



Memorandum

To: Town Board

Cc: Town Clerk, Town Attorney,

From: David Sprout, Planning Department

Subject: Special Use Permit for the Extension/Enlargement of a Nonconforming Use John Guo
1610 Dryden Road, Tax Parcel # 44.-1-13.412

Date: January 18, 2017

John Guo is seeking a Special Use Permit (SUP) in order to conduct outdoor retail sales at 1610 Dryden Road. The site is currently home to Phoenix Books. Article XVI, Section 1601B of the Town's Zoning Law states that a nonconforming use, existing at the date of adoption of the zoning law, can only be extended or enlarged by SUP. The SUP is required to extend retail sales from inside the store, to the outdoors

In 1985, Phoenix Books acquired a use variance allowing the owners to conduct retail sales in a zoning district that prohibited retail sales. The property is currently zoned 'Rural Residential' (RR), a zoning district that also prohibits retail sales.

In addition to a General Permit and worksheet, Mr. Guo has provided a sketch plan, a second sketch detailing the parking area, a pictorial layout of the site, a survey map, a ground disturbance form, and Part 1 of the short Environmental Assessment Form (SEAF). I have provided two GoogleEarth screenshots of the property and surrounding area.

SEQR, County Review, Ag & Markets

This is an unlisted action. As noted above, Mr. Guo has provided SEAF Part 1. The Board is the lead agency. This action is subject to Tompkins County Planning 239 review. The project site is outside of Agricultural District #1.

Sketch Plan Review

The Sketch Plan documents, as provided, show the basic layout of the site including the size of the existing building, proposed parking spaces in the existing driveway/parking lot, existing signage, and a NYSEG owned electric pole and street lamp.

Site and building improvements including grading, painting, a new roof, a replacement sign, and landscaping are the only improvements proposed at this time. No new lighting is proposed.

This project requires a Special Use Permit, and Site Plan Review if required. The Planning Department recommends that the Board waive Full Site Plan Review but encourage or require the following:

- (1) That the trailers on display be located farther away from the road than indicated on the sketch - a minimum distance of 15' would match the setback requirement for signs. Farther back is more desirable as well as more practical because the replacement sign may be obscured by the trailer display and,
- (2) that trees be planted every 50' along Rt. 13, from the display area eastward, to the property line and,
- (3) that the number of trailers that may be on display are shown on the site plan (ten are currently indicated) and,
- (4) if NYSDOT permits it, landscaping should be provided around the electric pole to help break up the expanse of the parking lot and,
- (5) that a revised Sketch Plan be submitted, reflecting the recommended changes.

Special Use

In order to review the project, the requirements of Special Use Permit should first be considered based upon the Sketch Plan and letter of application for Special Use Permit, and understanding that any issues can be further addressed in conditions or by requiring Full Site Plan Review. The factors to consider for Special Use Permit, according to state and local law are stated in the table below.

SUP Standard	Planning Department Notes
Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance	The purpose of the RR District is to define an area of the town where residential uses situated in a rural landscape constitute the primary land use. Single and two-family homes are the predominant form of development. Agriculture-Related Enterprises, Contractor yards, retail nurseries/greenhouses, and kennels are permitted in the district by special permit.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	To the east, a single-family home is approximately 625' from the proposed display area. A home on the adjacent parcel to the west is approximately 250' from the proposed display area. A small barn and mature landscaping buffer the two parcels. Homes directly across the road from the display area are approximately 500' and 600' away. Other nearby homes are all approximately 200' or more away from the display area and buffered by mature trees. The applicant points out that a building contractor, landscaping contractor and an auto garage are nearby. All can and do use trailers (and those trailers are on site).

Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	Six parking spaces are proposed. Based on the size of the building, seven parking spaces are required; however, six spaces for this type of business are adequate. The parking lot is large enough to accommodate emergency vehicles.
The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisance. (Note: this standard should be considered carefully with the environmental assessment form)	This business will not generate a large volume of traffic. No noise, dust or odors will be generated; no harmful substances shall be released. Solid waste will be handled by a commercial service (no dumpster is proposed). The overall impact may well be a positive one, given the property's current rundown condition.
Restrictions and/or conditions on design of Structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town.	See Site Plan recommendations above, and design guidelines below, for design restrictions. No restriction on operations are necessary. Besides site and building improvements (paint, landscaping, sign, and grading), the only change to the site will be the trailer display.
Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines (see below).	The Sketch Plan documents provide enough information to warrant waiving Full Site Plan Review. The topography of the parcel is such that there is little, if any chance for any illicit discharge from the area of development. At most, a simple erosion and sediment control plan will be necessary (a Simple SWPPP). Written approval to pursue a SUP, from the current owner, has been provided.
Commercial Development Design Guidelines	This property is in the Rural Highway Corridor. The existing buildings are old barns. Their architectural style is evocative of the rural landscape. Re-use of existing historic structures is encouraged. No new lighting is proposed. Parking is in front of the building- the entire front 'yard' in front of the building is an impervious gravel driveway.



Planning Department

Director of Planning
Code Enforcement Officer
Code Enforcement Officer
Zoning Officer
Stormwater Officer
Administrative Coordinator

Ray Burger
Kevin Ezell
David Sprout
David Sprout
David Sprout
Joy Foster

93 East Main Street
Dryden, NY 13053
T 607 844-8888 Ext. 216
F 607 844-8008
joy@dryden.ny.us
www.dryden.ny.us

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

12/16/16 44.-1-13.412 RR
Date: Tax Parcel #: Zoning District:

(Complete) Project

Address: 1610 Dryden Road,

Project Description: The property located at 1610 Dryden Rd. has been used as a retail store of used books since mid 1980s, known as Phoenix Books. The property will continue to be used as a general retail store including but not limited to trailers and trailer components.

The following three actions will be involved.

1. To apply a Special Use Permit for outside storage or display of trailers.
2. To continue using the existing sign structure for new business.
3. To improve the landscape on the east side of barn where trailers will be parked.

Principal Use: Residential _____ Commercial: Retails Other: _____

Permit(s) Required: Building Zoning Special Use Site Plan Review Subdivision
 Pool Heating Demolition Pre-built Shed

To be completed by Planning Department personnel:

Worksheets / sections required:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Sketch | <input type="checkbox"/> Driveway or Roadcut Compliance |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Notices and Disclaimer Acknowledgement |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Agricultural Data Statement |
| <input type="checkbox"/> Notice of Ground Disturbance | <input type="checkbox"/> County Review |
| <input type="checkbox"/> Zoning Permit | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Varna Compliance Worksheet | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Residential Design Guidelines Compliance | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial Design Guidelines Compliance | <input type="checkbox"/> Lot line Adjustment |
| <input type="checkbox"/> Sign Compliance Worksheet | |

Notes:

Permit Application - Contact Information

Owner - Print name: John Guo

Owner Signature required & dated: _____

Address: 325 Winthrop Drive City: Ithaca State: NY Zip Code: 14850

E-mail: etronet@yahoo.com Telephone No: 607-227-9636

Emergency Contact: _____ Telephone No.: _____

Agent / Applicant - Print : _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

General Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Mason Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Electrical Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

HVAC Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Plumbing Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Surveyor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Note: The Town of Dryden will keep your contact information private.

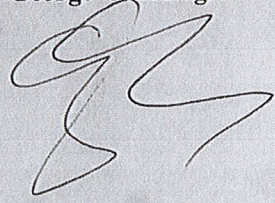
CUT:

Application from _____	for _____
Project Site _____	received on _____
Payment received \$ _____	Cash _____ Check # _____ Credit Card (circle one) _____
Signature of receiver _____	Date _____

12/20/16

I George Schillinger owner of 1610 Dryden Rd consisting of tax id 1-13.412 and 45.-5-13 am agreeing to John Gou to file an application for a special use permit with the town of Dryden.

George Schillinger

A handwritten signature in black ink, appearing to be 'G Schillinger', written over the printed name.

General Permit Application Worksheet - Special Use Permit

Below or on a separate sheet, or in a letter of application, please provide the information required in the list below. All Special Use Permits require Site Plan Review, and applications must proceed beyond Sketch Plan Review in that procedure in order to be approved. The Town Board may waive further Site Plan Review based upon the Sketch Plan (see Site Plan Review Worksheet)

As you can see from the requested information, Special Use Permits are allowed uses so long as they are not disruptive to neighboring properties. The actual performance of the site with regard to traffic, lighting etc. is addressed in the Site Plan Review process. The Town Board may, and likely will, condition any approval to ensure this compatibility (letter E. below). These conditions often have to do with hours of operation, lighting, signs, and outdoor storage that will also have to be shown on the approved Sketch Plan, or Site Plan (if required).

- A. Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance;

Please refer to the Zoning Ordinance (Section 400) and review the descriptions of the zoning districts. These generally describe the intent of the district. Your application should refer to the proper description and state why your proposed project is compatible with the intent of the zoning district.

The property located at 1610 Dryden Rd. has a traditional dairy barn with more than 29 acres of land, which is compatible with the intent of the Rural Residential zoning district according to Zoning Ordinance Section 400. A Special Use Permit is required to store or display trailers outside the barn according to Zoning Ordinance Section 1601.

- B. Compatibility of the proposed use with adjoining properties and with the natural and manmade environment;

This requirement is concerned with compatibility with neighbors, and the environment. This is mainly concerned with the over use of the property, and appearance. Essentially how does the proposal blend in with the existing neighborhood?

A historic dairy barn brings unique character to the area. However, the current state of the barn is not sound. To name a few of the issues: water pours into the basement when it rains; the whole structure leans to the north; and the outer wall to the north is falling. The barn needs attention as soon as possible, and the repairs will improve both its appearance and that of the surrounding area.

Within a mile of the property there is a construction company, a landscaping contractor, and an auto garage. Trailers can, and are, used by all of these businesses, so outdoor storage or display of the trailers would be consistent with the existing neighborhood.

- F. Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.

Please review the appropriate design guidelines and state how your project reflects the ideas included in the design guidelines such as vegetation along roadway, peaked roof, lighting, parking on side or in the rear of the building etc.

The Town of Dryden's Commercial Development Design Guidelines Section III.C (Rural Highway Corridor Character Area) will be followed for the design and improvement of the project. The renovation and restoration of the historic barn, along with the 29 acres of land it occupies, will enhance the rural character of zoning district. The existing driveway and parking spaces will be a safe and efficient way for customers to access the property from Route 13. The improvements to the barn will be done using the appropriate materials in order to preserve its traditional appearance. The area for displaying trailers will be kept well maintained and landscaped during the Spring and Summer months. Compared to the current state of the property, these improvements and their continued maintenance will contribute greatly to the beauty of the neighborhood.

Notices and Disclaimers – Signature Required

1.) Right to Farm Law

Be advised:

“This property may border a farm, as defined in Town of Dryden Local Law #1 of the year 1992, a Local Law known as “Right to Farm Law.” Residents should be aware that farmers have the right to undertake good or acceptable farm practices which may generate dust, odor, smoke, noise, and vibration.”

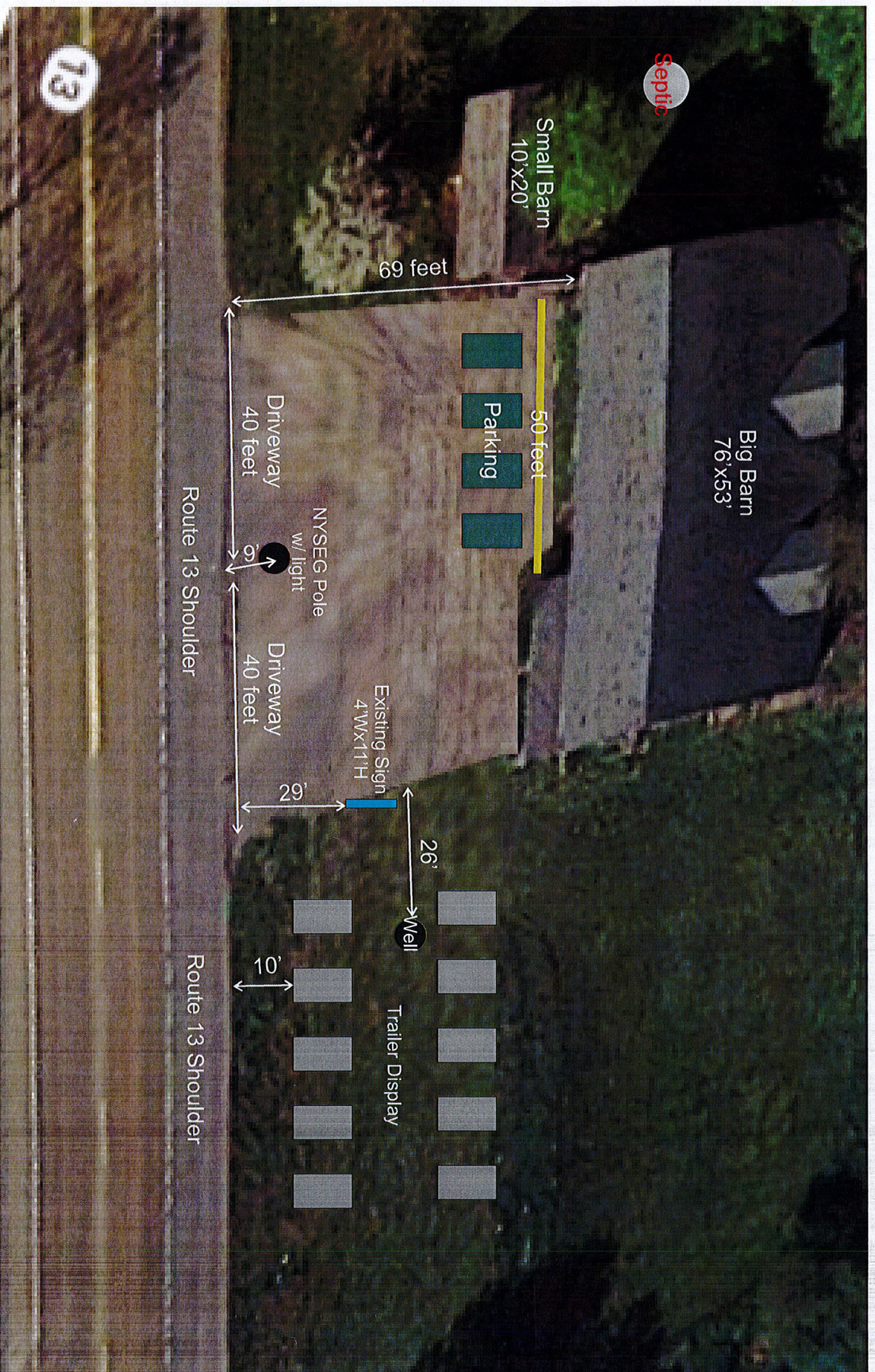
Amendment #12, Local Law #1 of 1992, “Right to Farm Law” Adopted by Dryden Town Board July 14, 1992, Resolution #130. Local Law #1 of 1992. Effective July 20, 1992.

Enforcement

The Town of Dryden will strictly enforce all requirements and regulations of both the N.Y.S. Building & Fire Prevention Code and the Town of Dryden Zoning Ordinance. The following is the general policy of the Town of Dryden Planning Department.

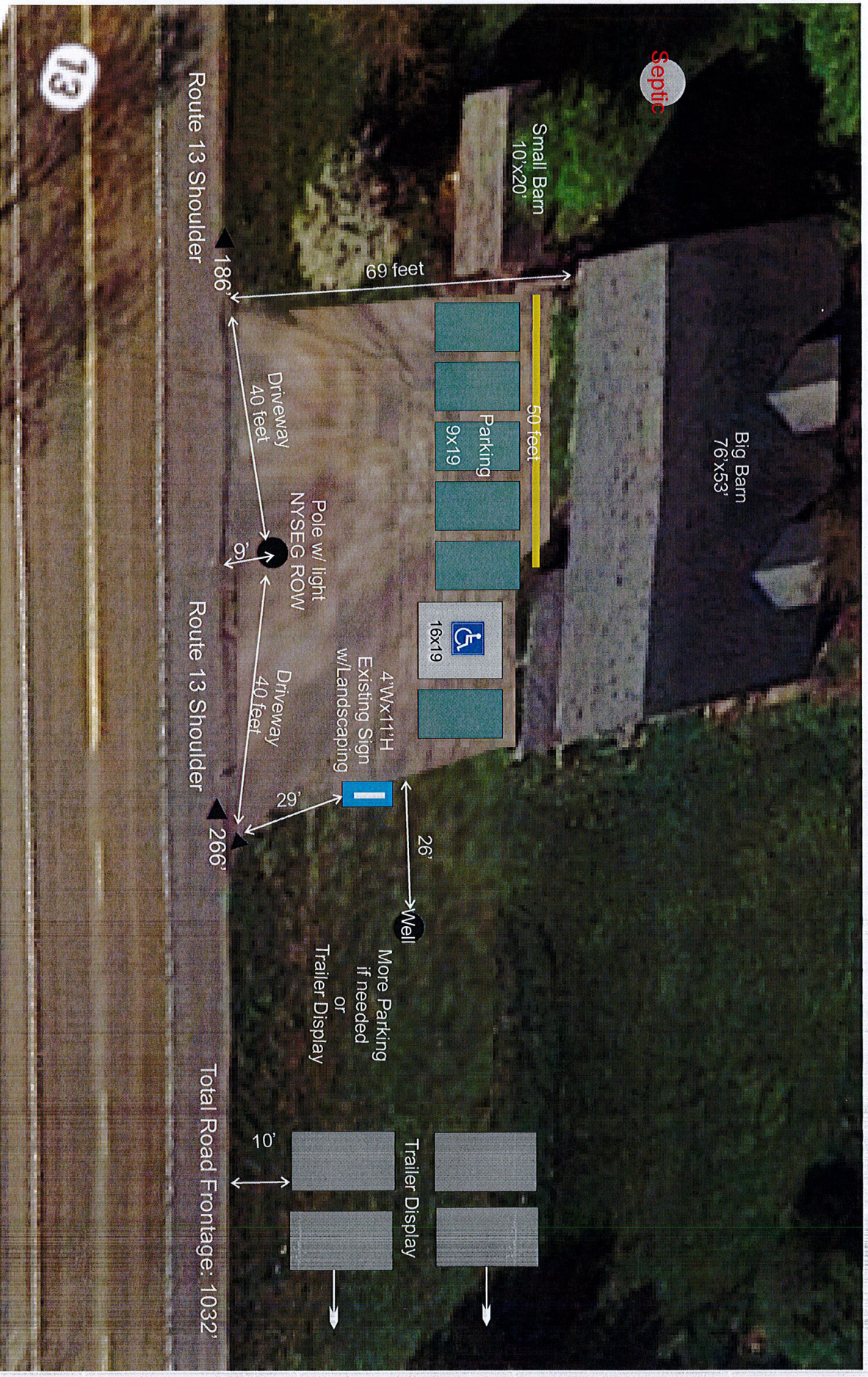
- 1) No Building Permits will be issued to any applicant until such time that all other required permits, certificates and documents have been submitted to this office and found to be acceptable and complete.
- 2) No Public Hearings or Town Review will be scheduled for any purpose until this office has reviewed and found that all application and supporting documents are accurate and complete.
- 3) If at any time prior to the issue of an above permit or authority to proceed has been granted, it is found that construction or occupancy has begun or taken place, the violator, and property owner may be prosecuted in a court of law.

Site Plan Sketch
Tax Parcel #: 44.-1-13.412
1610 Dryden Road

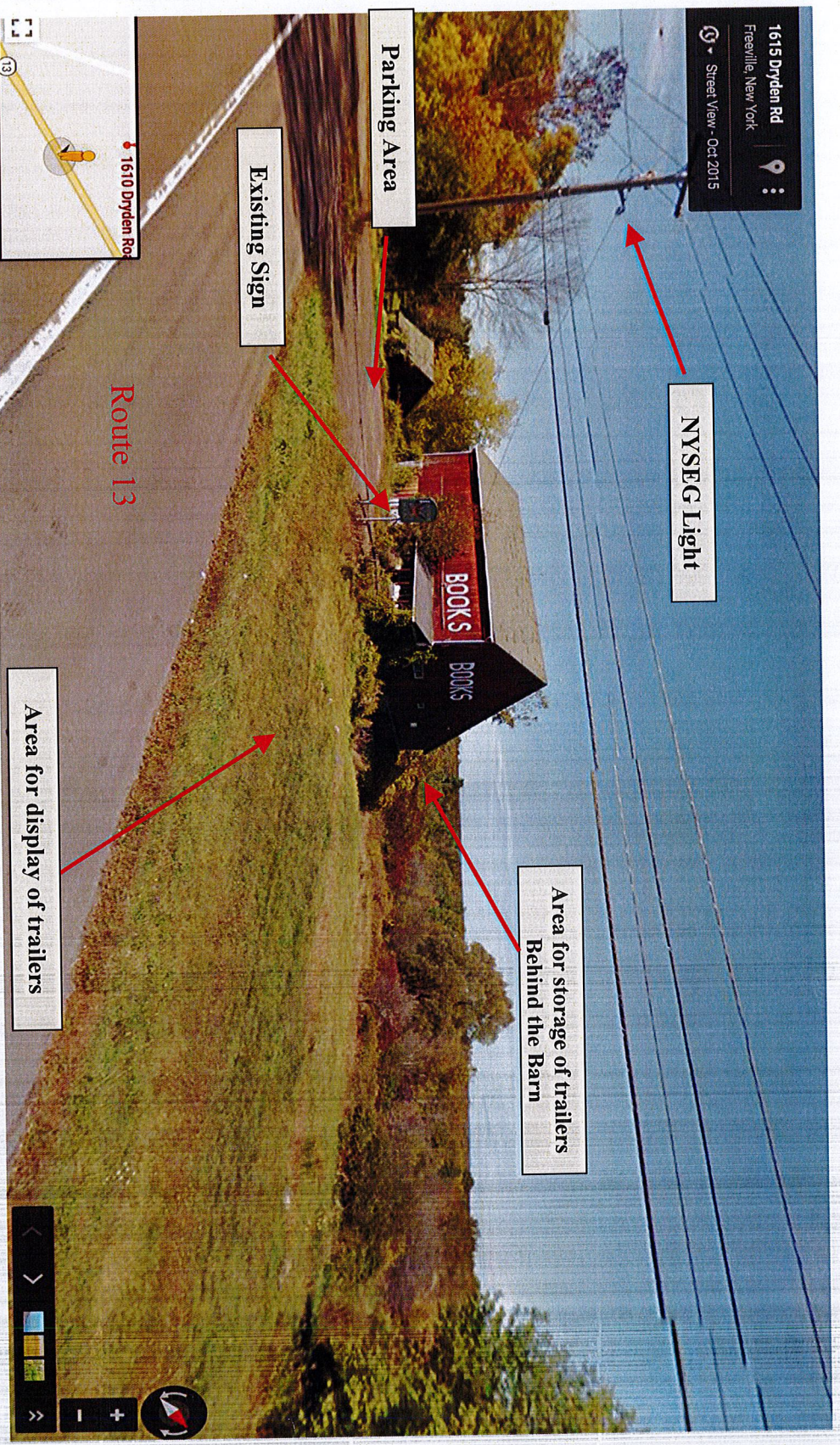


Site Plan Sketch

Tax Parcel #: 44.-1-13.412
1610 Dryden Road

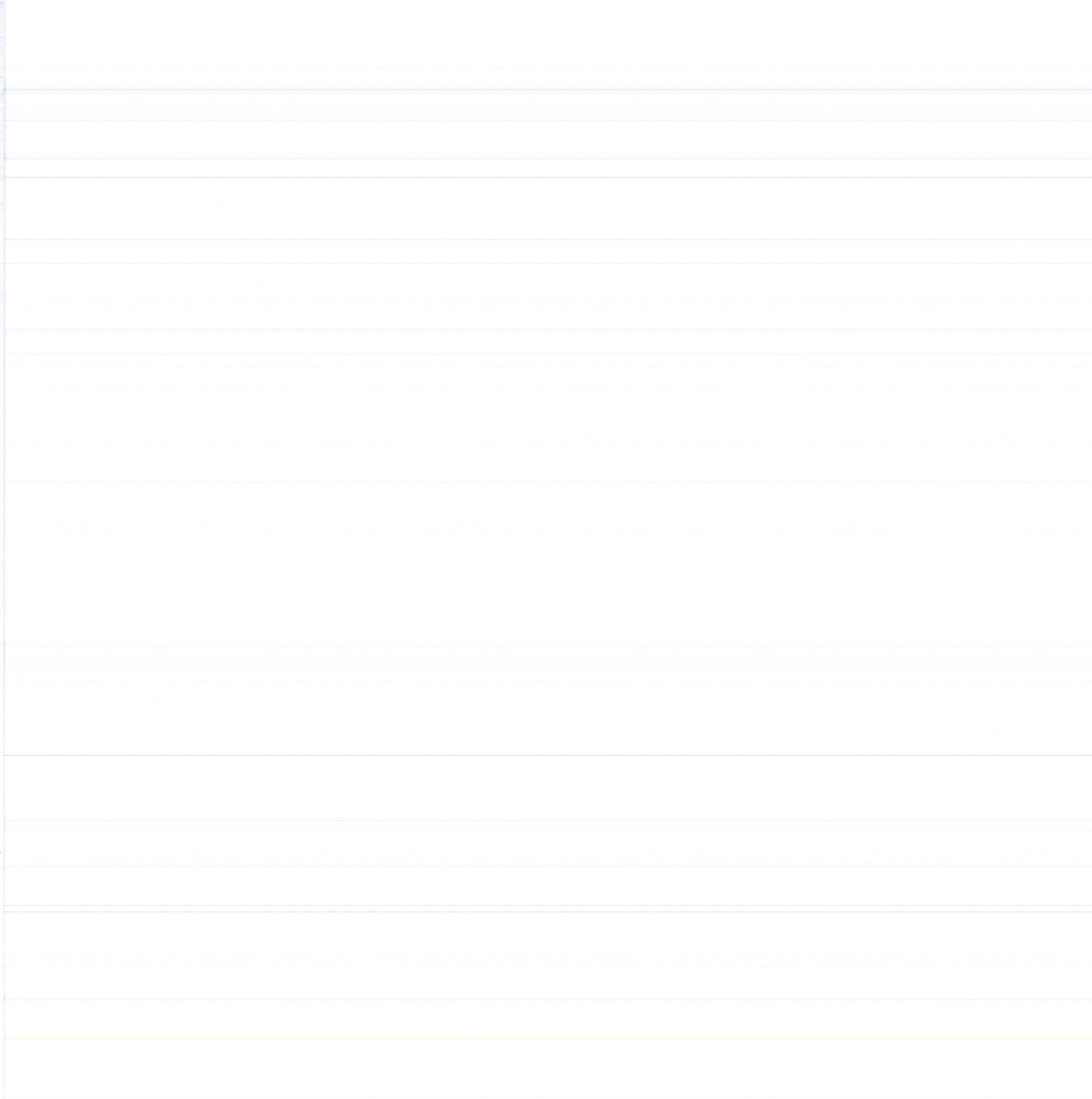
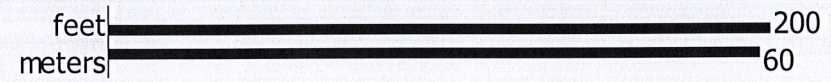


Pictorial Layout of the Project
TAX PARCEL #: 44-1-13.412
1610 Dryden Road



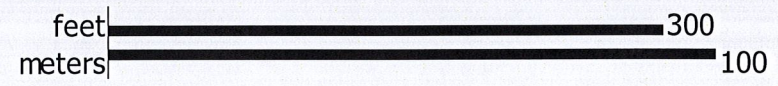


Google Earth





Google Earth



Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden **Stormwater Management Officer, David Sprout**. "Land Development Activity" resulting in Ground Disturbance is defined as all areas where soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, and construction of buildings or structures. This form will enable Town of Dryden staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: (John) Guo Date: 12/16/16

Phone # 607-227-9636 Mailing Address: 325 Winthrop Drive, Ithaca NY 14852

Project Site Address: 1610 Dryden Road Tax Parcel # 44.-1-13.412

Project Sponsor Name (If Different than Owner): _____ Phone: _____

Address: _____

Brief Description of the Project:

The property located at 1610 Dryden Rd. has been used as a retail store of used books since mid 1980s, known as Phoenix Books. The property will continue to be used as a general retail store including but not limited to trailers and trailer components. The following three actions will be involved.

1. To apply a Special Use Permit for outside storage or display of trailers.
2. To continue using the existing sign structure for new business.
3. To improve the landscape on the east side of barn where trailers will be parked.

Project and Site Characteristics (Check yes or no as appropriate)

1. Will the project involve multiple phases? YES NO If YES, how many phases? _____
2. What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project? 1000 feet.
3. Does the site show any field or map indicators of potential wetland presence? YES NO
Check all that are applicable:
 Mapped NWI Wetlands Mapped DEC Wetlands Mapped Hydric Soils
 Field indicators of Hydric Soils Vegetation indicative of wetlands Wetland Delineation
4. Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
5. Will the project include a linear excavation that is more than 500 feet long and 3 feet wide?
 YES NO
6. Will the project involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material? YES NO
7. Does the project require any state or federal environmental permits? YES NO
Permit(s):

8. Do connected Impervious Areas exceed ½ acre. YES NO
(If YES a Full SWPPP is required)

Town of Dryden Notice of Ground Disturbance / Area Tally Form

9. Area Tally

9A) Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Full SWPPP is necessary from the Notice of Ground Disturbance, then please present this information when the final draft is complete.

Driveway 0.0
Parking Area 0.0
House / Main Building 0.0
Other Buildings 0.0
Septic System 0.0
Other Grading / Clearing / Lawn 20,000
Wells and Ditches 0.0
Drainage Structures 0.0
Utility Laying 0.0
Additional Area 20,000 (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): 20,000

9B) For subdivisions only:

Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: 20,000

10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the Tompkins County Soil Survey? YES NO

11. Is the project redevelopment, as defined by Chapter 9 of the DEC's design manual? YES NO

12. Total Parcel Acreage: 28.5

13. Area of existing impervious surface prior to development: 4,200

14. Total Impervious Area expected after project completion: 24,200

Signature: _____ Date: 12/16/16

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

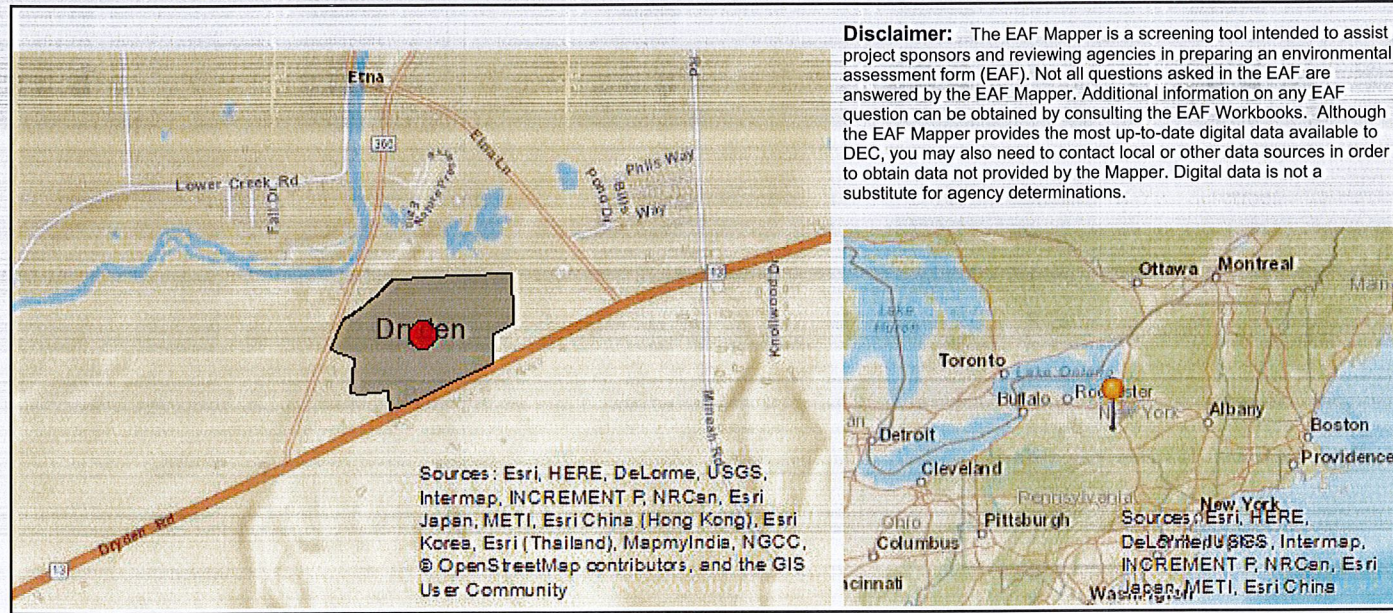
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Applying a Special Use Permit for an Extension or Enlargement of non-conforming use			
Project Location (describe, and attach a location map): 1610 Dryden Road, Tax Parcel #: 44.-1-13.412			
Brief Description of Proposed Action: The property located at 1610 Dryden Rd. has been used as a retail store of used books since mid 1980s, known as Phoenix Books. The property will continue to be used as a general retail store including but not limited to trailers and trailer components. The following three actions will be involved. 1. To apply a Special Use Permit for outside storage or display of trailers. 2. To continue using the existing sign structure for new business. 3. To improve the landscape on the east side of barn where trailers will be parked.			
Name of Applicant or Sponsor: John Guo		Telephone: 607-227-9636 E-Mail: etronet@yahoo.com	
Address: 325 Winthrop Drive			
City/PO: Ithaca		State: NY	Zip Code: 14850
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 type="checkbox"/>	YES <input checked="" 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		28.5	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?		28.5	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

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>John Guo</u>		Date: <u>12/16/16</u>
Signature: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No