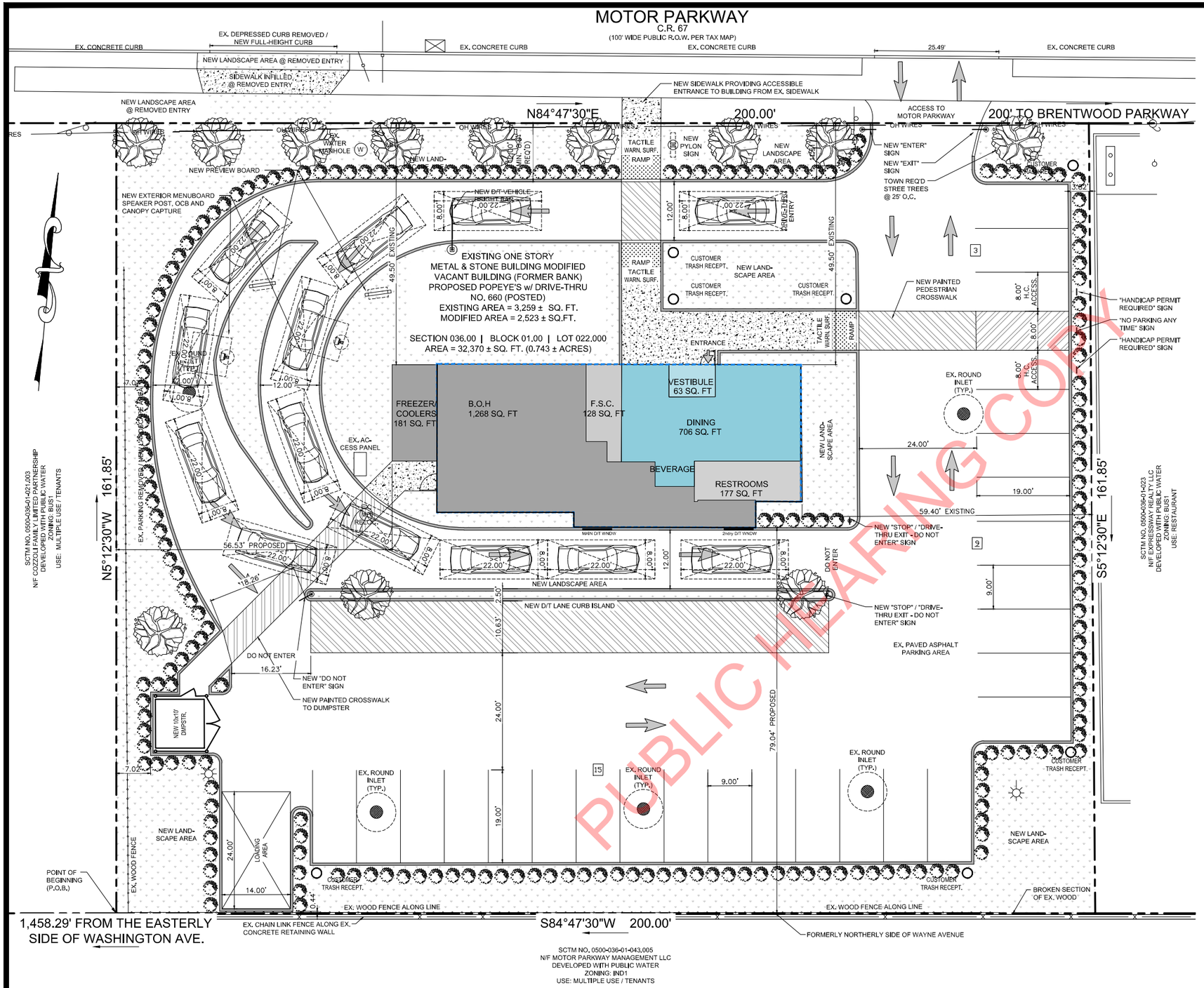
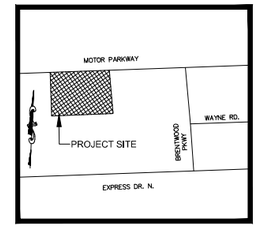


CONCEPT SITE PLAN
1"=10'

NOTE:
TOWN OF SMITHTOWN REQ'D TO BE NOTIFIED OF ANY APPLICATION / ACTION ON THIS PROPERTY

NOTE:
TOWN BOARD SPECIAL PERMIT REQ'D FOR FAST FOOD RESTAURANT

NOTE:
MINIMUM LOT AREA OF 40,000sq.ft. IS REQ'D AS PER §68-308(F). ZBA APPROVAL WILL BE REQ'D FOR THIS SITE



LOCATION MAP
SCALE: NTS

SITE DATA:

AREA OF SITE:	32,370 S.F. (0.743 ACRE)
EXISTING ZONING:	BUSINESS 1
PROPOSED ZONING:	BUSINESS 3
EXISTING USE:	BANK / COMMERCIAL / VACANT
PROPOSED USE:	FAST FOOD RESTAURANT w/ DRIVE-THRU
S.C.T.M. NO.:	0500-036.00-01.00-022.000
SCHOOL DISTRICT:	HAUPPAUGE CSD
WATER DISTRICT:	HAUPPAUGE
FIRE DISTRICT:	
POST OFFICE:	HAUPPAUGE
AREA OF BUILDING - EXISTING:	3259 SF
AREA OF BUILDING - MODIFIED (INCL. W.I.B.):	2529 SF
AREA OF BLDG. NON-PERMEABLE CANOPIES:	157 SF
AREA OF MNUBD. CANOPIES:	0 SF
TOTAL ALL AREAS :	2686 SF
FLOOR AREA RATIO:	2686 / 32,370 = 0.0830

PARKING REQUIREMENTS
TOWN OF ISLIP SUBDIVISION and LAND DEVELOPMENT REGULATIONS
APPENDIX E - TABLE OF MINIMUM PARKING SPACES

RESTAURANT BUILDING w/ DRIVE-THRU PARKING REQUIRED:
1 PER (2) SEATS, OR 2 PER 200 SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER
1 PER (2) SEATS = 24 SEATS / 2 SF = 12
1 PER 100 SF = 2523 SF / 100 SF = 25.23 = 26
1 PER (4) PERSONS LEGALLY ACCOMODATED
24 SEATS + 8 INSIDE ORDER QUEUE + 6 EMPLOYEES = 38
38 / 4 = 9.5 = 10
TOTAL PARKING REQUIRED: 26 SPACES
PARKING PROVIDED: 27 SPACES PROVIDED (25 + 2HC = 27)

LOADING SPACE: 1 PROVIDED
DRIVE-THRU QUEING SPACES 22' L, (12) REQUIRED, (12) PROVIDED

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.

SITE PLAN BASED ON SITE SURVEY BY:
PARTNER ENGINEERING and SCIENCE, INC.
CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90507
888-213-7479

NO.	DATE:	REVISION / DESCRIPTION	Drawn By:	Checked By:	Scale:	Project No.:	DATE
	02-09-2023	ARL	TMQ	AS NOTED	C21001-PopeyesHauppauge		

PE SEAL:
STATE OF NEW YORK
TAHIR M. QURESHI
LICENSED PROFESSIONAL ENGINEER

PROJECT: POPEYES RESTAURANT
880 MOTOR PARKWAY HAUPPAUGE, NY (TOWN OF ISLIP, SUFFOLK COUNTY)

DRAWING TITLE: CONCEPT SITE PLAN
PROPOSED POPEYE'S w/ DRIVE-THRU

Long Island Engineering & Architecture
27 Casey Lane, Mount Sinai, New York 11766
TAHIR QURESHI, PE
Phone No.: (631) 732-3150
Fax No.: (631) 389-2585
Email: tahirq@optonline.net

TAX MAP NO.: 0500-036-01-022
CLIENT NAME: LALMIR SULTANZADEH
ADDRESS: 216-14 JAMAICA AVENUE, 2ND FLR JAMAICA, NY 11428
DRAWING NO.: SP-1
SHEET NO.: 1 of 4

C21001 SP 2023-02-09 Rev1.dwg