



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Jacob R. Dishaw
Zoning Administrator

Meira Hertzberg
Zoning Attorney

Cristian Toellner
Zoning Planner II

Zhitong Wu
Zoning Planner II

Haohui Pan
Zoning Planner I

Patrick Voorheis
Zoning Planner I

TO: City of Syracuse City Planning Commission

FROM: Jake Dishaw, Zoning Administrator

DATE: February 12, 2024

Re: Zoning Administrator Referral of R-23-80 & Z-2860 to City Planning Commission

The above-referenced companion projects, R-23-80 & Z-2860, are for the properties located at 2010 S. State Street and 2014 S. State Street, Syracuse, NY 13203. Pursuant to ReZone, Art. 7, Sec.7.3D., the project (R-23-80) is a Lot Alteration because the area of the lot combination is less than 10,000 square feet and the proposal does not increase the number of lots. Lot Alterations are an administrative decision by the Zoning Administrator.

The Lot Alteration (R-23-80) proposes to combine two properties (2010 S. State Street and 2014 S. State Street) into one new lot. Both properties are owned by the Syracuse Land Bank. 2010 S. State Street is situated within the Low Density Residential, R2 Zone District and 2014 S. State Street is situated within the Small Lot Residential, R3 Zone District.

The Lot Alteration will combine two different Zone Districts, which necessitates a Zone Change approval from the Common Council prior to decision of the Lot Alteration. The applicant proposes to rezone 2014 S. State Street from the R3 Zone District to the R2 Zone District so as to prohibit split zone districts. The Zone Change Application (Z-2860) and Lot Alteration Application (R-23-80) is being referred to the City Planning Commission for further review. Z-2860 needs a recommendation from the City Planning Commission to the Common Council for the final decision, pursuant to ReZone, Art 5, Sec 5.6A. Upon the approval of the Zone Change application Z-2860, the Zoning Administrator can then decide on granting the Lot Alteration.

Therefore, the projects R-23-80 and Z-2860 at 2010 S. State Street and 2014 S. State Street are referred by the Zoning Administrator to the City Planning Commission for review and recommendation. Should the City Planning Commission accept the referral, a public hearing is required. This item may be heard on February 12, 2024 as all public and legal notice requirements have been satisfied in anticipation of referral.

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Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office: 315 448 8640 | zoning@syr.gov | www.syr.gov



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

Z-2860	Staff Report – February 12, 2024
Application Type:	Zoning Map Amendment
Project Address:	2010 South State Street (077.-04-05.0) & 2014 South State Street (077.-04-06.0)
Summary of Proposed Action:	<p>The applicant is proposing a lot alteration (R-23-80), pursuant to the Syracuse Resubdivision Regulations as amended, to combine two properties that are presently situated in two different Zone Districts. In some instances, a lot alteration or resubdivision that will result in a split Zone District will trigger a Zone Change (where the underlying Zone District on one of the lots to be combined is rezoned). With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under ReZone, but to allow for appropriate flexibility, staff will analyze proposed lot alterations and resubdivisions that will result in a split zone districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a split zone district this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to ReZone, Art. 5, Sec. 5.6A. Because of the City’s aforementioned policy regarding split Zone Districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC’s recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3). The scope of work is to effectuate a Zone Change for the lot addressed as 2014 S. State St. rezoning the lot from the R3 Zone District to the R2 Zone District prior to processing the request for the lot alteration.</p>
Owner/Applicant	Katelyn Wright, Executive Director, Greater Syracuse Property Development Corp (Owner & applicant)
Existing Zone District:	2010 S. State Street is situated within the Low Density Residential, R2 Zone District and 2014 S. State Street is situated within the Small Lot Residential, R3 Zone District.
Surrounding Zone Districts:	The neighboring properties to the north, south, and east are the R2 and R3 Zone Districts, and to the west of the property is the Urban Neighborhood, MX-1 Zone District.
Scope of Work:	The scope of work is to effectuate a Zone Change for the lot addressed as 2014 S. State St. rezoning the lot from the R3 Zone District to the R2 Zone District prior to processing the request for the lot alteration. Map maintenance to reflect the proposed Zoning Map Amendment will be administered by the Department of Neighborhood and Business Development and occur annually after the Onondaga County Clerk’s Office has published a new tax map.
Staff Analysis:	<p>Pro:</p> <ul style="list-style-type: none"> • The existing lot size at 2014 S. State Street does not meet the minimum lot size requirement in the R3 Zone District. • Rezoning 2014 S. State Street to the R2 Zone District, rather than rezoning 2010 S. State Street to the R3 Zone District is preferable. Once a lot alteration take place combining two lots, the combined lot size would not conform to R3 Zone District Standards but would conform to R2 Zone District Standards. • The proposed lot alteration would create a new lot that aligns with the purpose and dimensional requirements of the R2 Zone District by allowing the previously narrow lot at 2010 S. State St. to become bigger, thereby allowing the new lot to comply with the development standards and enabling valuable features, such as street trees and green space, intended in the lower density residential Zone Districts. • In the current Zoning Map, the R2 and R3 Zone Districts along the 2000 block of

	<p>South State Street are not distributed uniformly and by expanding the R2 Zone District in this block, the traditional single or two-unit housing typology will be preserved.</p> <ul style="list-style-type: none"> Statistically, 31% of the vacant lots in the City of Syracuse occur in R2 and R3 Zone Districts, therefore, by combining vacant lots with properties that have existing houses will not only decrease the percentage of vacant lots, but also provide greater flexibility in future developments and positive externalities such as greater amount of green space to mitigate stormwater runoff and decreased impervious surfaces. <p>Con:</p> <ul style="list-style-type: none"> Not applicable. <p>Staff Recommendation:</p> <ul style="list-style-type: none"> The Zoning Administration staff favors a recommendation from the City Planning Commission for the Common Council to hear the proposed Official Zoning Map Amendment.
Zoning Procedural History:	<p>2010 S State St: No Zoning history available.</p> <p>2014 S State St: No Zoning history available.</p>
Summary of Zoning History:	<p>A single-dwelling unit house has been vacant recently on 2010 S State St, A single-dwelling unit house was demolished in 2019, and the parcel has remained vacant since then.</p>
Code Enforcement History:	<p>See the attached code enforcement history.</p>
Zoning Violations:	<p>The proposed lot has no zoning violations.</p>
Summary of Changes:	<p>Not a continued Project.</p>
Property Characteristics:	<p>The subject property is a trapezoid shape with 44.99 feet of frontage on 2010 S State St and a lot depth of 139.09 feet.</p> <p>The subject property is a trapezoid shape with 42.94 feet of frontage on 2014 S State St and a lot depth of 81.03 feet.</p>
SEQR Determination:	<p>Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.</p>
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-1, m and n, the proposal does not meet the reviewing referral criteria for the Onondaga County Planning Board</p>

Application Submittals: The application submitted the following in support of the proposed project:

- Short Environmental Assessment Form Part 1

Attachments:

- Short Environmental Assessment Form Part 2 & Part 3
- Supporting maps (x4) articulating the existing zoning map and parcel boundaries, the proposed amendment to the zoning map, and the proposed lot alteration after the rezoning of 2014 S. State St

Short Environmental Assessment Form

Part 1 - Project Information

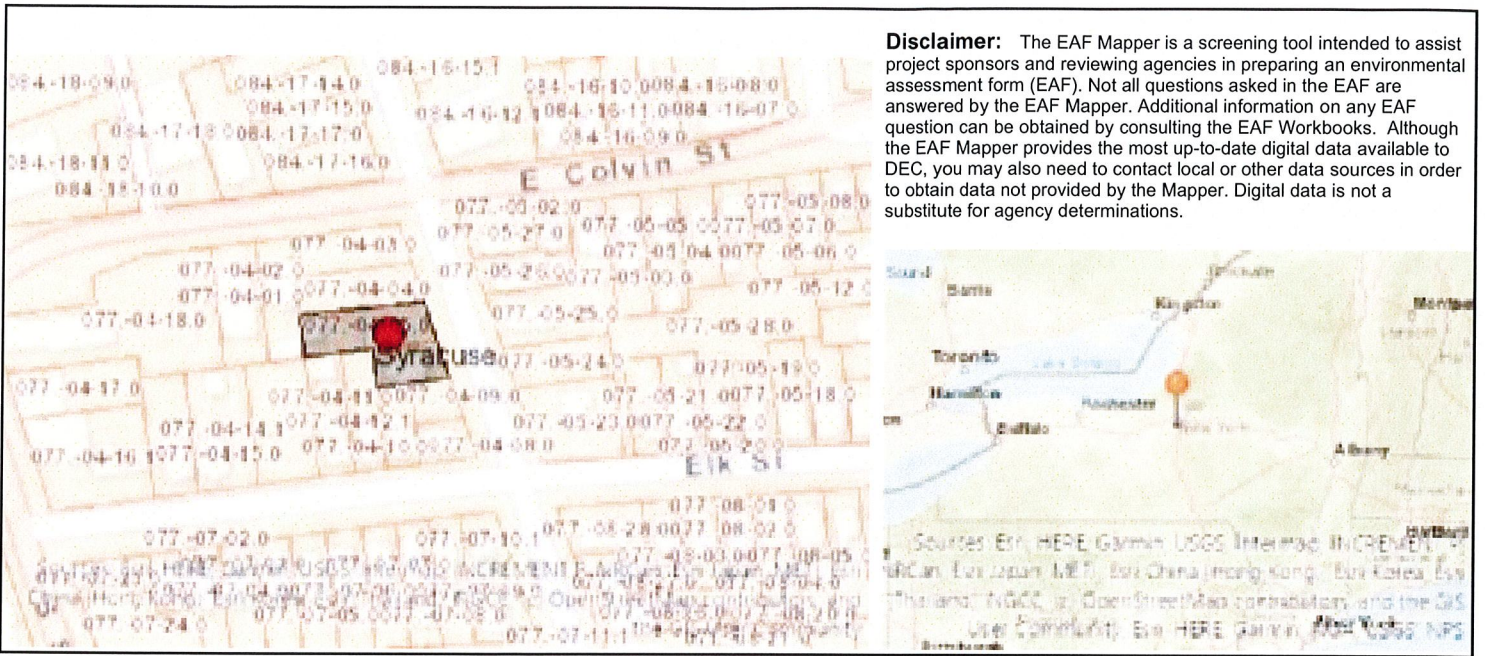
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Merge 2010 and 2014 S State St.			
Project Location (describe, and attach a location map): South State Street between Elk St and East Colvin St in Syracuse NY			
Brief Description of Proposed Action: The Greater Syracuse Land Bank is under contract to sell the vacant single-family house at 2010 S State St to t buyer who will renovate the house as his primary residence. The additional land will be used as greenspace.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315+-422-2301 ext 18 E-Mail: tluckett@syracuselandsbnk.org	
Address: 431 East Fayette St			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .219 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .219 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: <u>renovations will be done in accordance with City of Syracuse building codes.</u>	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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Closest eligible resource is Beauchamp Branch Library and South Presbyterian Church is listed. Both are located 1 block west. b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? 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: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

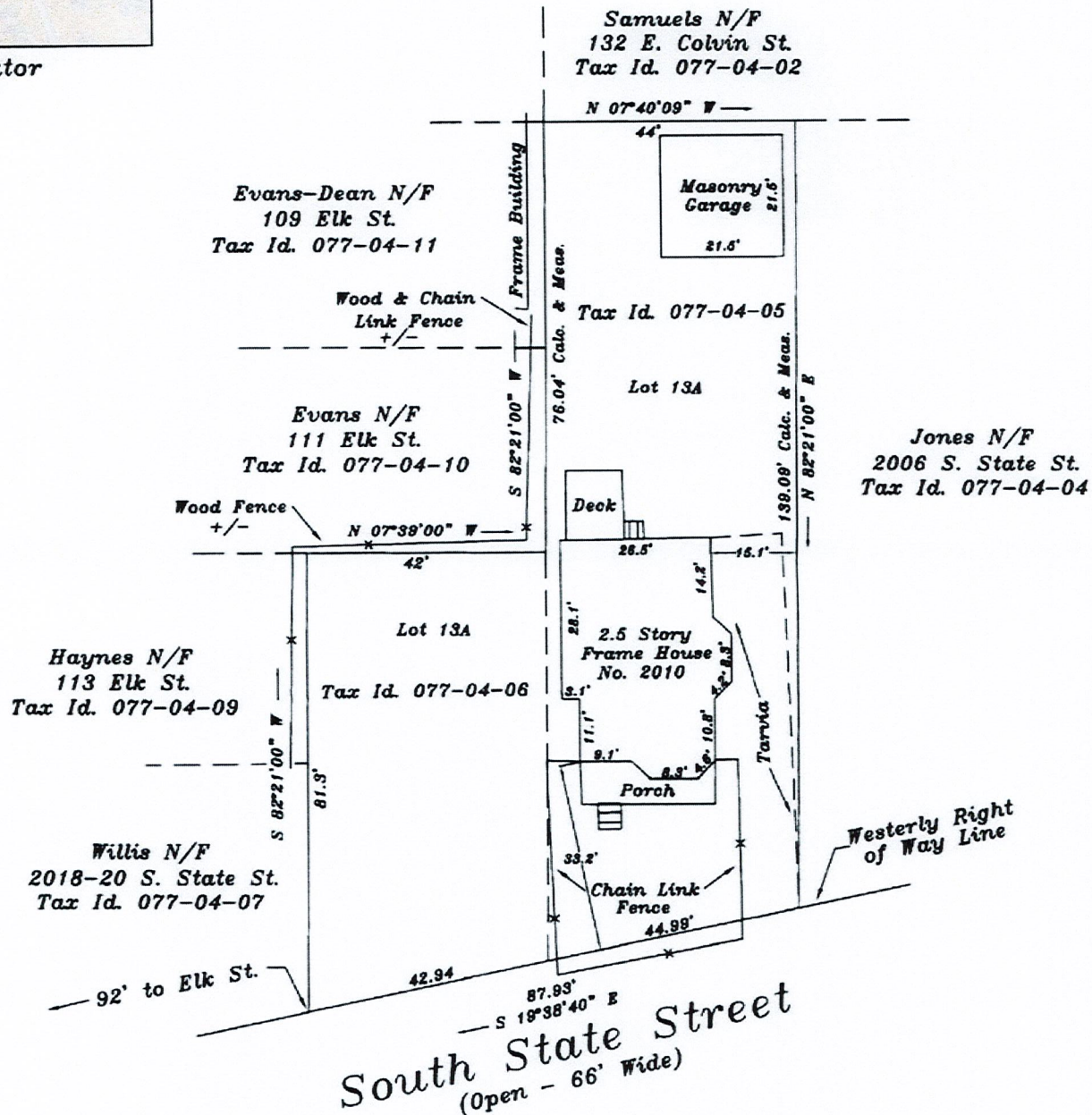


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Site Vicinity Locator
(not to scale)



Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 13A Area = 9553 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation

Date of Fieldwork: 10/05/23
 Tax Ids: 077-04-05 & 06
 Deed: 2023/3512 & 5323/675
 Abstract: Not Provided

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision of Lot 13 of the Landon Tract and Part of Subdivision No. 3 of Lot 92 - Former Town of Onondaga To be New Lot 13A</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i> M.J. McCully NYSLS 50696</p>		<p>Known as No. 2010 South State Street, City of Syracuse, County of Onondaga, State of New York</p> <p>Drawn by: PFOB Scale: 1" = 30'</p> <p>Date(s): 10/16/23</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2023, Michael J. McCully Land Surveying, all rights reserved.

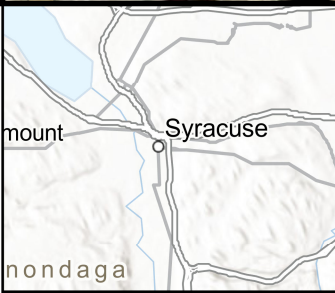
Existing Parcel Boundaries



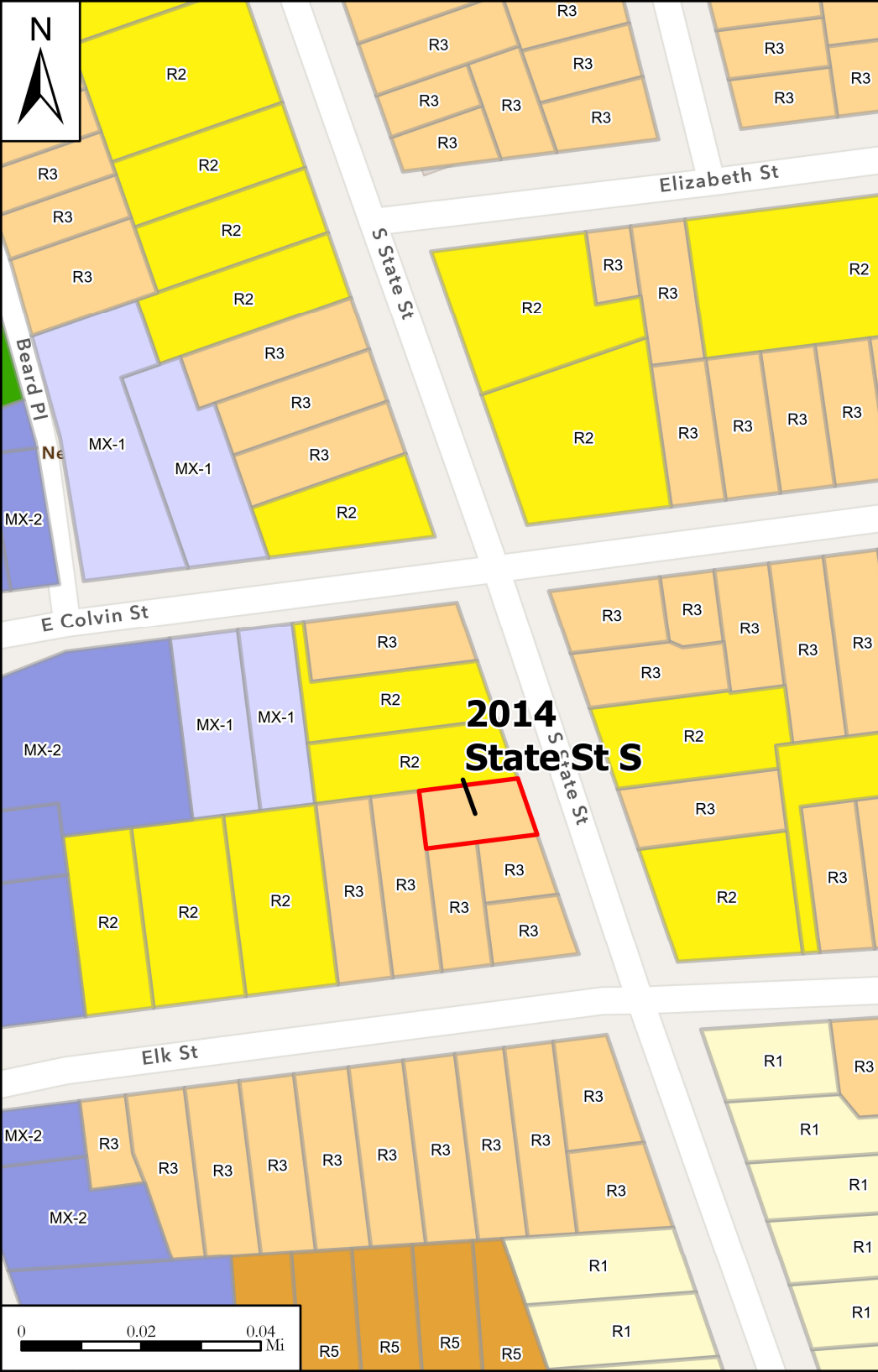
Proposed Lot Alteration



Existing Parcel Boundaries and Proposed Lot Alteration



Map by: Cristian Toellner | Created on: 2/8/24 | Map Credits: Esri, NASA, NGA, USGS, New York State, Maxar, Microsoft, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



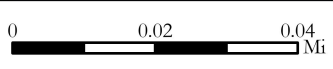
Legend

Subject Property Zone District

R3 - Small Lot residential

ReZone Designation:

- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending

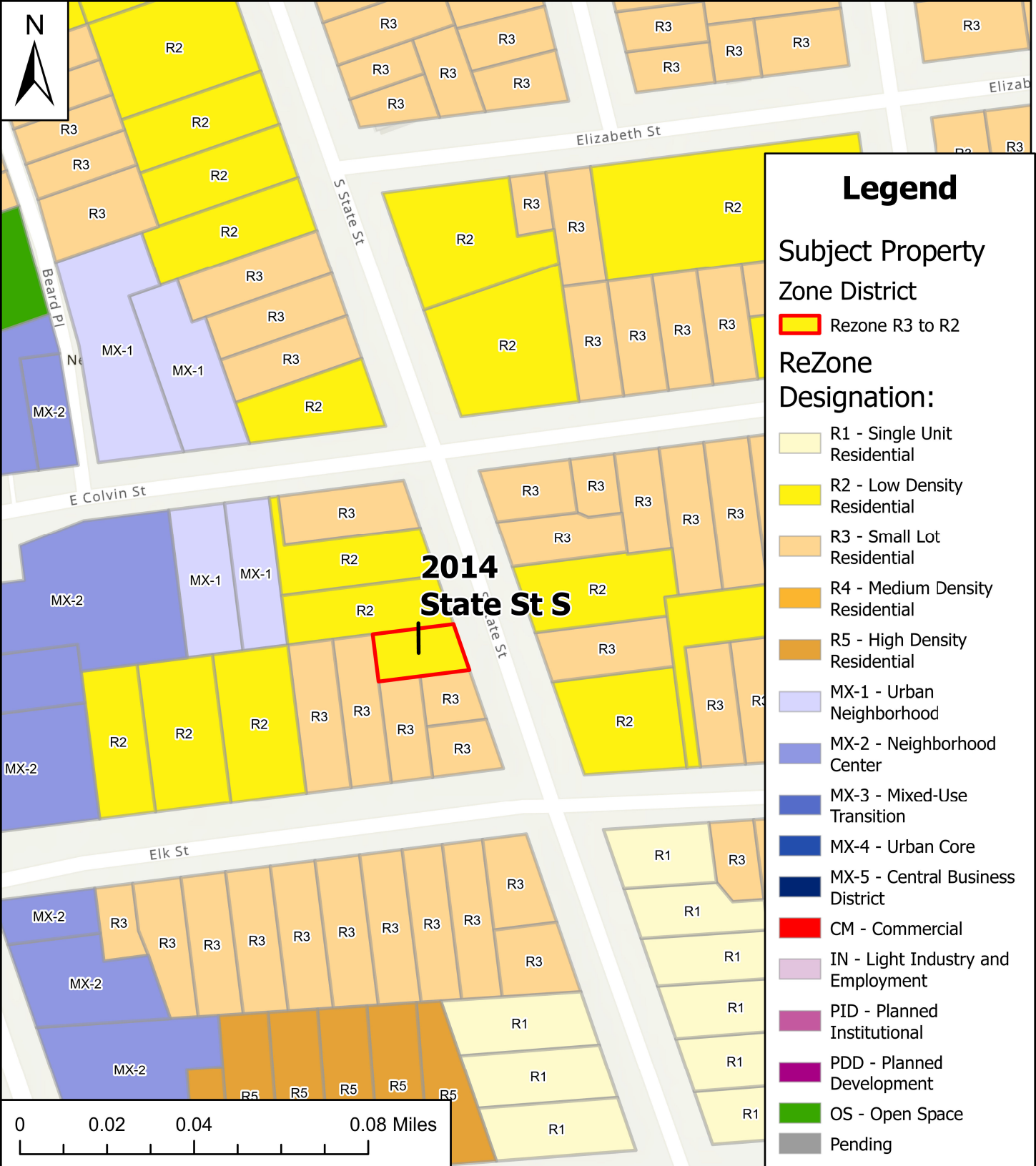


Existing Zone District Map

Map by: Cristian Toelner
 Created on: 2/8/24
 Map Credits: Esri, NASA, NGA, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Legend

Subject Property
 Zone District
 Rezone R3 to R2

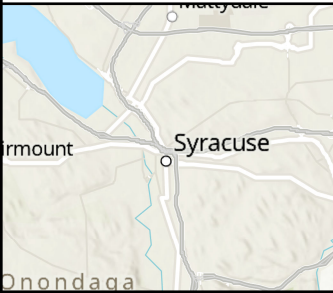
ReZone Designation:

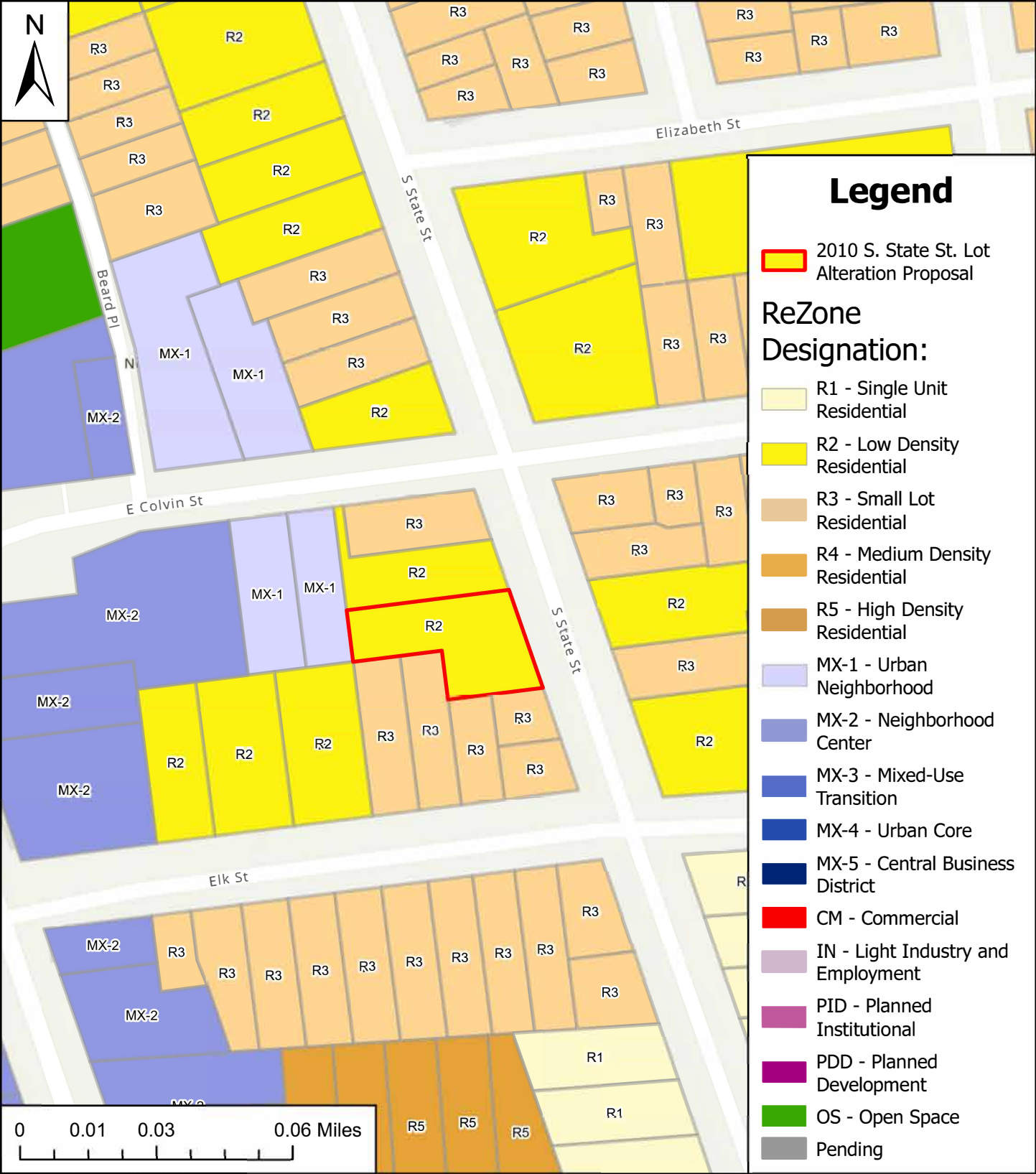
- R1 - Single Unit Residential
- R2 - Low Density Residential
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**2014
State St S**







Proposed Zoning Map Amendment

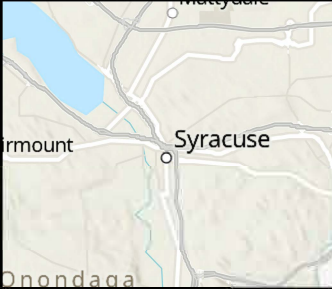
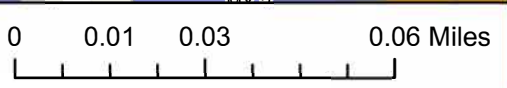
Map by: Cristian Toellner | Created on: 2/8/24
 Map Credits: Esri, NASA, NGA, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Legend

-  2010 S. State St. Lot Alteration Proposal
- ReZone Designation:**
-  R1 - Single Unit Residential
-  R2 - Low Density Residential
-  R3 - Small Lot Residential
-  R4 - Medium Density Residential
-  R5 - High Density Residential
-  MX-1 - Urban Neighborhood
-  MX-2 - Neighborhood Center
-  MX-3 - Mixed-Use Transition
-  MX-4 - Urban Core
-  MX-5 - Central Business District
-  CM - Commercial
-  IN - Light Industry and Employment
-  PID - Planned Institutional
-  PDD - Planned Development
-  OS - Open Space
-  Pending



Lot Alteration and Rezone Proposal

Map by: Cristian Toellner | Created on: 2/8/24
 Map Credits: Esri, NASA, NGA, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Project:	z-2860
Date:	2/12/24

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	Z-2860
Date:	2/12/24

Short Environmental Assessment Form Part 3 Determination of Significance

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 checked="" 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.
Syracuse City Planning Commission	2/12/24
_____ Name of Lead Agency	_____ Date
Steven Kulick	Chairperson
_____ 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)