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December 22, 2021

Kathi Ko
Department of City Planning
Queens Office
120-44 Queens Boulevard #201
Kew Gardens, NY 11424

Re: Final ULURP Documents
35-01 Vernon Boulevard
P2017Q0146
Queens, New York (the "Premises")

Dear Ms. Ko:

Pursuant to our discussions these last several days and technical guidance from the larger agency, our office is providing revised ULURP application files, prior to certification in January of 2022.

These revised documents include the following:

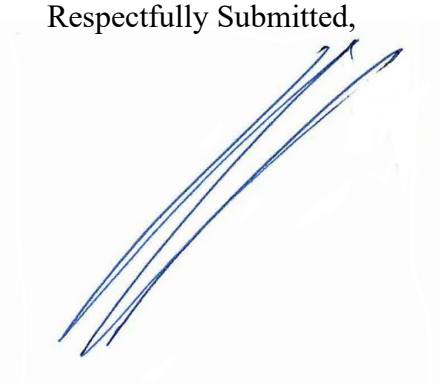
- A revised MIH map that removes Option 2 from the materials, with Option 1 being the only applicable option for compliance. Furthermore, the map has been formatted pursuant to TRD guidance. This figure is entitled "9. 35-01 Vernon Boulevard - MIH Map (12-21-21)" and includes. Ai, PDF and Word versions of the file.

- A revised Project Description ("LR3") that removes a proposed text amendment pursuant to Article 12, Chapter 3 of the Zoning Resolution to make R7A applicable under the Special Mixed-Use District MX-23 in Ravenswood. This text amendment is no longer required as of 10/21/21 with the R7A equivalent MX district (MX-23) already included in ZR 123-63 and 123-90. This revised file is entitled "1. 35-01 Vernon Boulevard - LR3 Project Description (12-22-21)" and a PDF is provided.

In addition to the above, the existing file "9. 35-01 Vernon Boulevard - Text Amendments (7-27-21)" can be removed and replaced with the included MIH figure, as the MX text amendment no longer applies.

Thank you for your assistance in this matter

Respectfully Submitted,



Eric Palatnik, Esq.