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September 15, 2022

Daniel P. Garodnick
Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Innovation QNS, ULURP No.'s C 220370 ZSQ (Block A), C 220372 ZSQ (Block C)

Dear Chair Garodnick:

In response to concerns raised by Community Board 1, the Innovation QNS development has modified the proposal to limit retail space on Blocks A and C to that which will be as of right under the proposed MX regulations. To accommodate the proposed food store in excess of 10,000 sf and a potential relocation site for the existing PC Richard and Son Appliance store, the applications for the retail special permit remain on Blocks B, D and E. All other actions within the Innovation QNS application remain. Therefore, the Applicants, Kaufman Bedrock Astoria 1 LLC and Silverstein Astoria Member LLC withdraw the applications filed under ULURP No.'s C 220370 ZSQ (Block A/641) and C 220372 ZSQ (Block C/669).

Sincerely,

/s/ Jerald A. Johnson

Jerald A. Johnson
Director of Zoning and Land Use
JAJ

cc: Marie Torniali, CB 1 Queens
Donovan Richards, Queens Borough President
Julie Won, City Council