



SITE PLAN DETAIL
PROPOSED COZ FOR POPEYES RESTAURANT DRIVE-THRU

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

LEGEND

- Lamp
- Sign
- Hydrant
- Utility pole
- Sewer line
- Water main
- Overhead electric line
- Gas main
- Underground electric line
- Chain link fence
- Elevation
- Street Centerline elevation
- Drop Curb
- Top of curb elevation
- Bottom of curb elevation
- Edge of pavement (no cut)
- Sewer manhole
- Water (DWS) Manhole
- Electric (CON ED) manhole
- Gas valve
- Water valve
- Catch Basin

PARKING CALCULATIONS
EXISTING PARKING:
RETAIL = 89,222 SF @ 1 SPACE PER 175 SF = 509.84 SPACES
RETAIL = 8,102 SF @ 1 SPACE PER 175 SF = 46.30 SPACES
OFFICE = 1,275 SF @ 1 SPACE PER 200 SF = 6.38 SPACES
MEDICAL OFFICE = 52,320 SF @ 1 SPACE PER 150 SF = 348.8 SPACES
TAKE-OUT RESTAURANT = 1,280 SF @ 1 SPACE PER 100 SF = 12.8 SPACES
FAST FOOD (CHECKERS) 977 SF @ 3.5 SPACES PER 100 SF = 34.2 SPACES
PROPOSED PARKING REQUIRED:
FAST FOOD (POPEYES) = 2,695 SF @ 3.5 SPACES PER 100 SF = 94.33 SPACES
TOTAL PARKING REQUIRED (EXISTING + PROPOSED) = 1052.65 SPACES
TOTAL PARKING PROVIDED = 612 SPACES - 6 = 606 STALLS
NOTE: 6 STALLS NET LOST OF PARKING.

SCOPE OF PROJECT
DRIVE-THRU ADDITION WITH D/T WINDOW

SITE DATA:
AREA OF SITE: 42,415 S.F. (0.97 ACRES)
EXISTING ZONING: BUSINESS 1 DISTRICT
PROPOSED USE: BUSINESS 3 DISTRICT
EXISTING USE: RESTAURANT, FAST FOOD
PROPOSED USE: RESTAURANT, FAST FOOD w/ D/T
S.C.T.M. NO.: 0500-137.00-04.00-016.000
SCHOOL DISTRICT: BRENTWOOD UFSD
WATER DISTRICT: SCWA
FIRE DISTRICT: BRENTWOOD
POST OFFICE: BRENTWOOD
AREA OF BUILDING: 2,695sq.ft.
FLOOR AREA RATIO: 2695 / 42,415 = 0.0635

APPLICANT INFORMATION
BRENTWOOD CHICKEN, LLC
C/O ASHISH PARIKH
15 NICOLASI DRIVE
STATEN ISLAND, N.Y. 10312
TELE: (732) 431-8626

ZONING COMPLIANCE TABLE				
TOWN OF ISLIP				
EXISTING USE: FAST FOOD RESTAURANT WITHOUT A DRIVE-THRU				
PROPOSED USE: FAST FOOD RESTAURANT WITH A DRIVE-THRU				
PROPOSED CHANGE OF ZONING FROM BUSINESS 1 DISTRICT TO BUSINESS 3 DISTRICT				
ARTICLE XXII USE DISTRICT REGULATIONS: BUSINESS 3 DISTRICT				
ITEM	CODE	PERMITTED	PROPOSED	VARIANCE REQ'D?
USES PERMITTED BY SPECIAL PERMIT FROM TOWN BOARD AFTER PUBLIC HEARING	\$68-302G	RESTAURANT, FAST FOOD	EXISTING FAST FOOD RESTAURANT w/ NEW DRIVE-THRU	NO
BUILDING & STRUCTURES HEIGHT	\$68-306A	MAX. 35.0'	EXISTING MAX. 19.33'	NO
PERCENTAGE OF LOT OCCUPANCY	\$68-307A	MAX. FAR OF 0.25	0.0635	NO
AREA DENSITY	\$68-308F	MIN. REQ'D PLOT AREA FOR... A FAST-FOOD RESTAURANT SHALL BE 40,000sq.ft	42415sq.ft	NO
WIDTH OF LOT	\$68-310	FOR ALL USES PURSUANT TO \$68-302... SHALL BE 100' THROUGHOUT	249.5'	NO
FRONT YARD	\$68-311	MIN. 25'	92.5'	NO
SIDE YARDS	\$68-312	ALL MAIN... BUILDINGS... SHALL HAVE A SIDE YARD ALONG EACH LOT LINE OTHER THAN A STREET OR A REAR LINE. SIDE YARDS SHALL BE 10.0'	TWO SIDE YARDS EXISTING, MIN. 95.3'	NO
REAR YARD	\$68-313A	ALL MAIN... BUILDINGS... SHALL HAVE A MIN. REAR YARD OF NOT LESS THAN 10.0'	51.1'	NO

POPEYES
488 PERIMETER CENTER TERRACE
SUITE 1000
ATLANTA, GA 30348
(404) 566-6688
THESE DRAWINGS ARE THE PROPERTY OF POPEYES LOUISIANA KITCHEN, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE OWNER.

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PROPOSED RESTAURANT
1825 BRENTWOOD ROAD
BRENTWOOD, NEW YORK 11717
S.C.T.M. NO.: 0500-137-04-16
SP# 2016-007



POPEYES



DRAWN BY: ARL
CHECKED BY: TMQ
SCALE: AS NOTED
DATE: 01-11-2023
PROJECT NO.: C20017 Brentwood D/T
SHEET NO.: SP-2
DRAWING NO.: 2 OF 2
TITLE: D/T SITE PLAN

NOTE:
SITE PLAN BASED ON SURVEY BY ALPHONSE PESCE, JR. PROFESSIONAL LAND SURVEYOR N.Y.S. LICENSE NO. 048365 5 CIRCLEDALE LANE HOLBROOK, NY 11741 718-486-5408 631-585-5317 SURVEY DATE SEPTEMBER 9, 2022