

City of Syracuse  
Office of Zoning Administration

**SPECIAL PERMIT APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use Date: 2-1-2023 Case: JP-23-04 Zoning District: CA/RA-1

**SPECIAL PERMIT REQUESTED** *(Check all that apply and briefly describe.)*

☒ **Restaurant** (bars, taverns, coffee shops, night clubs): **Customer Area Square Footage:**

☒ Dining Room **table & chair eating area**

☐ Entertainment - hours & details

☐ Bar Service

☐ Stage - hours

☐ Drive-Thru

☐ DJ Booth - hours

☐ **Other** (describe):

**TAX ASSESSMENT ADDRESS(ES)**

**TAX MAP ID(S)**

**OWNER(S)\***

**DATE  
ACQUIRED**

1) 320 Lombard Street

036.-01-01.1

TJW Asset Mgmt LLC

10-14-2020

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

\* As listed in the **Department of Assessment property tax records** at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** *(List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)*

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT CONSTRUCTION** *(Please check all that apply and briefly describe.)*

☒ **Demolition** (full and partial): for new kitchen and public spaces.

☐ **New Construction:** \_\_\_\_\_

☒ **Exterior** (façade) **Alterations:** new sign & main entrance canopy

☐ **Site Changes:** \_\_\_\_\_

**PROJECT INFORMATION** *(Briefly describe, as applicable.)*

Business/Project Name:

Victoria Restaurant

Current Land Use(s):

Commercial - A, adjacent to RA

Proposed Land Use(s):

Commercial - A, adjacent to RA

Total Number of Dwelling Units:

zero

Days and Hours of Operation:

daily: 8:30 am to 9:30 pm

Total Number of Onsite Parking Spaces:

eight

**PROJECT DESCRIPTION** *(Provide a brief description of the project, including purpose or need.)*

An existing building containing several tenant spaces. One space is being converted to a restaurant, with a new kitchen, dining area, serving line, and restrooms.

Proposed exterior improvements are: new front entry canopy, new exterior signs, new sidewalk, and new paved parking area.

While the Commercial-A zone is next to the Residential zone, there is a steep wooded hill between the proposed parking, and the adjacent residential buildings at the top of the hill. We request waiver of any additional screening requirements.



**PROPERTY OWNER(S) (required)**

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Torin	Washington	Member	TJW Asset Management, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
113 Butternut Drive		Syracuse	NY	13214	<i>Phone:</i> 315.256.0016
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> torinjwashington@gmail.com
<i>* Signature:</i> <i>Torin Washington</i>			<i>Date:</i> 12/06/2022		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

**\* OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**APPLICANT(S) (if applicable)**

Domingo	Ronaldo	owner	Victoria Restaurant		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
120 Columbus Ave		Syracuse	NY	13210	<i>Phone:</i> 315.378.4328
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> victoriarestaurant809@gmail.com

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

William	Pitcher	Architect	Pitcher Architect PLLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
William		Syracuse	NY	13203	<i>Phone:</i> 315.474.1219
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> JobsPitArch@gmail.com

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>



**City of Syracuse  
Office of Zoning Administration  
SIGN FORM**

Office Use    Filing Date: \_\_\_\_\_ Case: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**SIGN TABLE**

*Please provide the following information for all existing and proposed business identification signage.*

The business / tenant has space on the 1st story at street level: ☒ Yes ☐ No

The business / tenant has space with direct frontage on the street: ☒ Yes ☐ No

Street Name 1: Lombard Street Linear building or tenant space frontage/width (feet): 97

Street Name 2: \_\_\_\_\_ Linear building or tenant space frontage/width (feet): \_\_\_\_\_

Sign Number /Key	Proposed or Existing	Type (wall, projecting, window, ground)	Construction (channel, cabinet, other)	Sign Lighting (external / internal)	Sign Content (for example, Eat at Joe's)	Sign Height (grade to top of sign)	Sign Face Height (feet)	Sign Face Width (feet)	Sign Face Area HxW (sq ft)
1/A3	new	wall	channel	internal	Victoria Restaurant	18ft	5.5FT	15.0	82.5

**REQUIRED SUBMITTALS**

This Sign Submission Form with the required submittals below must be submitted in **HARD COPY, SINGLE-SIDED** and **NOT BOUND** as follows: **ONE (1) COPY** of this Sign Submission Form; and **ONE (1) FULL-SIZE** and **TO-SCALE PLAN SET** for review, and **ONE (1) REDUCED SET** (11x17 inches, or smaller) for copying, of the items listed below. E-mailed submissions will not be processed.

- ☐ **AS BUILT PROPERTY SURVEY** illustrating current conditions (**signed and stamped by a licensed surveyor**).
- ☐ **SIGN DESIGN PLAN** illustrating the type of sign (wall, projecting, window, ground, roof) with the sign face height and width dimensions of outer-most sign boundary shown and noted.
- ☐ **SIGN PLACEMENT PLAN** illustrating signage (keyed to the Sign Table) on the building façade(s) (signage superimposed on photographs can be used) with the distance from the ground to the top of the sign (sign height) noted.
- ☐ **SIGN LOCATION PLAN** illustrating the location of property boundaries, and all building and ground signage locations keyed to the above Sign Table.

**SIGN ALLOWANCES**

*Business identification signs are only allowed for uses allowed by right, Variance, or Special Permit*

Zoning District	Type	Location	Number	Maximum Sign Face Area	Maximum Ground Sign Height
Residential (R -)	Wall or Ground	Street frontages 1st story or In front yard	1 per use	15 square feet (3 sf - office) (8 sf - bed & breakfast)	6 feet
Office (O -)	Wall or Ground	Street frontages 1st story or behind the front yard	1 per building	15 square feet	6 feet
Special Permit – All Districts	Wall, Ground	Street frontages	1 wall & 1 ground per business/tenant	40 square feet each (12 sf - trans parking)	30 feet (8 f - trans parking)
<i>The total area of allowed business signage in the zoning districts below is based on the linear business / tenant space frontage (width) on the street (not the lot frontage)</i>					
Central Business District (CBD -)	Wall, Ground, Projecting, Marquee	Street frontages <u>1st story only</u>	1 per <u>1<sup>st</sup> story</u> business/tenant per street	1 square foot per 1 linear foot	
Local Business (BA), Commercial (C -), Industrial (I -),	Wall, Ground, Projecting, Marquee	Street frontages	2 per business/tenant per street	1 square foot per 1 linear foot	30 feet max



**Project Site / Site Plan (Lake Front) / Multi-Building / Project Plan**

**Review Application**

**INSTRUCTIONS AND REQUIRED SUBMITTALS**

Incomplete applications will not be processed.

Applications together with the required submittals below must be submitted in **HARD COPY, SINGLE SIDED** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- ☒ **APPLICATION** – filled out completely, dated, and **signed by property owner(s) as instructed**.
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) ASSESSMENT FORM** (for most applications a Short Form (SEAF) - Part One) – filled out to the best of your ability, dated, and signed.
- ☒ **MATERIAL AND COLOR SPECIFICATIONS** - catalog cuts / product brochures for all materials and colors. Life size samples or real materials cannot be accepted.
- ☒ **PHOTOGRAPHS (COLOR)** of the **PROJECT SITE** keyed to a property survey or site plan.
- ☒ **PHOTOGRAPHS (COLOR)** of the **STREETSCAPE**, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- ☒ **SIGN SUBMISSION FORM**
- ☒ **APPLICATION FEE** – \$0.

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) REDUCED SET** (11X17, or smaller) for copying, of the items listed below. All plans must include a title block with author, date, scale, and Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below.

- ☒ **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating **boundaries, easements, and current conditions** including structures, fencing, parking surface, retaining walls (**signed and stamped by a licensed surveyor**).
- ☒ **SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey, as applicable:
  1. **zoning schedule** (density, setbacks, building and parking surface coverage, screening, parking requirements)
  2. **demolitions and post demolition** conditions
  3. **structures, facilities, utilities and drainage**
  4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
  5. **loading** dock and delivery areas
  6. **dumpsters** and/or trash receptacles
  7. **landscaping** including type, height, and number of plantings
  8. **screening/fencing** including type and height for parking, dumpsters, and site
  9. **lighting** including structure heights and luminaries wattage
  10. **ground signs**
  11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- ☒ **EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings (plans), if available.)



PITCHER

architect PLLC

124 Feigel Avenue  
Syracuse, NY 13203  
315.474.1219  
JobsPitArch@gmail.com

January 31, 2023

Zoning Administration  
Via Email

Subject: Victoria Restaurant, Special Permit Application  
320 Lombard Street, Syracuse, NY

To Whom It May Concern:

Since this property is split between two different zoning classifications, the 50-foot Exception applies to some of the proposed site work.

As previously noted by Zoning review, the following changes are made to drawing L-2, dated Revision 2 1-31-2023.

WORK REQUIRING AN AREA VARIANCE:

- In zone RA-1 non-residential parking is prohibited. As shown on the drawing, the parking lot has been redesigned to be contained within the 50-foot Exemption area of zone RA-1. The applicant requests an Area Variance waiver for this parking.

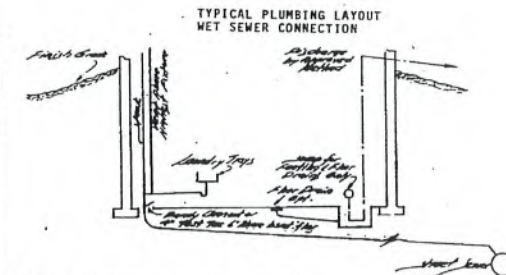
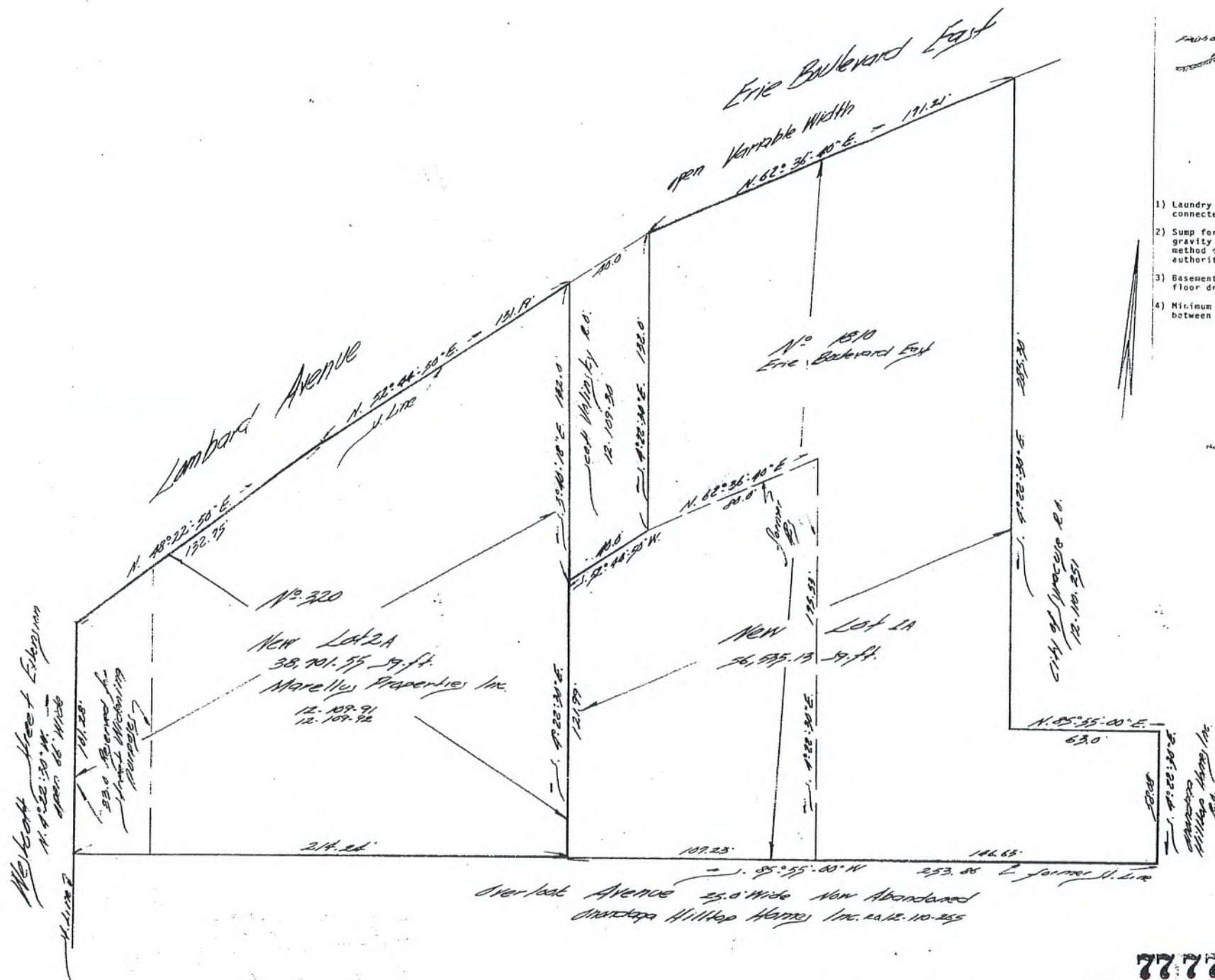
Other revisions:

- as noted by Zoning review, the dumpster area has been moved from Zone RA-1 to Zone CA.
- The driveway has been reoriented to be perpendicular to Lombard, and the width increased to two-way traffic.

Sincerely yours,

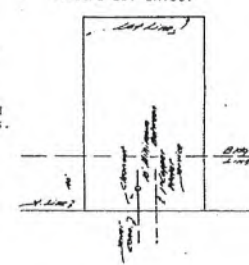
William J. Pitcher, R.A.





- 1) Laundry tray wastes must be solidly connected to soil or waste stack.
- 2) Sump for footings & floor drains may gravity discharge by an approved method determined by the governing authority regulating surface drainage.
- 3) Basement floor to be pitched toward floor drain or sump.
- 4) Minimum of 10.0 feet must be maintained between incoming sewer & water services.

TYPICAL LOT LAYOUT



Note: City of Syracuse has no public utilities in Lombard Street.  
Onondaga County has 24" Trunk Sewer in Lombard Street.

ONONDAGA COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH  
This plan has been reviewed by the  
Onondaga County Department of Health.  
Approval by this  
is not required.  
*[Signature]* P.E.  
Public Health Engineering

*[Signature]*  
DEPT. COMMISSIONER OF FINANCE

REVIEWED 4/8/93 DATE  
*John C. Parnage*  
COM. DEPT. OF FINANCE

Office of City Engineer  
Final Tract Plan  
Syracuse Planning Commission  
SYRACUSE, NEW YORK  
Approved 4-9-93 APPROVED 4/18/93  
*[Signature]* BY *[Signature]*  
City Engineer SECRETARY

Filed April 14, 1993  
Jeremiah T. Hayes  
Onondaga County Clerk

		ReSubdivision Map on Part of Block 500 of Farm Lot #219 'Syracuse' to be New LOTS 1A & 2A Known as No. 320 Lombard Avenue, & No. 1810 Erie Boulevard East, City of Syracuse, County of Onondaga, New York.	
DRAWN BY: R. J. LIGHTON	SCALE: 1"=30'	DATE: Dec. 23, 1992	REVISIONS





124 Feigel Avenue  
Syracuse, NY 13203  
315.474.1219  
JobsPitArch@gmail.com

March 3, 2023

Zoning Administration  
Attention: L.Welsh & J.Harrop

Subject: 320 Lombard Street & Wescott St, Syracuse, 13210  
Special Permit, SP-23-04  
Zoning Appeal, E-23-01

To Whom It May Concern:

Review comments of Zoning Administration and comments.

- C-IV-2-8.1, parking: providing 7 of 50 required space, request a Waiver for the following reasons:
  - The existing business is primarily take-out (10 minute duration) rather than full-dining sit-down meals (1 hour). Any sit-down dining would probably be 20 minutes duration, so parking lot turn over would be rapid.
  - The property is split between Commercial and Residential zones. Parking lots are prohibited in Residential Zones. The parking lot held close to the building in the Commercial Zone, but does extend somewhat into the Residential Zone. We believe there is a 50-foot exception on mixed zoned lots.
  - A large portion of the property is steep hillside, which is not suitable, or economic to develop for parking.
- C-IV-2-8.1, signs: the building is very tight to the Right-of-Way, so sufficient space is lacking to permit a reasonable sized ground sign. Since 40SF is each permitted for a ground sign and a wall sign, we ask for a waiver for the proposed 82.5SF wall sign.
- C-I-5, streetscape landscaping: The distance between the existing building and the Right-of-Way line is less than the required 8 feet. Further, 8-feet of planting width from the building would narrow the traffic lane widths. We ask for waiver for the reduced widths, as shown on the site plan.
- C-I-5, parking area screening: We ask a waiver to the required screening towards Residential properties. The top of the hill is at 473-feet elevation and the parking lot is at 438-feet elevation – a difference of 35 feet. Further, the continuation of the Residential Zone to the east largely steep hillside, and not buildable or desirable for apartments or individual houses. We believe the intent of the screening requirement is full-filled by the unique site configuration and conditions.

Following is the applicant's response to the two reviews by City Departments.

Department	Special Permit SP-23-04	Zoning Appeal E-23-01	Applicant Response
DPW Sewers	Needs County plumbing permit. Needs video of sewer line		Noted, will do.
DPW Comm'r	Pending 2/2/23	Pending 2/2/23	
DPW Streets	Pending 2/2/23	Pending 2/2/23	
DPW Sidewalk	Pending 2/2/23		
Engineering Design & Construction	Needs sidewalk permit & final site drawings	Needs: - sidewalk permit - Final site drawings & grading plan - SWPPP review - 1:1 sewer offset	Noted, will do
City Engineer	Pending	Pending	
Eng. Mapping	Monument markers: under sign & in sidewalk area, notify 72 hour prior to excavation. Encroachment of building into ROW		Will do. Encroachment of existing entry vestibule is corrected by new entrance shown on drawings.
Storm Water SWPPP	(same as Z.Appeal Eng'g Notes)		Same as Z.Appeal: Engineering Design and Construction comments
Eng. Sewers		- 1:1 sewer offset	Will do.

Department	Special Permit SP-23-04	Zoning Appeal E-23-01	Applicant Response
DPW Traffic control		N.A.	
DPW Traffic Planner	Pending 2/2/23	<ul style="list-style-type: none"> <li>- <b>Sidewalks:</b> full length of property front.</li> <li>- <b>Ground sign:</b> move 5 ft.</li> <li>- <b>Curbing:</b> extend existing granite curbs.</li> <li>- <b>ROW:</b> needs arborist approval</li> <li>- <b>Bike rack:</b> add new</li> </ul>	<p><b>Sidewalks:</b> see comments below. Proposed only for front of applicant space.</p> <p><b>Ground sign:</b> moved, same as Mapping. Will do.</p> <p><b>Cubing:</b> see extended comments below.</p> <p><b>ROW:</b> noted.</p> <p><b>Bike Rack:</b> done</p>
Water Eng'g	Pending 2/2/23		
Onon Co Planning		<ul style="list-style-type: none"> <li>-recommends new sidewalks</li> <li>-recommended City &amp; NYS DOT to restore landscaping of island and curbing.</li> </ul>	<p>Same as Z.Appeal Traffic Planner.</p> <p>-Opposite side of street not part of this project. DPW &amp; DOT to pursue.</p>

#### EXTENDED RESPONSES:

Sidewalks: See attached drawing L-3, showing topographic elevations, and photographs.

- The condition of the asphalt pavement of the “unimproved street” is in bad condition, and would need to be reconstructed as an “improved street” with proper slopes/grades, compacted sub-base, curbing and drainage.
- Isolation of site: even if sidewalks requested by various departments were installed, they would terminate either in woods and steep slopes to the southwest, or broken asphalt of adjacent properties to the northeast.
- Slopes of site: The rear of the site is a steep hillside. By A.D.A. Requirements,
  - slopes of 0 to 1:20 are **walkways** (no railing),
  - slopes between 1:20 to 1:12 ADA **ramps** with railing,
  - slopes greater than 1:12 are prohibited, and must built as **stairs** with railings, and therefore, are not ADA accessible. Regrading of the existing street, beginning at Fayette, and ending at the proposed new driveway might become accessible walkways and ramps.
- Drawing L-3 shows a very steep slope at the southwest corner that would require stairs. In all likelihood, such walkways along the pavement edge would require Encroachment Approval.

Curbs: During my ten years attending TNT meetings, whenever the TNT sector asked for curbs on unimproved streets in the next year’s DPW Capital Budget, they were told “We don’t put curbs on unimproved streets.” An unimproved street is a couple of inches of asphalt on dirt, or layers of tar and stone over dirt. The unimproved pavement does not have a constant slope from Fayette to Erie. It is highly likely that any curbs installed on the unimproved street would be removed when the slopes were re-graded.

Sincerely yours,



William J. Pitcher, R.A.





Westcott left side, property top, adjacent apartments, at lower right



Tax map. Vacant lot.



[1] at E Fayette going to Erie Blvd East.



[2] At green house on left.



[3] At Lombard intersection.



[4] Beyond Lombard towards Westcott intersection



[5] On left, Westcott towards Eire Blvd



[6] At Westcott & Lombard intersection



[7] Westcott at Erie Blvd.



[8] Existing deteriorated curbs and walks. Vestibule shown, no longer exists. Right-of-way line about 2 feet in front of building face, 5-foot wide sidewalk to about existing curb line. No place for snow (another five feet into pavement, would push roadway off existing pavement into island).



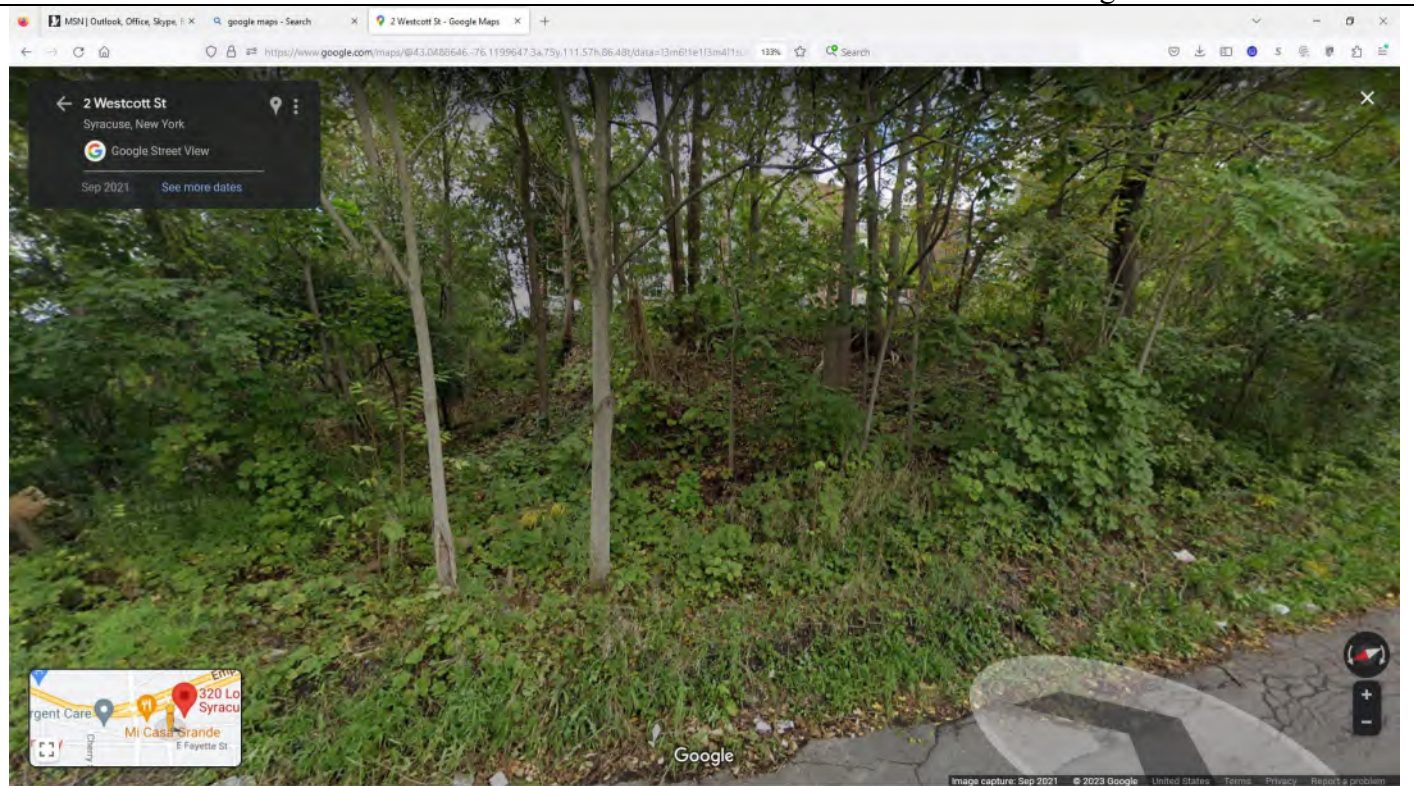


[9] At east property line, neighbor's asphalt, then no sidewalk along NYS DOT's curb line.



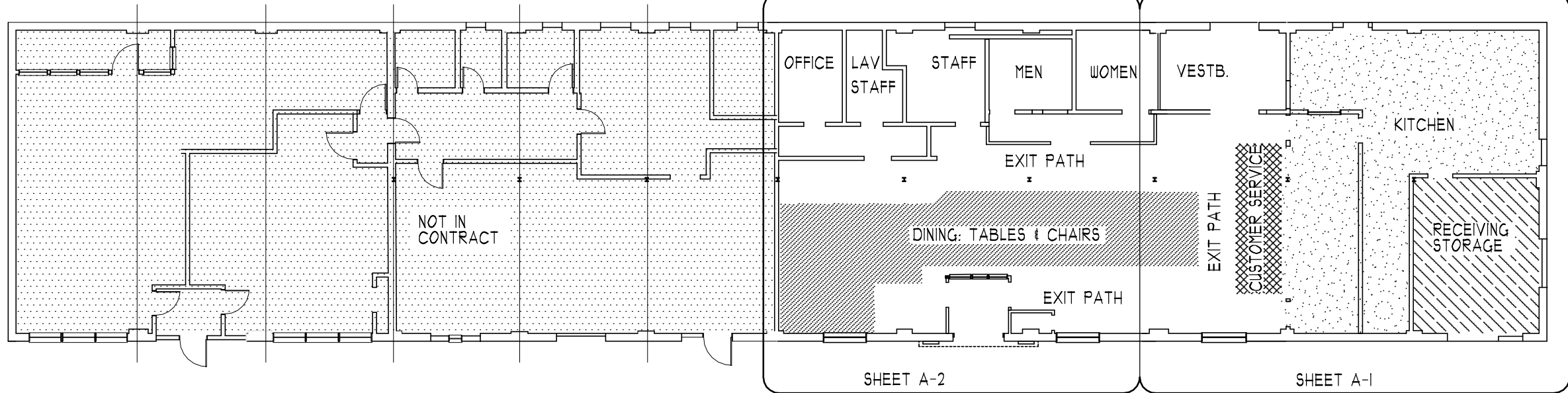
[10] Lombard Street, looking at south property line (behind stop sign)





[11] Hill side cut at end of Lombard and south property line.





1 BUILDING FLOOR PLAN  
C-1 1/16" = 1'-0"

DRAWINGS  
C-1 CODES  
L-1 PROPERTY SURVEY  
L-2 SITE PLAN  
L-3 TOPOGRAPHIC PLAN

D-1 DEMOLITION  
A-1 KITCHEN PLAN  
A-2 DINING AREA PLAN  
A-3 DETAILS

TAX I.D. 036-01-011  
OWNER TJW ASSET MGMNT LLC  
113 BUTTERNUT DRIVEW  
SYRACUSE, NY 13214  
ZONING: PARCEL MIXED "CA" & "RA-1" WITH  
"RA-1" ABUTTING "RB"  
ADDRESS: 320 LOMBARD ST & WESTCOTT STREET  
SYRACUSE, NY 13210  
TENANT: VICTORIA RESTAURANT

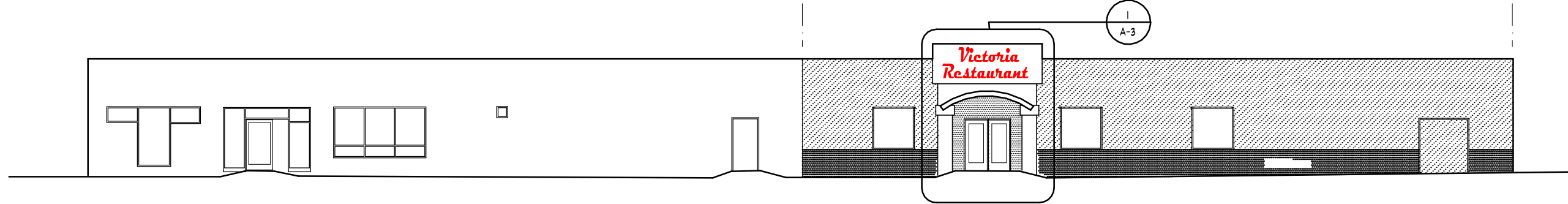
NEW TENANT - "VICTORIA RESTAURANT"  
WORK AREA

OCCUPANT LOAD				
SPACE	GROUP	SF	SF/P	PERSONS
TABLES & CHAIRS	A-2	515 SF	15	39
CUSTOMERS	A-2	110 SF	5	22
KITCHEN	B	900 SF	200	5
STORAGE	S (B)	320 SF	300	2
ALL OTHER	B	1915 SF	150	14
		3880 SF		82

NYS BUILDING CODE 2020  
601, CONSTRUCTION TYPE: III-B  
508.4, SEPARATIONS: A TO B OR M + SPRINKLER = 1-HOUR.  
CARBON DIOXIDE ALARM: NONE, ALL CARBONATED BEVERAGES  
WILL BE SOLD IN BOTTLES ONLY.  
CARBON MONOXIDE: GAS FIRED APPLIANCES, ADD SINGLE STATION  
ALARMS IN KITCHEN AREA.

EXISTING SPRINKLERS THROUGHOUT BUILDING  
NYS EXISTING BUILDINGS 2020 - ALTERATIONS LEVEL 3  
EXISTING OCCUPANCY UNKNOWN.  
CONSTRUCTION: EXTERIOR CONCRETE BLOCK WALLS, LOAD-BEARING  
EXPOSED STEEL COLUMNS & BEAMS  
CONCRETE ROOF DECK  
WOOD STUD AND GYPSUM BOARD INTERIOR WALLS.  
CONCRETE SLAB-ON-GRADE  
CONSTRUCTION TYPE = 5B

WORK AREA



2 FRONT ELEVATION  
C-1 1/16" = 1'-0"  
0 5 10 15 20 25 SCALE IN FEET 50

PAINT EXISTING EXTERIOR  
COLOR ONE (DARK)  
COLOR TWO (MEDIUM)  
COLOR THREE (LIGHT)

ARCHED CANOPY PROJECTS 3 FEET FROM BUILDING  
COLUMNS 4" THICK FOAM WITH EFIS COATING  
SIGN PANEL 8" THICK WITH EFIS COATING  
CHANNEL LETTERING PROJECTING FROM SIGN PANEL



JOB# 2022-14  
DATE: 7-27-2022  
11-15-2022  
SP/PMT 3-1-2023

124 Feigel Avenue  
Syracuse, N.Y. 13203  
PITCHER architect PLLC  
315.474.1219

VICTORIA RESTAURANT  
TJW ASSET MGMNT LLC  
320 LOMBARD ST  
SYRACUSE, NY 13210

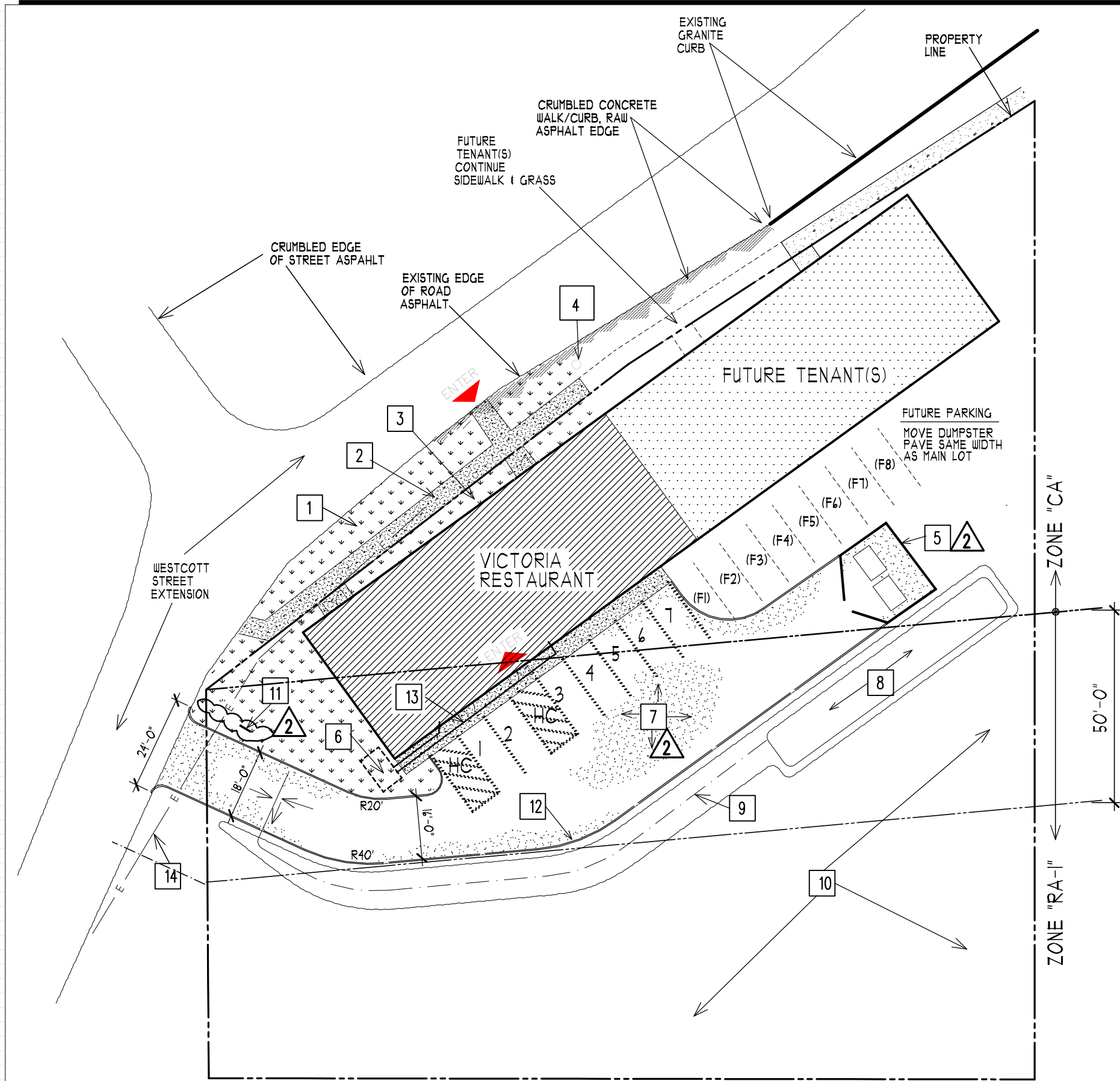
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instruments of service and remain the property of the Architect.

BUILDING  
FLOOR PLAN  
& FRONT  
ELEVATION  
C-1









- NEW LAWN GRASS
- NEW CONCRETE WALKS
- NEW ASPHALT PAVEMENT

SITE WORK WITHIN RIGHT-OF-WAY

- 1 REMOVE OLD ASPHALT SIDEWALK, CRUMBING CONCRETE CURB, PLANT GRASS
- 2 NEW 5 FOOT WIDE SIDEWALK PER CITY SPECIFICATIONS
- 3 NEW PLANTING STRIP, SPREADING JUNIPER
- 4 EXISTING UTILITY POLE & STREET LIGHT

SITE WORK ON PRIVATE PROPERTY

- 5 NEW 6 FOOT HIGH FENCE, PAINTED WOOD DUMPSTER ENCLOSURE, 14'X22'
  - 6 NEW UNDERGROUND GREASE TRAP
  - 7 NEW ASPHALT PARKING LOT PAVEMENT
  - 8 NEW WATER GARDEN BASIN
  - 9 NEW SWALE TO DIVERT HILLSIDE RUN OFF
  - 10 EXISTING TREES ON HILLSIDE TO REMAIN
  - 11 GROUND SIGN "PARKING IN REAR", TWO SIDES, INTERNAL LIGHTED
  - 12 NEW CONCRETE CURB, 4"H, ALONG SOUTH EDGE, EVERY 25 FEET, OMIT 1 FOOT OF CURB TO PROVIDE RAINWATER DRAINAGE TO SWALE. ADJUST LAWN GRADING TO PERMIT DRAINAGE.
  - 13 NEW 5 FOOT WIDE SIDEWALK 4'T X 5'-0"W, 3500 PSI
  - 14 HIGH VOLTAGE UNDERGROUND CABLE, ACCORDING TO ELECTRICIAN.
- 2 MOVED DUMPSTER ENCLOSURE LOCATION 3-1-2023
- 2 MOVED SIGN AWAY FROM SURVEY MONUMENT 3-1-2023

REVISION 2:  
MOVED DUMPSTER TO ZONE "CA" FROM ZONE "RA-1"  
KEPT ALL PARKING WITHIN 50-FOOT EXCEPTION ZONE FROM CA/RA-1 BOUNDARY

1

SITE PLAN

L-2

1/30" = 1'-0"

0

5

10

15

20

25

30

35

40

45

50

SCALE IN FEET

REGISTERED ARCHITECT

WILLIAM J. PITCHER

STATE OF NEW YORK

No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

JOB#:

2022-14

DATE:

2/5/2022

REV1:

4/20/2022

REV2:

1-31-2023

124 Feigel Avenue

Syracuse, N.Y. 13203

PITCHER architect PLLC

315.474.1219

VICTORIA RESTAURANT

TJW ASSET MGMT LLC

320 LOMBARD & WESTCOTT

SYRACUSE, NY 13210

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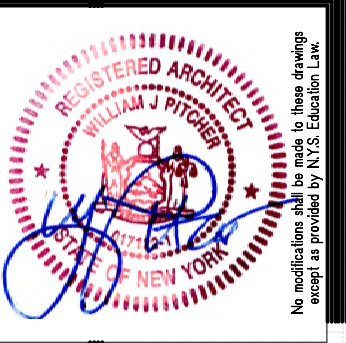
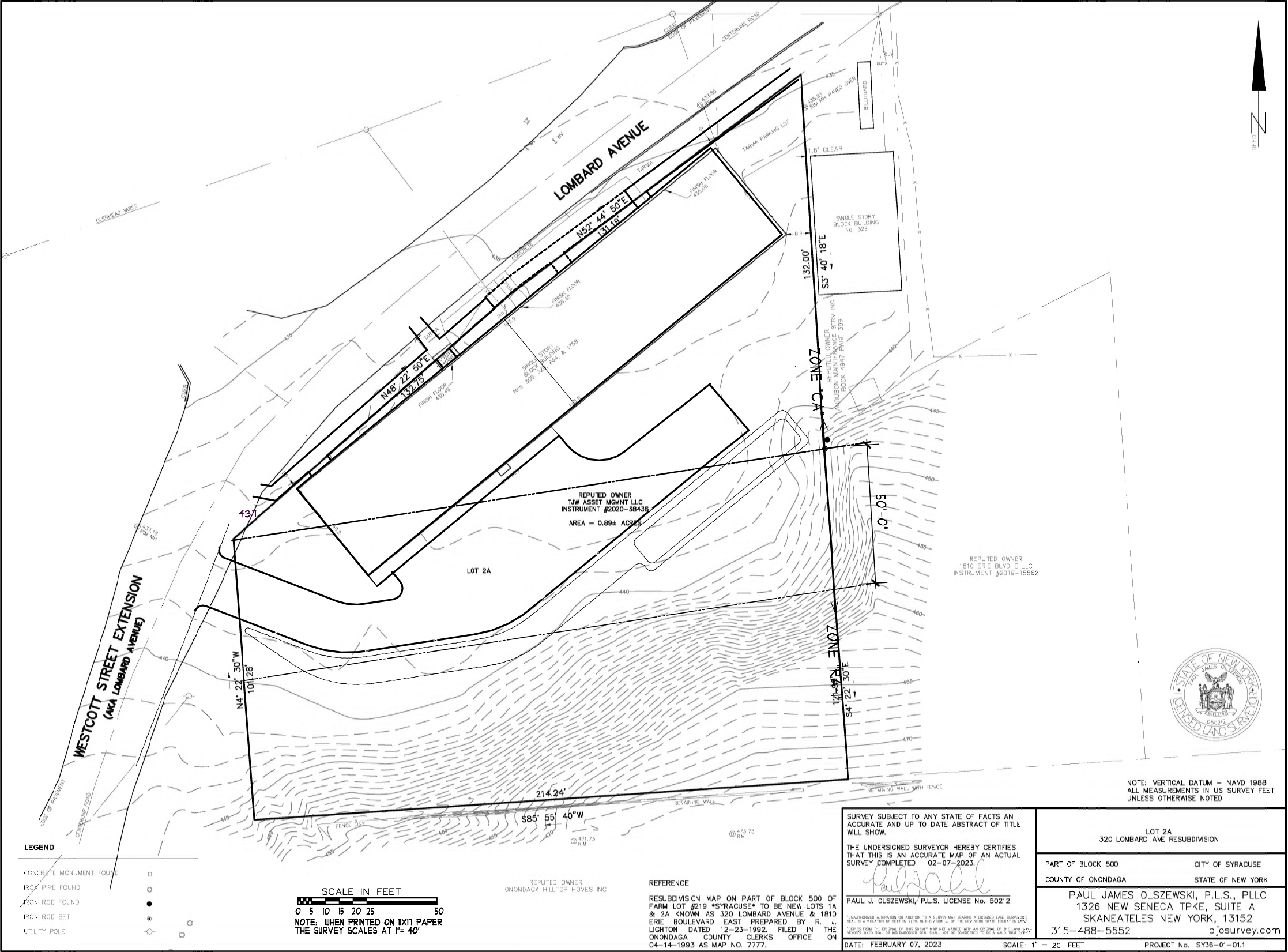
PROPOSED

SITE

IMPROVEMENTS

& NOTES

L-2



JOB#: 222-14  
2-14-2023  
SP.PMT. 3-1-23

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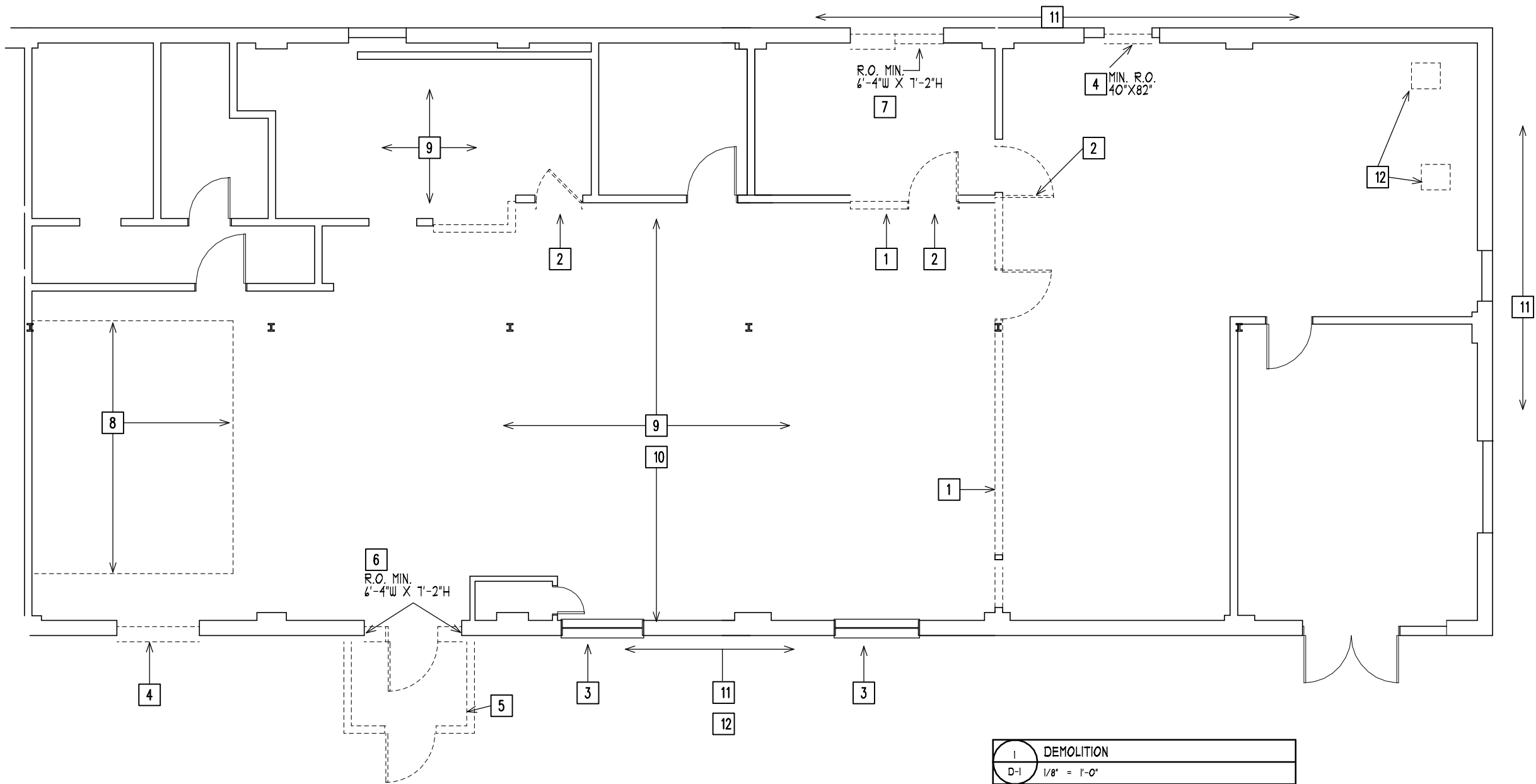
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TOPOGRAPHIC  
SURVEY  
FEB. 2023

L-3





NUMBERED NOTES

- 1

DEMOLISH INTERIOR STUD WALLS FROM FLOOR TO ROOF DECK.
- 2

DEMOLISH DOORS: EITHER BACK TO ADJACENT FRAMING, OR ENTIRELY, AS SHOWN.
- 3

DEMOLISH EXISTING WINDOW, REMOVE PREVIOUS DOWN TO FLOOR SLAB
- 4

DEMOLISH IN-FILL IN WINDOW OPENING, MAKE SAME SIZE AS (2) WINDOWS
- 5

DEMOLISH VESTIBULE BACK TO EXTERIOR WALL SURFACE, PATCH HOLES.
- 6

DEMOLISH EXISTING DOOR, INSTALL NEW LINTELS TWO STEEL ANGLES 4"X4"X1/8". R.O. 1'-2"H.
- 7

DEMOLISH EXISTING DOOR, INSTALL NEW LINTELS TWO STEEL ANGLES 4"X4"X1/8". R.O. 1'-2"H.
- 8

DEMOLISH PLATFORM FRAMING, SHEATHING AND COVINGS BACK TO CONCRETE SLAB
- 9

DEMOLISH EXISTING T-GRID CEILING & LIGHTS. MAINTAIN ARMORED CABLES FOR NEW FIXTURES.
- 10

FLOOR - TEST FOR HAZARDOUS MATERIALS. REMOVE ACCORINGLY DOWN TO SOILD SURFACE MATERIAL. FILL & PREP FOR PAINTED FLOOR COVERING.
- 11

TEST EXISTING PAINT FOR LEAD. REMOVE ACCORDINGLY. PREPARE FOR NEW EXTERIOR PAINT.
- 12

CUT EXISTING ROOFING, AND SAW-CUT EXISTING CEMENT PLANK ROOF DECK FOR KIT. HOOD DUCTS SIZE AND LOCATIONS BY KIT. HOOD SHOP DRAWINGS



JOB#: 222-18  
8-10-2022  
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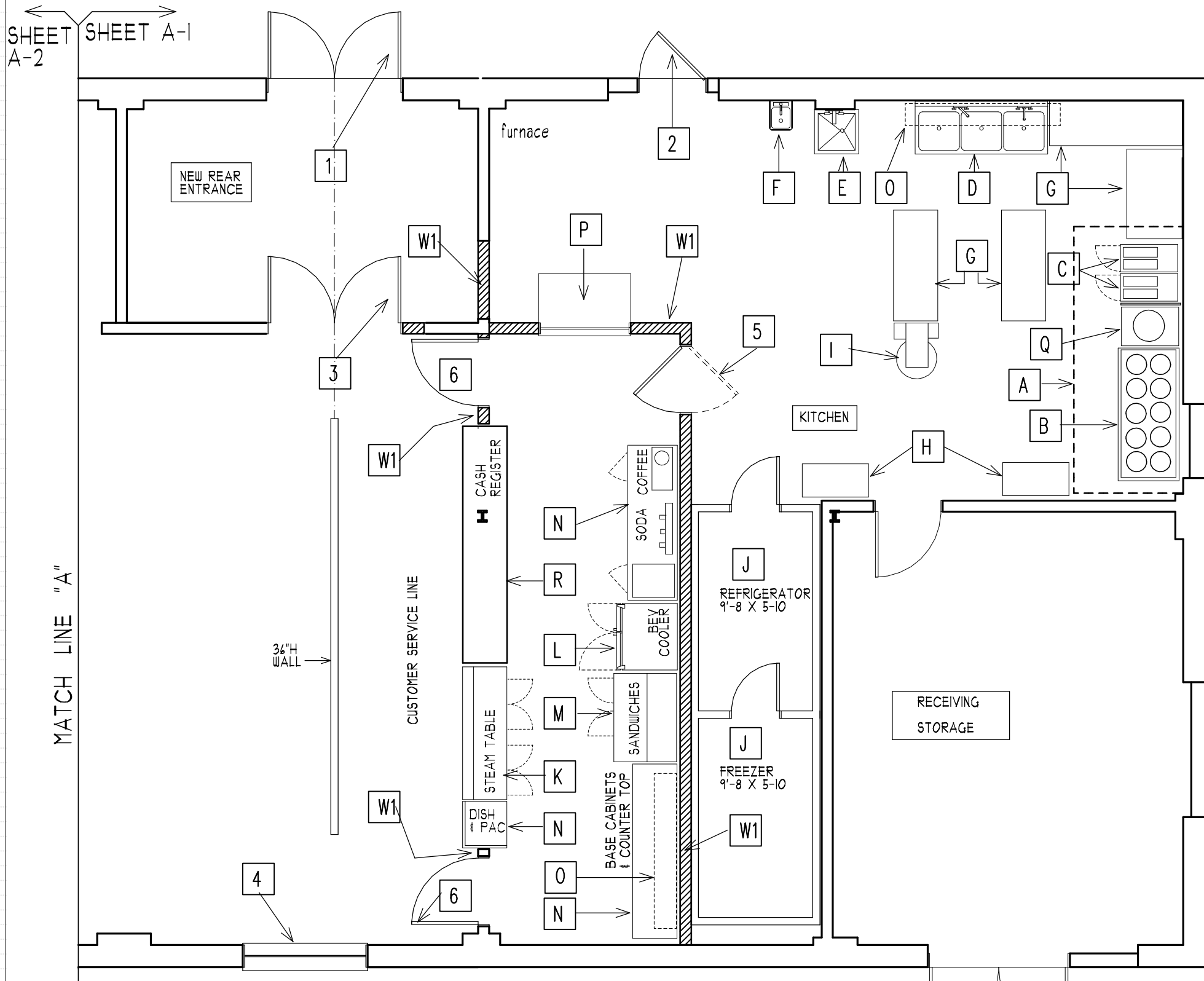
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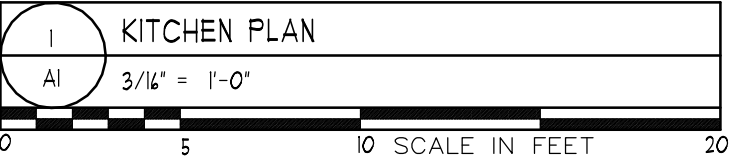
DEMOLITION  
PLAN  
&  
NOTES

D-1



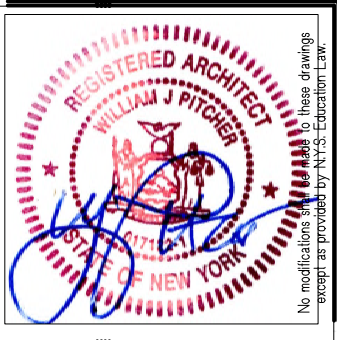
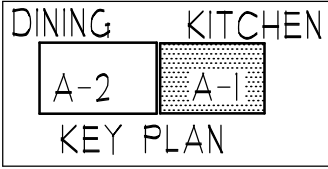
EQUIPMENT SCHEDULE

- 1 A NEW COMMERCIAL HOOD, 12'-0" LONG  
MAKE-UP AIR UNIT ON ROOF
- B RANGE: 10 BURNERS, 2 OVENS, GAS.
- 1 C TWO FAT FRYERS, GAS-FIRED, WITH 12"HIGH  
HIGH S.S. STEEL WALL TOWARDS ROTISSERIE
- D 3-BAY SINK, 24"x24" BASINS  
DRAIN TO FLOOR SINK TO GREASE TRAP.
- E JANITOR FLOOR SINK, 24"x24"x8".  
DRAIN TO GREASE TRAP.
- F WALL-MOUNTED HAND SINK, WITH PAPER  
TOWEL AND LIQUID SOAP DISPENSERS.
- G WORK TABLE, METAL FRAME, STAINLESS  
STEEL TOP WITH BOTTOM SHELF, 24"D
- H SHELVING UNITS: OPEN WIRE SHELVES,  
S.S. STEEL OR VINYL COATED, 6'Hx18"Dx36"W
- I COMMERCIAL MIXER, STANDING-FLOOR MODEL.  
MODEL.
- J COMMERCIAL REFRIGERATOR/FREEZER  
UNITS. FREEZER WITH INSULATED FLOOR.
- K STEAM TABLE, 6'-OL. 4 FULL-SIZE PANS.  
ELECTRIC.
- L COMMERCIAL BEVERAGE UNITS, GLASS  
DOORS.
- M SANDWICH PREP UNIT, REFRIGERATED FOOD  
WELLS, REFRIGERATOR BELOW.
- N NEW WOOD BASE CABINETS WITH  
PLASTIC LAMINATE COUNTER TOPS.
- O WALL MOUNTED SHELVES: WOOD OR COATED  
COATED WIRE, 12" DEEP, TWO ABOVE.
- P WINDOW SHELF: P.L.A.M. SURFACE, AT 4'-6"  
ABOVE FLOOR, SIDING OR ROLLING DOOR
- 1 Q ROTISSERIE ROASTER, ON 24"x24 STAINLESS  
STEEL WORK TABLE BELOW
- 1 R EXISTING COUNTER AND CABINETS TO  
TO REMAIN



CONSTRUCTION NOTES

- 1 NEW 6Wx7H GLASS DOOR, PANIC BAR  
WITH HEAD/SILL BOLT, PULL HANDLE,  
CLOSERS, WEATHERSTRIP & DEAD BOLT
- 2 NEW 3-0X6-8 EXTERIOR DOOR WITH  
PANIC BAR, PULL HANDLE, CLOSER,  
WEATHERSTRIPPING, "ENTRANCE" LOCK
- 3 INTERIOR DOOR: GLASS & METAL,  
NON-LOCKING, DOOR CLOSERS
- 4 NEW DOUBLE-GLAZED WINDOW UNITS,  
FIXED GLASS, METAL FRAME
- 5 SOLID WOOD DOOR WITH 180-DEGREE  
HINGES, 12"x12" WINDOW
- 6 SOLID WOOD DOOR, 3-0X6-8, WITH LEVER  
HANDLE DOOR LATCHES
- 7 36"H KNEE WALL, WITH 6"W PLASTIC  
LAMINATE TOP
- W1 NEW 2X4 STUD WALLS, FLOOR TO ROOF  
DECK, 1/2" DRYWALL, PAINTED.



JOB#: 222-14  
DATE: 8-10-2022  
11-15-2022  
CO-1 12-20-2022  
SP.PMT. 3-1-2023

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RENOVATIONS  
VICTORIA RESTAURANT  
320 LOMBARD & WESTCOTT  
SYRACUSE, NY  
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BASEMENT  
PLAN,  
DETAILS &  
NOTES  
A-1

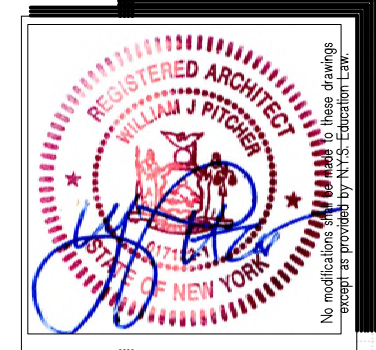


W1 NEW 2X4 STUD WALLS, FLOOR TO ROOF DECK, 1/2" DRYWALL, PAINTED.  
W2 PATCH HOLES, REPLACE MISSING DRYWALL

W3 ADD BOTH SIDES OF WALL, ONE LAYER GYPSUM BOARD, TYPE 'X', 5/8" THICK FOR 1-HOUR WALL (ARCHAIC MATERIALS)

SHEET A-2  
SHEET A-1

PLUMBING NOTES FOR [7] [13] & FLOOR DRAINS  
CUT OPEN CONCRETE FLOOR FOR NEW DRAIN LINES FOR TOILET & FLOOR DRAINS. ATTACH TO EXISTING TOILET DRAINS. URINAL DRAIN HORIZONTAL IN WALL, THEN VERTICAL TO SANITARY LINE.



NUMBERED NOTES

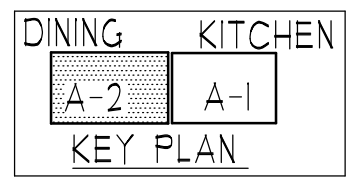
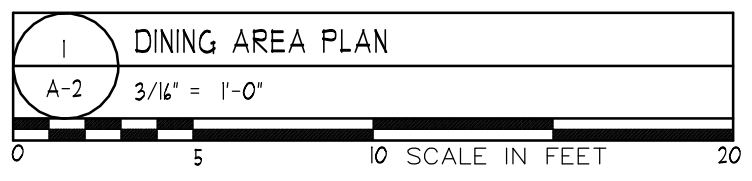
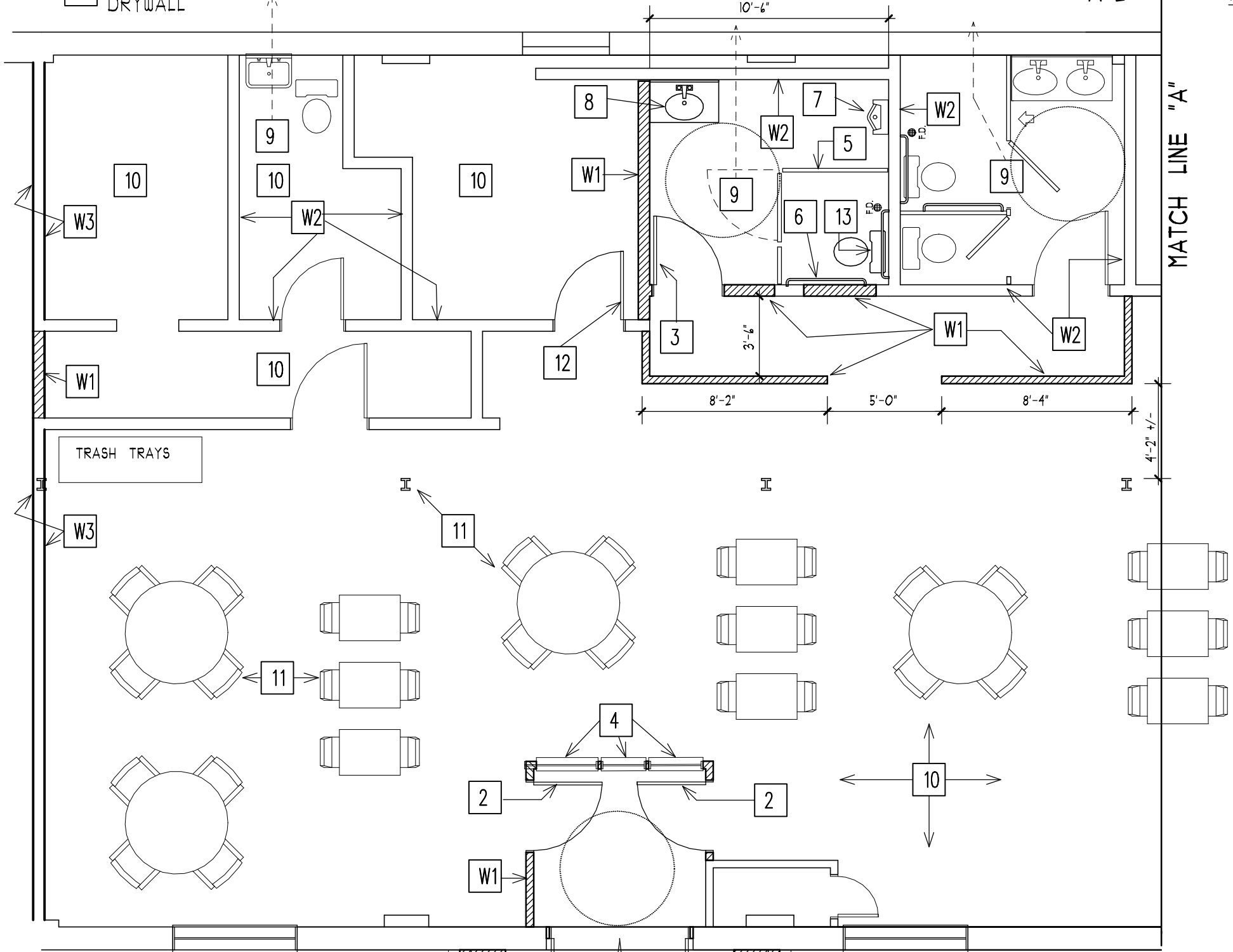
- 1 6Wx7H GLASS DOOR, WITH PANIC BAR & PULLS
- 2 3-0X6-8 INTERIOR DOORS WITH 2-6X2-6 WINDOW, CLOSER, PANIC BAR & PULL
- 3 INTERIOR DOOR: 3-0X6-8, LEVER HANDLES, DOOR CLOSER, AUX DEAD BOLT
- 4 NEW WINDOWS, SINGLE GLAZED, SAFETY GLASS, SILL 3-0H, HEAD 6-8H
- 5 NEW TOILET PARTITION, PAINTED METAL OR LAMINATE COVERED
- 6 H.C. GRAB BARS, SEE DETAILS FOR SIZES AND MOUNTING HEIGHTS.
- 7 NEW WALL MOUNTED URINAL, WITH AUTOMATIC FLUSH VALVE
- 8 NEW WALL MOUNTED SINK/COUNTER, SEE H.C. DETAILS FOR DIMENSIONS
- 9 NEW CEILING LIGHT/EXHAUST-FAN UNIT, OCCUPANCY SENSOR WALL SWITCH
- 10 NEW LED LIGHT FIXTURES, "WARM WHITE" COLOR ON SWITCHED CIRCUITS
- 11 MAINTAIN MIN. 3-0 WIDE EXIT PATHS AROUND TABLE/SEATING AREAS
- 12 NEW WOOD DOOR, LEVER HANDLES & CYLINDAR "CLOSET" LOCK FUNCTION
- 13 NEW FLOOR MOUNTED, TANK TOILET, WHITE CHINA, A.D.A. COMPLIANT
- 14 NEW 4" T EIFS ENTRANCE TRIM COVERED WITH SYNTHETIC STUCCO, SEE SHEET A-3
- 15 NEW CANOPY, SEE SHEET A-3

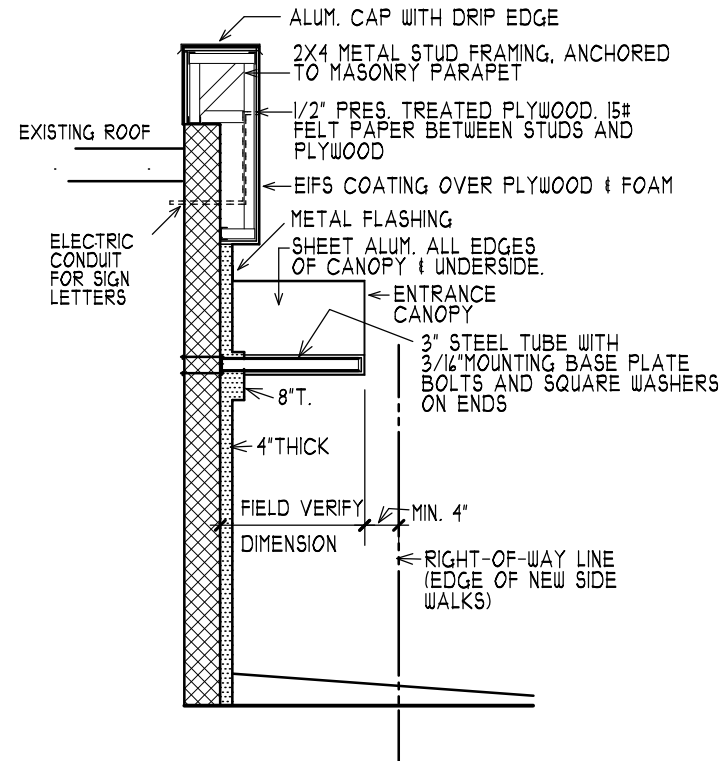
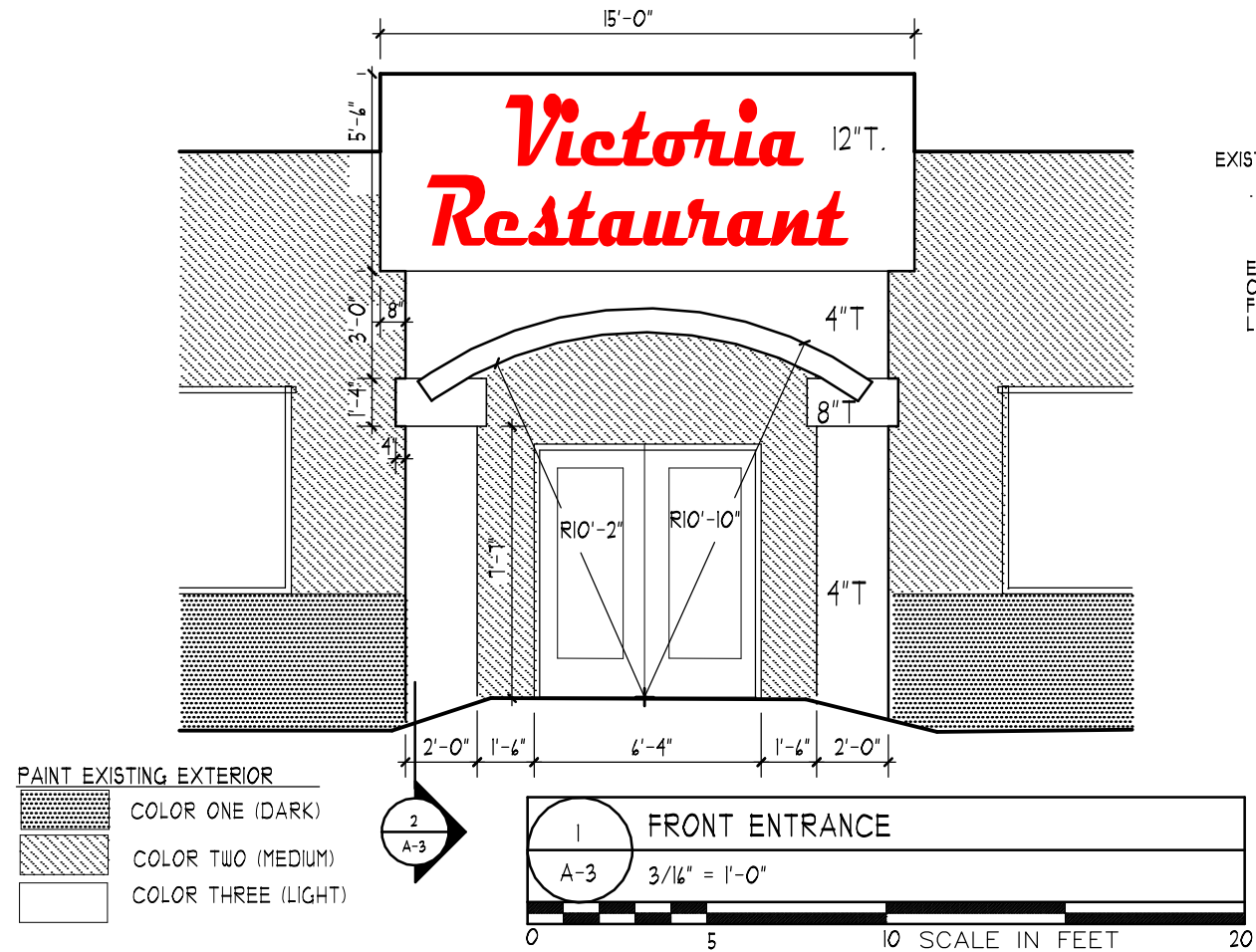
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FIRST FLOOR  
PLAN,  
DETAILS &  
NOTES  
A-2





2 SECTION

A-3 3/16" = 1'-0"



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DETAIL  
PLANS  
& NOTES  
A-3





FRONT



Looking east



Looking north






Looking west



Looking south west



 Other tenant entrance





Existing curb



Existing curb

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>									
Name of Action or Project: Victoria Restaurant, 320 Lombard Street, Syracuse, NY									
Project Location (describe, and attach a location map): 320 Lombard Street at Westcott Street, near Erie Blvd East; Syracuse, NY									
Brief Description of Proposed Action:  Interior renovations for a restaurant tenant. Exterior changes: new sidewalk, new parking lot, new signs.									
Name of Applicant or Sponsor: Owner: TJW Asset Mgmt LLC Tenant: Domingo Rumaldo		Telephone:  E-Mail: admin@tmgcny.com							
Address: 113 Butternut Street									
City/PO: Syracuse		State: NY	Zip Code: 13214						
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Syracuse Zoning approval and Syracuse Building Permits			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
NO	YES								
<input type="checkbox"/>	<input checked="" type="checkbox"/>								
<table style="width: 100%;"> <tr> <td style="width: 60%;">3.a. Total acreage of the site of the proposed action?</td> <td style="width: 40%; text-align: right;">0.89 acres</td> </tr> <tr> <td>b. Total acreage to be physically disturbed?</td> <td style="text-align: right;">0.25 acres</td> </tr> <tr> <td>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</td> <td style="text-align: right;">0.89 acres</td> </tr> </table>				3.a. Total acreage of the site of the proposed action?	0.89 acres	b. Total acreage to be physically disturbed?	0.25 acres	c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.89 acres
3.a. Total acreage of the site of the proposed action?	0.89 acres								
b. Total acreage to be physically disturbed?	0.25 acres								
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.89 acres								
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" 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 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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?	NO <input type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input 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"/>	
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 checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 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: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Torin Washington, Member, TJW Asset Management, LLC		Date: 12/6/2022
Signature: <i>Torin Washington</i>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>



	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

**PRINT**