



Donovan Richards
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Community Board No. 2

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Morry Galonoy
Chairperson

Debra Markell Kleinert
District Manager

November 16, 2022

Land Use & Housing Committee Meeting Joint Meetings with Small Business and Local Economy Minutes

This meeting was teleconferenced on Zoom

Land Use & Housing Committee Members & Small Business & Local Economy Members - Present

Lisa Deller, Christine Hunter, Kenny Greenberg, Karesia Batan, Danielle Brecker, Tannia Chavez, Sally Frank, Morry Galonoy, Lauren Springer, Mary Torres

Land Use & Housing & Small Business & Local Economy Members – Absent

Nicholas Berkowitz, Stephen Cooper, Kelly Craig, Benjamin Guttmann, Kristen McGowan, Elliot Park

Community Board 2 Staff

MaryAnn Gurrado

Elected Officials/Representatives

Vicky Garvey, Representing Queens Borough President Donovan Richards

Department of City Planning

Teal Delys

Guests

Penny Lee, Dynamic Star, LLC

Brad Zackson, Dynamic Star LLC

Jim Davidson, Slice Architects

David Velez, BHB

Rachel Beer, Sam Schwartz

Frank Diaz, Community Outreach

Allie Curreri, Greenberg Traurig

Charles Yu, Long Island City Partnership

Angel Hart, Long Island City Partnership

“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”

Henry Smith, Long Island City Partnership
Usagie Afe, Long Island City Partnership
David Velez
Leo Mulvehill
Dirk McCall de Paloma
Francisco Diaz
Jessica Sechrist
Matt Viggiano, Kasirer
Paul Parkhill
Christian Amez

Lisa Deller welcomed everyone to the meeting and announced the meeting was a joint meeting with Small Business and Local Economy.

LONG ISLAND CITY PARTNERSHIP

- Expansion of the LIC BID

Charles Yu provided information and a presentation about the proposed LIC BID Expansion. He thanked CB 2 for the opportunity to present. He introduced his colleagues: Angel Hart, Director of BID Operations, Usagie Afe, Manager of Business Assistance, Henry Smith, Area Manager for the IBCZ East area.

- Provided an overview of What is a Business Improvement District.
- LIC BID was created in 2005, expanded in 2017
- Managed by the LIC Partnership
- Provides supplementary sanitation, beautification and visitor services and carries out community development and marketing initiatives that benefit the greater neighborhood.
- North Subdistrict and South Subdistrict each have their own service budget but shared management and administrative costs
- Assessment formula recently updated
- Total Budget of \$1 million.
- BID Formation and Expansion Phases – Two public meetings in October and in early November. Just launched outreach phase. Will speak to wider community about plans and try to demonstrate broad based support from building owners, tenants and stakeholders. Once this is demonstrated they will go into the legislative process. Then it will go to City Planning Review

and City Council for Vote. If approved, Mayor signs into law. Total duration of process: 9 to 12 months.

- Discussed Supplemental Services they are proposing.
- Current Map and proposed expansion area was discussed. Two areas are very different, one is industrial (east) and the other has mixed use dynamics.
- East Steering Committee Members was discussed.
- West Expansion Steering Committee Members was discussed.
- Needs Assessment Survey Results – increased sanitation services and snow removal were highest priorities for East Expansion area.
- East Expansion Budget was discussed

Angel Hart discussed the following:

- West Expansion area.
- Needs assessment Survey additional feedback
- Current conditions
- Current services provided in BID area.
- Current BID Member Feedback and Satisfaction
- West Expansion Budget
- West Expansion Assessment Formula
- West Boundaries
- Next steps, they are in the outreach phase, must meet thresholds laid out by SBS, with support from 51% of all assessed value in the expansion area or support from 51% of all tax lots in the expansion area, and demonstrate broad-based support from commercial and residential

tenants. They must collect letters of support from local elected officials. Once threshold is met, the effort goes into the legislative phase. Goal: BID to provide services by Summer 2024.

- Information on the expansion and the ballot is available in several languages.
- They do not have any more public meetings planned. November 1, 2022, and October 26, 2022, already happened.

A discussion took place as to why the Partnership does not work more collaboratively with the Community Board.

Lisa Deller requested they come back in a couple of months.

A committee member suggested they have more community meetings.

Questions were entertained.

ULURP APPLICATION - 23-10 Queens Plaza South

- Community Board Review period ends 1/8/23

Penny Lee, Dynamic Star, LLC thanked CB 2 and is grateful they have been certified. She introduced her colleagues:

- Brad Zackson, Dynamic Star, LLC
- Jim Davidson, Slice Architects
- David Velez, BHB
- Rachel Beer, Sam Schwartz
- Frank Diaz, Community Outreach
- Allie Curreri, Greenberg Traurig

Penny Lee provided a power point presentation on the ULURP Application – 23-10 Queens Plaza South

- It is located in the Queens Plaza Subdistrict of the special LIC Special Mixed-Use District, and has a current 8 FAR for all uses.
- Aerial views of the site were reviewed. Project area photos were reviewed.
- Historical elements that are in the building today and will be kept and restored.
- Proposed Actions are:
 - Zoning map amendment from M1-5/R9 to M1-6/R9;
 - Zoning text amendments to establish Area D within the Queens Plaza Subdistrict of the LIC District, establish within Area D FARs of 15.0 for commercial and manufacturing uses and 10.0 for community facility uses (the 8.0 FAR for residential uses would remain the same), and establish for Area D minimum and maximum base heights of 100 and 150 feet, respectively (these are the current base heights for the site); and
 - City Planning Commission special permit pursuant to Section 117-533 to modify the distance between buildings requirements of Section 23-711 e and the street wall location requirements of Section 117-531.
 - Lot Area, Floor Area and Floor Plate sizes were reviewed
 - Dynamic Star has acquired the Eagle building and is interested in repurposing this building and putting street life on Queens Plaza South and 23rd and 24th Street and adding jobs to the neighborhood which is the reason why the entire Queens Plaza

subdistrict was originally proposed. Back in 2001 the goal was to establish the city's 4th central business district not the bedroom community.

- The building that is being proposed would have 105,000 sf of office and ground floor retail and an exhibit space for Eagle Electric on the ground floor and purely office to the top. Maximum height 385 feet.
 - Cellar Floor Plan and 1st floor plan was discussed.
 - Rendering of the community space was reviewed which would have a lift and stairs.
 - Roof would be a combination of tenant space and public space and would have a restaurant with outdoor seating on the eastern edge and have landscape tenant space wrapping a smaller 5,000 sf tenant space with conference rooms, yoga rooms exercise space to be determined.
 - Upper floor space was reviewed.
 - Opportunity for a tenant to lease signage not taller than 45 feet or wider than 150 feet.
 - Soft examples of the type of landscaping on the roof deck were presented.
 - Sustainability features were discussed.
- Questions were entertained.

The applicant has been invited to attend the December 1, 2022, Community Board 2 Meeting.

Lisa Deller made a motion was made and it was seconded by Mary Torres to recommend approval for the application with the following amendments:

- Inclusion of the Mesh Network in the building
- Additional Bike Charger
- Fireproof Rooms
- Access by the community to roof top space for those that are not patrons of the restaurant
- Flexible Free Space accessed from street level to be curated and built out by developer including code compliant lavatories.

All were in favor by a show of hands with none opposed and no abstentions.

Jessica Sechrist, Executive of the Hunters Point Park Conservancy, discussed the Hunters Point Ferry and that the EDC plans to move the current ferry location in Hunters Point South Park to a barge loading area directly in front of the event space run by Ottomanelli. She reported that their goal is to push the EDC to slow down the process and to ask for a pause in order to carry out a meaningful public engagement process. They would like to engage as many people as possible before the close of the public comment period. She wrote a letter to the Army Corp. of Engineers and is seeking support for a public meeting.

A recommendation was made to reach out to EDC. Kenny Greenberg made a motion, and it was seconded by Mary Torres to send a letter to the Army Corp. of Engineers for more community outreach. They need to come to a full meeting. Morry Galonoy will draft a letter.

All were in favor by a show of hands with none opposed and no abstentions.

Kenny Greenberg provided an update about the most recent BSA Hearing concerning the Paragon Paint Building.

CITY PLANNING – UPDATE

- Update by City Planning

Teal Delys provided the following information:

- 58-02 Northern Boulevard will be voted on November 30, 2022, by City Planning Commission.
- 61-10 Queens Boulevard Planet Fitness will certify in December.
- Reminded everyone about the deadline for the submission of the budget.

A motion was made to adjourn the meeting.

Respectfully submitted by:

MA Gurrado

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