1529 FOR NOT MORe than 3,000,0 "BP45070505BJ :555000450:"""""""""" **Bank of America**. C. D. & SONS CONSTRUCTION CORP 331 H.Y MEMO 28 LAKE ROAD 1-32/210 12 SALISBURY MILLS, NY 12577 a DWN OF NEWBURGHI **\$** 750.°° PAY TO THE ORDER OF DOLLARS 00 Seven hundred fifty and 00/100 nda DOLLARS 00051\$ PAY TO THE ORDER OF 7-15 -15 C. D. & SONS CONSTRUCTION CORP 28 LAKE ROAD SALISBURY MILLS, NY 12577 MEMO EAF 1-35/210 **Bank of America** "OO1529" 10210003221 483020702196" LOST 1506 1505 **Bank of America Bank of America** C. D. & SONS CONSTRUCTION CORP 28 LAKE ROAD SALISBURY MILLS, NY 12577 C. D. & SONS CONSTRUCTION CORP 28 LAKE ROAD SALISBURY MILLS, NY 12577 1-32/210 <u>1-12-12</u> \$ 600,00 1-32/210 1-12.12 PAY TO THE ORDER OF DINI PAY TO THE ORDER OF 100 00 DOLLARS DOLLARS MEMO APPLILATION FEE MEMO ESCROW ""001505"" "C21000322" 483020702196" "001506" C21000322C 483020702196"

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"001508" C21000322C 483020702196"

# **Talcott Engineering** DESIGN, PLLC.

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550 (845) 569-8400 ~ (fax) (845) 569-4583

February 1, 2012

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

**Re: Project Narrative** 

Proposed 2 Family Dwelling Lands of Carlos Domingues New Road – Town of Newburgh SBL: 39-1- 14 Job No. 11114-CDS Town Application No. 2012-

#### PROJECT NARRATIVE

The subject parcel is a 1.6 acre tract located on the easterly side of New Road, an existing town road. Located in a R-2 Zoning District, this dog leg shaped parcel slopes easterly till it reaches NYSDEC Wetlands NB-19 which covers the parcel's most eastern ½ acre. No disturbance is proposed to said wetlands or its 100 foot adjacent area.

The applicant, Carlos Domingues proposes to construct a 2871 square foot 2 family structure which will engage town water and an in-ground septic system designed for 4 bedrooms, 2 bedrooms per unit. One unit will have the use of the 2 car garage. 2 exterior parking spaces have been provided for the second unit, located at the end of the proposed driveway.

The site plan set being submitted with this application includes the lot layout, landscape plan, with plant list, and the usual septic details. Also being submitted with the completed Architectural Review Application, is the building elevations plan which includes all 4 elevations with notations regarding the specified materials listed in the architectural review application.

Fees required have been calculated as follows:		
Application Fee: Residential Site Plan = \$500+\$200/unit = \$900.00		
Escrow Fees	: \$250/unit + \$100	= \$600.00
EAF	:	= \$1000.00
Public Hearing	g:	= \$150.00

This narrative along with 14 copies of site plan set, elevations, applications, Environment Assessment Form and the necessary checks for the above fees will be delivered to the Code Compliance Building on the date and time designated by the Planning Board Chairman.

Charles T. Brown, P.E. – President Talcott Engineering Design, PLLC

# TOWN OF NEWBURGH APPLICATION FOR SUBDIVISION/SITE PLAN REVIEW

# RETURN TO: Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

DA	TE RECEIVED: TOWN FILE NO:	
	(Application fee returnable with this application)	
1.	Title of Subdivision/Site Plan (Project name):	
	Title of Subdivision/Site Plan (Project name): SITE PLAN FOR CAPLOS DEMINGUES PROPESED DUPLEX	
2.	Owner of Lands to be reviewed;	
	Name <u>CARLOS DOMINGUES</u>	
	Address & LAKK ROOD	
	SALISBURY MILLS, NY	
	Phone <u>845-494-0194</u>	
3.	Applicant Information (If different than owner):	
	Name	
	Address	
	Representative <u>CHORLES T. BERUN, P.E. FIALCOT</u> ENGINEERING Phone <u>745.569-5600</u> Fax <u>545569-4583</u> Email <u>Fulcoff design 12 2 ameril, com</u>	DEGIOU
4.	Subdivision/Site Plan prepared by:	
	Name TALCOT ENGINE SERING DESIGN, PLLC	
	Address 1 (SARDA JERTOWA) FORD	
	Address (SARDWERTOWN FORD NEW RURGH, NY 12552	
	Phone/Fax 845-569-8400 845-569-4583	
5.	Location of lands to be reviewed: EAST SASE OF NEW ROAD Appear. I. MILE FROM N.Y.S. RTE	32
6.	ZoneRZFire DistrictCononerVolterAcreage1.6 ACSchool DistrictNeurosci	
	Tax Map: Section <u>39</u> Block <u>/</u> Lot <u>14</u>	

8.	Project Description and Purpose of Review:		
	Number of existing lots	Number of proposed lots	
	Lot line change		
	Site plan review / Due	LEX/2 FAMILY HOUSE	
	Clearing and grading		
	Other		

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

- 9. Easements or other restrictions on property; (Describe generally) <u>WETLANDS</u> (SEE SITE PLAN)
- 10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature	l'in	Title PROFESSIONAL BAGANEER
Date:	1/31/12	

**<u>NOTE:</u>** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

Indicate any reference to a previous subdivision, i.e. filed map number, 30. date and previous lot number

- 31. NAIf a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
- Number of acres to be cleared or timber harvested 32. MA
- 🖄 Estimated or known cubic yards of material to be excavated and removed from the site
- h Estimated or known cubic yards of fill required
- 35. N/A The amount of grading expected or known to be required to bring the site to readiness
- 36. N/k Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

NO BUFFER TO BE DISTURBED

37.  $\sqrt{}$  Any amount of site preparation within a 100 year flood plain or any water course on the site. Please explain in sq. ft. or cubic yards.

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: CHARLES T. BROWN, P.E. Licensed Professional Date: 1/31/12

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

**Prepared 8/11/05** STATEMENT TO APPLICANTS

NONE

### TOWN OF NEWBURGH PLANNING BOARD

CARLOS DOM INGUES 2 FAMILY HOUSE PROJECT NAME

### **CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. / Environmental Assessment Form As Required

- 2. V Proxy Statement
- 3. / Application Fees

4.  $\sqrt{}$  Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1.  $\checkmark$  Name and address of applicant

2. Name and address of owner (if different from applicant)

- 3.\_\_\_\_\_ Subdivision or Site Plan and Location
- 4. \_\_\_/ Tax Map Data (Section-Block-Lot)
- 5.  $\sqrt{}$  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
- 6. / Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
- 7. / Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
- 8.  $\checkmark$  Date of plan preparation and/or plan revisions
- 9.  $\checkmark$  Scale the plan is drawn to (Max 1" = 100')
- 10. / North Arrow pointing generally up

### TOWN OF NEWBURGH PLANNING BOARD

CARLOS DOM INGUES 2 FAMILY HOUSE PROJECT NAME

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- 8.  $\checkmark$  Date of plan preparation and/or plan revisions
- 9.  $\checkmark$  Scale the plan is drawn to (Max 1" = 100')
- 10. / North Arrow pointing generally up

- 11.\_\_\_\_ Surveyor,s Certification
- 12. / Surveyor's seal and signature
- 13. / Name of adjoining owners
- 14. \_/ \_Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15.  $\checkmark$  Flood plain boundaries
- 16. / Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
- 17. / Metes and bounds of all lots
- 18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
- 19. / Show existing or proposed easements (note restrictions)
- 20. N/A Right-of-way width and Rights of Access and Utility Placement
- 21. A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- 22.  $\checkmark$  Lot area (in sq. ft. for each lot less than 2 acres)
- 23. N/A Number of lots including residual lot
- 24. 🖌 Show any existing waterways
- 25. // A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26. MA Applicable note pertaining to owners review and concurrence with plat together with owner's signature
- 27.  $\sqrt{}$  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
- 28. \_\_\_\_ Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
- 29. / Show topographical data with 2 or 5 ft. contours on initial submission

### **PROXY**

(OWNER) CAPLOS DOMINIONES, DEPOSES AND SAYS THAT HE/SHE RESIDES AT \_ 28 LAKE ROAD, SALISBURY MILLS 2577 IN THE COUNTY OF \_\_\_\_\_\_\_ NEW YORK AND STATE OF AND THAT HE/SHE IS THE OWNER IN FEE OF TOWN OF NEWBURGH TAX PARCEL SBL: 39-1-14 WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH PLANNING BOARD AND TALLOTT BNONKELING DESIGN, FL IS AUTHORIZED TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: \_\_\_\_\_

NAMES OF ADDITIONAL REPRESENTATIVES **OWNERS NAME** (printed)

OWNERS SIGNATURE

SS' SIGNATURE

WITNESS' NAME (printed)

# ARCHITECTURAL REVIEW FORM TOWN OF NEWBURGH PLANNING BOARD

DATE: CARLOS POMINGUES PROPOSED DUPLEX NAME OF PROJECT: EAST SIDE SBL: 39-1-14

The applicant is to submit in writing the following items prior to signing of the site plans.

**EXTERIOR FINISH (skin of the building):** 

Type (steel, wood, block, split block, etc.) VINUL SIDING "RUBBED CANYON" OVATION SERIES BY MASTIC

**COLOR OF THE EXTERIOR OF BUILDING:** 

ACCENT TRIM:	WHITE
Location:	WINDOW TRIM
Color:	#36, AE
Type (mat	erial): MIP-AMERICAN SIDING COMPONENTS
PARAPET (all roof	f top mechanicals are to be screened on all four sides):

**ROOF:** 

Material (shingles) metal, tar & sand, etc.): <u>30 YEAR ARCHITECTURAL</u> Color: <u>EARTHTONE CEDAR</u> CAMBRIDGE AR SERIES BY 1.K.O.

#### WINDOWS/SHUTTERS:

Color (also trim if different): <u>BLUE (IRIM)</u> #36 Type: <u>CAPITAL POUBLE HUNG</u>

N/A

**DOORS:** 

Color:	WHI	í E

Type (if different than standard door entrée): \_\_\_\_\_

SIGN:

Color: \_\_\_\_

Material:

Square footage of signage of site: \_\_\_\_\_

CHARLES T. BROWN, P.E.

Please print name and title (owner, agent, builder, superintendent of job, etc.)

e e 

Signature

# DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

TOWN BOARD
PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 <b>BUILDING INSPECTOR</b>
OTHER

INDIVIDUAL AP

#### DATED

# **CORPORATE OR PARTNERSHIP APPLICANT**

BY: \_\_\_\_

(Pres.) (Partner) (Vice-Pres.) (Sec.) (Treas.)

# PLANNING BOARD DISCLAIMER STATEMENT TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

DATED

**AME** (printed)

SIGNA APPI

### 617.20 **Appendix C** State Environmental Quality Review SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

### PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR	2. PROJECT NAME	
Carlos Domingues	Site Plan for Proposed Duplex	
3. PROJECT LOCATION:		
Municipality Town of Newburgh	County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent	landmarks, etc., or provide map)	
East Side of New Road approx. 1/2 mile from NYS Route 32 Tax Parcel: 39-1-14 1.6 acre tract		
5. PROPOSED ACTION IS:		
New Expansion Modification/alteration	n	
6. DESCRIBE PROJECT BRIEFLY:		
The applicant, Carlos Domingues proposes to construct a 2871 an in-ground septic system designed for 4 bedrooms, 2 bedrooms p parking spaces have been provided for the second unit, located at t	l square foot 2 family structure which will engage town water and ber unit. One unit will have the use of the 2 car garage. 2 exterior be end of the proposed driveway	
7. AMOUNT OF LAND AFFECTED: Initially 0.50 acres Ultimately 0.50	acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OT	HER EXISTING LAND USE RESTRICTIONS?	
Yes No If No, describe briefly		
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?		
✓ Residential Industrial ✓ Commercial   Describe:	Agriculture Park/Forest/Open Space Other	
Single family and 2 family houses with a few small businesses lo	ocated on the west side of New Road	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NG (FEDERAL, STATE OR LOCAL)?	DW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY	
Yes If Yes, list agency(s) name and permit/approvals:		
Building permit from Town o	f Newburgh Code Compliance Department	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALIE		
Yes Via If Yes, list agency(s) name and per	rmit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/A		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name:   Sponser: Charles T. Brown, P.E.   Date:   2/1/12		
Signature:		
If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment		
OVER		
1		

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)			
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART	617.4? If yes, coordinate the review process and use the FULL EAF.		
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. Yes No			
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:			
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cu	Itural resources; or community or neighborhood character? Explain briefly:		
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant hab	itats, or threatened or endangered species? Explain briefly:		
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:			
C5. Growth, subsequent development, or related activities likely to be inc	C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:		
C6. Long term, short term, cumulative, or other effects not identified in C	C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:		
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:			
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:			
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO	O POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?		
PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency) INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.			
Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.			
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 AND provide, on attachments as necessary, the reasons supporting this determination			
Name of Lead Agency	2/1/12 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)		

PART II - IMPACT ASSESSMENT (To be completed by Lea	d Agency)		
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART	617.4? If yes, coordinate the review process and use the FULL EAF.		
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. Yes No			
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:			
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C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:			
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:			
C5. Growth, subsequent development, or related activities likely to be inc	luced by the proposed action? Explain briefly:		
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:			
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:			
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CH ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:	IARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL		
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Name of Lead Agency	2/1/12		
	·		
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)		