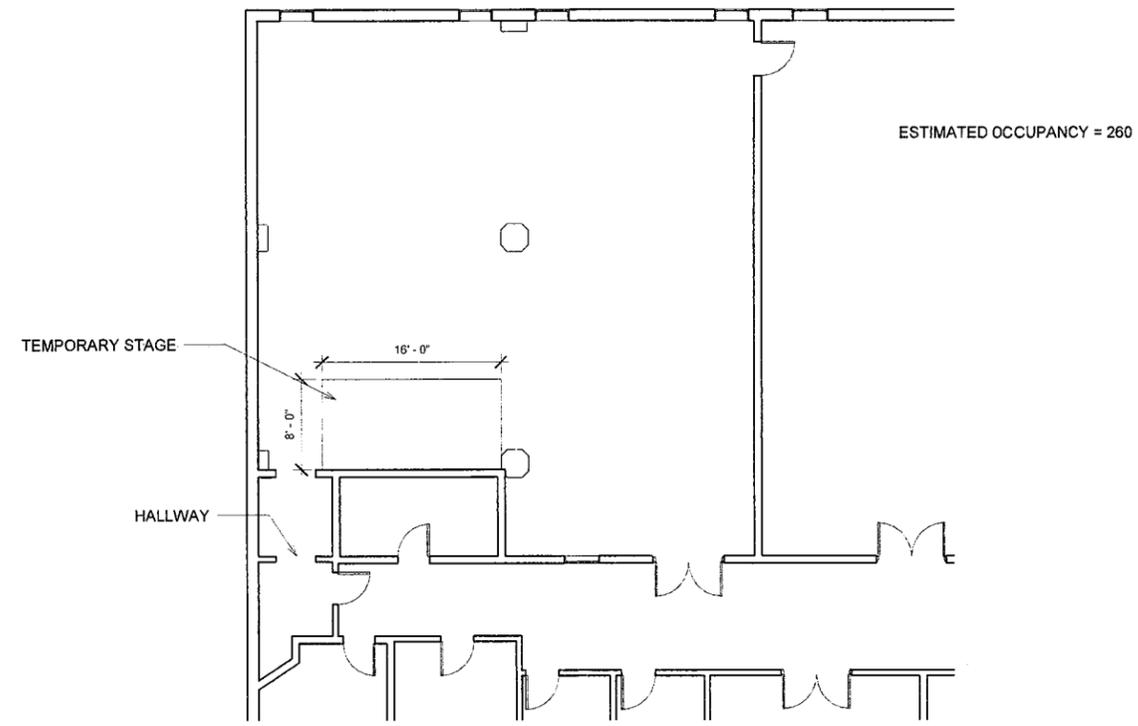
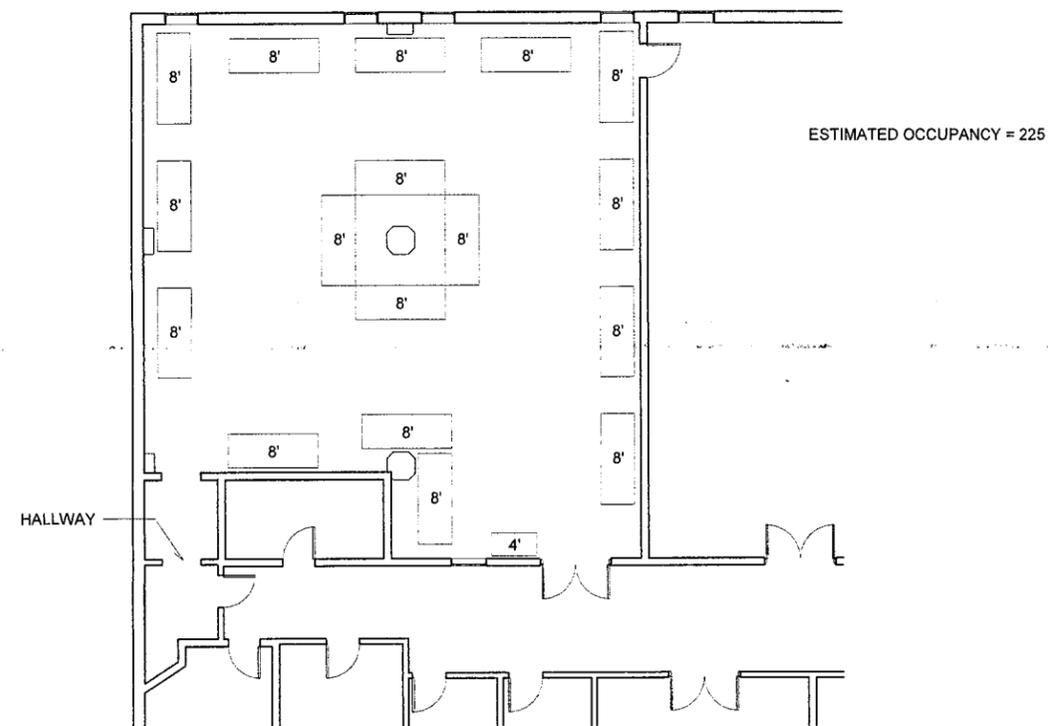


**B1** TEMPORARY PODIUM CONFIGURATION  
SCALE: 1/8" = 1'-0"

**B3** SEATED EVENT CONFIGURATION  
SCALE: 1/8" = 1'-0"

B

B



**A1** CRAFT FAIR CONFIGURATION  
SCALE: 1/8" = 1'-0"

**A3** TEMPORARY STAGE CONFIGURATION  
SCALE: 1/8" = 1'-0"

A

A



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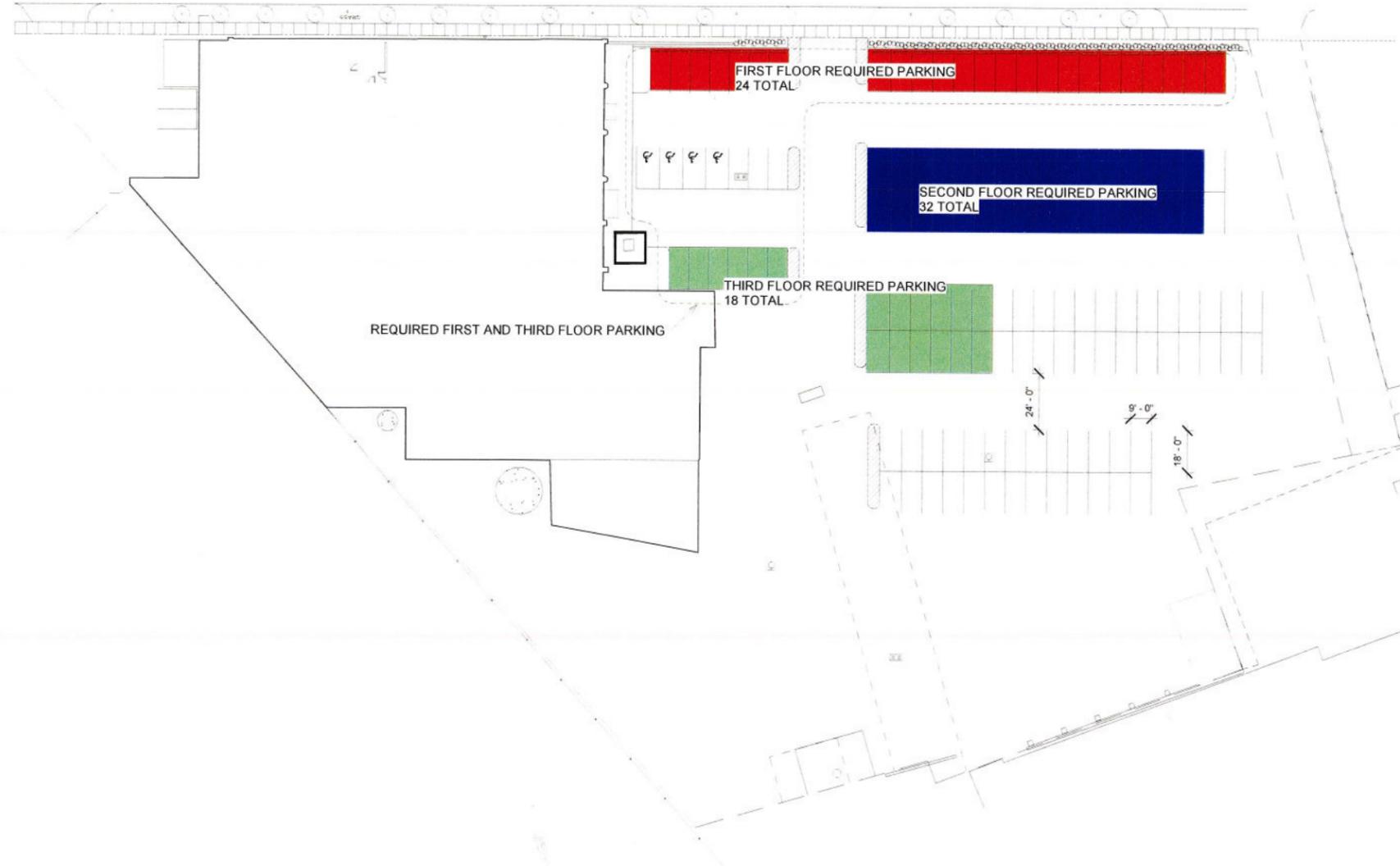
COSMOPOLITAIN 1153  
 JOHN NOVIASKY  
 1153 W FAYETTE STREET,  
 SYRACUSE NY 13204

PROPOSED ROOM  
 CONFIGURATIONS

A102

Zoning Ordinances

- |         |     |   |
|---------|-----|---|
| C-III-1 | G-3 | <b>Dance Halls, Exhibition Halls, and Assembly Halls Without Fixed Seats</b><br>At least one (1) parking space shall be provided for each one hundred (100) square feet of floor area arranged, intended or Designed for dancing, exhibition or assembly purposes.<br><b>2000 / 100 = 20 Parking Spaces</b>   |
| C-III-1 | H   | <b>Professional, Religious, Business and Similar Type Office Buildings Having More Than One Thousand (1000) Square Feet of Floor Area</b><br>At least one (1) parking space shall be provided for each five hundred (500) square feet of net floor area used for office purposes. (Total floor area less area used for halls, toilet facilities, maintenance closets, etc.) For uses which exceed one thousand (1000) square feet<br><b>12000 / 500 = 24</b>  |
| C-III-1 | I   | <b>Retail Stores</b> (except those for which special regulations are otherwise provided), Personal Service Shops, and Clothing and Shoe Repair Shops, Hardware Stores, Having More Than One Thousand (1000) Square Feet of Floor Area<br>At least one (1) parking space shall be provided for each three hundred (300) square feet of floor area. For uses which exceed one thousand (1000) square feet of floor area, the first one thousand (1000) square feet of floor area shall be included in calculating the required number of parking spaces.  |
|         | J   | <b>Restaurants, Taverns, Night Clubs</b><br>All establishments for the sale and consumption on the premises of food or alcoholic beverages, or other refreshments, having more than one thousand (1000) square feet of floor area, shall provide at least one (1) parking space for each two hundred (200) square feet for that portion of floor area which is contained within the walls of rooms used for or intended to be used primarily for the consumption of food or beverages by patrons of such establishments. For uses which exceed one thousand (1000) square feet of floor area, the first one thousand (1000) square feet of floor area shall be included in calculating the required number of parking spaces. Where live or electronically amplified entertainment is provided, the amount of required parking shall be based on each one hundred (100) instead of two hundred (200) square feet. |
| C-III-1 | O   | <b>Manufacturing and Industrial Uses, Research and Testing Laboratories, Creameries, Bottling Establishments, Newspapers and Engraving Shops</b><br>At least one (1) parking space shall be provided for each four (4) employees which such building or structure is designed to employ at maximum capacity at any one (1) period during the day or night.  |
| C-III-1 | P   | <b>Warehouse and Storage Buildings</b><br>At least one (1) parking space shall be provided for each six (6) employees during greatest shift.  |



A2 PARKING LOT USAGE DIAGRAM  
SCALE: 1/32" = 1'-0"

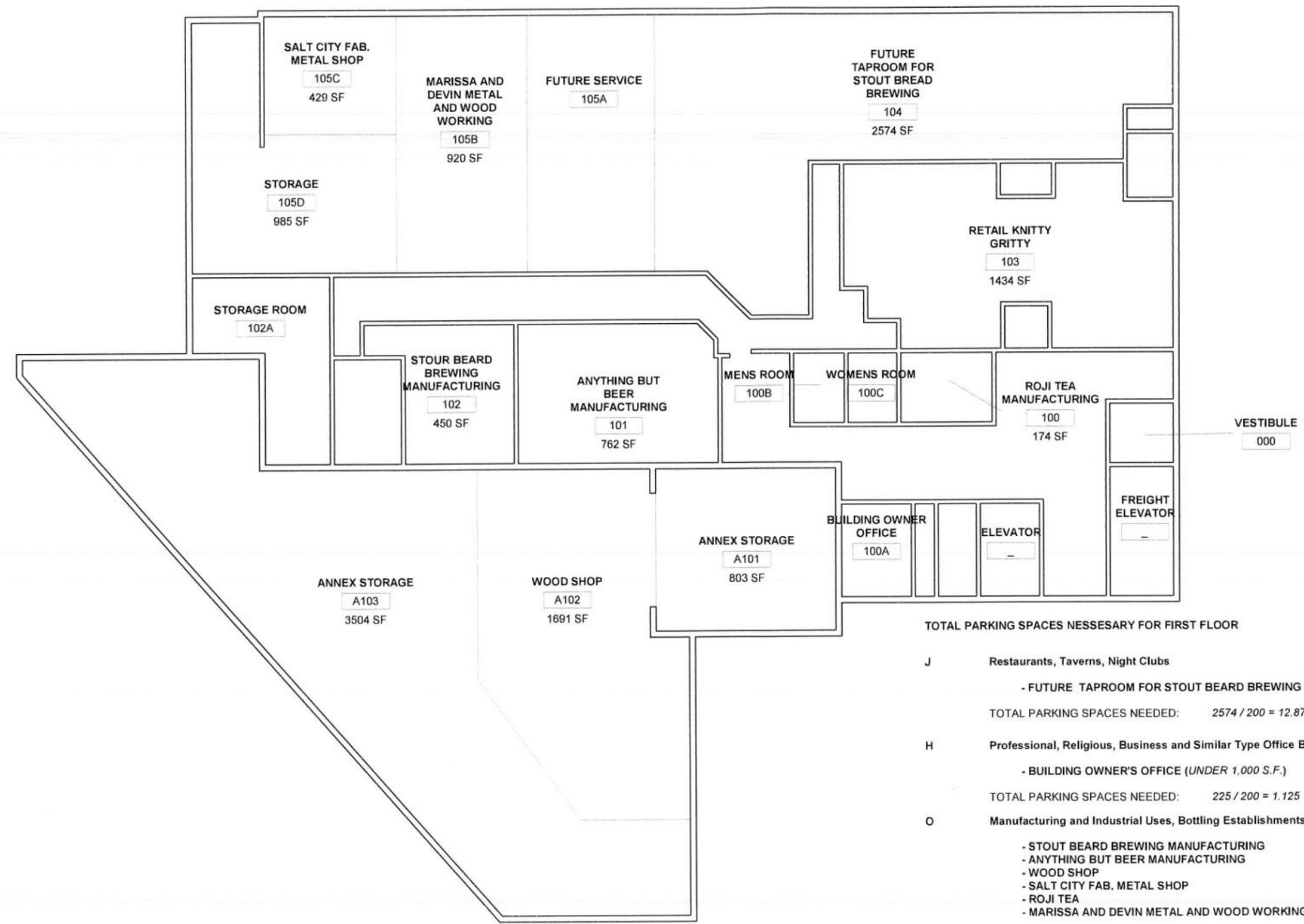
DATE: SEPTEMBER 21, 2018  
DRAWN BY: J. PHILLIPS  
DESIGNED BY: J. PHILLIPS  
CHECKED BY: J. PALIN

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

COSMOPOLITAIN 1153  
JOHN NOVIASKY  
1153 W FAYETTE STREET,  
SYRACUSE NY 13204

SITE PLAN WITH  
PARKING LAYOUT

A103



TOTAL PARKING SPACES NESSEARY FOR FIRST FLOOR

<b>J</b>	<b>Restaurants, Taverns, Night Clubs</b>	
	- FUTURE TAPROOM FOR STOUT BEARD BREWING	2,574 S.F.
	TOTAL PARKING SPACES NEEDED: $2574 / 200 = 12.87$	13 TOTAL SPACES
<b>H</b>	<b>Professional, Religious, Business and Similar Type Office Buildings</b>	
	- BUILDING OWNER'S OFFICE (UNDER 1,000 S.F.)	225 S.F.
	TOTAL PARKING SPACES NEEDED: $225 / 200 = 1.125$	1 TOTAL SPACES
<b>O</b>	<b>Manufacturing and Industrial Uses, Bottling Establishments</b>	
	- STOUT BEARD BREWING MANUFACTURING	450 S.F.
	- ANYTHING BUT BEER MANUFACTURING	762 S.F.
	- WOOD SHOP	1,691 S.F.
	- SALT CITY FAB. METAL SHOP	429 S.F.
	- ROJI TEA	174 S.F.
	- MARISSA AND DEVIN METAL AND WOOD WORKING	920 S.F.
	TOTAL PARKING SPACES NEEDED: MAX EMPLOYEE COUNT	9 TOTAL SPACES
<b>P</b>	<b>Warehouse and Storage Buildings</b>	
	- ANNEX STORAGE	4,307 S.F.
	TOTAL PARKING SPACES NEEDED: MAX EMPLOYEE COUNT	1 TOTAL SPACES
	<b>TOTAL PARKING SPACES NESSEARY FOR FIRST FLOOR</b>	<b>24 TOTAL SPACES</b>

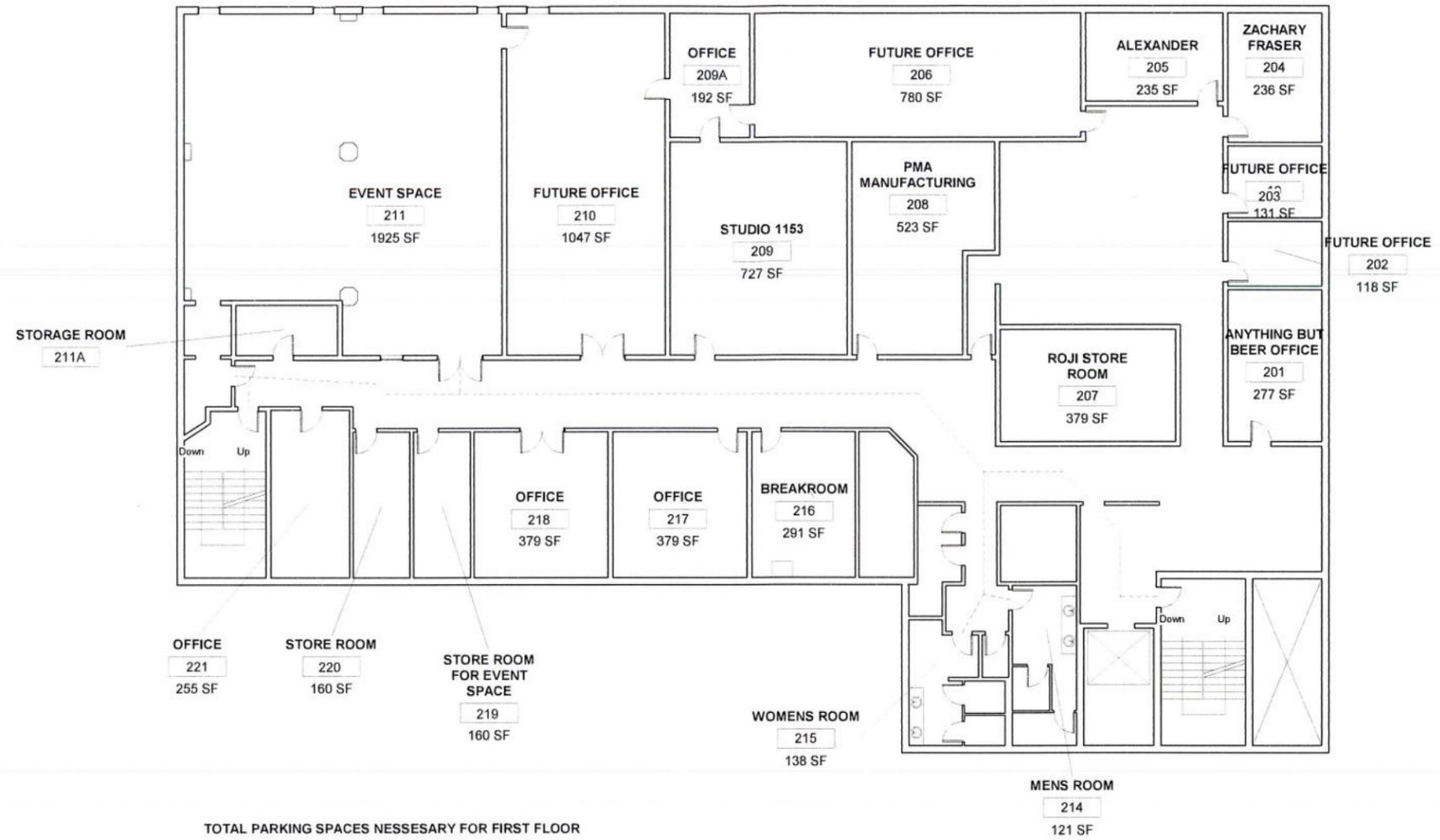
DATE: SEPTEMBER 21, 2018  
 DRAWN BY: J.E.PHILLIPS  
 DESIGNED BY: J.E.PHILLIPS  
 CHECKED BY: Checker

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COSMOPOLITAIN 1153  
 JOHN NOVIASKY  
 1153 W FAYETTE STREET,  
 SYRACUSE NY 13204

FIRST FLOOR PARKING  
 DIAGRAM

A104



**TOTAL PARKING SPACES NECESSARY FOR FIRST FLOOR**

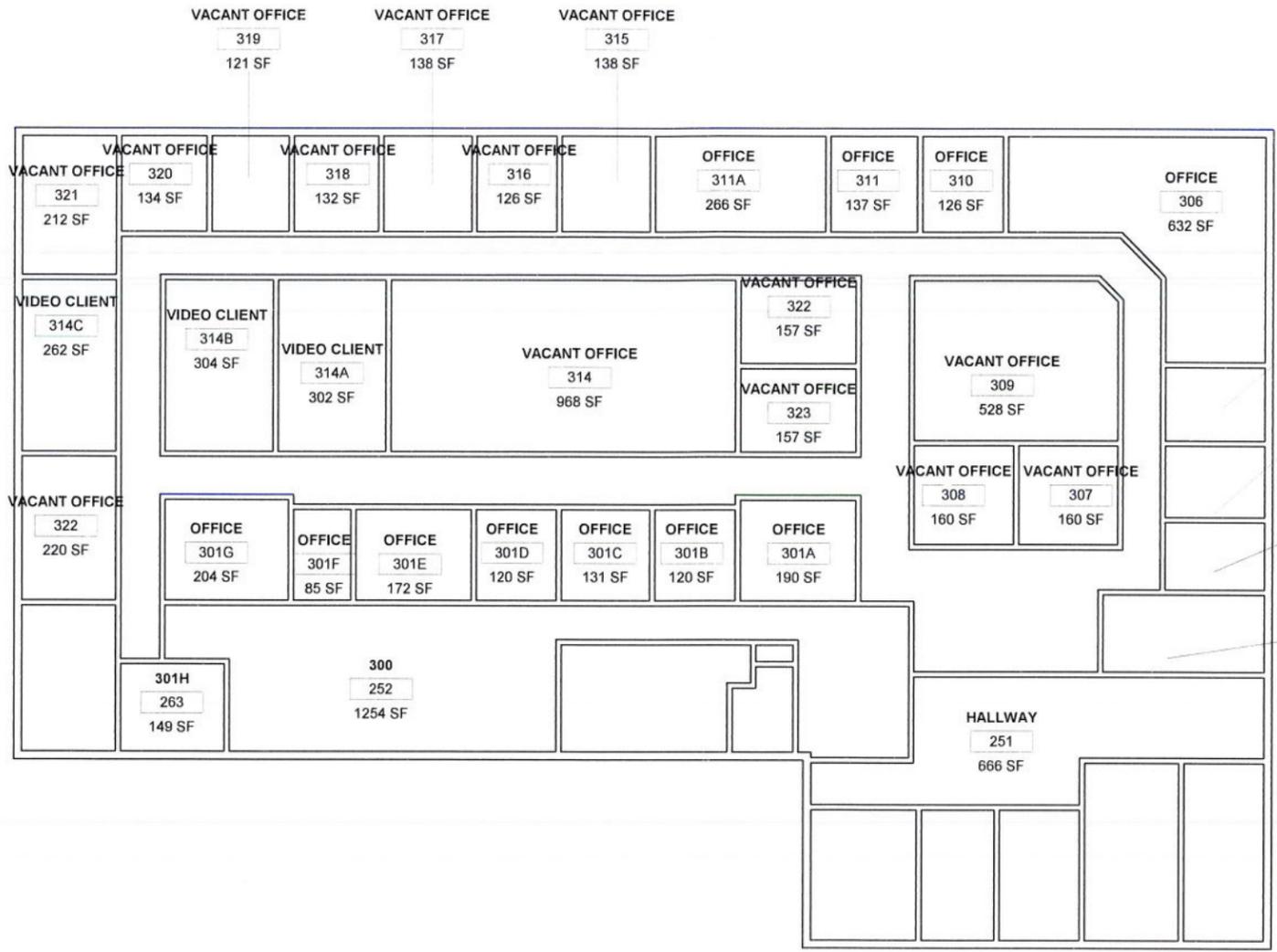
<b>H</b>	<b>Professional, Religious, Business and Similar Type Office Buildings</b>		
	- MADOG, SCULPTED FABRICATION	780 S.F.	
	- STUDIO 1153	919 S.F.	
	- ANYTHING BUT BEER OFFICE	277 S.F.	
	- ALEXANDER	235 S.F.	
	- ZACHARY FRASER	236 S.F.	
	- CURRENTLY VACANT OFFICE SPACES	2,309 S.F.	
	<b>TOTAL S.F.</b>	<b>4,756 S.F.</b>	
	<b>TOTAL PARKING SPACES NEEDED:</b>	$4,756 \text{ S.F.} / 500 = 9.512$	<b>10 TOTAL SPACES</b>
<b>O</b>	<b>Manufacturing and Industrial Uses, Bottling Establishments</b>		
	- PMA MANUFACTURING	523 S.F.	
	<b>TOTAL S.F.</b>	<b>523 S.F.</b>	
	<b>TOTAL PARKING SPACES NEEDED: MAX EMPLOYEE COUNT</b>		<b>1 TOTAL SPACES</b>
<b>G-3</b>	<b>Dance Halls, Exhibition Halls, and Assembly Halls Without Fixed Seats</b>		
	- EVENT SPACE	1,925 S.F.	
	<b>TOTAL S.F.</b>	<b>1,925 S.F.</b>	
	<b>TOTAL PARKING SPACES NEEDED:</b>	$1,925 \text{ S.F.} / 100 = 19.25$	<b>20 TOTAL SPACES</b>
	<b>TOTAL PARKING SPACES NECESSARY FOR FIRST FLOOR</b>		<b>32 TOTAL SPACES</b>

DATE: SEPTEMBER 21, 2018  
 DRAWN BY: J.E.PHILLIPS  
 DESIGNED BY: J.E. PHILLIPS  
 CHECKED BY: Checker  
 NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

COSMOPOLITAIN 1153  
 JOHN NOVIASKY  
 1153 W FAYETTE STREET,  
 SYRACUSE NY 13204

SECOND FLOOR  
 PARKING DIAGRAM

A105



DATE: SEPTEMBER 21, 2018  
 DRAWN BY: J.E. PHILLIPS  
 DESIGNED BY: J.E. PHILLIPS  
 CHECKED BY: Checker

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COSMOPOLITAN 1153  
 JOHN NOVIASKY  
 1153 W FAYETTE STREET,  
 SYRACUSE NY 13204

TOTAL PARKING SPACES NESSESARY FOR FIRST FLOOR

H	Professional, Religious, Business and Similar Type Office Buildings	
	- OFFICES	3,586 S.F.
	- VACANT OFFICES	4,174 S.F.
	- VIDEO STUDIOS	868 S.F.
	<b>TOTAL S.F.</b>	<b>8,626 S.F.</b>
	TOTAL PARKING SPACES NEEDED: $8,626 \text{ S.F.} / 500 = 17.252$	18 TOTAL SPACES
	TOTAL PARKING SPACES NESSESARY FOR FIRST FLOOR	18 TOTAL SPACES

THIRD FLOOR PARKING  
 DIAGRAM

A106

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: West Loft Banquet Hall			
Project Location (describe, and attach a location map): 1153 West Fayette			
Brief Description of Proposed Action: West Loft will be a place of Assembly that will host events such as craft fairs, Live music performances, Lecture Hall events, and Banquet Hall events.  West Loft will provide intermittent use of an existing room within an existing structure that sits on a 3 acre property. There is no residential property adjacent to the 3 acre property and opposite the property is green space and then a railroad that is still in service. The existing parking lot is sufficient for all tenants and anticipated maximal use of West Loft.			
Name of Applicant or Sponsor: John Noviasky		Telephone: 3155349193	
		E-Mail: noviaskyj@yahoo.com	
Address: 207 Bradford Lane			
City/PO: Whitesboro		State: NY	Zip Code: 13492
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: Permit from City Of Syracuse for Change of Occupancy		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.1 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>John Noviasky</u>	Date: <u>9/11/2018</u>	
Signature: <u>John Noviasky</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**

SEP 24 2018

Page 4 of 4