

# FOR LEASE - QUICK SERVE RESTAURANT SITE - CORAM LI NY

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

*East Facing Aerial*



Fairfield  
PROPERTIES

POPEI'S

Welcome To  
SUPERSTAR  
Discount Beverage Center

Coram  
Restaurant - Diner

boostmobile

7  
ELEVEN

GASCON

FURNITURE  
GALLERY  
OUTLET

CORAM  
CONVENIENCE

ROUTE  
25

ROUTE  
112

GRANT SMTH RD

THE  
HOME  
DEPOT

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:

**AARON SMILES**

631-599-3344

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# FOR LEASE - QUICK SERVE RESTAURANT SITE - CORAM LI NY

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



PROPOSED USE	SPECIAL PERMIT FROM TOWN BOARD	PROPOSED
MAJOR RESTAURANT WITH DRIVE-THRU	MAJOR RESTAURANT WITH DRIVE-THRU	
ZONING REQUIREMENT	EXISTING	
MINIMUM LOT AREA	4,000 SF (6.0 AC)	92,300 SF (2.11 AC)
MINIMUM LOT WIDTH	50 FT	> 50 FT
MAXIMUM FLOOR AREA RATIO	60% (27,133 SF)	3.1% (1,054 SF)
MAXIMUM BUILDING HEIGHT	35 FT / 3 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	6 FT	9.4 FT
MINIMUM REAR YARD SETBACK	30 FT	134.5 FT
MINIMUM SITE CLEARANCE	8' CLEAR	37.0% (1,033 OF 33,333 SF)

(\*) MAJOR PERMIT CLEARANCE IS BASED ON A WEIGHTED AVERAGE OF PERMISSIBLE CLEARANCE OF LOT 304 AND LOTS 311 AND 314.  
 (\*\*) FIGURE 6.1, THE MAJOR PERMISSIBLE CLEARANCE ON LOT 308 IS 55%. THE MAJOR PERMISSIBLE CLEARANCE ON LOTS 311 AND 314 IS 45%.

CODE SECTION	REQUIRED	PROPOSED
§ 85-61.3	PARKING REQUIREMENTS: MAJOR RESTAURANT WITH DRIVE-THRU 1 SPACE PER 100 SF GFA (1 SPACE / 100 SF) * 328 SF = 33 SPACES	15 SPACES (4%)
§ 85-61.3	DRIVE-THRU QUELING SPACES: 12 QUELING SPACES PER WINDOW (12 SPACES / WINDOW) * 1 WINDOW = 12 QUELING SPACES	8 SPACES (4%)
§ 85-61.4	PARKING SPACE SIZE REQUIREMENTS: 40 DEGREE STALL, 9 FT X 19 FT	9 FT X 19 FT
§ 85-61.4	DRIVE-THRU QUELING SPACE SIZE REQUIREMENTS: 9 FT X 22 FT	9 FT X 22 FT

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

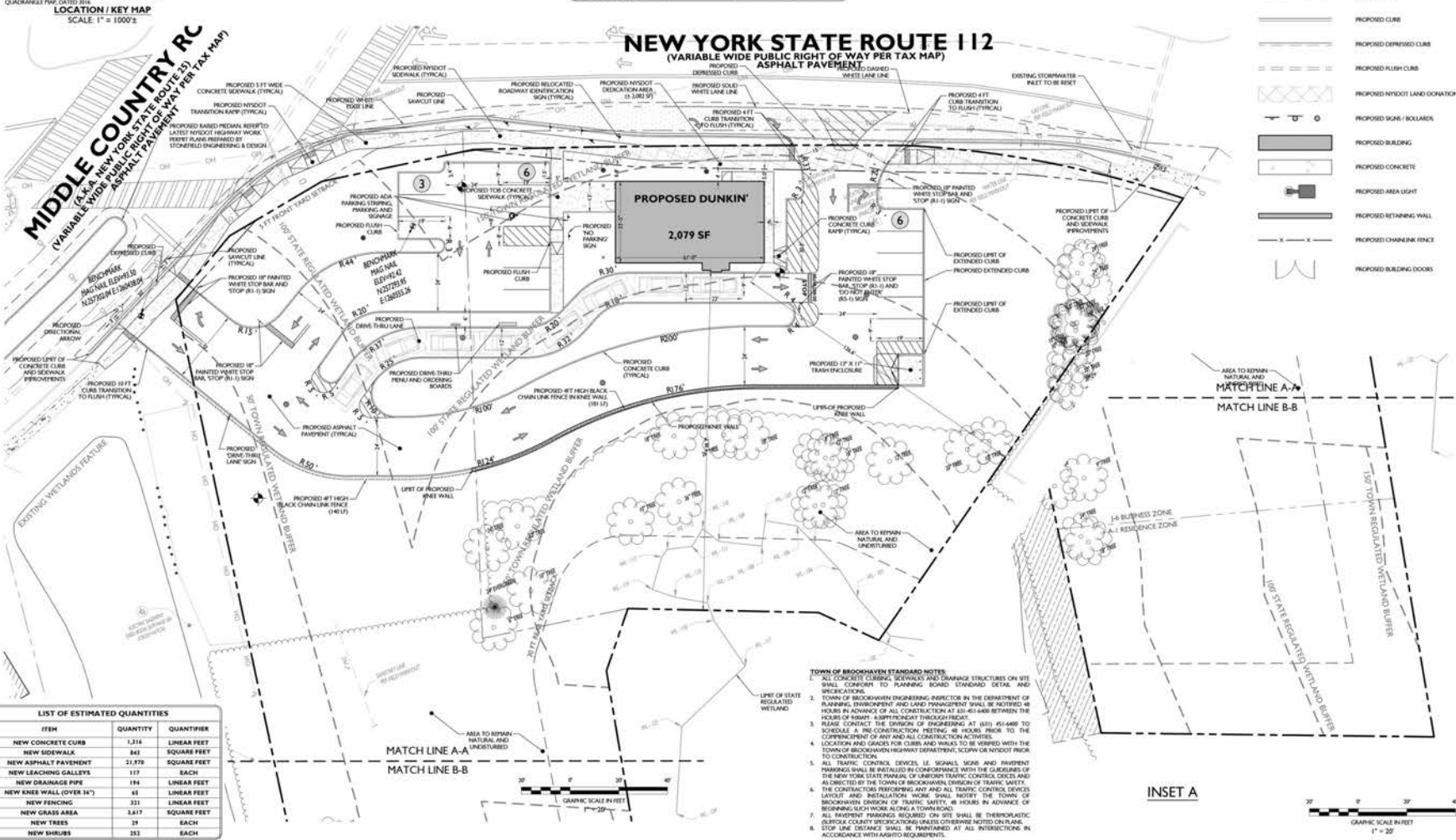
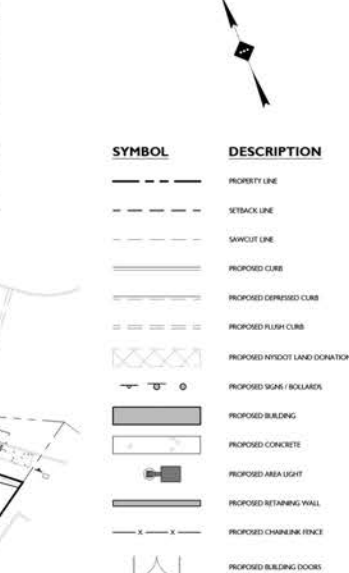
BUFFER AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA
100' STATE REGULATED WETLANDS BUFFER	18,423 SF	41,284 SF	59,707 SF
150' TOWN REGULATED WETLANDS BUFFER	21,257 SF	41,449 SF	62,706 SF

CODE SECTION	REQUIRED	PROPOSED
§ 85-483.0 (1)	DRIVE-THROUGH FACILITIES MAY ONLY BE LOCATED TO THE REAR OR THE SIDE OF THE PRINCIPAL BUILDING.	COMPLIES
§ 85-483.0 (2)	DRIVE-THROUGH FACILITIES SHALL NOT TRAVEL ANY FRONT YARD.	COMPLIES
§ 85-483.0 (3)	QUELING SHALL BE PROVIDED PURSUANT TO TOWN CODE STANDARDS.	DOES NOT COMPLY (4%)
§ 85-483.0 (4)	DRIVE-THROUGH FACILITIES SHALL BE SCREENED FROM VIEW OF THE PREPARY OR SECONDARY MAIN STREET.	COMPLIES

(\*) VARIANCE

REQUIRED	PROPOSED
DECORATIVE PAVING MATERIAL WHERE WALKWAY PASSES THROUGH ROADWAY	DOES NOT COMPLY (4)
A 10-FOOT SIDEWALK PLUS A FOOT PLANTER AREA FOR STREET TREES AND FURNITURE SHALL BE REQUIRED.	DOES NOT COMPLY (4)

(\*) VARIANCE



ITEM	QUANTITY	QUANTIFIER
NEW CONCRETE CURB	1,314	LINEAR FEET
NEW SIDEWALK	842	SQUARE FEET
NEW ASPHALT PAVEMENT	21,970	SQUARE FEET
NEW LEACHING GALLEYS	117	EACH
NEW DRAINAGE PIPE	194	LINEAR FEET
NEW KNEE WALL COVER (4")	45	LINEAR FEET
NEW FENCING	231	LINEAR FEET
NEW GRASS AREA	3,417	SQUARE FEET
NEW TREES	29	EACH
NEW SHRUBS	232	EACH

TOWN OF BROOKHAVEN STANDARD NOTES

- ALL CONCRETE CURBS, SIDEWALKS AND DRAINAGE STRUCTURES ON SITE SHALL CONFORM TO PLANNING BOARD STANDARD 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 48-48-48 BETWEEN THE HOURS OF 9AM - 4PM THROUGHOUT THE PROJECT.
- PLEASE CONTACT THE OFFICE OF ENGINEERING AT (813) 451-4400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT SCUM ON NYDOT PRIOR TO CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, IE SIGNAL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES THROUGHOUT THE PROJECT.
- THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY SHALL BE ADVISED IN ADVANCE OF ANY SIGNAGE TO BE INSTALLED ON THE PROJECT.
- ALL PAVEMENT MARKINGS REQUIRED ON SITE SHALL BE THERMOPLASTIC. CENTRAL COUNTY SPECIFICATIONS SHALL BE REFERRED TO ON PLANS.
- STOP LINE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH NYDOT REQUIREMENTS.

NO.	DATE	DESCRIPTION	BY	DATE
1	08/20/2021	REVISED PER TOWN BOARD & CEMETERY		
2	08/20/2021	REVISED PER TOWN BOARD		
3	08/20/2021	REVISED PER TOWN BOARD COMMENTS		
4	08/20/2021	REVISED PER TOWN BOARD COMMENTS		
5	08/20/2021	REVISED PER TOWN BOARD COMMENTS		
6	08/20/2021	REVISED PER TOWN BOARD COMMENTS		
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100	08/20/2021	REVISED PER TOWN BOARD COMMENTS		

NOT APPROVED FOR CONSTRUCTION

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**DUNKIN'**  
PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU  
38 NYS ROUTE 112, 111.1 & 112.5  
MIDDLE COUNTRY ROAD & NYS ROUTE 112  
CORAM, LI NY  
SUITLAND COUNTY, NEW YORK

ZACHARY GIBSON, P.E.  
NEW YORK LICENSE NO. 9918  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 20'  
PROJECT ID: K-1803  
TITLE: SITE PLAN  
DRAWING: C-4