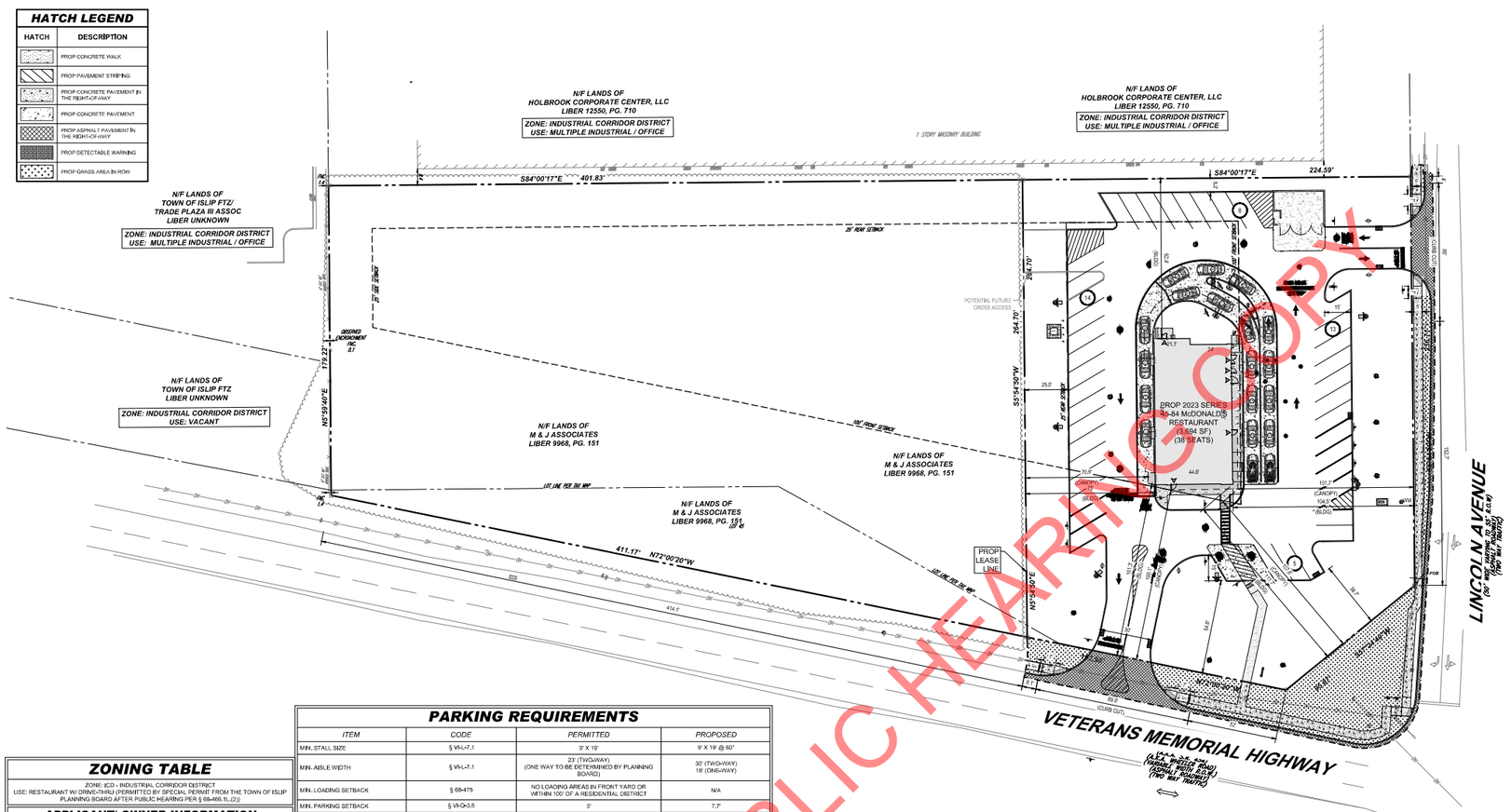


PUBLIC HEARING COPY

HATCH LEGEND

HATCH	DESCRIPTION
	PROP CONCRETE WALK
	PROP PAVEMENT STRIPING
	PROP CONCRETE PAVEMENT IN THE RIGHT-OF-WAY
	PROP CONCRETE PAVEMENT
	PROP ASPHALT PAVEMENT IN THE RIGHT-OF-WAY
	PROP DETECTABLE WARNING
	PROP GRASS AREA IN ROW

ZONING TABLE

ZONE: ICD - INDUSTRIAL CORRIDOR DISTRICT
USE: RESTAURANT W/ DRIVE-THRU (PERMITTED BY SPECIAL PERMIT FROM THE TOWN OF ISLIP PLANNING BOARD AFTER PUBLIC HEARING PER § 68-466.1L.(2))

APPLICANT/ OWNER INFORMATION

APPLICANT:	M&J ASSOCIATES 410 PARK AVENUE, SUITE 620 NEW YORK, NY 10022 EMAIL: ADAM@AJMRE.COM PHONE: (516) 637 - 2525
PROPERTY OWNER:	M&J ASSOCIATES 410 PARK AVENUE, SUITE 620 NEW YORK, NY 10022

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 68-470.D	60,000 SF	151,190 SF (3.471 AC)
MIN. FRONTAGE ON VETERANS MEMORIAL HIGHWAY	§ 68-470.D	150'	564.12'
MIN. FRONTAGE ON LINCOLN AVENUE	§ 68-470.D	150'	236.7'
MIN. FRONT YARD (VETERANS MEMORIAL HIGHWAY)	§ 68-472.A	100'	100.1' (CANOPY)
MIN. FRONT YARD (LINCOLN AVENUE)	§ 68-472.A	50'	101.7' (CANOPY)
MIN. SIDE YARD	§ 68-473	25'	92.4' (BLDG)
MIN. REAR YARD	§ 68-474	25'	70.9' (CANOPY)
MAX. BUILDING HEIGHT	§ 68-468-A	60' OR 4 STORIES	19' OR 1 STORY
MAX. FAR	§ 68-469-A	0.35 (52,916.5 SF)	0.03 (3,694 SF)
MIN. LANDSCAPE AREA (EXCLUDING BUFFER)	§ VI-Q-3.1	20% (30,238 SF)	75% (114,587 SF)
MIN. LANDSCAPE AREA AT FRONT YARD	§ VI-Q-3.1	50% OF REQUIRED (15,119 SF)	100% (30,310 SF)
MIN. LANDSCAPE DEPTH ALONG VETERANS MEMORIAL HIGHWAY	§ 68-472.A	40' (10' MAX MAY BE LOCATED IN R.O.W.)	48.7'
MIN. LANDSCAPE DEPTH ALONG LINCOLN AVENUE	§ 68-472.A	25'	33.7'
MIN. REQUIRED STREET TREES	§ VI-Q-3.5	20' O.C.	COMPLIES
			VARIANCE REQUIRED

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ VII-J-7.1	9' X 19'	9' X 19' @ 60°
MIN. AISLE WIDTH	§ VII-J-7.1	23' (TWO-WAY) (ONE WAY TO BE DETERMINED BY PLANNING BOARD)	30' (TWO-WAY) 18' (ONE-WAY)
MIN. LOADING SETBACK	§ 68-475	NO LOADING AREAS IN FRONT YARD OR WITHIN 100' OF A RESIDENTIAL DISTRICT	N/A
MIN. PARKING SETBACK	§ VII-Q-3.5	5'	7.7'
MIN. DRIVE-THRU QUEUE	§ 68-408.A	12 CARS	19
MIN. NUMBER OF STALLS	§ 68-408.A	37	40 (PROPOSED) 38 (WITH CROSS ACCESS)

REQUIRED PARKING FOR RESTAURANT USES:
1 STALL / 2 SEATS OR 1 STALL / 100 SF OF GFA, WHICHEVER GREATER
REQUIRED: 3,694 SF / 100 SF = 36.94 STALLS = 37 STALLS
REQUIRED 36 SEATS / 2 STALLS PER SEAT = 18 STALLS

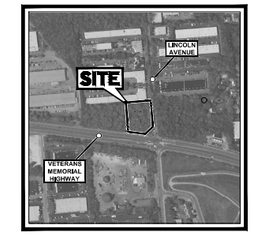
TOTAL REQUIRED STALLS = 37 STALLS
TOTAL PROVIDED STALLS = 40 STALLS (INCLUSIVE OF 2 ADA STALLS, 2 PULL FORWARD STALLS, 2 MCDELIVERY STALLS & 2 MOBILE ORDER STALLS)

FAST FOOD RESTAURANT ZONING TABLE

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOCATION TO A SCHOOL	§ 68-423.2A	500'	2,080'
MIN. LOCATION TO A BUSINESS DISTRICT	§ 68-423.2A	500'	>500'
LOCATION RESTRICTIONS	§ 68-423.2A	LOCATED AT A SIGNALIZED INTERSECTION, ON A ONE-WAY STREET, OR A STREET WITH A DEDICATED LEFT-TURN LANE	COMPLIES
MAX. PERCENTAGE OF LOT OCCUPANCY	§ 68-423.5	25% (EXCLUDING PERMANENT CANOPIES FOR ORDER WINDOWS)	6%
MIN. REQUIRED LOT AREA	§ 68-423.6	45,000 SF	151,190 SF
MIN. WIDTH OF LOT	§ 68-423.7	100'	179.22'
BUFFER AREA	§ 68-423.8	35' WHEN A DRIVE-THRU ABUTS A RESIDENTIAL USE OR ZONE	N/A
EXTERIOR SITE IMPROVEMENTS	§ 68-423.11A	A MINIMUM QUEUE OF 15 CARS SHALL BE PROVIDED FOR THE DRIVE-THRU BASED ON A MINIMUM VEHICLE LENGTH OF 20' WITH 1' OF CLEARANCE BETWEEN VEHICLES	COMPLIES
EXTERIOR SITE IMPROVEMENTS	§ 68-423.11A	THE QUEUE LANE SHALL NOT BE LOCATED IN ANY FRONT YARD, SECOND FRONT YARD, OR THROUGH-LOT FRONT YARD	DOES NOT COMPLY
EXTERIOR SITE IMPROVEMENTS	§ 68-423.11B	A BYPASS LANE SHALL BE PROVIDED TO ALLOW THE REAR FIVE CARS TO EXIT THE DRIVE-THRU LANE	COMPLIES
EXTERIOR SITE IMPROVEMENTS	§ 68-423.11D	SIDEWALKS SHALL BE INSTALLED ALONG ALL STREET FRONTAGES	COMPLIES
EXTERIOR SITE IMPROVEMENTS	§ 68-423.11E	A VEGETATION SCREEN SHALL BE REQUIRED ALONG THE ENTIRE PERIMETER OF THE DRIVE-THROUGH AND ANY ADJACENT PUBLIC OR INTERNAL ROADWAY AS DIRECTED BY THE TOWN ENGINEER TO SCREEN VIEW OF HEADLIGHTS OF CARS IN DRIVE THROUGH FROM THOSE CARS TRAVELING ON ADJACENT ROADWAY OR WITHIN A SHOPPING CENTER	DOES NOT COMPLY
EXTERIOR SITE IMPROVEMENTS	§ 68-423.11F	OUTDOOR DINING AREAS SHALL BE PROVIDED AND FEATURE SHADE TREES AND OTHER STRUCTURES THAT INCORPORATE SHADE SUCH AS TRELLISES, PERGOLAS, AND OR ARBORS	DOES NOT COMPLY
			VARIANCE REQUIRED

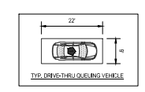
TOWN OF ISLIP NOTES

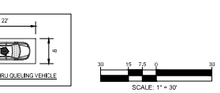
1. CONTACT THE ENGINEERING INSPECTOR (631-224-5380) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK, WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE
2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE
3. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5510)
4. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS
5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION
6. LOCATION OF FIRE HYDRANTS SHALL CONTACT THE FIRE MARSHALL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION
7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT. IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH
8. ALL ROA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-15.1 OF ENYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES"
9. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ESP ITEM 359 OR ITEM 259
10. ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD
11. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION F, 5 SHALL BE FOLLOWED
12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE PROJECTS
13. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT / OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR FUMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS
14. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK
15. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED



SITE LOCATION MAP
SCALE: 1" = 500'
SOURCE: BING MAPS 2024

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.





PROPOSED SIGNAGE TO BE PERMITTED UNDER SEPARATE APPLICATION

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

TOWN OF ISLIP APPROVAL

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DIST 500, SEC 174, BLOCK 1, LOT 3,0 & 45

LAND DEVELOPMENT PLANS

PLAN SCALE: AS SPECIFIED

STREET ADDRESS
N/W/C OF VETERANS MEMORIAL HIGHWAY
(NYS ROUTE 454) & LINCOLN AVENUE

CITY	STATE
HOLBROOK, TOWN OF ISLIP	NY

COUNTY
SUFFOLK COUNTY

REGIONAL DWG. NO
L/C: 31-2917
CAD FILE: CAD ID

PLAN DESCRIPTION
OVERALL SITE PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	04/17/2025	REV. PER PRELIMINARY TOWN COMMENTS	SS	

FINAL PLAN SIGNATURES
P.M. ____
G.C. ____
O/O ____

McDonald's®

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ADDRESS: 110 N. CARPENTER STREET, CHICAGO, IL 60607

PLAN APPROVALS
SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR / OWNER

STATUS	DATE	BY
PRELIMINARY	12/19/2024	WH
PLAN CHECKED	TBD	MT
AS-BUILT	TBD	TBD

C-301