



Town of New Paltz Planning Board

SITE PLAN / SPECIAL USE APPLICATION

Date Received 3/17/17 Fee Paid: 1100.00 File No. PB PB 2017-02

Eligible Meeting Date: 4/13/17 Date Paid: 3/30/17 Scheduled Meeting Date 4/13/17

*****OFFICE USE ONLY - DO NOT WRITE ABOVE THIS LINE*****

Owner/Applicant Information

Owner of Record Name and Address NIKHIL GUPTA 332 SPRINGTOWN RD.
 Applicant's Name and Address NIKHIL GUPTA 332 SPRINGTOWN RD. NPD108@gmail.com
 Applicant's Telephone Number (845) 901-7808 E-Mail NPD108@GMAIL.COM
 Professional Consultant's Name and Address *JAMES LUCKNER, PE PO. BOX 414 MIDDLETOWN, NY 12440
 Consultant's Telephone Number (845) 658-3635 E-Mail JMLUCKNER@GMAIL.NET

Property Information

Property Location 332 SPRINGTOWN ROAD
 Tax Map SBL# 78.2-1-7 Current Zoning A-3 / FF / FW
 Total Site Area 45.00 acres Property Frontage Length 1350 feet
 Describe current land use (i.e., vacant, woodland, farmland, developed, etc.) FARMLAND + RESIDENCE

Any easements or restrictions on the land? (If so, describe) NO
 Is the property located within 500 feet of an Agricultural District? ☒ Yes ☐ No
 Is the property located within 500 feet of a municipal boundary, a state or county highway, or state or county owned lands? ☒ Yes ☐ No

Site Plan / Special Use Proposal Information

Type of development: ☐ Business and/or professional offices ☐ Retail sales, restaurant
☐ Accessory apartment ☐ Light industrial, warehouse ☐ Mixed Use, Business park
☐ Commercial recreation ☐ Multiple family residential ☐ Hospitality establishment
☐ Place of public assembly ☒ Other FARM WORKER HOUSING
 Building area in sq. ft. 14,000 Parking spaces provided 8
 Will a private road, public road, community water system or central sewer system be proposed?
☐ Yes ☒ No (If Yes, describe) _____

Environmental Setting Information

Site affected by (check all that apply):
☐ State or Federal wetland(s) ☐ Watercourse(s) ☒ Floodplain
☐ Steep Slopes (greater than 15%) ☐ Archaeological or Historic Resources
☐ Visual Resources ☐ Potentially Significant Habitat Areas
☐ Past Agricultural Pesticide Applications ☐ Important Natural Features (e.g. forest, hedgerows)

I hereby certify the above information to be true and correct according to my knowledge and belief.

By: [Signature] Date: 03/13/17
 Applicant's Signature



**Town of New Paltz
Planning Board
SITE PLAN / SPECIAL USE CHECKLIST**

This Checklist includes the minimum information required before the Planning Board will consider the site plan application ready for its consideration. However, this Checklist should not be construed to imply that no additional information will be required to qualify for the Board's review consideration, since unique features of certain properties and certain land uses require more detailed investigation and disclosure than others. For full plan and report requirements, the applicant must refer to applicable regulations, specifications and standards, as detailed in the Town Zoning Code (Chapter 140).

If plans are being submitted for Conceptual Review or Sketch Plan Review, indicate which items are in compliance at time of submission. Certain items may not be required at this time. This determination will be made by the Building Department and/or the Planning Board Chairman.

Applicants, on their professional consultants must fill out this Checklist, certifying that all of the items have been addressed, and attach a written explanation which provides the specific reason why a particular item might not be applicable due to site-specific circumstances. Until all Checklist items have been completed, along with specific explanations for all items not included, the application will not be eligible for the Board's consideration of Sketch Plan Review. This Checklist (and written explanation of omitted items, if applicable) must be submitted with the original **Site Plan / Special Use Application form** and twelve additional copies of the application and all documents before it can be scheduled for review by the Planning Board.

Additionally, the Applicant must submit a written **Project Description Narrative**, which concisely describes the proposed project, addressing: 1) its location; 2) a general description of existing adjacent and neighborhood uses; 3) the type and purpose of the proposed development; 4) the property's existing condition and use; 5) the zoning district in which it is located; 6) the scope of the proposed development (i.e., project acreage, number, size and use of buildings, parking facilities and expected traffic generation, hours of operation, total area of land disturbance); 7) any potential impact on the immediate area (i.e., aesthetics, drainage, natural resources, compatibility with neighboring uses, etc.), and 8) potential impacts on community services (i.e., school, traffic network, utilities, emergency services, etc.). This required Narrative should be limited to one typewritten page. The required Narrative must be submitted with the Site Plan / Special Use Checklist (including written explanation of omitted items, if applicable) and Site Plan / Special Use Application form before the project can be scheduled for review by the Planning Board.

NAME OF PROPOSED PROJECT: GOPAL FARM WORKER HOUSING
LOCATION OF PROPOSED PROJECT: 332 SPREWGTOWN RD. NEW PALTZ, NY 12561
NAME OF APPLICANT: NIKHIL GUPTA

1. LAND USE INFORMATION

LAND USE DESCRIPTION	YES	NO	N/A
Access to Public Street provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land for proposed development lies totally within the Town?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Variance(s) required <input type="checkbox"/> and/or granted <input type="checkbox"/> (check boxes that apply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous site plan approvals granted, approved map copy provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
County Planning Board referral required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town Street, County or State Highway access approval required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town Street, Private Road, Public Water or Sewer proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
County Health Dept. approval required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NYSDEC Stormwater Discharge Permit required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NYSDEC Wastewater SPDES Discharge Permit required?			
LAND USE DESCRIPTION (continued)	YES	NO	N/A
Property located within the designated floodplain area?	X		
Wetland (State or Federal) Disturbance Permit or Stream Disturbance Permit(s) or Water Quality Certification required?		X	

2. ENVIRONMENTAL INFORMATION

(Check boxes which apply.)

	Type I	Type II	Unlisted	Exempt
SEQRA Classification		X		
	Short EAF	Full EAF	Not Applicable	
Environmental Assessment Form Submitted	X			

3. SKETCH PLAN CHECKLIST INFORMATION: (sheet size shall be 22" by 34", 30" by 42" or 36" by 48", folded to 8 1/2" x 11"). All information to be shown at a scale not less than 1" = 100', or larger. When the plan consists of multiple sheets with match lines, a 1" = 200' overall plan must also be submitted.

If plans are being submitted for Conceptual Review or Sketch Plan Review, indicate which items are in compliance at time of submission. Certain items may not be required at this time. This determination will be made by the Building Department and/or the Planning Board Chairman.

Plans shall ultimately include the following:

	MAP INFORMATION (ITEM A-G MUST BE COMPLETED AT TIME OF SUBMISSION PER § 140-52 OF THE TOWN CODE)	YES	NO
A.	The name and address of the owner of record of the property and the name, address and professional seal of the individual preparing the site plan.	X	
B.	The names of all owners of record of adjacent properties, including those across streets, roadways, rights of way and easements, including Tax Map SBL #s.	X	
C.	The accurate location of the boundaries of the applicant's property and any existing lot lines, streets, easements or other reservations located within it.	X*	
D.	The location of all existing buildings, structures, sidewalks, landscaped areas and other man-made features of the site and related setback dimensions, as well as those on adjacent properties within 100 feet of the property boundary. (Setback dimensions for structures on adjacent properties need not be shown if unavailable.)	X*	
E.	The proposed location, use, floor area and design of all buildings and structures with proposed setback dimensions.		X
F.	A tabular analysis of the proposed use of all floor space, clearly indicating the proposed type of use by floor level and the proposed division of buildings into units of separate occupancy.		X
G.	The location and design of all driveways and parking and loading areas, including improvements to adjoining streets designed to facilitate the safe and convenient flow of traffic to and from the site.		X
H.	The location and design of the proposed water supply and sewage disposal and stormwater drainage systems, along with an analysis of the impact of the proposed site development upon them.		X
I.	The location and design of all other proposed improvements, including signs, exterior lighting, recreational facilities, fences, walls, refuse enclosure, buffer screening and landscaping.		X
J.	The proposed nature and location of any uses which will not be located within a building or structure including storage and display areas, if any.	X	

	MAP INFORMATION (CONTINUED)	YES	NO
K.	Existing and proposed contours, with vertical intervals of not more than two feet, unless waived by the Planning Board, extending at least 50 feet beyond the site boundaries, and reference to the United States Geological Survey datum or other approved benchmark.	X*	
L.	The nature and location of all other existing site features including water bodies, streams, watercourses, wetlands, wooded areas, rock outcrops and single trees with a diameter at breast height (dbh) of 12 or more inches with any and all regulated buffer areas. The plan shall clearly indicated which site features are to be retained and which will be removed or altered.	X*	
M.	Appropriate plans for the protection of the site's environment during the course of construction, including soil erosion and sedimentation control, protection of existing vegetation, noise control, limits on hours of operation, access routes for construction vehicles and other similar measures as may be appropriate in each individual case.		X
N.	The name and address of the developer, if other than the owner	X	
O.	A vicinity map at a scale of not less than 1" = 2000' and an area (tax) map showing the tax parcels within 500' of the site	X	
P.	North arrow and graphic map scale	X	
Q.	Existing zoning district, with district boundaries on or within 300' of the site	X	
R.	The location of all utilities (water, sewer, electric, telephone and gas) on or nearby the property		X
S.	The location of all culverts and drainage facilities on or nearby the property, with pipe sizes, materials and grades		X
T.	Approximate limits of proposed clearing and grading		
U.	Bulk Standards Schedule, indicating zoning district dimensional standards compliance, listed as both "required" and "provided"	X	
V.	Schematic rendering of building elevation, including general architectural style, dimensions, construction materials, color, etc.		X
W.	Sight distance dimensions at intersections with existing streets and roadways, location of proposed highway improvements		X
X.	Proposed utilities (water, sewer, electric, telephone, etc.) and schematic drainage analysis with the approximate size and location of proposed stormwater management facilities, location of proposed utility and drainage easements		X
Y.	Location of proposed open spaces and recreation areas, location of buffer areas and screening devices		X
Z.	Location of proposed pedestrian trails and sidewalks		X
AA.	Location of proposed outdoor storage and refuse handling provisions		X
BB.	Location and detail of all proposed site signage (including size, color, illumination, etc.)		X
CC.	Location, type, wattage and type of shielded site lighting		X
DD.	Proposed landscaping, including species type, size and spacing		X
EE.	Proposed grading, indicating a minimum 2 feet contour intervals		X
FF.	Stamp and signature of licensed engineer or architect	X	
GG.	Any other information that is clearly necessary to determine compliance with the provisions of this law	X	

Continued on next page...

**** APPLICANT'S SUBMITTAL INFORMATION COMPLETENESS CERTIFICATION ****

I hereby certify that I have carefully reviewed the above-listed Town's requirements for the review of site plan / special use applications, including each of the checklist items listed above, have accurately addressed these requirements and certify to the best of my knowledge and belief that all requirements have been met. I further understand that any required item that is determined by the Town Planning Board to have been inadequately addressed will delay the processing of the attached original application with twelve copies and will result in additional review expense.

By: 
Applicant or Agent for the Applicant

Date: 03/13/17

NAME OF PROPOSED PROJECT: GOPAL FARM WORKER HOUSING
LOCATION OF PROPOSED PROJECT: 332 SPRINGTOWN ROAD
NAME OF APPLICANT: NIKHIL GUPTA

NAME OF PROPOSED PROJECT: _____
LOCATION OF PROPOSED PROJECT: _____
NAME OF APPLICANT: _____

**** FOR PLANNING BOARD USE ONLY ****

Date SITE PLAN / SPECIAL USE REVIEW CHECKLIST, EAF, LETTER OF AGENT and
PROJECT DESCRIPTION NARRATIVE Submitted: _____

Date CHECKLIST Checked: _____ Checked By: _____

Site Plan / Special Use Application Submittal Review Completion Status

SUBMISSION ITEM	YES	NO	DATE ACCEPTED	COMMENTS
Site Plan /Special Use Application Form complete				
Letter of Agent attached (if required)				
Project Description Narrative				
Environmental Assessment Form				
Site Plan / Special Use Checklist complete				
Application review fee paid				

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637

Notes re items on Sketch Plan Checklist:

- Items A, B, J, N, O, P, Q, U, FF, GG appear on the sketch plan
- Items C, D, K, L appear in relation to the area of the parcel being developed for farm worker housing
- Items E,F,G,H,I,M,R,S,V,W,X,Y,Z,AA,BB,CC,DD,EE are believed to be not applicable to this application and a waiver is requested for these items.

Emergency Action Plan for Farmworker Housing

Gopal Farm LLC.

Address: 332 Springtown RD.

New Paltz, NY 12561

Company Contact:

- **Name:** Nikhil Gupta
- **Title:** Owner
- **Telephone/Cell:** (845) 901-7808
- **Email:** npd108@gmail.com

Alerts:

In the event of an emergency (flood, fire, ect.) employees are alerted by:

- *The Sounding of an alarm*
- *Verbal Announcement*
- *Use of radio and phones to confirm messages received and safety upon leaving the property.*

Policy:

The policy of this establishment in the event of fire, flood or other emergency is that ALL farmworker housing residents shall evacuate immediately. Workers are to regularly monitor the weather forecast for the day and be aware of any potentially dangerous weather to come. There will also be a log kept in a central location between the worker houses where workers will be mandated to check in and check out as necessary. Additionally a document will be created and maintained regularly which contains all residents most recent contact information so in the event of a natural disaster or any other emergency, all personnel can confirm their safety.

Routes:

In the event of an emergency, employees shall evacuate by means of the *nearest* available marked exit.

Extinguishers:

In the event of a fire, ALL worker-housing residents are authorized to use portable fire extinguishers to attempt to extinguish fires before evacuating.

Duties:

No employees are assigned to perform medical or rescue duties during emergency evacuation situations.

Assembly:

After an emergency evacuation, employees are to gather in the following location(s):
Mobile Gas Station on Main Street in the town of New Paltz, NY.

1. The first part of the report deals with the general situation of the country and the position of the various groups of the population.

2. The second part of the report deals with the economic situation of the country and the position of the various groups of the population.

3. The third part of the report deals with the social situation of the country and the position of the various groups of the population.

4. The fourth part of the report deals with the cultural situation of the country and the position of the various groups of the population.

5. The fifth part of the report deals with the political situation of the country and the position of the various groups of the population.

6. The sixth part of the report deals with the international situation of the country and the position of the various groups of the population.

7. The seventh part of the report deals with the future of the country and the position of the various groups of the population.

8. The eighth part of the report deals with the conclusion of the report and the position of the various groups of the population.

Project Narrative

Gopal Farm Farmworker Housing Project

Record Owner/ Applicant

Nikhil Gupta, property owner and owner of Gopal Farm LLC.

Address

332 Springtown RD., New Paltz, NY 12561

Project Consultants

Site Planner/ Civil Engineer/ Natural Builder: James W. Luckner, PE

Natural Builder/Strawbale Homes: Ben Simpson

Land Surveyor- Brooks and Brooks, PC

General Contractor- Chandra Choy

Project Summary

Property owner Nikhil Gupta and his farming company Gopal Farm LLC., situated on 45 acres of land located at 332 Springtown RD., in New Paltz, NY. are proposing to erect farmworker housing to support the labor needs of the company.

Project Background

Property owner Nikhil Gupta created Gopal Farm LLC. in April of 2016, a specialty Indian mixed-vegetable and herb farming and distribution company. The company employs market-gardener and intensive farming techniques coupled with slow tools and sustainable agricultural practices. This style of farming is demanding of skilled farm laborers and managers, and requires in-depth monitor farming operations. The property includes 25 acres of agricultural land and the produce grown on the farm is sold via a CSA program and also to high-end

18.05.2020

1. Die folgenden Aussagen sind wahr oder falsch?

a) $\sqrt{2}$

b) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

c) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

d) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

e) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

f) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
g) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
h) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
i) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

j) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

k) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
l) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
m) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

n) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

o) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
p) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
q) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
r) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
s) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
t) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
u) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.
v) $\sqrt{2}$ ist eine reelle Zahl, die nicht rational ist.

restaurants throughout the New York Metropolitan area. The farm is seeking organic certification and to be in compliance with GAPs regulations and the forthcoming FSMA (Food Safety Modernization Act) regulations.

Proposed Project Description

The proposal is to build four small farmworker housing units for our full-time employees that incorporate natural building techniques and principles of sustainability. Our goal is to create a space based on simple living principles that fosters community development and improves the livelihood of its inhabitants. Using the technical knowledge and experience of local natural builders, we hope to construct straw bale homes that incorporate principles of sustainable design and encourage a healthy community environment for the farm workers and their families.

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: GOVAL FARM WORKER HOUSING			
Project Location (describe, and attach a location map): 332 SPRINGTOWN ROAD NEW PALTZ, NY 12561			
Brief Description of Proposed Action: CONSTRUCTION OF 4 UNITS OF FARM WORKER HOUSING			
Name of Applicant or Sponsor: NIKHIL GUPTA		Telephone: (845) 901-7898	
		E-Mail: NPD108@GMAIL.COM	
Address: 332 SPRINGTOWN ROAD			
City/PO: NEW PALTZ		State: NY	Zip Code: 12561
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: ULSTER COUNTY - HIGHWAY ACCESS ULSTER COUNTY HEALTH DEPT - WATER & SEWAGE DISPOSAL			NO YES
3.a. Total acreage of the site of the proposed action?			45.00 acres
b. Total acreage to be physically disturbed?			40.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			45.00 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" 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?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
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	
		X	
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?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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	
		X	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>ON SITE DRILLED WELL</u>	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ON SITE WASTE WATER DISPOSAL SYSTEM</u>	NO	YES	
	X		
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?	X		
	X		
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: _____	X		
	X		
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?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
		X	

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>NIKHIL GUPTA</u> Date: <u>03/13/17</u> Signature: _____		

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

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

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.

- ☐ 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.
- ☐ 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.

<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Name of Lead Agency	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Date
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Print or Type Name of Responsible Officer in Lead Agency	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Title of Responsible Officer
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Signature of Responsible Officer in Lead Agency	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Signature of Preparer (if different from Responsible Officer)