



Planning Department

Director of Planning Ray Burger

Code Enforcement Officer Kevin Ezell

Code Enforcement Officer David Sprout

Zoning Officer David Sprout

Stormwater Manager David Sprout

Administrative Coordinator Joy Foster

93 East Main Street
Dryden, NY 13053

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joy@dryden.ny.us

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 9-6-16 Tax Parcel #: 38-1-30.15 Zoning/District: MUC

(COMPLETE) Project
Address: St Rd 38 Freeville Rd. Dryden

Project Description: construction of self storage

Estimated project cost: 350,000

Principal Use: Residential _____ Commercial: Other: _____

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

Permit Application - Contact Information

Owner - Print name: Willis S. Hilker

Owner Signature required & dated: Willis S. Hilker 9-6-16

COMPLETE MAILING address: P.O. Box 143 Brooktondale, NY 14817

E-mail: sshilk24@gmail.com Telephone No: 607-275-6964

Agent / Applicant - Print: Same

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

E-mail: _____ Telephone No: _____

General Contractor: TBD

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

E-mail: _____ Telephone No: _____

Mason Contractor: TBD
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Electrical Contractor: TBD
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

HVAC Contractor: TBD
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Plumbing Contractor: None
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Surveyor: _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

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

To be completed by Planning Department personnel:

Worksheets / sections required:

Site Plan Sketch Fee: \$250

Site Plan Review (See Fee Schedule)

Special Use Permit (See Fee Schedule)

Notice of Ground Disturbance

Zoning Permit Fee: \$25

Varna Compliance Worksheet

Residential Design Guidelines Compliance

Commercial Design Guidelines Compliance

Sign Compliance Worksheet

Driveway or Roadcut Compliance

Notices and Disclaimer Acknowledgement

Agricultural Data Statement

County Review

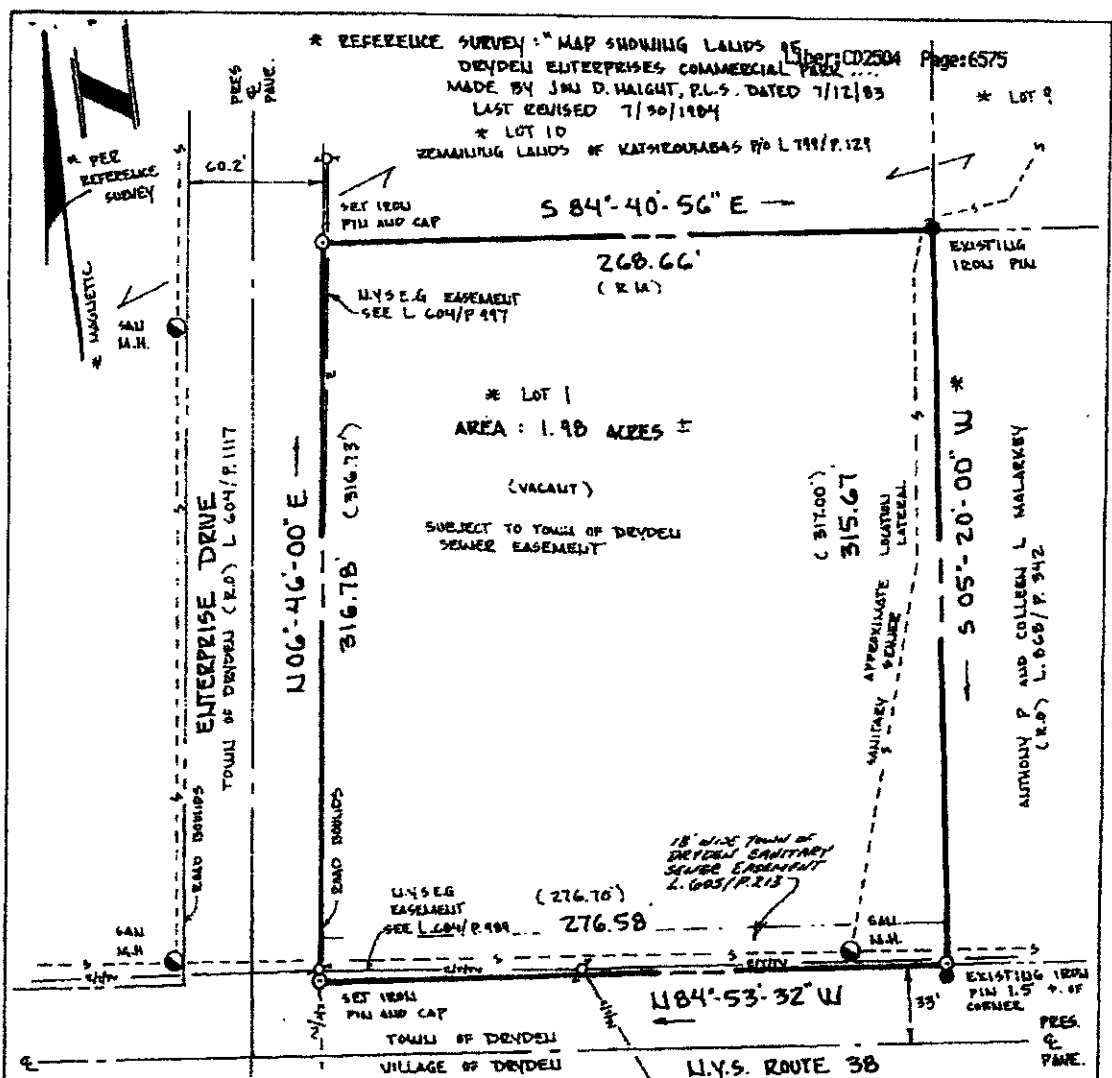
Minor Subdivision Fee: \$25

Major Subdivision (See Fee Schedule)

Demolition

Lot Line Adjustment

Notes:



LEGEND
 () RECORDED DIMENSION
 (R.M.) RECORDED AND MEASURED
 (P.O.) UTILITY POLE

LEWIS STREET

SURVEY MAP

SHOWING A PORTION OF LANDS OF

KONSTANTINOS KATSIROUMBAS

LOT 38, TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

P/O TAX MAP NO.: 38-1-30.12

P/O REFERENCE DEED: L. 799/P. 129

REAGAN, LAND SURVEYING
 90 901 124 DRYDEN NEW YORK 13821
 (607) 844-9837

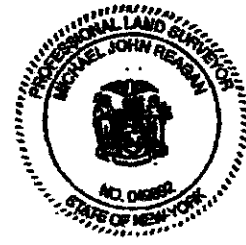
NOTE: ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7205, SUBSECTION 2 OF THE NEW YORK STATE LOCATION LAW. ALL CERTIFICATIONS HEREON ARE VOID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP NOT VALID WHEN USED IN CONJUNCTION WITH A SURVEY AFFIDAVIT OR CERTIFICATE OF RECHANGE.

DATE SURVEYED 12/20/2001 DRAWN BY D.A. SCALE 1" = 60' JOB NO 01-357

I hereby certify to: *THE STATE OF NEW YORK TRUST, PONDOS, ARCHITECTS, ENGINEERS & CASINO, L.L.P.*

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Michael J. Reagan* DATED: 12/20/2001



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.

Self Storage is an integral part of urban and suburban living as it provides a place for residents to store items not in use out of site, storage during remodeling & construction, and excess stock of retailers as well as student use.

- 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?

The neighborhood is similar in use, commercial, light industrial, construction is similar to other neighboring buildings, both in materials and use (service oriented). Student at TCC have not had enough storage available for several years

- C. Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police, and emergency vehicles;

Here, describe how utilities (phone, gas, water, sewer, etc.) will serve the site. And a basic description or reference to the Site Plan Review documents with regard to parking and circulation.

The project is designed so no driveways are to Rt 38, minimizing traffic disruption, drives are wide and open to facilitate emergency vehicles or customer use. Five parking spaces are provided to meet code. No water or sewer are to be used.

- D. 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 nuisances;

The potential environmental impacts, or not, of the project should be described here, along with the ways that these impacts will be lessened, or made better. You may want to supply this on a separate sheet to be included in Part D. of the long Environmental Assessment Form.

Self Storage has a very low impact on traffic and generate no dust, odor or harmful substances. Outside lighting is kept on low wattage with no incandescent lighting. All lighting is to be shielded and projected away from traffic and homes.

- E. 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;

Here please indicate how the Site Plan and other operational approaches will reduce impacts, or improve, the compatibility with surrounding uses.

Self Storage is a low impact business as traffic generated is spread over days. Normally only 5-6 visits/day and of short duration. No waste is generated. little or no noise is generated. Bldg. design results in no hidden area for illicit activities.

- 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.

Areas along the road and parking will have plantings of annual + perennials to soften and beautify. Parking is at the rear of the structure. All lighting will be installed to minimize glare by shields and low voltage.

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.
- 4) If after permits have been issued a permit holder takes occupancy, opens its doors to the public or uses a permitted device without obtaining a Certificate of Occupancy or Certificate of Compliance, the holder of that permit may be prosecuted in a court of law.

- 5) The Town of Dryden will not tolerate a violation of either the Dryden Town Zoning Ordinance or the New York State Building and Fire Prevention Code. Action will be taken against all violators.
- 6) **Inspections are required** per inspection sheet . A **mandatory final inspection** is required from the Town of Dryden Code Enforcement Officer, to close out permit and to allow use. Permits expire one year from date of issue and will need to be renewed by applicant and a fee of one-half of the permit fee at time of issue will be due. Demolition permits expire six months after issue.

Fees

- 1) FEES MUST BE SUBMITTED WITH THIS APPLICATION
- 2) You are responsible for complying with these terms and conditions.
- 3) All plans that are for Commercial Use or are more than 1500 Sq. Ft. of usable space in single-family construction must be stamped by a N.Y.S. Licensed Architect or Engineer as to code and construction compliance.

Special Use Permit Fee : \$165

Planned Unit Development SUP : \$250

Large Scale Retail Development SUP : \$250

Escrow

Reimbursable Costs, fees and disbursements. The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, landscape architect, engineers, surveyors, attorneys or others, on any Application for a Zoning Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application for Subdivision Approval, Application for a Planned Unit Development or application for a Special Permit or a Special Permit for a mobile home park shall be paid by the applicant.

Signature required

By signing you agree that you have read and understand and will be responsible for issued permits.

Owner or responsible party signature: Willis Hilker Date: 9-7-16
Print name: Willis Hilker

SITE PLAN CHECKLIST: (note necessary changes)

- ①. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing;
- ②. Boundaries of the property, plotted to scale, and including north arrow, scale and date;
- ③. Identification of public highways;
- ④. Existing watercourses and wetlands;
- ⑤. Grading and drainage plan showing existing and proposed contours;
- ⑥. Location, design and type of construction, proposed use and exterior dimensions of all buildings;
- ⑦. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway;
- ⑧. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all driveways;
- ⑨. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather;
- ⑩. Location, type and screening details of waste disposal containers and outdoor storage areas;
- ⑪. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences;
- ⑫. Description of the method of sewage disposal and location;
- ⑬. Description of the method of securing potable water and location, design and construction materials of such facilities;
- ⑭. Location of fire and other emergency zones, including the location of fire hydrants;
- ⑮. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy;
- ⑯. Location, height, size, materials, and design of all proposed signage;

SITE PLAN REVIEW GUIDELINES (based on Town of Dryden Zoning Law –Article XI
adopted 2-19-2015)

The Board's review of the site plan shall include, but is not limited to, the following considerations:

1. Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs;
2. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls [evaluate impact to local roads and intersections];
3. Location, arrangement, appearance, and sufficiency of off-street parking and loading;
4. Adequacy and arrangement of pedestrian traffic access and circulation, walkway Structures, control of intersections with vehicular traffic, and overall pedestrian convenience;
5. Adequacy of stormwater and drainage facilities;
6. Adequacy of water supply and sewage disposal facilities;
7. 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 existing vegetation;
8. Adequacy of fire lanes and other emergency zones and the provision of fire hydrants;
9. Adequacy of the site's ability to support the proposed use given the physical and environmental constraints on the site, or portions of the site;
10. Special attention to the adequacy and impact of Structures, roadways and landscaping in areas susceptible to ponding, flooding and/or erosion;
11. Conformance with the Town's "Residential and Commercial Design Guidelines" and in Varna the "Varna Design Guidelines and Landscape Standards" to the maximum extent practicable;
12. Completeness of the application and detailed site plan in light of the Board's requirements following the sketch plan conference.

17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night;

18. Location and proposed development of all buffer areas, including existing vegetation cover;

19. Location and design of outdoor lighting facilities;

20. Location, height, intensity, and bulb type of all external lighting fixtures;

21. Direction of illumination and methods to eliminate glare onto adjoining properties;

22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity; *None*

23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees; *None*

24. Landscaping plan and planting schedule;

25. Estimated project construction schedule; *start 10-15-16
End 3-30-17*

26. Record of application for and approval status of all necessary permits from state and county agencies;

27. Identification of any state or county permits required for the project;
None

28. Other elements integral to the proposed development as considered necessary by the Board;

29. Stormwater Management Plan as required by the Town of Dryden Stormwater Management, Erosion and Sediment Control Law; *None*

30. Short or Full Environmental Assessment Form or Environmental Impact Statement. Circle which applies as determined by the Board at the sketch plan conference.

31. Recommendations by Tompkins County planning per GML 239 I&M review.

32. Compliance with "Dryden Comprehensive Plan" and in Varna the "Hamlet of Varna Community Development Plan".

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: Willis Hiker Date: 9-7-16
Phone # 607 2756964 Mailing Address: PO Box 143 Brooktondale
Project Site Address: _____ Tax Parcel # 38-1-13.15
Project Sponsor Name (If Different than Owner): _____ Phone: _____
Address: _____

Brief Description of the Project: Construct a building of 10,500 sq ft w: th 7,500 sq ft. being climate controlled.

(Attach additional sheets of paper as necessary and include a project sketch)

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? NA 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.).
The lot is flat
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 1/2 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 10,000 sq ft.
Parking Area 5 spaces
House / Main Building 10,500 sq ft
Other Buildings None
Septic System None
Other Grading / Clearing / Lawn 2,000 sq ft.
Wells and Ditches No well, ditches along RT38 + Enterprise
Drainage Structures None
Utility Laying 100 ft buried elect.
Additional Area None (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): 22,700

9B) For subdivisions only:

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

9C) As estimated above, the total Area of Disturbance is: 22,700 sq ft

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: 1.98 ac

13. Area of existing impervious surface prior to development: None

14. Total Impervious Area expected after project completion: None

Signature: Willis Hilker Date: 9-7-16

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: I-Deal Self Storage Freeville Rd. location Dryden, NY			
Project Location (describe, and attach a location map): 38-1-30.15 Freeville Rd.			
Brief Description of Proposed Action: construction of self storage units appx. 7500 10500 sq. ft.			
Name of Applicant or Sponsor: WILLIS + Shirley Hilker		Telephone: 607-275-6964	
		E-Mail: sshilker24@gmail.com	
Address: P.O. Box 143			
City/PO: BrookTondale, NY		State: NY	Zip Code: 14817
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 YES
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 YES X
3.a. Total acreage of the site of the proposed action?		2 acres	
b. Total acreage to be physically disturbed?		.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		✓	
			✓
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
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: _____	NO	YES	
		✓	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>not needed</u>	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>not needed</u>	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		✓	
b. Is the proposed action located in an archeological sensitive area?			✓
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?	NO	YES	
		✓	
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: _____			✓
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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO	YES	
		✓	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		✓	
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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
		✓	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Willis S. Hilker</u>	Date: <u>9-6-16</u>	
Signature: <u>Willis S. Hilker</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)