GT GreenbergTraurig

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VIA APPLICANT PORTAL

Sara Avila
Department of City Planning
120 Broadway 31st Floor
New York, NY 10271

Re: 61-10 Queens Boulevard (Queens Block 2314, Lot 100) (the "Property")
61-10 Queens Boulevard Rezoning (2022Q0244)
ULURP No.: _____
CEQR No.:_____
Filing of Application Materials

Dear Ms. Avilla:

Enclosed please find materials in support of an application by our client, PF Supreme, LLC (d/b/a Planet Fitness), lessee of certain space on the Property, for a zoning map amendment to rezone the Property's block's frontage along Queens Boulevard in existing R7-1/C1-2 and R6/C1-2 Districts to R7-1/C2-4 and R6/C2-4 Districts, to allow a gym (health and fitness establishment) of approximately 16,000 square feet on a portion of the second floor of the building on the Property.

The following materials in support of the application are enclosed:

1. Land Use Review Application Form (Form LR) (attaching Authorization Letter) and Land Use Supplemental Form (ZM) (on Applicant Portal);

2. Attachment 2 – Site Data Sheet (on Applicant Portal);

3. Attachment to Form LR – Item 3. - Description of Project (PDF);

4. Official Zoning Map;

5. Tax Map;

6. Project Area Photographs;

7. Area Map (Land Use and Zoning);

8. Zoning Change Map;

9. Zoning Comparison Table;

10. Drawings:

    a. Zoning Lot Site Plan;

    b. Ground Floor Plan;

    c. Typical Upper Floor Plan (showing proposed gym);

    d. Elevations; and

11. Doing Business Data Form (to be submitted separately).

Upon filing, payment will be provided for the application fee.

Best regards,



Jay A. Segal
Enclosures
cc: Teal Delys
Dan Egers
Chase Villafana