

Town of Sandy Creek Building Department
PO Box 52
Sandy Creek, NY 13145
(315)387-5456

SITE PLAN APPROVAL

Applicant: Harvey Christopher
26 Roberts Dr
Sandy Creek, NY 13145

Application/Permit#: 21-0043

05/25/21

Fee: \$150.00

Property:

Location: 8883 St Rt 3

Tax Map#: 018.00-01-20

Class: 421

Front: 0.00 **Lot:**

Depth: 0.00 **Subdivision:**

Acres: 5.50 **Zone:**

Owner:

Harvey Christopher

26 Roberts Dr

Sandy Creek, NY

Description: AMENDED SITE PLAN APPLICATION FOR THE ADDITION AND RENOVATION OF AN EXISTING RESTAURANT

Application is hereby made for the permit described above and detailed in the information submitted. I, the undersigned applicant, certify that the above information is true to the best of my knowledge and that the action granted under this permit will comply with all applicable ordinances.

05/25/21

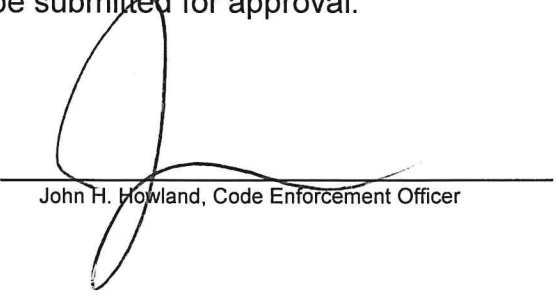
Date


Applicant

Permission is hereby granted to carry out the action described above as set forth in the information now on file in this office. Any changes must first be submitted for approval.

05/25/21

Date


John H. Howland, Code Enforcement Officer

Town of Sandy Creek Building Department

PO Box 52
Sandy Creek, NY 13145
(315) 387-5456

BUILDING PERMIT

(Please Post in a Conspicuous Place)

Applicant: Harvey Christopher
26 Roberts Dr
Sandy Creek, NY 13145

Permit #: 21-0043

Fee: \$150.00

Issued: 05/25/21

Expires: 05/25/21

Location: 8883 St Rt 3

Property Information:

Tax Map#: 018.00-01-20
Class: 421

Front: 0.00 **Lot:**
Depth: 0.00 **Subdivision:**
Acres: 5.50 **Zone:**

Owner:

Harvey Christopher
26 Roberts Dr
Sandy Creek, NY, 13145

Project Description: AMENDED SITE PLAN FOR ADDITION TO EXISTING RESTAURANT

Const Type: V

A/B: B

PreEng:

Loc: R

Occupancy: A2

Est. Project Cost:

\$0.00

Material:

Square Feet: 0

Contractor:

Permission is hereby granted to proceed with the work as set forth in the plans, specifications or statements now on file in the Code Enforcement Office. Any changes made to the original plans must first be submitted for approval.

**The applicant shall notify Town of Sandy Creek Code Enforcement Officer for the following inspections:
SITE PLAN APPROVAL FROM**

It is the responsibility of the owner and/or contractor to comply will all applicable Town ordinances. All inspections require a 24-hour minimum advance notice.

05/25/21

Date

John H. Howland, Code Enforcement Officer

Town of Sandy Creek Building Department
PO Box 52
Sandy Creek, NY 13145
(315)387-5456

Application & Building Permit

Issued: 05/25/21

Expires: 05/25/71

Fee: \$150.00

Permit #: 21-0043

Project Description: AMENDED SITE PLAN FOR ADDITION TO EXISTING RESTAURANT

Location: 8883 St Rt 3

Property Information:

Tax Map#: 018.00-01-20
Class: 421

Front: 0.00 Lot:
Depth: 0.00 Subdivision:
Acres: 5.50 Zone:

Owner:

Harvey Christopher
26 Roberts Dr
Sandy Creek, NY

Applicant: Harvey Christopher
26 Roberts Dr
Sandy Creek, NY 13145

Contractor:
Constr. Type: V
Est. Project Cost: \$0.00

Occupancy: A2
Material:
Square Feet: 0

Application is hereby made for a permit to repair, erect, alter or demolish the building or structure described below and detailed in the plans and specifications submitted and for a Certificate of Occupancy or Certificate of Compliance upon completion. A final electrical, heating and/or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy or Certificate of Compliance.

I, the undersigned applicant, certify that the above information is true to the best of my knowledge and that the building(s) to be built under this permit will meet the requirements of the NYS Uniform Fire Prevention and Building Code.

I hereby agree to secure the required electrical inspection certificate from the agencies approved by the municipality to conduct such inspections.

05/25/21

Date



Applicant

The applicant shall notify Town of Sandy Creek Code Enforcement Officer for the following inspections:
SITE PLAN APPROVAL FROM PLANNING BOARD

Permission is hereby granted to proceed with the work as set forth in the plans, specifications or statements now on file in the Code Enforcement Office. Any changes made to the original plans must first be submitted for approval.

05/25/21

Date



John H. Howland, Code Enforcement Officer,

Amended Site Plan

Town of Sandy Creek
Site Plan Review Application
(page 1 of 2)

Name of Applicant: Christopher R. Harvey 315-486-6016

Applicant Address: 26 Roberts Dr. Sandy Creek

Name of Owner: Christopher R. Harvey

Owner Address: 26 Roberts Dr. Sandy Creek

Name of Project: Pond Pit Bar/Restaurant.

Project Address: 8888 NY St Rt 3 Sandy Creek

If owner is different from applicant, please explain. _____

Present Zoning Commercial Existing Use of Property Bar/Restaurant.

Project Location: 8888 NY St Rt 3 Sandy Creek.

Type of Project: 12x16 addition to kitchen and 16ft Deck.

Date the Sketch Plan Conference was held: _____

Attach "Record of Sketch Plan Conference"

Did you remember to include your application and submittal checklist? It is required to apply for a site plan review.

Chris R. Harvey

Applicant's Signature

Date 5/23/21

Chris R. Harvey

Owner's Signature

Date 5/23/21

Town of Sandy Creek
Site Plan Review Application
(Page 2 of 2)

For Official Use Only:

Date application received by CEO: 5/24/21

CEO: What other agencies have regulatory authority or require a permit? OCHD,
Building Permit, NYS Liquor Board

Date CEO submitted application to Planning Board Secretary: 5/28/21

Date CEO submitted application to Town Clerk: 5/28/21

Date Fee was Paid: 5/25/21

Amount of Fee Paid: 150.00

Application and Fee Received by: JH | Tammy Miller
Authorized Local Official

THE FEE MUST BE PAID BEFORE THE APPLICATION IS SUBMITTED TO THE PLANNING BOARD

Planning Board Only:

Date of Sketch Plan Conference: _____

Date Site Plan was formally submitted (after Sketch Plan Conference): _____

Date application deemed complete: _____

Town of Sandy Creek
Application and Submission Requirement Checklist for Site Plan Approval

Requirements which cannot be waived:

- _____ 1. Location map.
- _____ 2. A to-scale plan at a scale of 1" - 50' or larger for parcels of 10 acres or less;
1" - 100' or larger for parcels of more than 10 acres. (See Article IV. 402 d. for more information)
- _____ 3. A landscape plan for the property
- _____ 4. If municipal (community) water and/or sewer is necessary, a letter of approval from the appropriate source
- _____ 5. Names and addresses of property owners who are to be notified of the public hearing in accordance with Section 3.07.
- _____ 6. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6NYCPR Part 617.

Town of Sandy Creek
Site Plan Review
Record of Mandatory Sketch Plan Conference
(Page 1 of 2)

A sketch plan conference was held between _____ and the
Applicant
Sandy Creek Regional Planning Board on _____
Date

The applicant shall present a sketch plan showing the major features of the proposed development:

1. Location of all proposed and existing structures
2. Ingress and egress
3. Proposed parking
4. Location of existing natural and manmade features, including but not limited to major vegetation, surface water, land formations, roads and fences
5. Description of intended use of site

At this meeting the following action was taken:

<u>Waived</u>	<u>Required</u>	<u>Initials (PB)</u>	
_____	_____	_____	1. A topographical survey
_____	_____	_____	2. The location of proposed signs and information about their design.
_____	_____	_____	3. Any slopes greater than 15%, flood plain areas regulated wetlands, agricultural districts or other significant natural, cultural or historical characteristics.
_____	_____	_____	4. Traffic generation estimates.

Record of Mandatory Sketch Plan Conference

(Page 2 of 2)

<u>Waived</u>	<u>Required</u>	<u>Initials (PB)</u>	
_____	_____	_____	5. Snow removal plans.
_____	_____	_____	6. The location of refuse storage and removal areas
_____	_____	_____	7. Grading plan
_____	_____	_____	8. A survey by a licensed land surveyor of the parcel on which the development is to occur, or, if only a small portion of a parcel is to be developed, of the area to be developed
_____	_____	_____	9. A drainage plan for the property
_____	_____	_____	10. An erosion control and sediment control plan during and post construction
_____	_____	_____	11. An agricultural data statement pursuant to State law
_____	_____	_____	12. Other as per Planning Board (See Sec 4.02.i.)

Signature of Planning Board Chairperson

Date

The applicant shall have 180 days after this conference to formally submit the Site Plan with these requirements. After 180 days, approved waivers shall be null and void.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

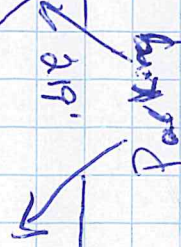
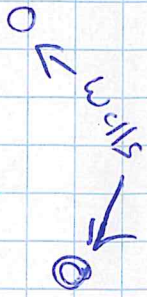
Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; margin-left: 150px;">Pond Pit Bar / Restaurant</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin-left: 50px;">8883 NY St Rt 3 Sandy Creek</p>			
Brief Description of Proposed Action: <p style="margin-left: 50px;">12x16 addition to Existing Existing Kitchen and 12x16 Deck off Back of Existing Restaurant 25x30 stone patio</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin-left: 50px;">Christopher R. Hervey</p>		Telephone: 315-486-1016	
Address: <p style="text-align: center; margin-left: 50px;">26 Roberts Dr.</p>		E-Mail: CHervey73@gmail.com	
City/PO: <p style="text-align: center; margin-left: 50px;">Sandy Creek</p>		State: <p style="text-align: center; margin-left: 50px;">N.Y.</p>	Zip Code: <p style="text-align: center; margin-left: 50px;">13145</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.5 acres	
b. Total acreage to be physically disturbed?		37 ft acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Christopher R. Harvey</u>		Date: <u>5/23/21</u>
Signature: <u>[Signature]</u>		

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?"

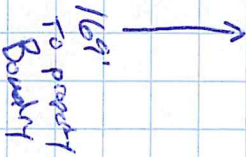
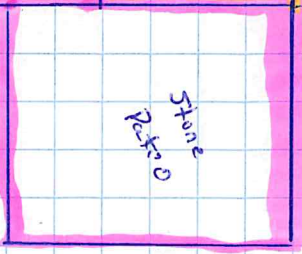
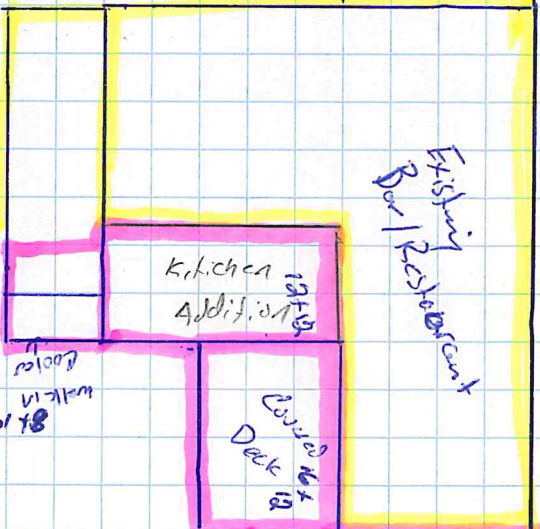
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity 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"/>

Stanley Drive

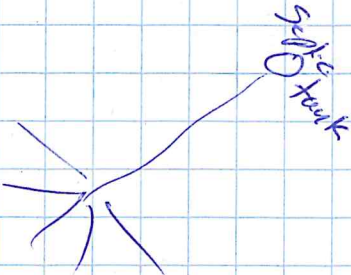


Drive way

N.Y. St R#3



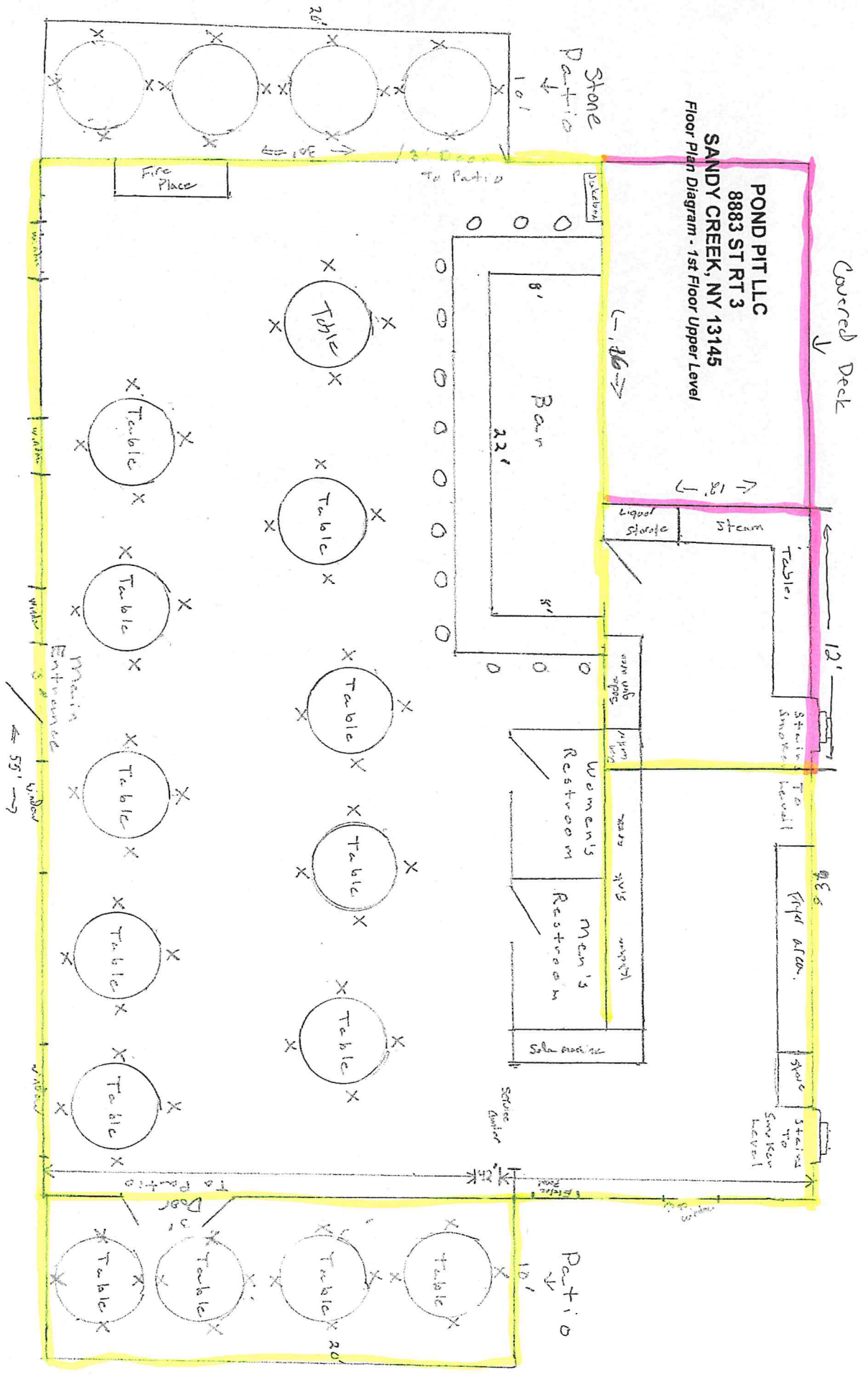
Driveway



New

Existing

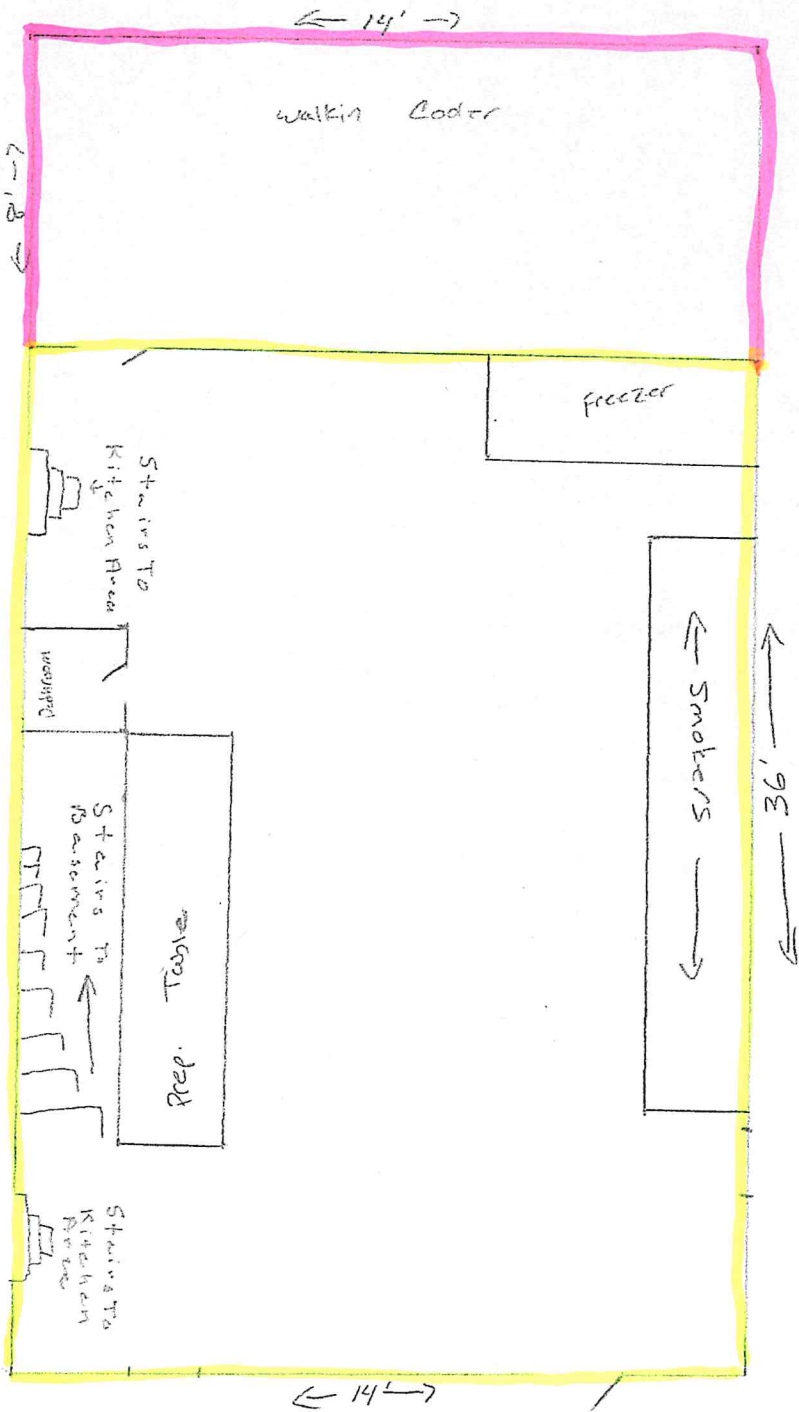
POND PIT LLC
 8883 ST RT 3
 SANDY CREEK, NY 13145
 Floor Plan Diagram - 1st Floor Upper Level



Existing

New

POND PIT LLC
8883 ST RT 3
SANDY CREEK, NY 13145
Floor Plan Diagram - 1st Floor Lower Level



Existing

New