



*Donovan Richards*  
*Queens Borough President*

## Community Board No. 2

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Woodside, New York 11377

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*Danielle Brecker*  
*Chairperson*

*Debra Markell Kleinert*  
*District Manager*

January 6, 2023

Mr. Daniel Garodnick  
Chairperson  
City Planning Commission  
Calendar Information Office  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

RE: DCP ULURP Application – 23-10 Queens Plaza South Rezoning  
23-10 Queens Plaza South & 42-20 24<sup>th</sup> Street (Queens Tax Block 425, Lots 1 & 5, the “Zoning Lot”)  
ULURP Nos: C210317 ZMQ; N210318 ZRQ; C210319 ZSQ (the “Application”)

Dear Mr. Garodnick:

On January 5, 2023, Community Board 2 held a public hearing concerning the DCP ULURP Application for 23-10 Queens Plaza South Rezoning, 23-10 Queens Plaza South & 42-20 24<sup>th</sup> Street (Queens Tax Block 425, Lots 1 & 5, the “Zoning Lot”) ULURP Nos: C210317 ZMQ; N210318 ZRQ; C210319 ZSQ (the “Application”)

At that meeting, with a quorum present, a motion was made and seconded to approve the application which is seeking the following actions to facilitate the reuse and 22-story enlargement of the four-story former Eagle Electric building (the “Project”):

1. A zoning map amendment to rezone the Zoning Lot from M1-5/R9 to M1-6/R9;
2. Zoning text amendments to ZR 117-50 et seq.; and
3. A special permit pursuant to ZR Section 117-533.

The Board’s motion included approval of the stipulations in the attached letter, dated January 6, 2023, which outlines community benefits to be provided by the developer. Going forward, Community Board 2 will work with the developer to provide a vehicle for having legal agreements with a community-based not-for-profit that would operate the community space in perpetuity regardless of whether Dynamic Starr continues to own it or not.

The vote was 34 in favor of the motion to approve the application; 0 opposed and 0 abstentions.

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

If you have any questions, please feel free to contact Community Board 2.

Sincerely,



Debra Markell Kleinert  
District Manager

DMK/mag

cc: Honorable Grace Meng, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Steven Raga, NYS Assembly  
Honorable Jessica Gonzalez-Rojas, NYS Assembly  
Honorable Juan Ardila, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Shekar Krishnan, NYC Council Member  
Honorable Julie Won, NYC Council Member  
Honorable Donovan Richards, Queens Borough President  
Vicky Garvey, Queens Borough President's Office  
Alexis Wheeler, Department of City Planning  
Teal Delys, Department of City Planning  
Danielle Brecker, Chairperson, Community Board 2  
Lisa Deller, Chair, Land Use and Housing Committee  
Christine Hunter, Co-Chair, Land Use Committee  
Penny Lee, Dynamic Star LLC

DCP ULURP 23-10 Queens Plaza South



## AAGS Holdings, LLC.

January 10, 2022

### VIA USPS AND ELECTRONIC-MAIL

Danielle Brecker, Chairperson  
Lisa Deller, Land Use and Housing Committee Co-Chair  
Christine Hunter, Land Use and Housing Committee Co-Chair  
Queens Community Board 2  
43-22 50th Street, Room 2B  
Woodside, New York 11377

Re: 23-10 Queens Plaza South Rezoning  
23-10 Queens Plaza South & 42-20 24<sup>th</sup> Street (Queens Tax Block 425, Lots 1 & 5, the “Zoning Lot”)  
ULURP Nos.: C210317 ZMQ; N210318 ZRQ; C210319 ZSQ (the “Application”)

Dear Chairperson Brecker and Co-Chairs Deller and Hunter::

As owner (the “Owner”) of the property located at 23-10 Queens Plaza South (Block 425, Lot 5, the “Property”), we have made the Application currently under consideration by the City Council seeking the following actions to facilitate the reuse and 22-story enlargement of the four-story former Eagle Electric building (the “Project”): (1) a zoning map amendment to rezone the Zoning Lot from M1-5/R9 to M1-6/R9; (2) zoning text amendments to ZR 117-50 et seq.; and (3) a special permit pursuant to ZR Section 117-533. This letter outlines the benefits of the Project.

1. **Office Jobs:** Approximately 300,818 square feet of office use are intended for the Project, which would create approximately 1,500 office jobs.
2. **Union Labor for Building Operations and Construction:** The Owner has entered into an agreement with 32BJ SEIU to use union building service personnel in the Project. The Owner also commits to hiring union labor for the construction of the Project.
3. **Community Space:** The Owner will provide at least 2,400 square feet of space in the Project for a community meeting space (the “Community Space”), which will include a public restroom. The Owner commits to paying for the fit-out, operation and management costs associated with the Community Space and to allow community groups to reserve and use the Community Space free of charge for the life of the Project. The Community Space will be accessed from grade on 23<sup>rd</sup> Street and it will be well-lit with natural light from windows along the building’s 23<sup>rd</sup> Street frontage, substantially as depicted in the attached illustrative rendering.

Approximately 12' of the Community Space's tall (over 18') floor-to-floor height will be above the 23<sup>rd</sup> Street grade, due to the Property's grade changes, and clerestory windows will be provided in the Community Space's street wall. The Owner will work in concert with Community Board 2 to establish needs for the fit-out of the space and additional details for the use of the Community Space, including hours of operation.

4. **Rooftop Public Access:** The Owner will provide at least 2,100 square feet of outdoor space on the Project's 5<sup>th</sup> floor roof level for public use, which public outdoor space will also have access to a public restroom. This space will also be connected to the ground and cellar level retail space in the northwest corner of the building, substantially as illustrated in the attached floorplans.
5. **Bike Parking with Charging Stations:** The Project originally included 60 "traditional" bike parking spaces. In response to the recommendation of Community Board 2's Land Use Committee that the bike parking include charging stations for e-bikes and e-scooters, 39 e-bike parking spaces and 23 "traditional" bike parking spaces are now proposed, for a total of 62 bike parking spaces (exceeding the 43 spaces required by zoning), and outlets will be provided for scooters.
6. **Wi-Fi Network:** The Owner is proposing to develop an office building with commercial Wi-Fi access in a predominantly commercial precinct of Long Island City. However, the Owner understands the need to bridge the digital divide and is committed to continuing its conversation with the NYC Mesh program and to explore other Wi-Fi providers to determine if any of these programs have sufficient coverage to reach off-site residents. The Owner commits to providing free Wi-Fi in the Community Space in the cellar and for the public rooftop space on the 5<sup>th</sup> floor roof level, whether it is through the NYC Mesh program or other free public Wi-Fi provider.
7. **Retail Use / Activation of Streets:** The Project would contain a total of approximately 27,000 gross square feet of space for local retail and service establishments on the first floor and cellar levels. The Owner will work in concert with Community Board 2 the Long Island City Partnership, the Queens Chamber of Commerce, Court Square Civic Association and local arts organizations in determining the appropriate types of tenants, program mix and square footage for such retail and service establishments. All of the Property's three street frontages (Queens Plaza South, 23<sup>rd</sup> Street and 24<sup>th</sup> Street), will be activated with ground floor retail and lighting, making what is currently a large stretch of vacant street frontage around most of this block (some of which is also shadowed by the elevated #7 tracks) much safer and more inviting.
8. **Retention of Eagle Electric Building and Historic Exhibit:** The Project would retain and renovate the envelope and façades of the four-story Eagle Electric building, built in 1920, with the proposed tower inserted within and above it, so

that the historic character of the existing loft building will be maintained in the neighborhood. In addition, an Eagle Electric exhibit displaying the former building owner's products and providing information about the company's history will occupy a portion of the lobby and be open to the public.

Thank you for your consideration.

Sincerely,

AAGS HOLDINGS LLC

By: 

Name: Brad Zackson

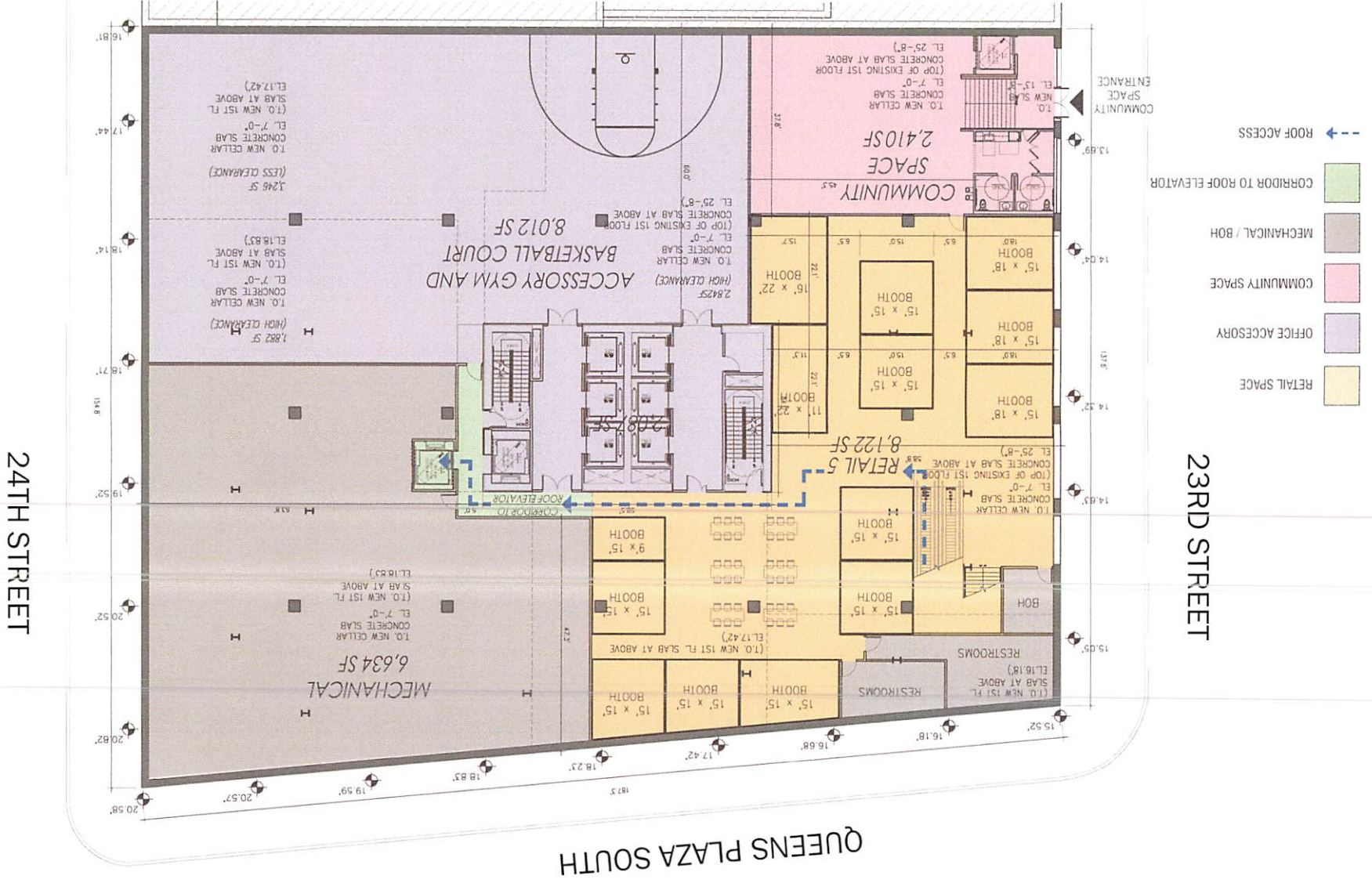
Title: Partner

cc: Jay A. Segal, Esq.  
Allison L. Curreri, Esq.

CB-2 MEETING SPACE RENDERING



CELLAR FLOOR PLAN

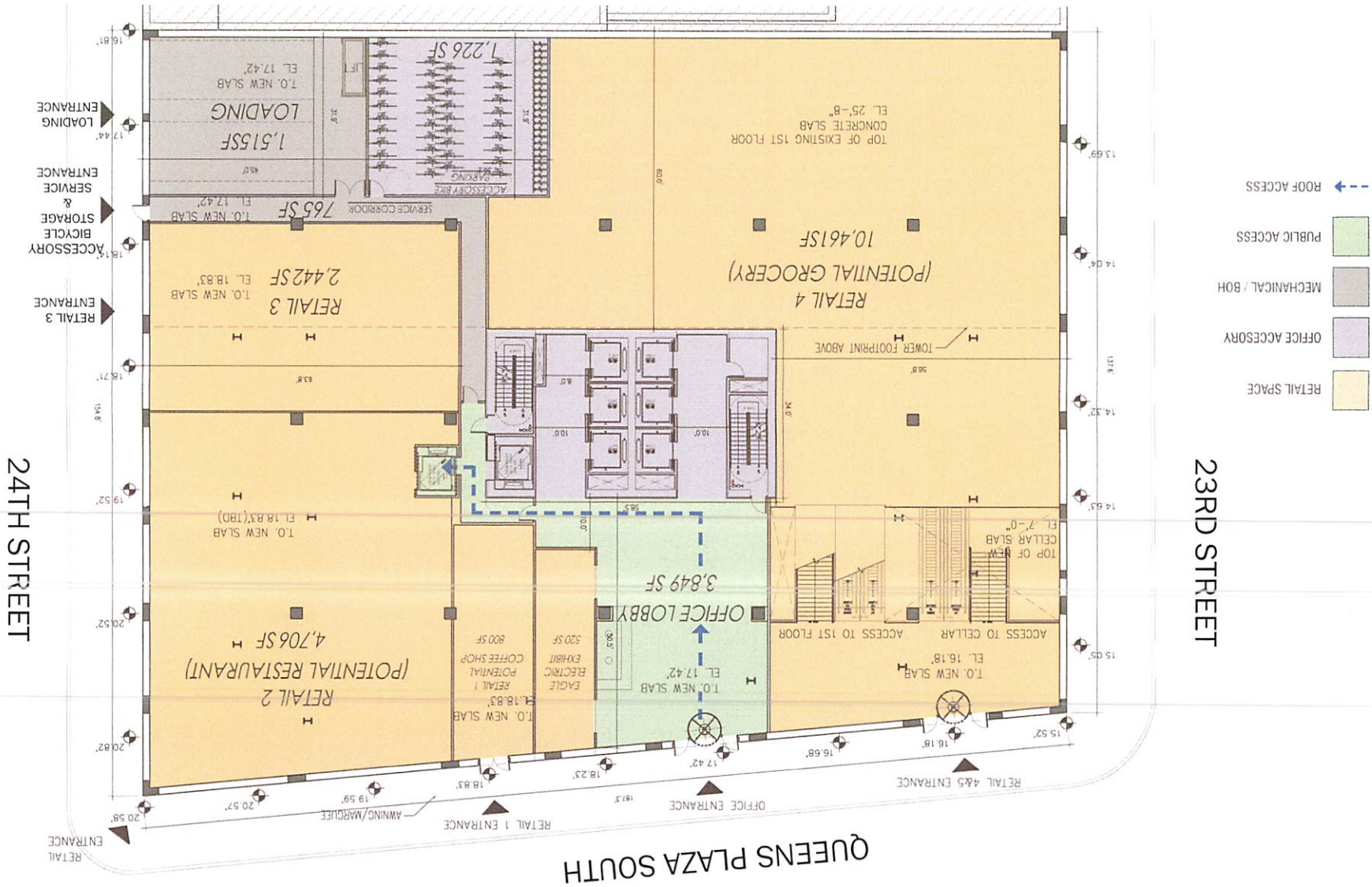


QUEENS PLAZA SOUTH

24TH STREET

23RD STREET

GROUND FLOOR PLAN



23RD STREET

24TH STREET

QUEENS PLAZA SOUTH

- > ROOF ACCESS
- Public Access
- Mechanical / BOH
- Office Accessory
- Retail Space

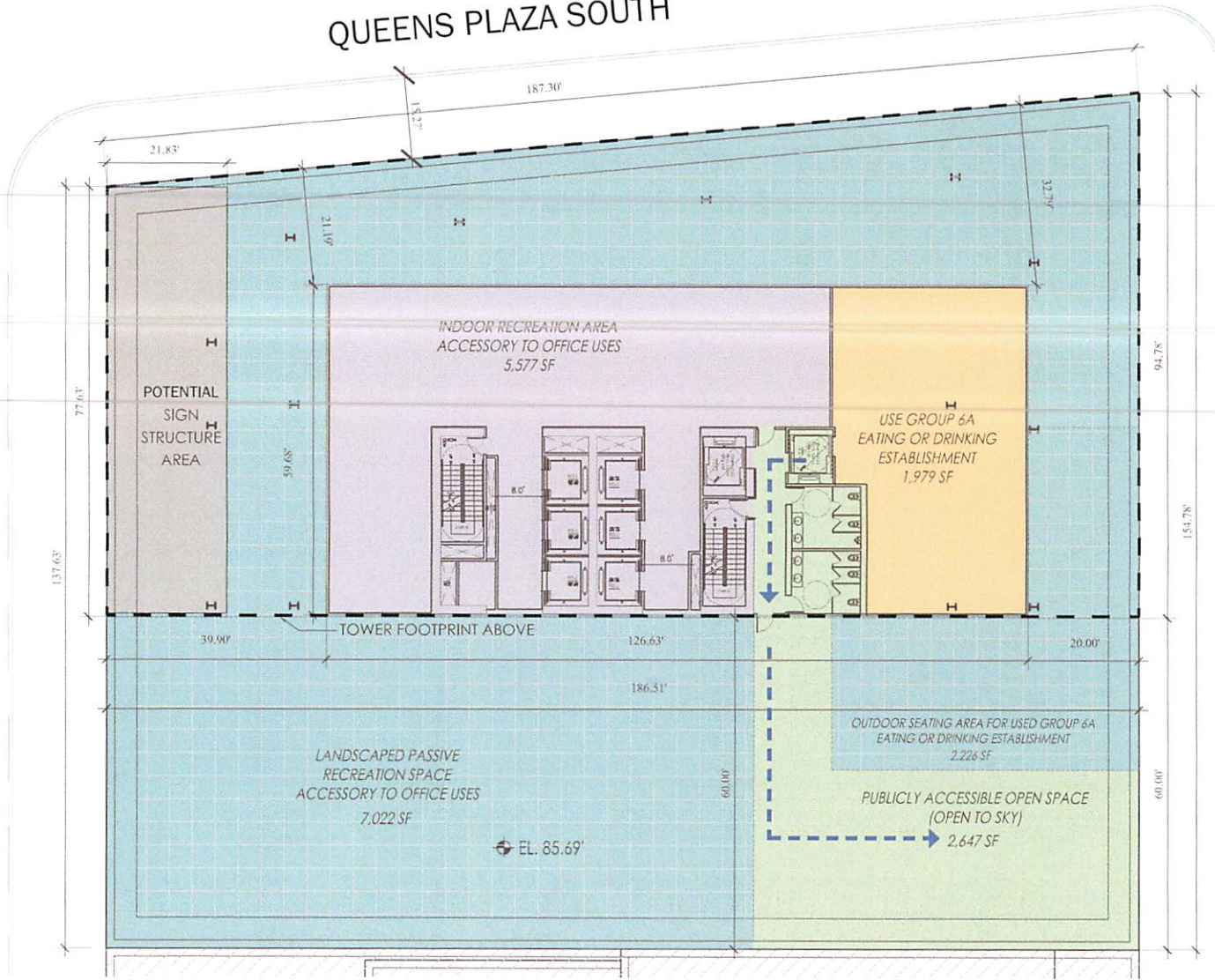


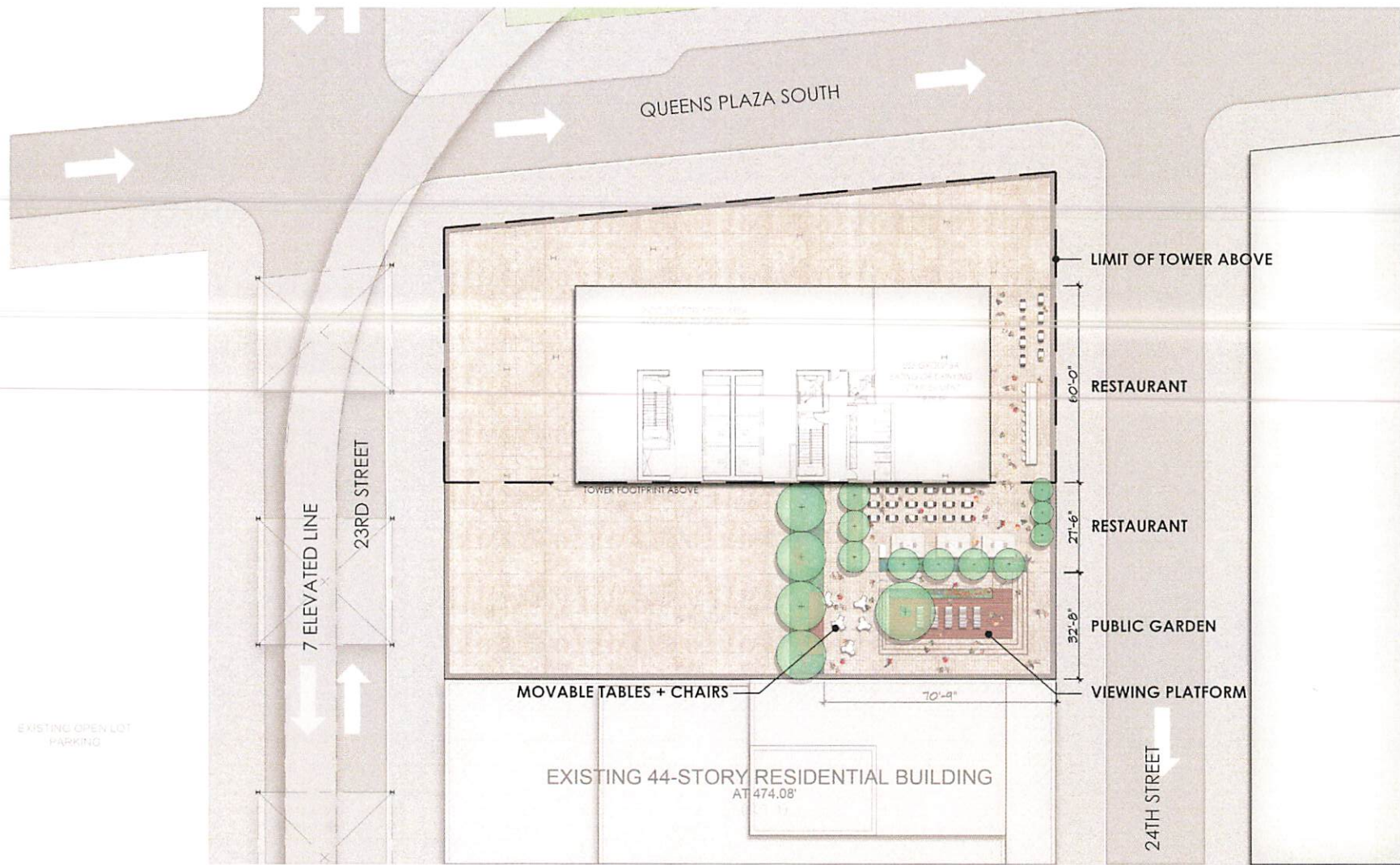
# QUEENS PLAZA SOUTH

23RD STREET

24TH STREET

- RETAIL SPACE
- OFFICE ACCESSORY
- RECREATIONAL AREA
- PROPOSED SIGN STRUCTURE
- PUBLIC ACCESS
- ROOF ACCESS





NOTE: These materials are intended for initial discussion and will be finalized after continued public input.

--- TOWER ABOVE

5TH FLOOR PLAN



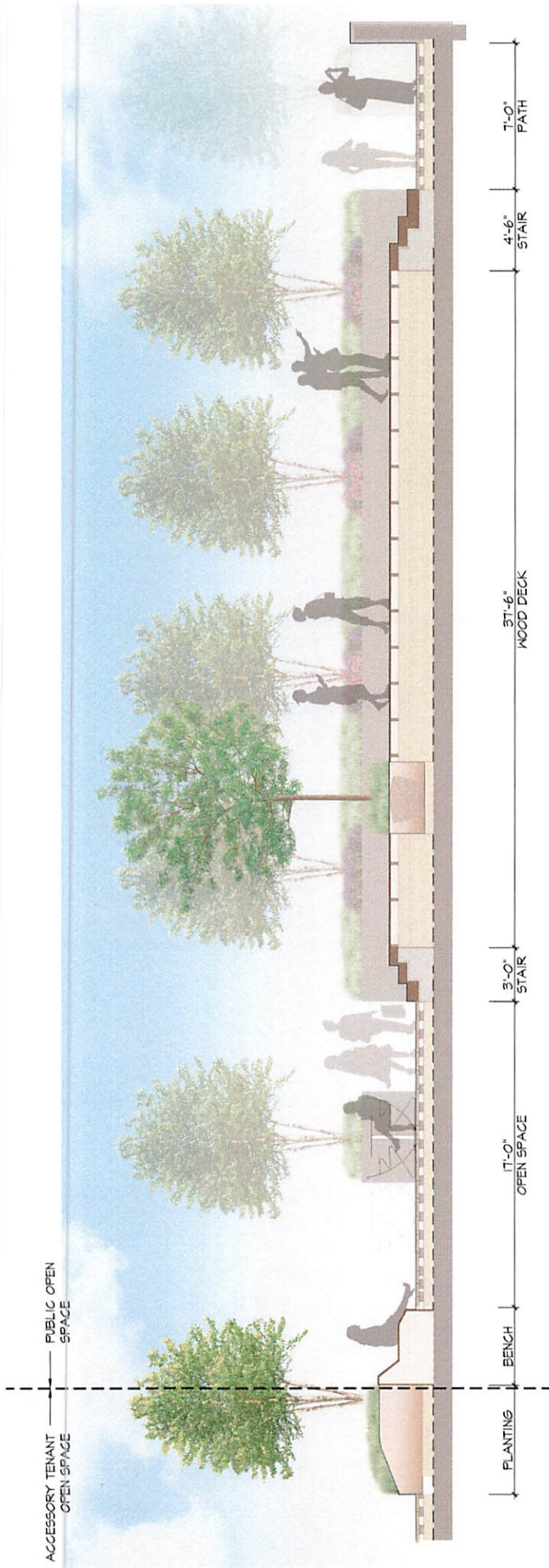
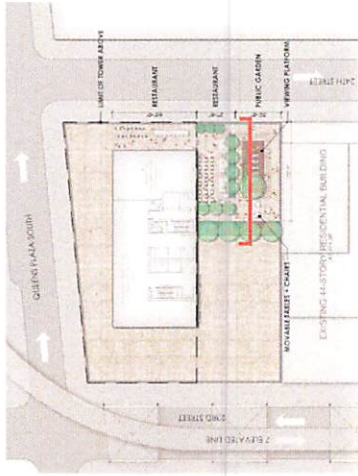
MPEP

SLCE Architects, LLP

SCALE: 1" = 30'-0"



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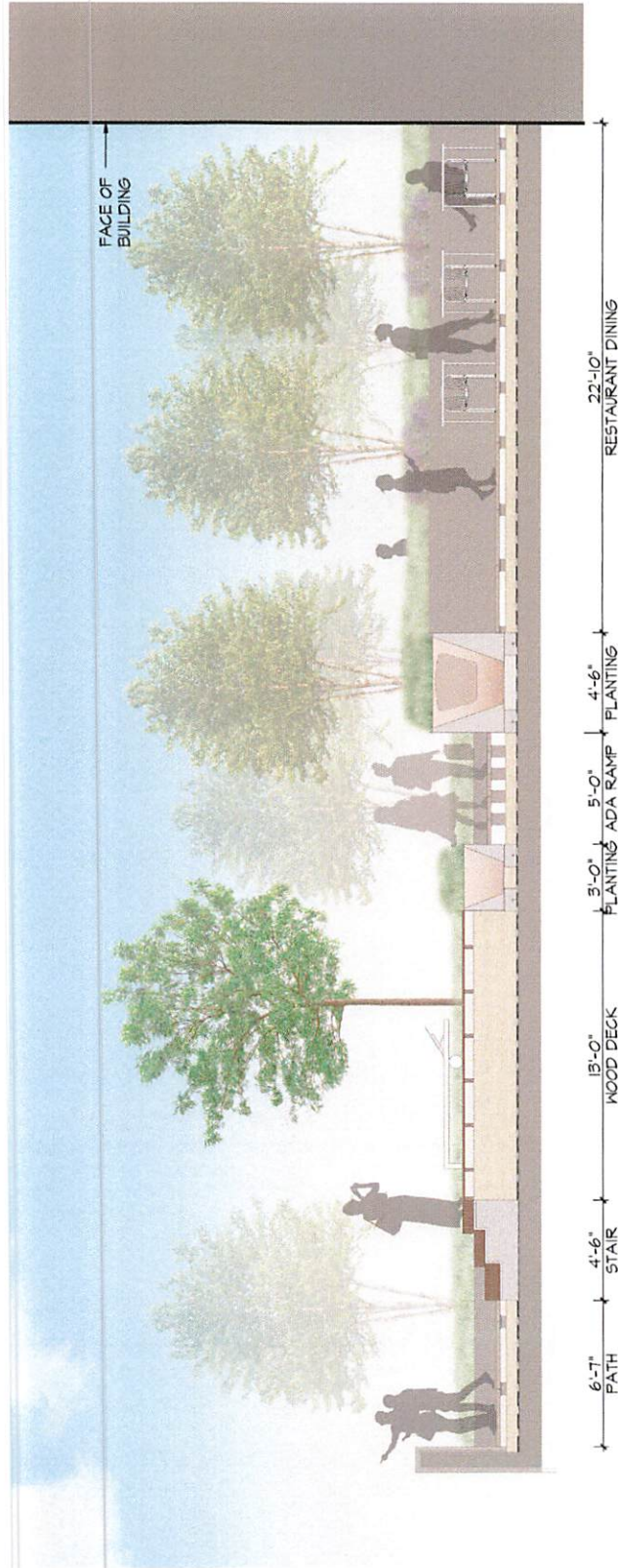
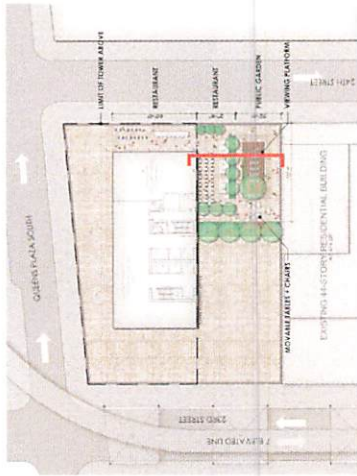


NOTE: These materials are intended for initial discussion and will be finalized after continued public input.

5TH FLOOR SECTION THRU VIEWING PLATFORM

SCALE: 3/16" = 1'-0"

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NOTE: These materials are intended for initial discussion and will be finalized after continued public input.

5TH FLOOR SECTION THRU VIEWING PLATFORM + RESTAURANT

SCALE: 3/16" = 1'-0"

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