### Village of Dobbs Ferry Site Plan Application

Please check appropriate box:
Preliminary Date_APRILISION_Final Date
Name of proposed development 3 CRESCEUT LAUE
Applicant: Plan Prepared By:
Name RICHARD LAMOSTOCA Name GOTHAM DESIGN
Address 3 CRESCRIT LAVE Address 329 BROADWAY
DOBRS FERRY, MY 10522 DOBRS FERRY, MY 10522
Telephone 914-879-977 Telephone 914-693-5093
Owner (if different):
If more than one owner, provide information for each:
Name
Address
Telephone
Ownership intentions, i.e., purchase options <u>No CHADGE</u>
Location of site 3 CRECENT AND DORRS FORMY.
CORNER LOT OF CRESCRIT AND HICKORY HILL
Tax map description:
Sheet Block Lot/Parcel 3./00-97-5/
Current Zoning Classification 0 F - 4

### Site Plan Application Page 2 of 6

State and federal permits needed (list type and appropriate department):
Proposed uses(s) of site ULI CHALIGETO
Total site area (square feet or 8, 712 SQ.FT areas)
Anticipated construction time Two MouTHS  Will development be staged? LC
Current land use of site (agriculture, commercial, undeveloped, etc.)  Sorums A2); SINGLE FAMILY Home
Current condition of site (buildings, rush, etc.) FULLY DEVELOPED
Character of surrounding lands (suburban, agriculture, wetlands, etc.)  SURVEY DEVELOPED
Estimated cost of proposed improvement \$ \$10,000
Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

Site Plan Application Page 3 of 6

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposed structures.

Oniei proposed sauctures.
(Use separate sheet if needed) PROSECT COLISISTS OF THE REPAIR OF ALLO
EXISTING TERRACE WITH AN EXPANSION OF 17575
HOTTUR PAD & 140 4; 62 FOOT RETAINING WALL; STATE OF NEW YORK ) REGINATED SIDE YARD; DRAINAGE
STATE OF NEW YORK ) REGNAPED SIDE PARO; DIAJULAGE COUNTY OF WESTCHESTER ) ss: VILLAGE OF DOBBS FERRY )
PADDY STEDUSCHULDERS being duly sworn, deposes
and says, that (s)he resides at 329 Bosholy 1
DOBRS FERRY, HON YORK
that (s)he is the authorized owner/representative of the owner and that the foregoing
answers are true to the best of (his) knowledge and belief, that the plat if approved by
the Planning Board will be filed in the Office of the County Clerk within ninety (90) days
following the date approval and that all regulations of the Planning Board have been
complied.
SWORN TO BEFORE ME THIS 18TH DAY
OF MAY 2021 Clabia Sillia
DEBRA SILLER NOTARY PUBLIC STATE OF NEW YORK WESTCHESTER COUNTY LIC. #015/6205087 COMM. EXP. 5/4/25

Site Plan Application Page 4 of 6

Proposed Development:	•	Applicant:	
Name		Name	
	•	Address	
•		Telephone	:
Procedural Sequence		<u>Date</u>	
Initial contact with enforcement Officer			
Presubmission conference			
Preliminary application			
Fee paid: Amount \$			
Public hearing notice			
Public hearing	*		
Tentative action:			-
Approval			
Approval with modification			
Disapproval			
Disapproval Resubmitted			-
Lapse date for final approval	•		•
Final application			
Referral			
Comments returned			
Final Action:			_
A			
Approval  Approval with modifications			
Conditions satisfied			-
Disapproval			-
Resubmitted			
Building permit granted			
Performance bond required			_
		:	_
Amount			
Period			
Improvements covered			
Performance bond satisfied			-

### Site Development Pian Review

### Checklist (cont'd)

North arrow, scale date Property boundary, dimensions and angles Easements and deed restrictions Names, locations and widths of adjacent streets	
Land use, zoning, ownership and physical improvement of adjacent properties	
Conformity with comprehensive plan	
Impact on environs: Land use Transportation Community facilities and services Aesthetics Environmental, i.e. air, water, noise, etc.	
Energy conservation Historic preservation Environmental impact statement	
Existing, on-site physical improvements	
Existing natural features: Geological features Soil characteristics Topography Vegetation Hydrologic features Proposed development: Grading and drainage plan Buildings and other structures Improvements such as parking, storage and recreation areas Vehicular and pedestrian ways including ingress and appurtenances	

Site Plan Application Page 6 of 6	
Outdoor lighting and public address systems	,
Outdoor signs Landscaping plans Architectural plans Materials specifications Construction schedule	

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## VILLAGE OF DOBBS FERRY

## SITE PLAN CHECK LIST

The items listed below should be reviewed by the applicant's design professional to aid in providing a complete submission.

<u>AG</u>	ENCY APPROVALS	YES	<u>NO</u>
Wes	tchester County Department of Health		
Sept	c and Water.		/
New	York State Department Environmental	-	
Cons	ervation Stormwater SPDES.		1/
New	York City Department Environmental	-	
Prote	ction Joint Septic.		<b>√</b>
New	York City Department of Environmental		
Prote	ction SWPPP.		<b></b>
VIII	ACF PEDMITS/APPROVALS		
VALUE	AGE PERMITS/APPROVALS		
Zonin	g Board of Appeals.		
	ng and Explosives Permit.	<del></del>	4
Fill Po	ermit.		V
	water Wetlands Permit.		
Site P	lan to comply with Subdivision		
Plat	approval requirements		
Storm	water Pollution Prevention Plan (SWPPP)		1
Archit	ectural Review	<u> </u>	
	ng Permit	1	
Excav	ation/Grading Pernit	7	7
	ition Permit		7
Electri	cal Permit		
CITE :	DI AN INCOPACATION		
SILE	PLAN INFORMATION	*	
1.	24" x 36" maximum drawing size.		
2.	Minimum scale: (1" = 30').		
3.	Project Name.	-	
4.	Name and address of engineer and surveyor.	7	
5.	Name and address of owner of record and applicant.	7	
).	Drawings signed and sealed by P.E. or R.A.	<del>\</del>	
<b>'</b> .	Original drawing date & revision dates.		
3.	Tax map section and lot numbers.		•

9. 10 11. 12.	acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.) & identify adjoining property owners.  Minimum yard setbacks.	\frac{}{}	
<u>AG</u>	ENCY APPROVALS		
12.	Estimated quantity of cut or fill to be imported or removed from site or provide note stating that ANo material is to be imported or removed for the control of the control	$\checkmark$	
13.	material is to be imported or removed from this site.@ Topography at two feet maximum intervals.		
14.	Topography along streets adjacent to property.	1	
15.	Existing buildings, retaining walls, fences,		*************
	rock outcrops, wooded areas, watercourses, water	,	
	bodies, wetlands and wetland controlled areas, etc.		
16.	Total amount of site area disturbed		
DRA	MINAGE		AND THE PERSON NAMED IN COLUMN 1
1.	Callestand		
1.	Collect and convey driveway runoff.		
	Mitigate increases in site runoff due to		
2.	site development.		
2.	Roof drains to discharge to existing or proposed		
	drainage system. Mitigate increases from roof runoff.	/	
3.			
٥.	Surface inlets provided where low points cannot be graded to drain.		
4.	Swale provided between buildings and embankment		V
	which slopes toward building.	**	
5.	Culverts provided where roads or driveways cross		_
	watercourses.		1
6.	Catch basin spacing adequate.		~
7.	All rim and invert elevations provided.	~	
8.	Two feet minimum cover of storm drains in roads,		11/1
	driveways and parking areas. 18" minimum		MA
_	elsewhere.		
9.	Drywells provided with emergency overflow		
	outlet pipes to grade. Multiple drywell systems		
	should be connected by equalization pipes with		
10	rim and invert elevations posted.		
10.	Minimum storm drain pipe size 15" diameter.		NIA

11. 12. 13. <u>SIT</u>	inlets and outlets.  Rip-rap provided at headwalls and end sections		<u> </u>
1.	Adequate sight distance at driveway intersection		
2.	with road.  Site accessible to fire trucks, emergency vehicles, tractor trailers for fill deliveries,		
	moving vans, oil trucks, etc.		
3. 4.	Backup space for parking area.	$\checkmark$	
4.	Driveways intersecting existing road at 90E.		
SIT	E GRADING		
1.	All proposed and in		
••	All proposed grading on property for house, driveway and septic. Show limit line of disturbance.		
2.	Driveway platform sloped at 4% maximum within		
	25 feet of centerline of street or within 35 feet from		
	the Right-of-Way, whichever is the greater distance		11/4
3.	Driveway slope 14% maximum.		7/72
4.	Parking area 5% maximum.	-	<del>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</del>
5.	Paved areas 1% minimum grade at curb line.		MA
6.	Lawn area 2% minimum.		
7.	Top and bottom of retaining wall elevations provided.		
8.	Outside grade pitched away from residence		
9.	Guide rail provided at steep drop offs.		
10.	Spot elevations at corners of residence and parking area		
1 1	where necessary to ensure positive drainage.		
11.	Finished floor elevations provided including basement		NA
12.	Plans and calculations for walls ≥ 4 feet Signed & Sealed by P.E., R.A.		11/1
13.	Provide profiles of proposed roads with vertical		NA
	geometry.		1114
14.	Provide horizontal geometry.		
GENE	RAL		THE STATE OF THE S
1.	Show existing and proposed utilities(water, sewer,etc.)		LILA
2.	Show snow piling areas.		17/

3. 4. 5. 6. 7. 8. 9. 10. 11. 12.	Show refuse areas with enclosures. Show zoning map with districts(school, fire, etc). Show signage. Show landscaping. Provide sections and details of wall. Provide phasing plan for areas over 5ac. Provide lighting plan. Maintain low noise level at property line. ADA compliance —Village Construction Standard Compliance  E PLAN NOTES	
1. 2. 3.	General construction notes.  Construction Sequence shown on plans.  The following notes shall be provided on the plans:  AShould rock blasting be required, a permit application in accordance with Chapter 125 -  Blasting and Explosives of the Village of Dobbs  Ferry Code must be submitted to the Village by	
	the applicant for review/approval. This should be noted on the plans as follows:  AThe Village Engineer may require additional erosion control measures if deemed appropriate	~
	to mitigate unforeseen siltation and erosion of disturbed soils.@  AAs-Built plans of the proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.@	
	AFill material imported to the site shall be certified in writing by a New York Licensed Professional Engineer as clean, non-contaminated fill suitable for the intended use.	 <u></u>
	"Before the site plan is signed by the Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of	

Page 4 of 6

	•		
	acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney".		
4. The foll	owing notes shall be provided on plans that involve SWPPP	''s:	
VIIII	applicant shall notify the Building Department or age's Consulting Engineer in writing at least 48 hours before of the following so that any inspection may be performed.	;	
1)	Start of construction		
2)	Installation of sediment and erosion control measures.		
3)	Completion of site clearing.		***************************************
4)	Completion of rough grading.		- Marian
5)	Installation of SMP's.		
6)	Completion of final grading and stabilization of distured areas.		ministra pagaman
7)	Closure of construction.		
8)	Completion of final landscaping; and		
9)	Successful establishment of landscaping in public areas.		
sedime at leas	owner or operator shall have a qualified inspector and document the effectiveness of all erosion and entation control practices and prepare inspection reports tonce a month. These reports must be kept on site and le for review".		
SITE CONST	RUCTION DETAILS		
Driveway Profi	ile	N/A	4

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1	Oriveway and shoulder section		11/
D	Roadway replacement avenue section		13//
	idewalk Details		32
			13/
p.	ip-rap slopes, embankments and aprons		
N	aved, rip-rapped, grass gutters YSDOT material item numbers		
D	etention basin		W
	atch basin		1-9-
	urface inlet		
	rain manhole	V	
	eadwall	-	NI
	arb		13/1
	ywell		15/4
	nderdrain		
	taining wall	~	
	t fence		
	ybales		
100	et protection	1	
	ti-tracking strip	V_	
	iderail		
	ergy dissipater	-	N/A
	liment traps or basins		PIA
	and the second s		
ER	OSION CONTROL PLAN		
Ero	sion control measures implement 1		
Gui	sion control measures implemented as per New York delines for Urban Erosion and Sediment Control.		
-	domes for Groan Erosion and Sediment Control.		•
MIS	SCELLANEOUS ITEMS		
1.	Proposed easements		
	a) Temporary construction		1.10
	b) Drainage	-	LI/A
	c) Sight		P/A
	d) Slope		KYA
	e) Driveway access		WA
	,		12/A
2.	Existing sanitary disposal system in the vicinity		11/1
	of construction activity protected with temporary	-	XXX
	fencing.		

p:\village of dobbsferry\buildingdepartment\shell\siteplanchecklist.doc

# VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

THE ABBEDDINE (T FORM (CAR)
Name of applicant: RICHARD LAMESIDOCA
Mailing address: 3 CRESCEUT LAUE
DORRS FERRY, LIY 10522
Telephone number: 914-879-9771
Tax Lot #
Application number, if any:
A. INSTRUCTIONS (Please print or type all answers)  1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to Local Law # 10-05 - LWRP Consistency Law. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).
2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.
3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.
4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.
B. DESCRIPTION OF SITE AND PROPOSED ACTION
1. Type of action (check appropriate response):  (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)  (b) Financial assistance (e.g. grant, loan, subsidy)  (c) Permit, approval, license, certification  (d) Party or Agency undertaking action:  (d) Party or Agency undertaking action:  (d) Party or Agency undertaking action:  (e.g. grant, loan, subsidy)  (c) Permit, approval, license, certification  (d) Party or Agency undertaking action:  (e.g. capital construction, planning activity, agency  (e.g. capital construction)  (b) Financial assistance (e.g. grant, loan, subsidy)  (c) Permit, approval, license, certification  (d) Party or Agency undertaking action:  (e.g. grant, loan, subsidy)  (e.g. party or Agency undertaking action:  (d) Party or Agency undertaking action:  (e.g. grant, loan, subsidy)  (e.g. party or Agency undertaking action:  (
Village of Dobbs Ferry – LWRP Consistency Review COASTAL ASSESSMENT FORM (2/6/07)  Page 1 of 5
1 mgo 1 01 2

2. Describe nature and extent of action: REPAIR EXPANO TEMPLE: BULLO BASE FOR HOT TUR; BULLO RETINULUS WALL AND REGRADE SITE YAND	<b>L</b>
3. Location of action (Street or Site Description): 3 CRESCEST LASE  CONSIDER WITH HICKORY HILL ROAD	

#### C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

- 1. The proposed action has direct contact with coastal waters, i.e. the Hudson River and/or its tributaries Wickers Creek and the Saw Mill River.
- <u>MO</u>2. The proposed action utilizes coastal waters, either directly or indirectly.
- 23. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.
- 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.
- 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

### D\_COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at <a href="https://www.dobbsferry.com/content/waterfront">www.dobbsferry.com/content/waterfront</a> and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Planning Bd.	Applicant
1. 🗆	Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?  YESNONot Applicable
2. 🗆	Does the proposed action preserve historic and archaeological resources?  YESNONot Applicable
ž	
3. 🗆	Does the proposed action protect existing scenic resources or enhance visual quality in the community?  YESNONot Applicable
¥ **	
*	
	·
4. 🗌	4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion? YESNONot Applicable
	·
5. 🗆	5. Does the proposed action protect or improve water resources? YESNONot Applicable

6. 🗆	6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities? YESNONot Applicable
7. 🗆	7. Does the proposed action protect and/or improve air quality? YESNONot Applicable
8. 🗆	8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes? YESNONot Applicable
9. 🗆	9. Does the proposed action improve public access to and recreational use of public lands and waters? YESNONot Applicable
10. 🗆	10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation? YESNONot Applicable

11. 🛘	11. Does the proposed action promote the sustainable use of fish and wildlife resources?
	YESNONot Applicable
12. 🗆	12. Does the proposed action protect agricultural lands?
_	YESNONot Applicable
	13 Does the proposed action promote appropriate use and development
13. ∐	13. Does the proposed action promote appropriate use and development of energy and mineral resources?
	YESNONot Applicable
Consistency	E EIDTHED DEM DYG OD (DYGOL)
Determination	E. FURTHER REMARKS OR ADDITIONAL INFORMATION:
☐ Yes ☐ No	
□ 140	
	If assistance or further information is needed to complete this form, please contact Village of Dobbs Ferry Clerk at 914-693-2203 ext. 204
	Preparer's Name: PAONIAC STENISCHEDON Telephone: 914-693-5093
	Name: PAONIAC STENSCHEDON Telephone: 914-693-5093  Title: PEET For OWERCY: Date: 05/18/2021
	Date. O. Spice

Village of Dobbs Ferry – LWRP Consistency Review Coastal Assessment Form (2/6/07)

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### 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:							
Project Location (describe, and attach a location ma	np):						
Brief Description of Proposed Action:							
Name of Applicant or Sponsor:			Ι				
Name of Applicant of Sponsor.			Teleph	ione:			
			E-Mai	l:			
Address:							
City/PO:			State:		Zip C	ode:	
1. Does the proposed action only involve the legis	slative adoption	of a plan, loca	l law, or	dinance,		NO	YES
administrative rule, or regulation?  If Yes, attach a narrative description of the intent of	f the proposed ac	ction and the e	nvironm	ental resources th	at		
may be affected in the municipality and proceed to							
2. Does the proposed action require a permit, appr If Yes, list agency(s) name and permit or approval:	roval or funding	from any othe	er goveri	nment Agency?	ŀ	NO	YES
3. a. Total acreage of the site of the proposed action b. Total acreage to be physically disturbed?	on?			acres			
c. Total acreage (project site and any contiguous or controlled by the applicant or project sp		vned		acres			
4. Check all land uses that occur on, are adjoining	or near the prop	osed action:					
☐ Urban Rural (non-agriculture)	Industrial	Commercia	al l	Residential (subur	rban)		
☐ Forest Agriculture	Aquatic	Other(Spec	cify):				
Parkland							

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5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?			
	b. Consistent with the adopted comprehensive plan?			
			NO	YES
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?			
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Ye	es, identify:			
			170	TIPS
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	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?			
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the	ne proposed action will exceed requirements, describe design features and technologies:			
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:			
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
	ch is listed on the National or State Register of Historic Places, or that has been determined by the nmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	·		
	e Register of Historic Places?	,		
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for			
arch	naeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Ye	es, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐Shoreline ☐ Forest Agricultural/grasslands Early mid-successional		
Wetland   Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		
16. Is the project site located in the 100-year flood plan?	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	VEC
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?  If Yes, describe:		
If Tes, describe.		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?  If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name:		
Signature:Title:		