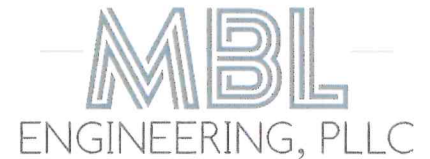


February 10, 2025



Town of Sandy Creek Planning Department  
Attn: Planning Board Chairman  
PO Box 58  
Sandy Creek, NY 13145

Re: Ice Cream/Food Truck – Amended Site Plan  
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 an amended Site Plan approval for modifications made to the approval received in 2024. We ask to be placed on the March 2025 agenda for consideration. The changes include the following:

1. Acquiring the property adjacent to the facility which allows parking to be placed behind the trailer.
2. Placing a larger trailer on the property, previous approval was for a 24-foot long and now a 36-foot long is proposed.
3. Adding a pavilion in front of the food trailer.
4. Removing entrance on CR-15 closest to intersection.

The following is included in the submission package:

- Amended Site Plan Application
- Short Environmental Assessment Form – Part 1
- New and Previous Site Plan Drawing
- \$25 Fee Check for Amended 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,

A handwritten signature in blue ink that reads 'Michael B. Lasell'.

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

Town of Sandy Creek  
Village of Sandy Creek

APPLICATION FOR MODIFICATION TO APPROVED SITE PLAN

PLEASE PRINT

Name of Applicant: Shanea Coffin

Mailing Address: 156 Cobb Drive, Lacona, New York 13083

Phone Number(s): 315-591-1936

Email Address: Shaneacoffin@yahoo.com

Project Address: 8460 State Route 3, Sandy Creek

Tax Map Number: 028.00-2-27.1

Name of Owner (if different from Applicant): Carnsie's Marine Resort, LLC

Owner Address: PO Box 885 Osprey, FL 34229

Describe Proposed Modification: The previous food trailer was 24-feet, the new site plan has a 36-foot trailer with an addition of a 24'x40' pavilion structure. The parking was taken from the front area and the property behind was acquired to allow easier access and remove the entrance closest to the Route 3 intersection on CR-15.

ATTACH COPY OF ORIGINAL SITE PLAN  
ATTACH COPY OF MODIFICATION (MAY BE DRAWN ON ORIGINAL IF POSSIBLE)  
SHOWING ALL PHYSICAL CHARACTERISTICS AS REQUIRED ON ORIGINAL

Shanea Coffin  
Signature of Applicant

2-9-25  
Date

[Signature]  
Signature of Owner

2-9-25  
Date

## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

#### Instructions for Completing

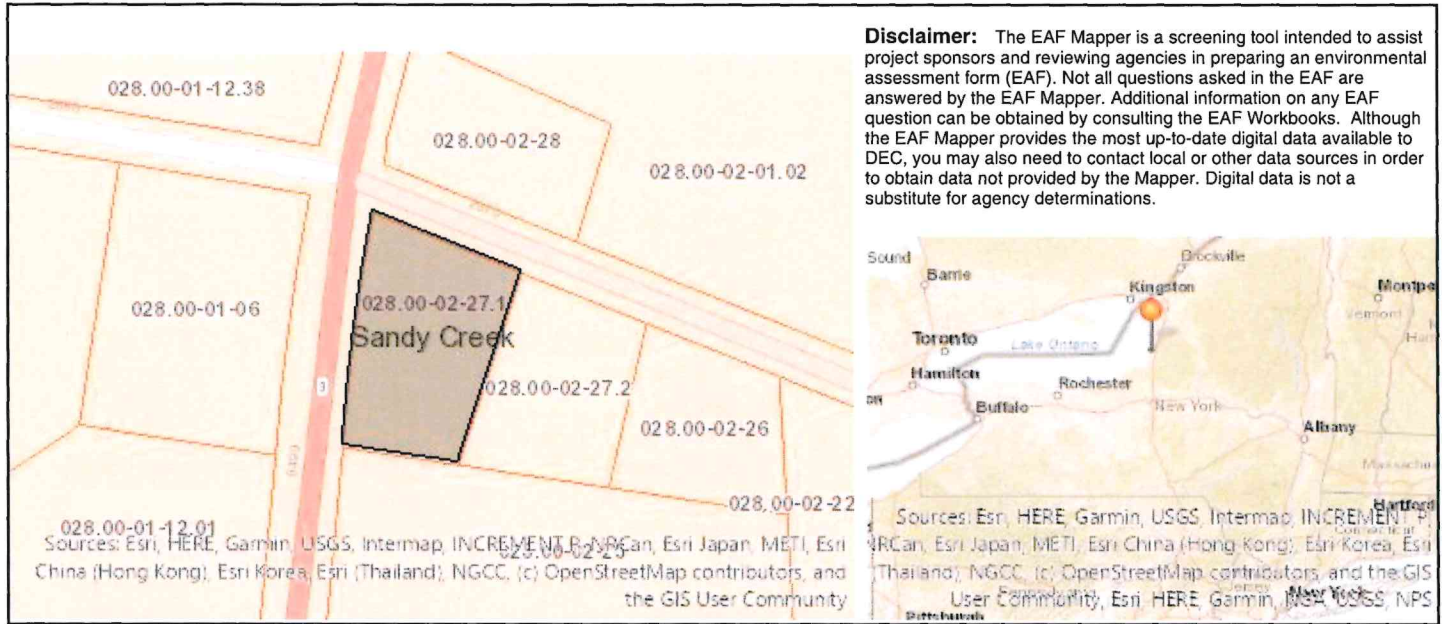
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

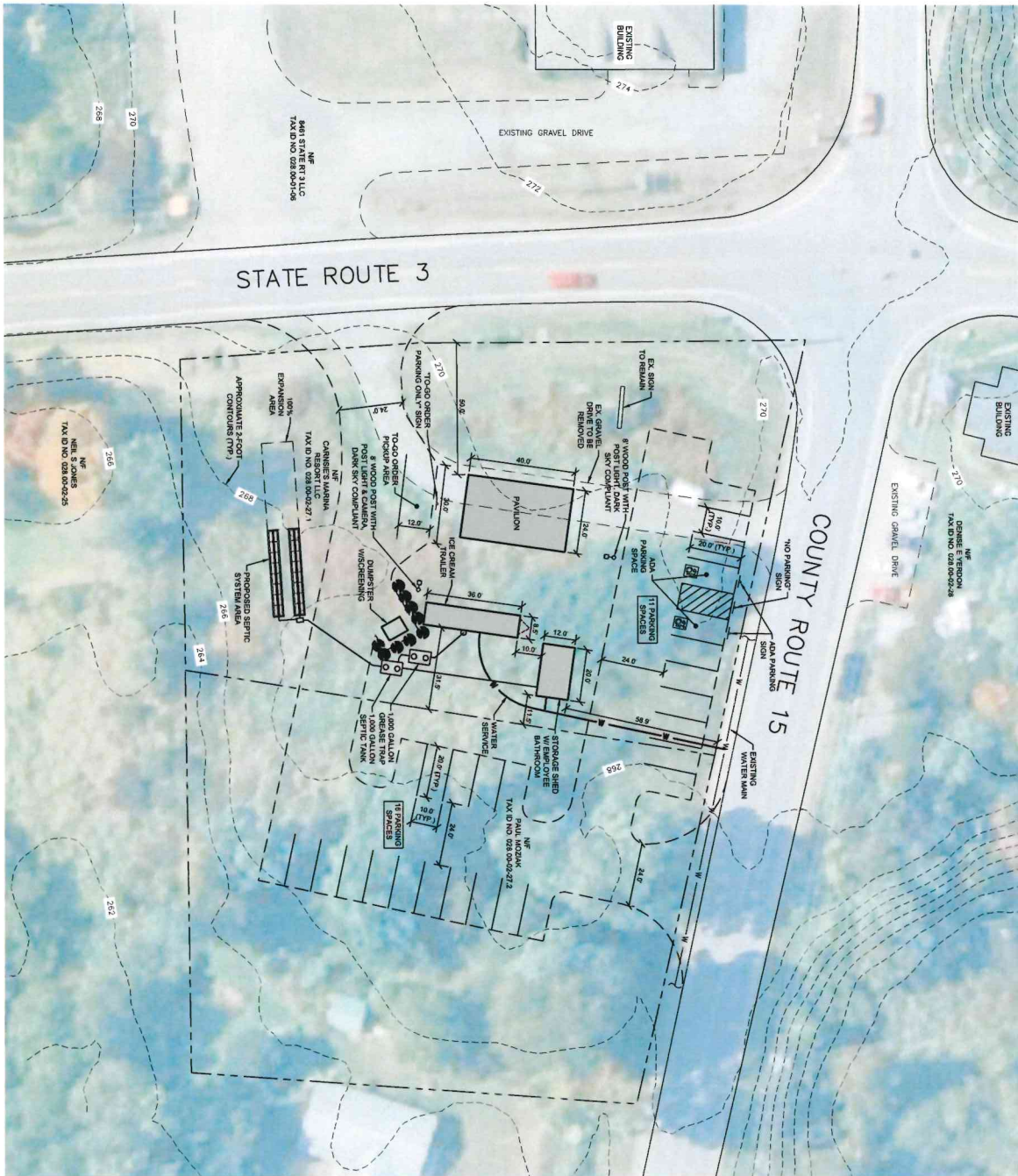
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Ice Cream/Food Truck			
Project Location (describe, and attach a location map): 8460 State Route 3, Pulaski, New York 13142			
Brief Description of Proposed Action: Construction of a 12'x20' storage shed with a 36' foot truck trailer with associated parking area at the existing vacant property. The project was amended to include the construction of a 24'x40' open pavilion structure.			
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"/>
			YES <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			NO <input type="checkbox"/>
			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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? Name:Sandy Pond, Reason:Protect barrier dunes,wetlands,resources, Agency:Sandy Creek, Town of, Date:3-3- If Yes, identify: <u>87</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ New Onsite wastewater system	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





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



PLAN  
SCALE 1"=20'

THIS DRAWING WAS PREPARED BY THE SOLE ENGINEER IN THE STATE BLOCK AND IS A VALIDATION OF THE SOLE ENGINEER'S DESIGN. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED TO BE ON THIS DRAWING. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED TO BE ON THIS DRAWING.



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS OTHERWISE SPECIFIED TO BE THE ENGINEER TO SIGN THIS DRAWING.



BULK REGULATIONS ±0.597 ACRES	
REQUIRED	PROVIDED
FRONT YARD MINIMUM	50.0'
REAR YARD MINIMUM	N/A
SIDE YARD MINIMUM	11.5'
PARKING	27
BUILDING HEIGHT	12'

BUSINESS HOURS  
11AM-9PM

SHEET #  
C-101

DATE:  
JUNE 2024

PROJECT #  
24-101

COFFIN ICE CREAM  
8460 STATE ROUTE 3  
TOWN OF SANDY CREEK  
OSWEGO COUNTY



SITE PLAN

NO.	DATE	DRAWING RELEASE
C	1/31/25	ISSUED FOR SITE PLAN AMENDMENT
B	12/3/24	ISSUED FOR SITE PLAN AMENDMENT
A	6/14/24	ISSUED FOR SITE PLAN REVIEW



OSWEGO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, TOURISM AND PLANNING

Janet W. Clerkin
Office of Promotion And Tourism

David R. Turner
Director

COUNTY BUILDING
46 EAST BRIDGE STREET
OSWEGO, NEW YORK 13126

Donna B. Scanlon
Office of Community Development Programs

TELEPHONE (315) 349-8292
FAX (315)349-8279

Scott D. Smith
Office of Housing Assistance

239 REVIEW SUBMISSION FORM

Submitted to: Oswego County Department of Community Development, Tourism, and Planning
46 East Bridge Street
Oswego, NY 13126

Submitted by: Agency: Sandy Creek Planning Board Contact Person: Bill Joyce
Return Address: 253 Seber Shores Rd. Sandy Creek, NY 13145
Contact Email: billjoyce253@gmail.com Contact Phone #: 315-387-2202

Date submitted: 3/5/25 Public Hearing/ Meeting Date(s): 3/5/25

Project Details: Applicant: Shanea Coffin
Site Address: 8460 State Rt. 3, Sandy Creek, NY 13145
Municipality: Sandy Creek
Tax Parcel Number(s): 028.00-2-27.1
Zoning District: N/A

Pursuant to §239-f, -l & -m of General Municipal Law enclosed for review and recommendation from the Oswego County Department of Community Development, Tourism, and Planning is an application for (check all applicable):

- Site Plan Review
Special Use Permit
Area Variance
Use Variance
Rezoning
Comprehensive Plan Adoption/Amendment
Zoning Law Local Law Adoption/Amendment
Other: Site Plan Modification - Moderate

The application qualifies for review because the project tax map parcel is located within 500 feet of the following (check all applicable):

- Municipal Boundary\*
State/County Park or Other Recreation Area
State/County Road
State/County Drainageway/Watercourse
Farm located in an Agricultural District
State/County-owned land on which a public building/institution is located

\*Pursuant to General Municipal Law §239-nn, the legislative body or reviewing board of a municipality shall give notice of a public hearing for a proposed Special Use Permit, Use Variance, Site Plan Review or Subdivision Review to the Clerk of an adjacent municipality at least 10 days prior to the public hearing when the subject property is located within 500 feet of the adjacent municipality.

The Clerk(s) of Town of Sandy Creek were notified on 3/6/25
(city/ town/ village) (date)



## PROJECT-SPECIFIC QUESTIONS

*In addition to the information required on page 1 of this form, please answer the following questions:*

**1. Describe public facilities available in the area to be affected:**

Water: Town water is currently connected to the Site. No alteration proposed.

Sewer: \_\_\_\_\_

**2. Will this action impact water or sewer facilities?**

No

**3. Describe any public services available in the area to be affected (jurisdiction or district):**

Police: Oswego County Sherriff's Department; NY Stae Police

Fire: Sandy Creek Volunteer Fire Department; Lacona Volunteer Fire Department

Refuse: Butler Disposal

School: Sandy Creek School District

Other: \_\_\_\_\_

**4. Will this action impact services listed above? Describe:**

No

**5. Will traffic be affected/ generated by the action? Describe:**

Moving the entrance onto Rt 15 approximately 125 feet to the east will allow for better, safer access to the property.

**6. Is this action in compliance with the following?**

Existing municipal plans:  Yes  No  n/a

Local or State Subdivision Regulations:  Yes  No  n/a

NYS Building & Fire Code:  Yes  No  n/a

NYS Freshwater Wetlands Act:  Yes  No  n/a

Federal Flood Insurance Program:  Yes  No  n/a

Other Federal/State/County/Local laws:  Yes  No  n/a

If the action is non-compliant, please describe: \_\_\_\_\_

**7. Describe existing land use of areas to the north, south, east and west of the site/action:**

North: Retail, Agricultural (Not in Ag District)

South: Residential, Commercial

East: Residential

West: Residential, Commercial

**8. Identify any State or County Facilities in the area (Roads, Parks, Buildings):**

State Route 3; County Route 15

**9. Identify any nearby water bodies, streams, wetlands, or flood-hazard zones in the area:**

Little Sandy Creek; North Sandy Pond

**10. Describe any unique physical/ natural features or socio-economic conditions in the area:**

None

## ADDITIONAL DOCUMENTATION CHECKLIST

*In addition to the information provided on pages 1-2, please submit the following documentation:*

### **All Actions Require the Following:**

- 239 Review Form (Page 1)
- Full statement as required by local law or ordinance (all application materials)
- Agricultural Data Statement, if applicable.
- EAF or EIS for State Environmental Quality Review (SEQR)

### **Proposed or Amending Zoning Ordinances or Local Laws:**

- Report from Planning Board or Zoning Board, if applicable.
- Zoning map to be adopted with new law, or existing map illustrating areas to be affected.
- Zoning text: language of the proposed ordinance, law, or amendment.

### **Site Plan Reviews, Special Use Permits, Area Variances, and Use Variances:**

- Site Plan(s) showing:
  - Scale (suggested 1 inch: 20 feet if site <1 acre or appropriate scale for larger sites)
  - North arrow
  - Bulk table
  - Adjacent tax parcel information
  - Location of streets and highways
  - Location of natural features
  - Physical characteristics of the site
  - Existing/ proposed septic system and well
  - Layout plan showing buildings, parking, and utilities
  - Surface and subsurface drainage plan
  - Area map at 1:200' noting zoning in the area
  - Location map
- Floor plan(s), if available/ relevant