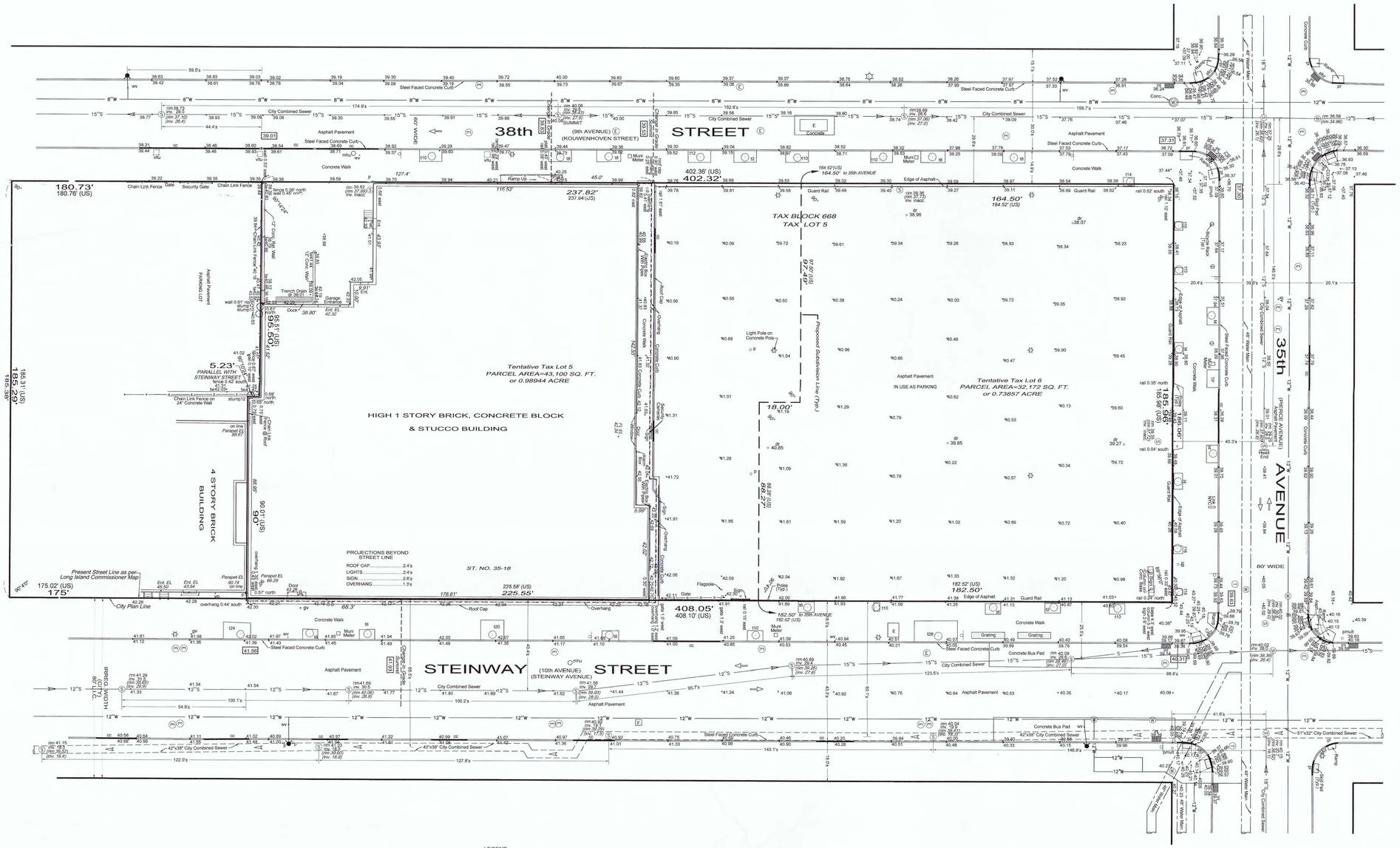
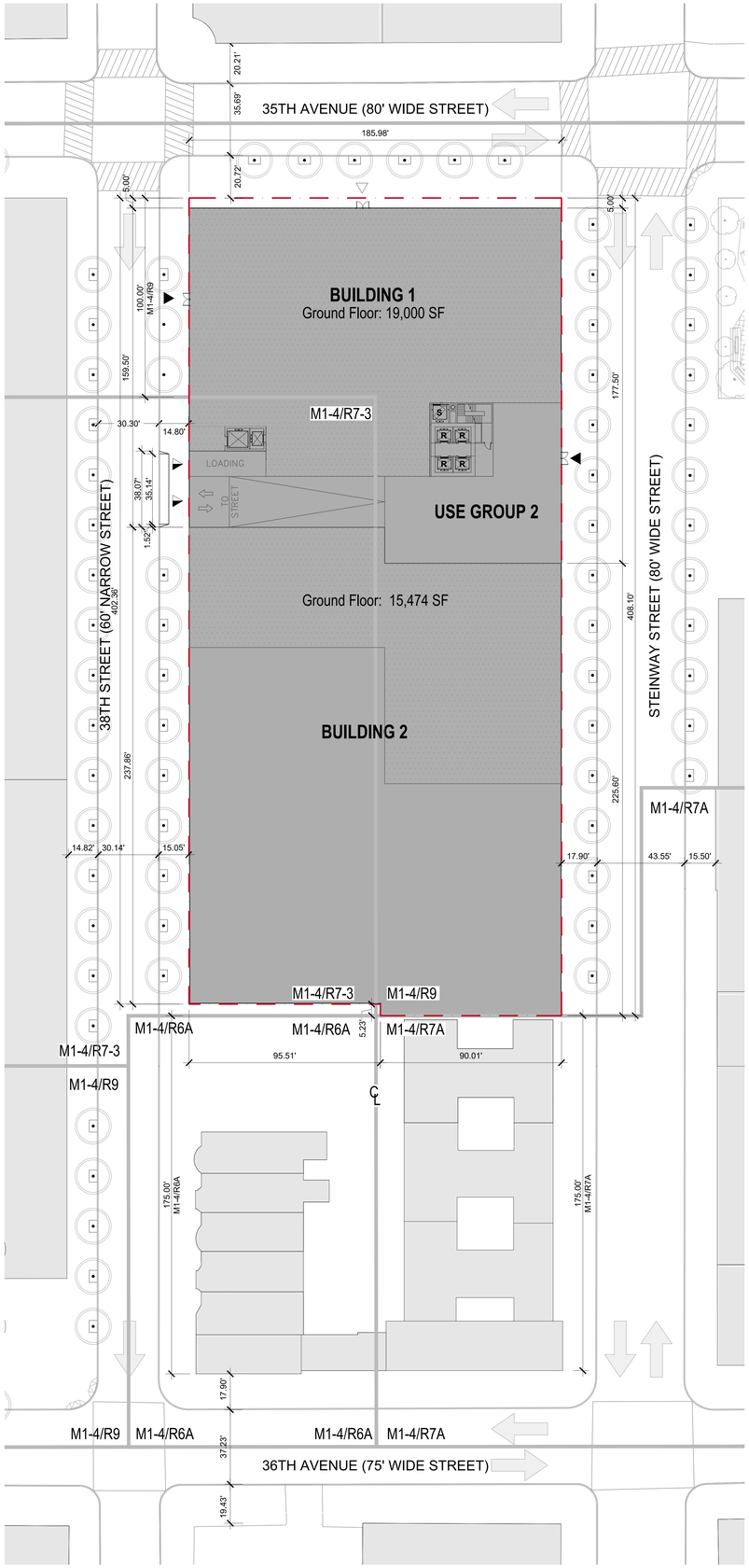
SURVEY NO. 67961

67961001.DWG
67961—1.CRD


38th STREET
(9th AVENUE) E
(KOUWENHOVEN STREET)
SUMMIT
STEINWAY STREET
(10th AVENUE)
(STEINWAY AVENUE)
36th (WASHINGTON AVENUE) AVENUE
75' WIDE
60' WIDE
IRREG. WIDTH
180.73' (US)
180.76' (US)
175.02' (US)
175'
185.31' (US)
185.29'
185.30'
127.4'
115.53'
237.82'
237.84'(US)
402.36' (US)
402.32'
164.52'(US)
164.50' to 35th AVENUE
164.50'
164.52'(US)
TAX BLOCK 668
TAX LOT 5
97.50'(US)
97.49'
Tentative Tax Lot 5
PARCEL AREA=43,100 SQ. FT.
or 0.98944 ACRE
HIGH 1 STORY BRICK, CONCRETE BLOCK
& STUCCO BUILDING
Proposed Subdivision Line (Typ.)
18.00'
Tentative Tax Lot 6
PARCEL AREA=32,172 SQ. FT.
or 0.73857 ACRE
Asphalt Pavement
IN USE AS PARKING
5.23'
PARALLEL WITH
STEINWAY STREET
195.50'
195.51'(US)
195.41'(US)
195.50'
185.68'
185.66'(US)
185.06'
4 STORY BRICK
BUILDING
90'
90.01'(US)
89.97'(US)
89.27'
408.05'
408.10'(US)
182.50'(US)
182.50'
182.52'(US) to 35th AVENUE
182.52'
35th AVENUE
(PIERCE AVENUE)
80' WIDE
PROJECTIONS BEYOND
STREET LINE
ROOF CAP.....2.4's
LIGHTS.....2.4's
SIGN.....2.6's
OVERHANG.....1.3's
ST. NO. 35-18
225.58'(US)
225.55'
176.61'
68.3'
Present Street Line as per
Long Island Commissioner Map
City Plan Line
overhang 0.44' south
Roof Cap
Flagpole
Poles (typ.)
Gate
Ramp Up
Edge of Asphalt
Guard Rail
Steel Faced Concrete Curb
Concrete Walk
Asphalt Pavement
City Combined Sewer
Concrete Bus Pad
Grating
Muni Meter
Light Pole on Concrete Pole
Chain Link Fence
Security Gate
Chain Link Fence on 24" Concrete Wall
Garage Entrance
Dock
Trench Drain
Ramp
Roof Drain
Overhang
Concrete Curb
Parapet EL 90.74 on line
Parapet EL 90.66
Door
Ent. El. 45.50
Ent. El. 43.54
Ent. El. 43.28
Parapet EL 89.87
on line
Parapet EL 89.87
0.57' north
0.65' north
0.68' north
0.66' north
0.69' north
0.67' north
0.66' north
0.68' north
0.67' north
0.66' north
0.68' north
0.67' north
0.66' north
0.68



01 **ZONING LOT B | GROUND PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- C6-4 ZONING DISTRICT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- USE WAIVER ZONE SUBJECT TO ZR 74-922: USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE (AREA OUTSIDE OF USE WAIVER ZONE IS NOT SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-922, AND IS SUBJECT TO CHANGE.)

ZONING ANALYSIS		
	ZONING LOT B	
BLOCK	668	
LOT	5	
	M1-4/R9	47,238.00 SF *
	M1-4/R7-3	28,034.00 SF *
ZONING LOT AREA		75,272.00 SF *
ZONING DISTRICT	M1-4/R9 & M1-4/R7-3	

** Per survey prepared by Montrose Surveying Co., LLP, last revised January 27, 2025 (Survey No. 67961).*

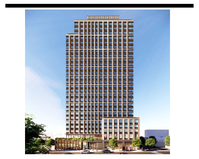
REQUIRED ACTION

SPECIAL PERMIT REQUESTED PURSUANT TO 74-922 TO PERMIT CERTAIN RETAIL USES GREATER THAN 10,000 SF OF FLOOR AREA AS PER ZR 42-10, ZR 123-10.

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. INFORMATION REGARDING THE ZONING LOT DERIVED FROM SURVEY PREPARED BY MONTROSE SURVEYING CO., LLP, LAST REVISED JANUARY 27, 2025 (SURVEY NO.67961).
3. INTERIOR PARTITIONS AND BUILDING FOOTPRINT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
4. DOOR LOCATIONS, QUANTITIES, AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.
5. CURB CUT WIDTHS AND LOCATION SUBJECT TO CHANGE PER DEPARTMENT OF BUILDINGS AND DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.
6. QUANTITY AND LOCATION OF STREET TREES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE PER DEPARTMENT OF PARKS AND RECREATION REVIEW.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 220371 ZSQ
SPECIAL PERMIT
ZR 74-922
CPC APPROVED: 09/21/2022 (Cal. No. 8)
CC APPROVED: 11/1/2022 (Res. No. 412)
N 260008 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 7/31/2026
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



INNOVATION QUEENS B1

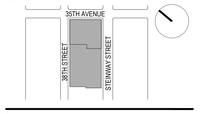
BEYER BLINDER BELLE
120 Broadway, 20th Fl, New York, NY 10271

OWNER
LMXO INNOQ B1 LLC
1865 Palmer Avenue, 2nd Floor
Larchmont NY 10538

ENVR, PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York NY 10016

traffic engineer:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York NY 10016

KEY PLAN



STAMP



REVISIONS

NO.	DATE	DESCRIPTION
	04.21.2022	ULURP
	09.19.2022	CPC MODIFICATION
	11.21.2022	CITY COUNCIL MODIFICATION
	07.01.2025	SUBSTANTIAL COMPLIANCE

SUBMITTAL

INTERIM REVIEW ONLY
NOT FOR CONSTRUCTION

DRAWING TITLE
GROUND FLOOR PLAN

SCALE	1" = 25'-0"
DATE	06/10/25
PROJECT NUMBER	3053.00
DRAWING NUMBER	

U.202

5/30/2025 7:02:53 PM