

June 19, 2024

Town of Sandy Creek Planning Department
Attn: John Howland
PO Box 58
Sandy Creek, NY 13145

Re: Ice Cream/Food Truck
8460 State Route 3
Town of Sandy Creek

Dear Planning Board

A package for the above project located on the corner of County Route 15 and State Route 3 has been prepared for Site Plan approval for the new ice cream/food truck. We ask to be placed on the July 3rd, 2024 agenda to start the approval process. The following is included in the submission package.

- Planning Board/ Application
- Short Environmental Assessment Form – Part 1
- Site Plan Drawing
- \$150 Fee Check for Site Plan

Please let me know if I need to provide you with anything else or if you have any questions, please give me a call at 315.486.0501.

Sincerely,



Michael B. Lasell, P.E., LEED AP
MBL Engineering, PLLC

Town
Village of Sandy Creek
Site Plan Review Application

(page 1 of 2)

Name of Applicant: Shania Coffin

Applicant Address: 156 Cobb Drive
Lacona, NY 13083

Name of Owner: Carnsie's Marine Resort, LLC

Owner Address: PO Box 885
Osprey, FL 34229

Name of Project: Ice Cream/Food Truck

Project Address: 8460 State Route 3

If owner is different from applicant, please explain.

Applicant is leasing property

Present Zoning _____ Existing Use of Property Vacant

Project Location: 8460 State Route 3

Type of Project: Food Service

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.

Shania Coffin
Applicant's Signature

[Signature]
Owner's Signature

Phone # 315-591-1936

Phone # 315-575-8851

Date 6/14/23

Date 6-18-24

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

For Official Use Only:

Date application received by CEO: 06/19/24

CEO: What other agencies have regulatory authority or require a permit? Building
Permit. Oswego County Health Dept.

Date CEO submitted application to Planning Board Secretary: 6/19/24

Date CEO submitted application to ^{Town} Village Clerk: 6/19/24

Date Fee was Paid: 6/19/24

Amount of Fee Paid: \$150.00

Application and Fee Received by: [Signature]
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
Village of Sandy Creek
Application and Submission Requirement Checklist for Site Plan Approval

Requirements which cannot be waived:

- X 1. Location map.
- X 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)
- X 3. A landscape plan for the property
- X 4. If municipal (community) water and/or sewer is necessary, a letter of approval from the appropriate source
- X 5. Names and addresses of property owners who are to be notified of the public hearing in accordance with Section 3.07.
- X 6. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6NYCPR Part 617.

Record of Mandatory Sketch Plan Conference

(Page 2 of 2)

<u>Waived</u>	<u>Required</u>	<u>Initials (PB)</u>	
<u>X</u>	<u> </u>	<u> </u>	5. Snow removal plans.
<u> </u>	<u> X </u>	<u> </u>	6. The location of refuse storage and removal areas
<u>X</u>	<u> </u>	<u> </u>	7. Grading plan
<u>X</u>	<u> </u>	<u> </u>	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
<u>X</u>	<u> </u>	<u> </u>	9. A drainage plan for the property
<u>X</u>	<u> </u>	<u> </u>	10. An erosion control and sediment control plan during and post construction
<u>X</u>	<u> </u>	<u> </u>	11. An agricultural data statement pursuant to State law
<u> </u>	<u> </u>	<u> </u>	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.

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: Ice Cream/Food Truck			
Project Location (describe, and attach a location map): 8460 State Route 3, Pulaski, New York 13142			
Brief Description of Proposed Action: Construction of a 12'x20' storage shed with a 24' foot truck trailer with associated parking area at the existing vacant property.			
Name of Applicant or Sponsor: Shania Coffin		Telephone: 315.591.1936 E-Mail: shaneacoffin@yahoo.com	
Address: 156 Cobb Drive			
City/PO: Lacona		State: NY	Zip Code: 13083
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 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: County 239m, Town of Sandy Creek Building Permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.60 acres b. Total acreage to be physically disturbed? _____ 0.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.60 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
Name:Sandy Pond, Reason:Protect barrier dunes,wetlands,resources, Agency:Sandy Creek, Town of, Date:3-3- If Yes, identify: 87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ New Onsite wastewater system	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, 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 Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael Lasell Date: 6/14/2024

Signature: *Michael B. Swall* Title: Engineer

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, Navteq, Swire, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Sandy Pond, Reason:Protect barrier dunes,wetlands,resources, Agency:Sandy Creek, Town of, Date:3-3-87
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

NO.	DATE	ISSUED FOR
A	6/14/24	ISSUED FOR SITE PLAN REVIEW
		DRAWING RELEASE

SITE PLAN



COFFIN ICE CREAM
8460 STATE ROUTE 3
OSWEGO COUNTY

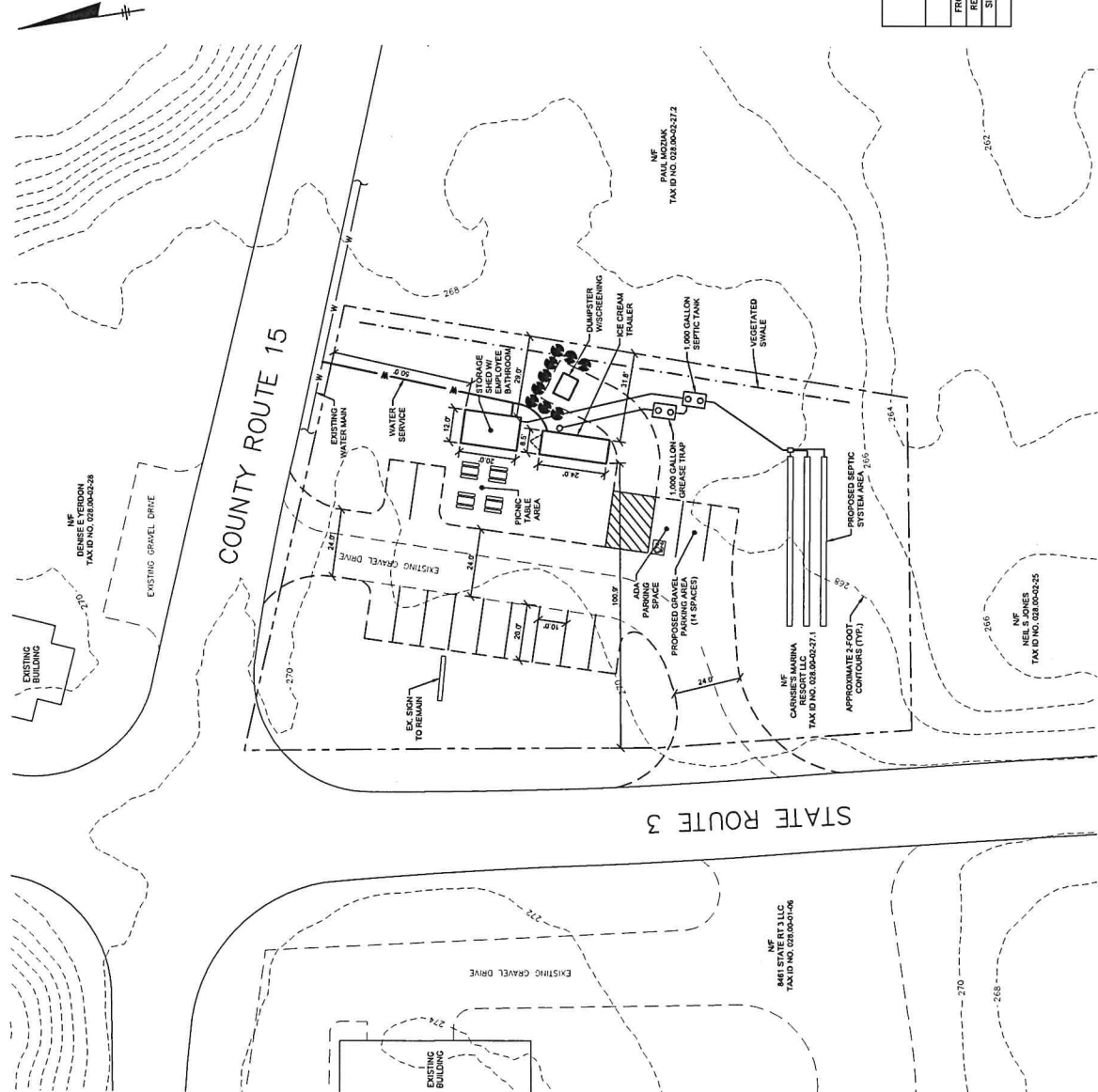
PROJECT #
24-101

DATE:
JUNE 2024

SHEET #
C-101



1"=20'
0 20 40
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BULK REGULATIONS
±0.597 ACRES

	REQUIRED	PROVIDED
FRONT YARD MINIMUM	50'	50.0'
REAR YARD MINIMUM	-	N/A
SIDE YARD MINIMUM	5'	29.0'
PARKING	-	14

PLAN
SCALE: 1"=20'