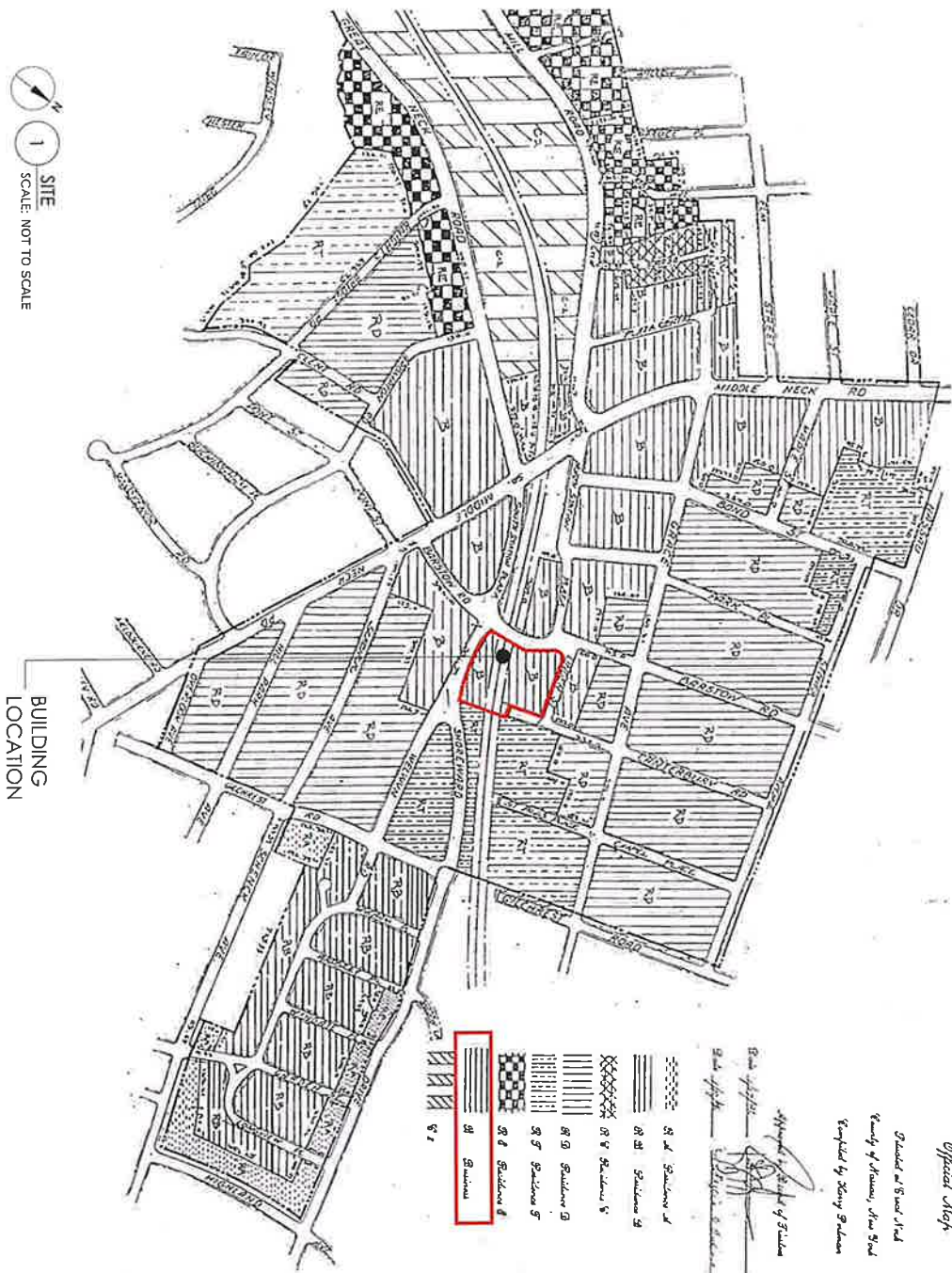


**26 LINDEN PLACE, GREAT NECK**  
NEW BUILDING ANALYSIS  
C3D ARCHITECTURE PLLC, 5/14/2019  
9/12/2022

**ZONING ANALYSIS**

LOCATION	15 BASTOW ROAD GREAT NECK PLAZA
BLOCK NUMBER	83
LOT NUMBER	17, 19, 20 & 22
TAX SECTION	2
TAX BLOCK	83
DISTRICT CLASS	BUSINESS B DISTRICT
OCCUPANCY GROUP	MIXED - USE RESIDENTIAL
LOT AREA	27383 X 9426 X 33392 SQ. FT.

SECTION	225-63 - CONDITIONAL USE	PERMITTED CONDITIONAL USE
A.1(1)		FOOD AND DRINK BUSINESS
A.1(2)		BANK OR FINANCIAL INSTITUTION
A.1(3)		SHOP / STORE
A.1(4)		RESIDENTIAL APARTMENTS
A.1(4)(a)		NO RESIDENTIAL APARTMENT SHALL BE LOCATED ON OR BELOW THE STREET LEVEL FLOOR OF ANY BUILDING
A.1(4)(b)		No residential apartment shall be permitted on any lot which is on any floor above the residential occupancy. No commercial or business use shall be permitted on any lot which contains a residential apartment.
A.1(4)(c)		The maximum floor area for any residential apartment shall be 300 square feet for a studio apartment; 750 square feet for a one bedroom apartment; 1,000 square feet for a two bedroom apartment and 1,250 square feet for a three bedroom apartment.
A.1(4)(d)		



1 SITE  
SCALE: NOT TO SCALE

26 LINDEN PLACE  
GREAT NECK PLAZA  
N Y 1 1 0 2 1

C3D ARCHITECTURE PLLC  
307 7TH AVE  
T 212 233 3100  
NY NY 10001  
F 212 233 3101

ZONING ANALYSIS I  
5.15.2019  
3.3.2023

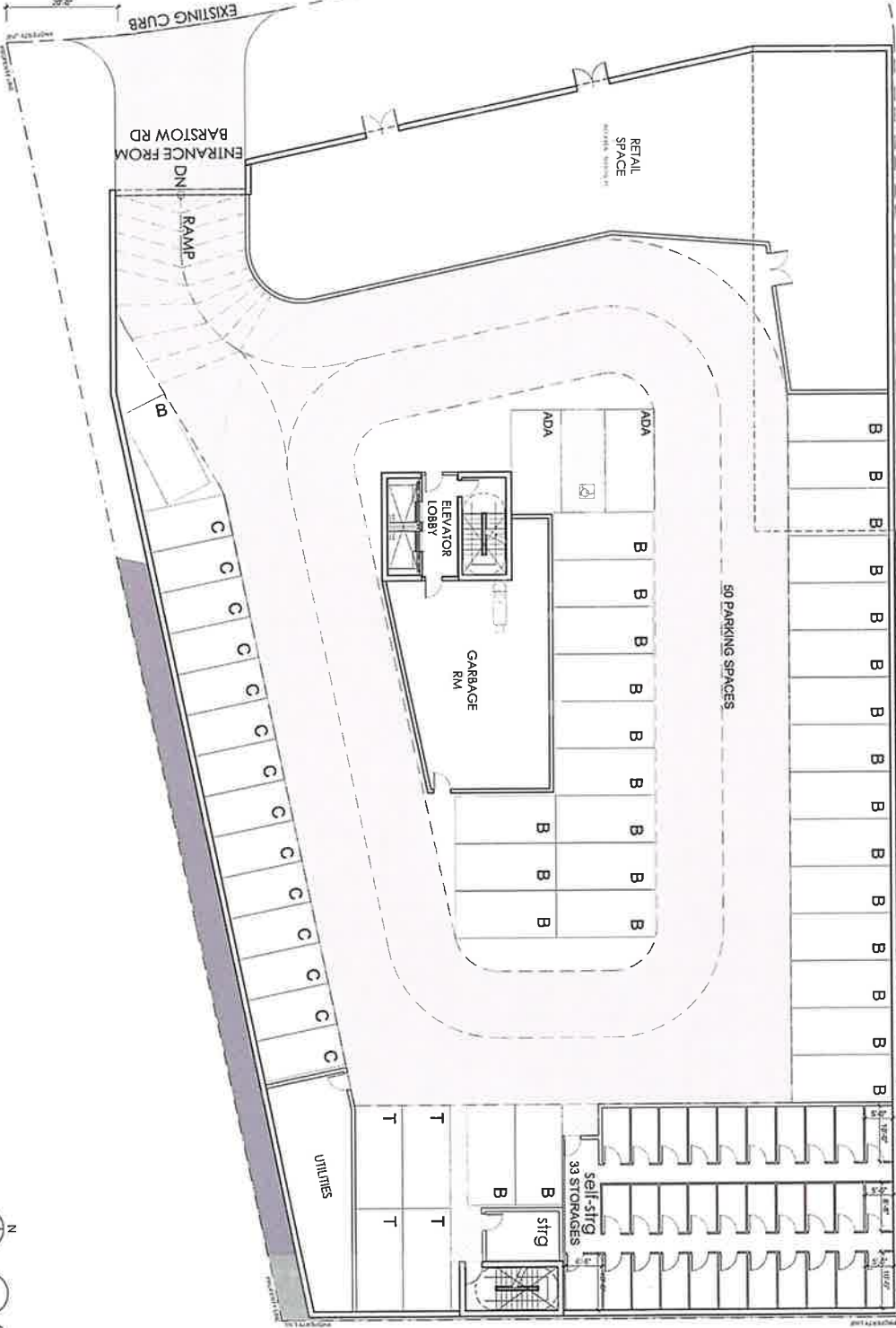


BARSTOW ROAD

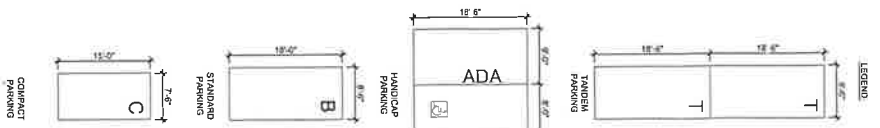
C3D ARCHITECTURE PLLC  
 307 7TH AVE  
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NY NY 10001  
 F 212 233 3101

26 LINDEN PLACE  
 GREAT NECK PLAZA  
 N Y 1 1 0 2 1



N  
 1  
 CELLAR FLOOR  
 SCALE: NTS



FLOOR PLANS

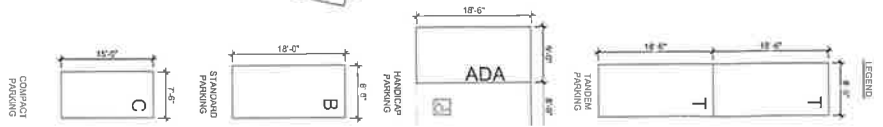
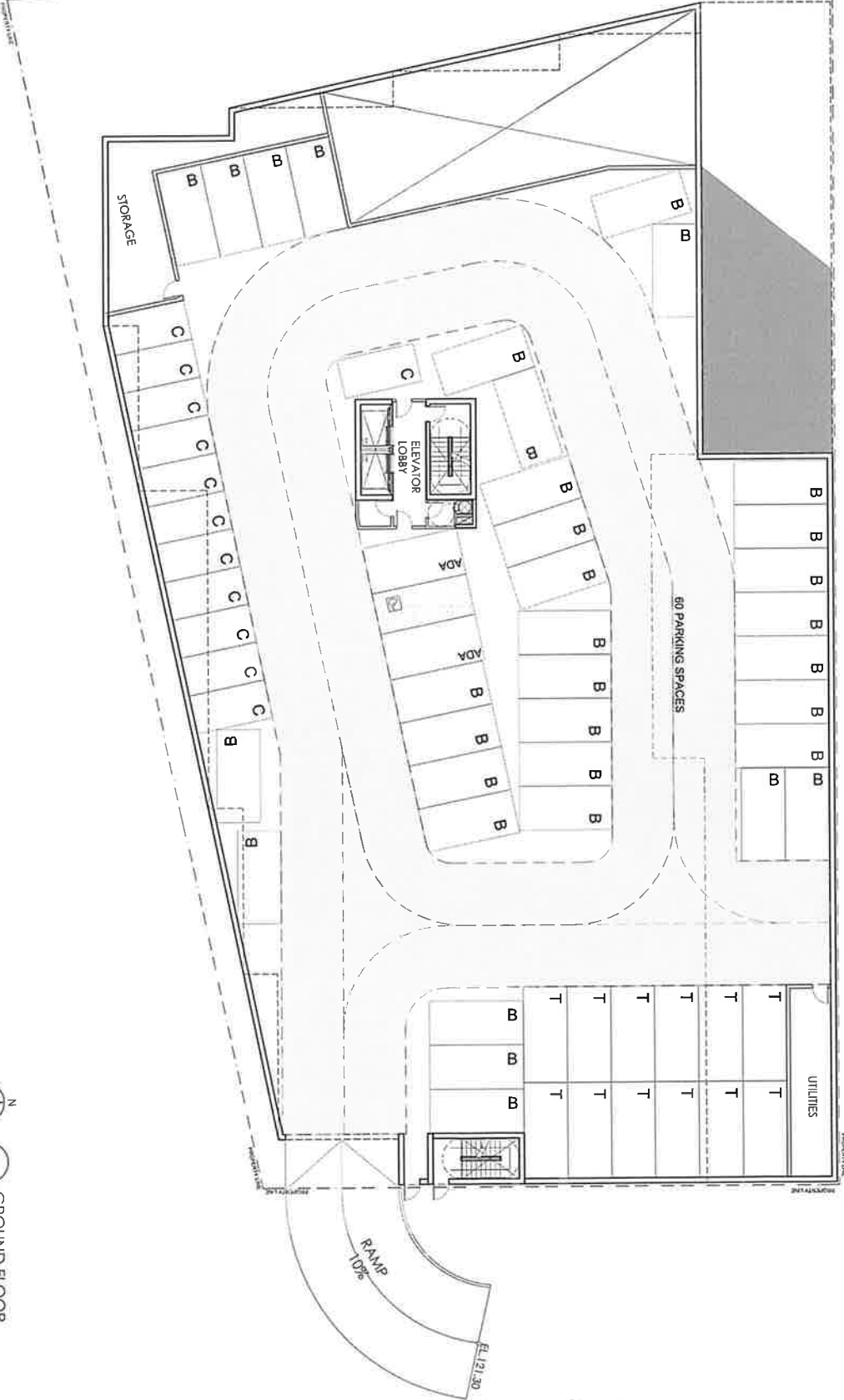
3.3.2023

BARSTOW ROAD

C3D ARCHITECTURE PLLC  
 307 7TH AVE  
 T 212.233.3100

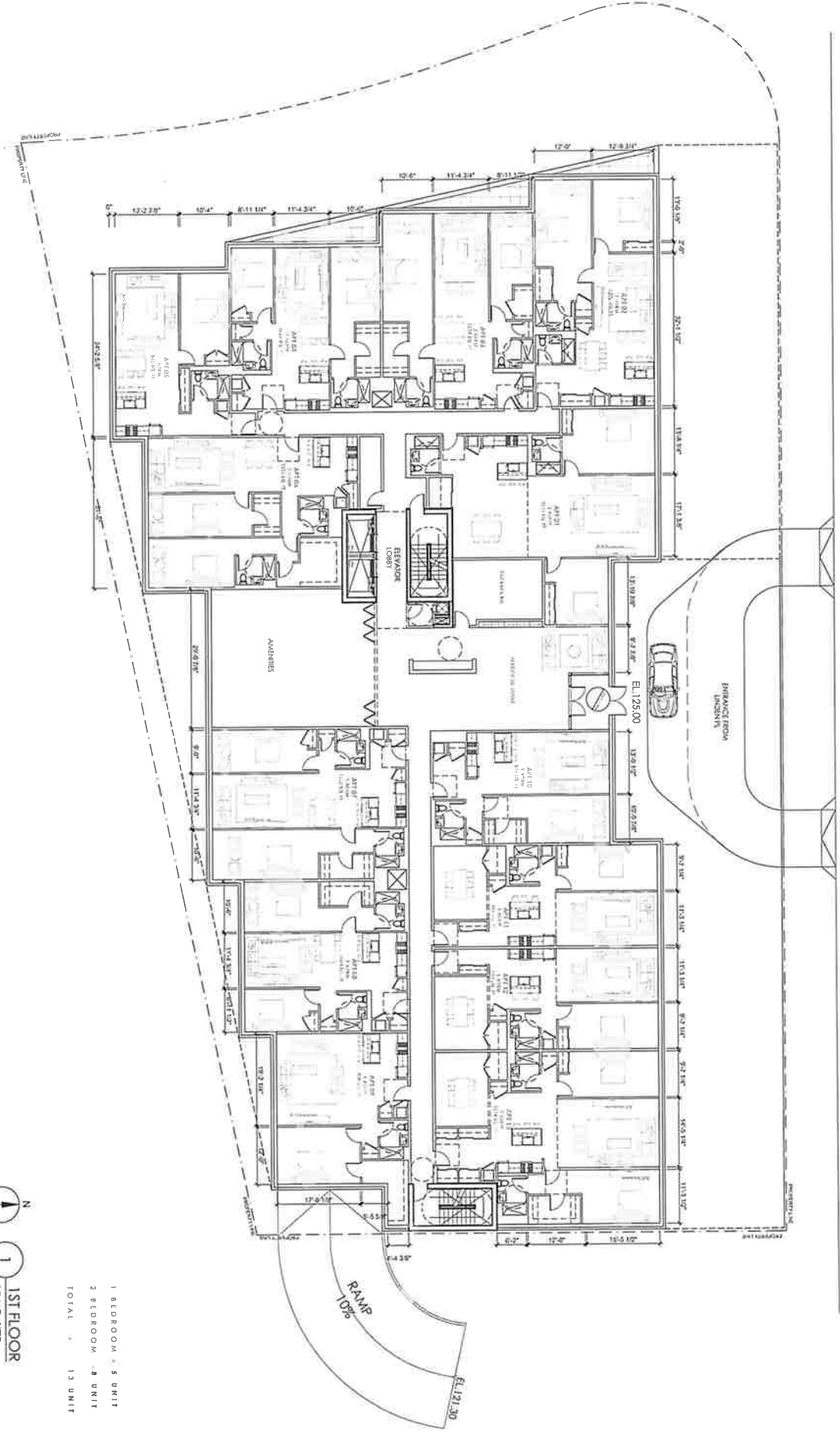
NY NY 10001  
 F 212.233.3101

26 LINDEN PLACE  
 GREAT NECK PLAZA  
 N Y 11102



FLOOR PLANS  
 3.3.2023

**26 LINDEN PLACE**
  
**GREAT NECK PLAZA**
  
 N Y 1 1 0 2 1

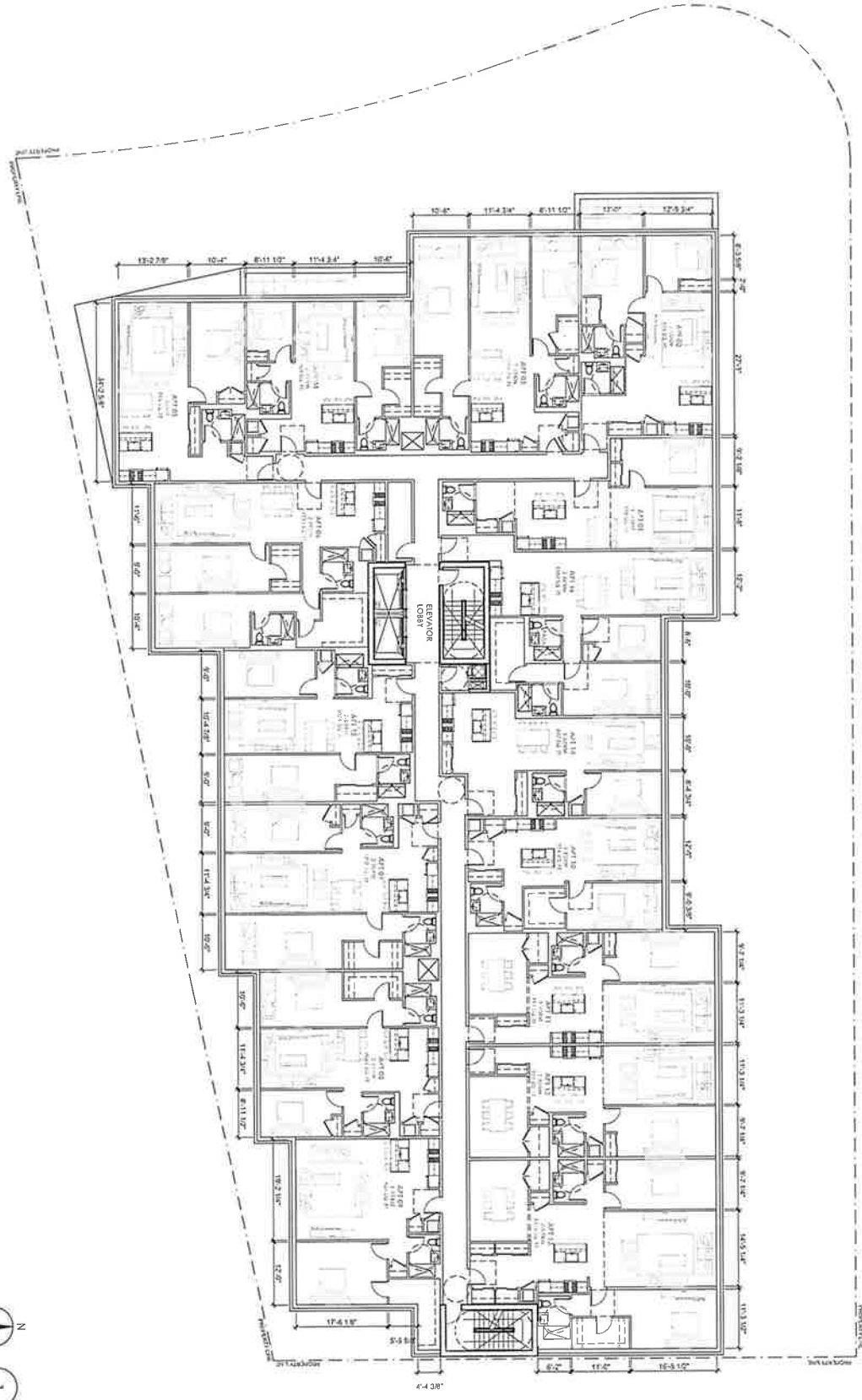


- 1 BEDROOM - 5 UNIT
- 2 BEDROOM - 8 UNIT
- TOTAL - 13 UNIT

  
**1ST FLOOR**
  
 SCALE: NTS

**26 LINDEN PLACE  
 GREAT NECK PLAZA  
 N Y 1 1 0 2 1**



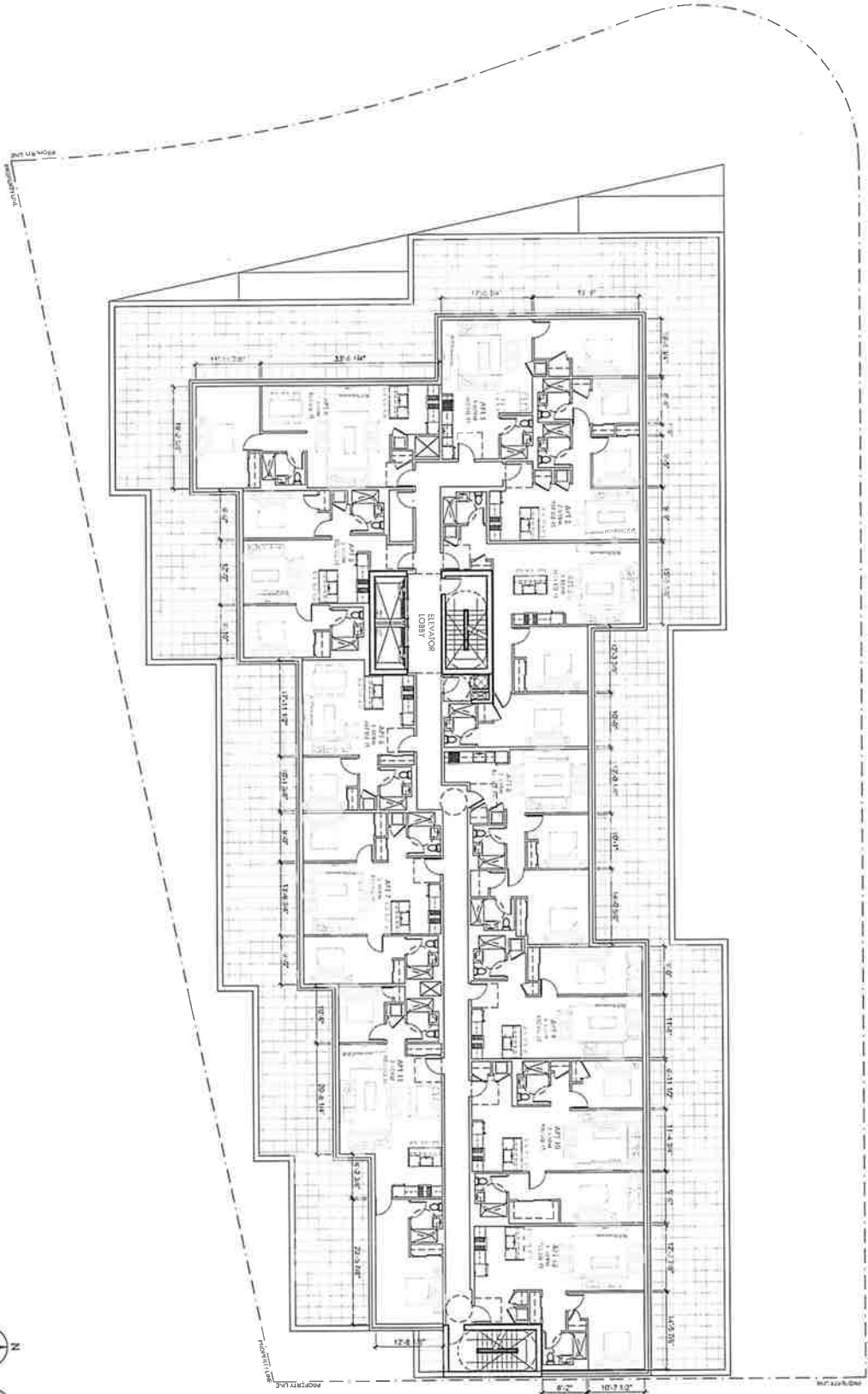
N



1 2ND-3RD FLOOR

SCALE: NTS

- 1 BEDROOM - 7 UNIT
- 2 BEDROOM - 9 UNIT
- TOTAL - 16 UNIT

**26 LINDEN PLACE**  
**GREAT NECK PLAZA**  
 N Y 1 1 0 2 1



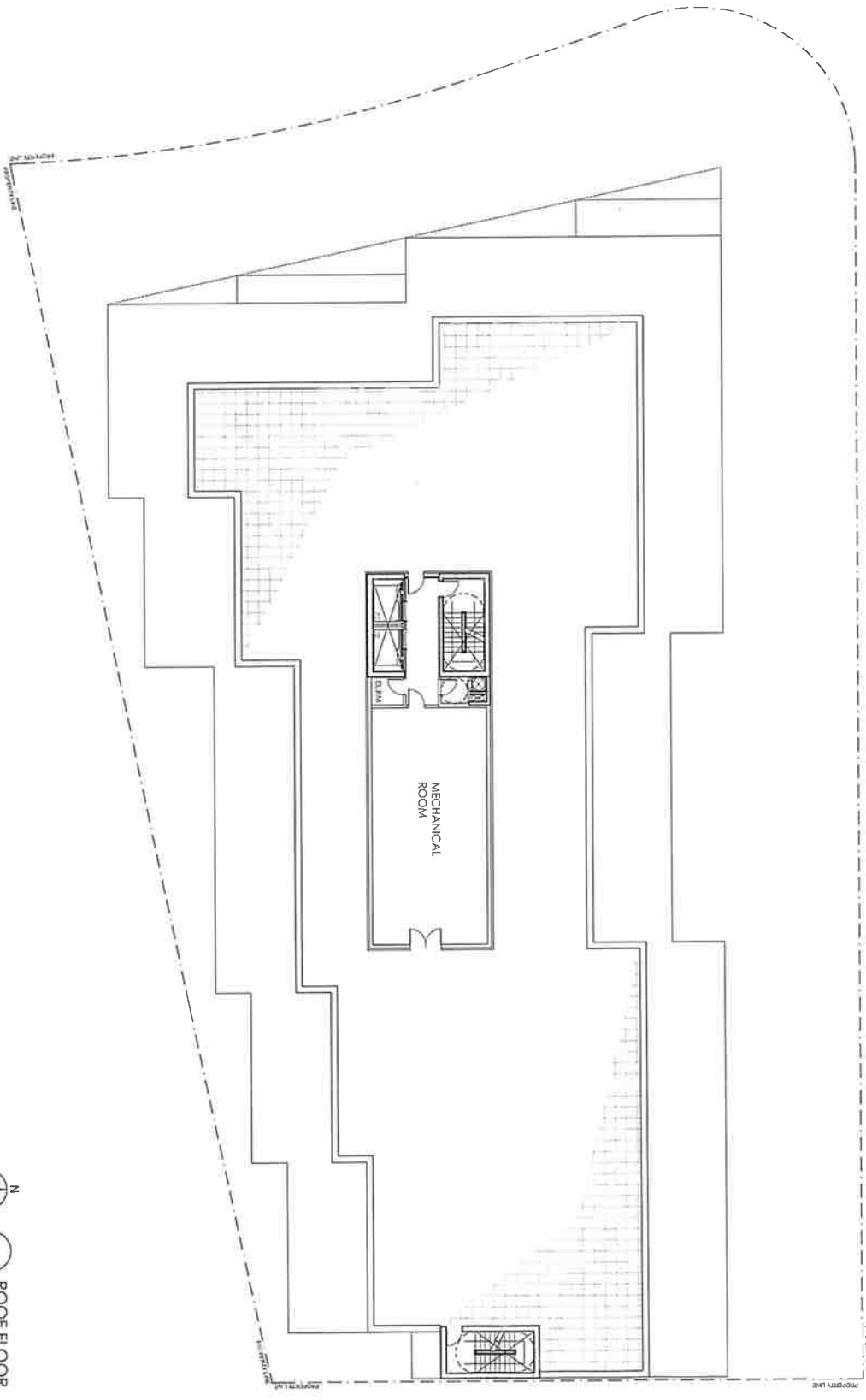
 N  
 1  
 SCALE: NTS  
**4TH FLOOR**

TOTAL : 12 UNITS  
 1 BEDROOM : 4 UNITS  
 2 BEDROOM : 8 UNITS



C3D ARCHITECTURE PLLC  
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 F 212.233.3101



26 LINDEN PLACE  
 GREAT NECK PLAZA  
 N Y 1 1 0 2 1

N  
 1 ROOF FLOOR  
 SCALE: NTS

FLOOR PLANS  
 3.3.2023



C3D ARCHITECTURE PLLC  
 307 7TH AVE  
 T 212 233 3100

NY NY 10001  
 F 212 233 3101

26 LINDEN PLACE  
 GREAT NECK PLAZA  
 N Y 1 1 0 2 1

SECTION  
 3.3.2023

1 SCHEMATIC SECTION  
 SCALE: NTS

