

FOR LEASE - QUICK SERVE RESTAURANT SITE - CORAM LI NY

New York State Route 112 and Middle Country Road Coram, LI NY

East Facing Aerial



CRA REALTY

FOR LEASE - QUICK SERVE RESTAURANT SITE - CORAM LI NY

New York State Route 112 and Middle Country Road Coram, LI NY

West Facing Aerial



CORAM FIRE DEPT



CAREMED
PRIMARY &
URGENT CARE

GRANT SMTH RD





PROPERTY SUMMARY

Fully Approved Site with 8 Car Drive Thru Queuing

LOT SIZE: 2.11 acres

STRUCTURE SIZE: 2,079 sqft building
(to be constructed) 61' x 33'5"

ADDRESS: New York State Route 112 and
Middle Country Road Coram LI NY

ZONING: J6 Zoning

PARKING: 15-Car On-site Parking

AVAILABILITY

- ✓ All Site-plans/Special Permits in Place
- ✓ Ready for Construction
- ✓ Priced Per Proposal

CRA REALTY

For further information please contact:

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New York State Route 112 and Middle Country Road Coram, LI NY



LOCATION / KEY MAP
SCALE: 1" = 1000'

TABLE OF LAND USE AND ZONING		
DISTRICT 200 SECTION 474 BLOCK 2 LOTS 32.1, 34.1 AND 36.0		
B BUSINESS ZONE & A-1 RESIDENCE ZONE		
PROPOSED USE	MAJOR RESTAURANT WITH DRIVE-THRU	SPECIAL PERMIT FROM TOWN BOARD
ZONING REQUIREMENT	REQUIRED	EXISTING
MINIMUM LOT AREA	4,000 SF (0.09 AC)	92,300 SF (2.11 AC)
MINIMUM LOT WIDTH	50 FT	> 50 FT
MINIMUM FLOOR AREA RATIO	60% (0.7123 SF)	3.1% (0.354 SF)
MINIMUM BUILDING HEIGHT	35 FT (2) STORES	1 STORY
MINIMUM FRONT YARD SETBACK	5 FT	13.2 FT
MINIMUM FRONT YARD SETBACK	25 FT	13.2 FT
MINIMUM SIDE YARD SETBACK	0 FT	5.6 FT
MINIMUM REAR YARD SETBACK	30 FT	12.6 FT
MINIMUM SITE CLEARANCE	8' CLEAR	37.5% (105' OF 233.5 SF)

(*) MAJOR PERMITS CLEARANCE IS BASED ON A WEIGHTED AVERAGE OF PERMISSIBLE CLEARANCE OF LOT 30A, AND LOTS 32.1 AND 34.1. SEE FIGURE 5-1. THE MAJOR PERMITS ALLOWABLE CLEARANCE ON LOT 30B IS 15%. THE MAJOR PERMITS ALLOWABLE CLEARANCE ON LOTS 32.1 AND 34.1 IS 6%.

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 85-812	PARKING REQUIREMENTS: MAJOR RESTAURANT WITH DRIVE-THRU 1 SPACE PER 100 SF G.A. (1 SPACE / 100 SF) = 2079 SF = 21 SPACES	15 SPACES (0')
§ 85-812	DRIVE-THRU QUELING SPACES 12 QUELING SPACES PER WINDOW (12 SPACES / WINDOW) = 1 WINDOW = 12 QUELING SPACES	8 SPACES (0')
§ 85-814B	PARKING SPACE SIZE REQUIREMENTS 50' DEEP STALL: 9 FT X 19 FT	9 FT X 19 FT
§ 85-814D	DRIVE-THRU QUELING SPACE SIZE REQUIREMENTS 9 FT X 23 FT	9 FT X 23 FT

(*) PROPOSED PARKING AND DRIVE-THRU QUELING SPACE DEFICIENCIES ARE CONSIDERED RELAXATIONS SUBJECT TO PLANNING BOARD APPROVAL.

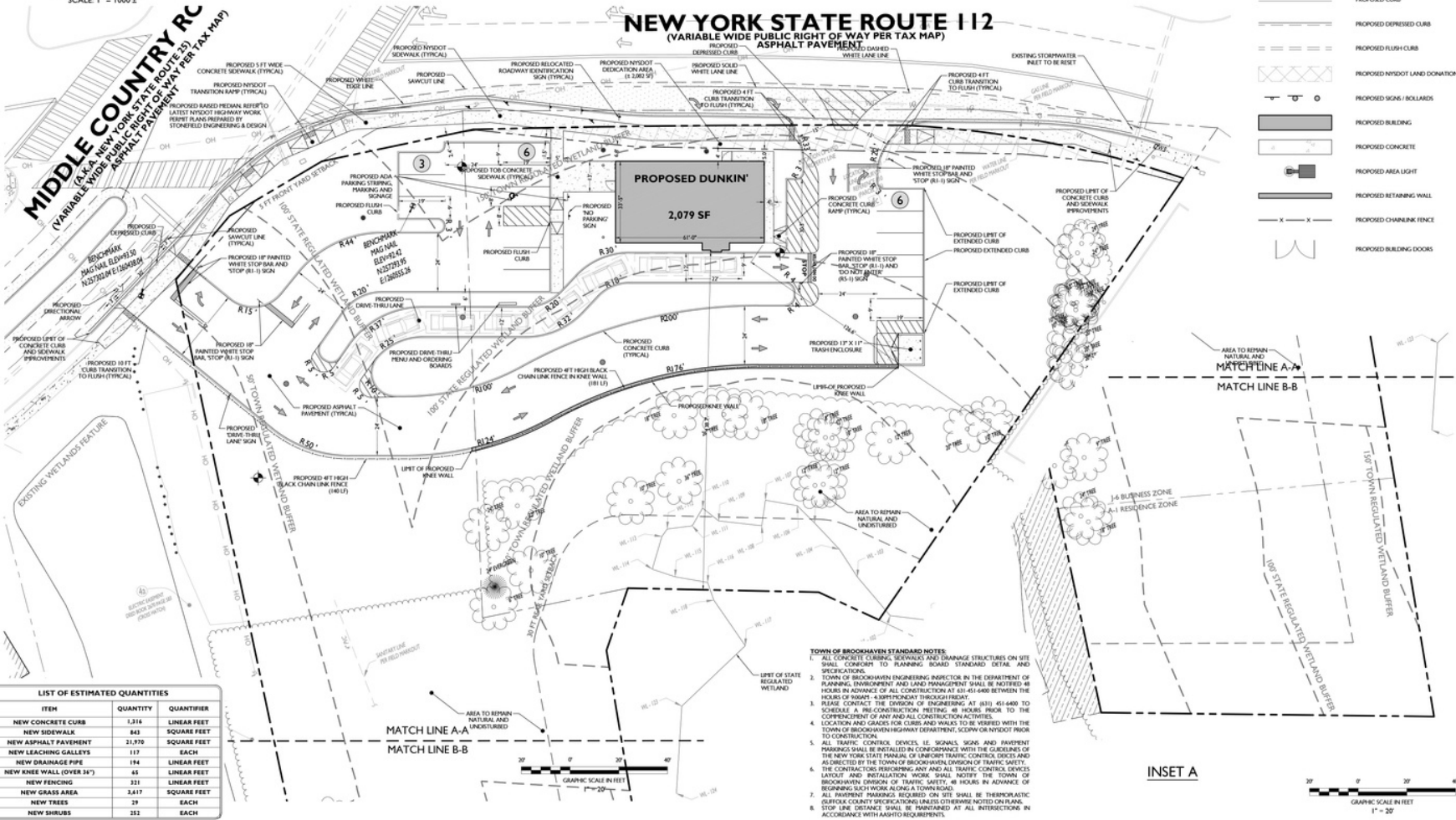
IMPERVIOUS AREAS			
BUFFER AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA
100' STATE REGULATED WETLAND BUFFER	10,432 SF	46,284 SF	\$4,716 SF
150' TOWN REGULATED WETLAND BUFFER	21,257 SF	61,449 SF	\$2,794 SF

SPECIAL PERMIT CRITERIA		
CODE SECTION	REQUIRED	PROPOSED
§ 85-483.8(a)	DRIVE-THROUGH FACILITIES MAY ONLY BE LOCATED TO THE REAR OR THE SIDE OF THE PRINCIPAL BUILDING.	COMPLIES
§ 85-483.8(b)	DRIVE-THROUGH FACILITIES SHALL NOT TRAVEL ANY FRONT YARD.	COMPLIES
§ 85-483.8(c)	QUELING SHALL BE PROVIDED PURSUANT TO TOWN CODE STANDARDS.	DOES NOT COMPLY (0)
§ 85-483.8(d)	DRIVE-THROUGH FACILITIES SHALL BE SCREENED FROM VIEW OF THE PRIMARY OR SECONDARY MAIN STREET.	COMPLIES

(*) VARIANCE

DOWN TOWN MAIN STREET REQUIREMENTS		
REQUIRED	PROPOSED	
DECORATIVE PAVING MATERIAL WHERE WALKWAY PASSES THROUGH ROADWAY	DOES NOT COMPLY (0)	
A 10 FOOT SIDEWALK PLUS A FOOT PLANTER AREA FOR STREET TREES AND FURNITURE SHALL BE REQUIRED.	DOES NOT COMPLY (0)	

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACK LINE
- . - . -	SAWTOOTH LINE
---	PROPOSED CURB
---	PROPOSED DEPRIVED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED NYSDOT LAND DONATION
---	PROPOSED SIGN / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED AREA LIGHT
---	PROPOSED RETAINING WALL
---	PROPOSED CHAINLINK FENCE
---	PROPOSED BUILDING DOORS



LIST OF ESTIMATED QUANTITIES		
ITEM	QUANTITY	QUANTIFIER
NEW CONCRETE CURB	2,718	LINEAR FEET
NEW SIDEWALK	843	SQUARE FEET
NEW ASPHALT PAVEMENT	21,970	SQUARE FEET
NEW LEACHING GALLEYS	117	EACH
NEW DRAINAGE PIPE	194	LINEAR FEET
NEW KNEE WALL (OVER 36")	45	LINEAR FEET
NEW FENCING	221	LINEAR FEET
NEW GRASS AREA	3,617	SQUARE FEET
NEW TREES	29	EACH
NEW SHRUBS	252	EACH

- TOWN OF BROOKHAVEN STANDARD NOTES**
- ALL CONCRETE CURBS, SIDEWALKS AND DRAINAGE STRUCTURES ON SITE SHALL CONFORM TO PLANNING BOARD STANDED DETAIL AND SPECIFICATIONS.
 - TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 511-614-6800 BETWEEN THE HOURS OF 9AM - 4:30PM THROUGHOUT FRIDAY.
 - PLEASE CONTACT THE DIVISION OF ENGINEERING AT (813) 451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
 - LOCATION AND GRADIES FOR CURBS AND WALKS TO BE VIEWED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCENE ON NYSDOT PRIOR TO CONSTRUCTION.
 - ALL TRAFFIC CONTROL DEVICES, IE SIGNAL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY. THE CONTRACTORS MEMORANDUM AND ALL TRAFFIC CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED AT ALL TIMES BY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINSING SUCH WORK AS A TOWN ROAD.
 - ALL PAVEMENT MARKINGS REQUIRED ON SITE SHALL BE THERMOPLASTIC. SEWERAGE COUNTY SPECIFICATIONS LINES OTHERWISE NOTED ON PLANS. STOP LINE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH MARKING REQUIREMENTS.

NO.	DATE	BY	DESCRIPTION
1	08/25/2021	JK	REVISED PER TOWN BOARD COMMENT
2	08/25/2021	JK	REVISED PER TOWN BOARD COMMENT
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4	08/25/2021	JK	REVISED PER TOWN BOARD COMMENT
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NOT APPROVED FOR CONSTRUCTION

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DUNKIN'
PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU
386 NYS ROUTE 112, LOT 34.1 & 34.2
MIDDLE COUNTRY ROAD @ THE BROOKHAVEN
SUITLAND COUNTRY, NEW YORK

ZACHARY CHAPMAN, P.E.
NEW YORK LICENSE NO. 99748
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30'
PROJECT ID: K-1803
TITLE: SITE PLAN
DRAWING: C-4