April 16, 2019

Hon. Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Re: City Planning Commission
Zoning Map Amendment, Text Amendment, and LSGD Special Permits
Block 15842, Lot 1; Block 15843, Lot 1; and Block 15857, Lot 1
51-15 Beach Channel Drive
Far Rockaway, New York (the "Development Site")

Dear Chair Lago and Commissioners:

I am the principal of Peninsula Rockaway LP, a New York limited partnership, which is the owner of the Development Site. Peninsula Rockaway LP is the Applicant for the series of land use actions requested in order to facilitate the development of the *Peninsula Redevelopment*, a Large-Scale General Development ("LSGD") at the property located at 51-15 Beach Channel Drive (Block 15842, Lot 1 and Block 15843, Lot 1) and 51-17 Rockaway Beach Boulevard (Block 15857, Lot 1) with a new, mixed use residential, community facility and commercial development, in the Queens Community District 14 within the Edgemere neighborhood of the Borough of Queens.

Peninsula Rockaway LP hereby authorizes Akerman, LLP to file the enclosed zoning application on its behalf.

PENINSULA ROCKAWAY LIMITED PARTNERSHIP

By: _____
Name: Daniel Moritz
Title: Member

Sworn to before me this
2nd day of April, 2019

_____
NOTARY PUBLIC

PERRY PARKER
NOTARY PUBLIC - STATE OF NEW YORK
No. 02PA6334388
Qualified in New York County
My Commission Expires December 14, 2019