

CITY COUNCIL  
CITY OF NEW YORK

-----X

TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

-----X

December 4, 2012  
Start: 10:03 a.m.  
Recess: 10:31 a.m.

HELD AT: 250 Broadway  
Committee Room, 16th Floor

B E F O R E:  
MARK WEPRIN  
Chairperson

COUNCIL MEMBERS:  
Robert Jackson  
Diana Reyna  
Albert Vann  
Daniel R. Garodnick  
Jessica S. Lappin  
James Vacca

## A P P E A R A N C E S (CONTINUED)

Robert Callahan  
Mole'

Costas Maroulletis  
La Bonbonniere

Artan Gjoni  
Ken & Cook

Neil Weisbard  
Slater & Beckerman

1

2

CHAIRPERSON WEPRIN: Good morning.

3

MALE VOICE: Good morning.

4

CHAIRPERSON WEPRIN: How is

5

everyone today? My name is Mark Weprin, I'm chair

6

of the Zoning and Franchises Subcommittee of the

7

New York City Council, and it's a pleasure to be

8

here today with my colleagues from the

9

Subcommittee: Council Member Robert Jackson,

10

Council Member Diana Reyna, Council Member Al

11

Vann, Council Member Dan Garodnick, Council Member

12

Jessica Lappin, and Council Member James Vacca.

13

Today we have three cafés to start

14

with on our agenda. We are going to go slightly

15

out of order, but we're going to start with Land

16

Use number 734, which is a restaurant called Mole'

17

in Speaker Quinn's district, and I'd like to call

18

up Robert Callahan. And just Robert Callahan?

19

Yes, and just Robert Callahan. Mr. Callahan,

20

pleasure to see you, you know the drill, please

21

state your name for the record, describe this

22

application and what it entails. Thank you.

23

ROBERT CALLAHAN: Yes, good

24

morning, my name is Robert Callahan, C-A-L-L-A-H-

25

A-N, and I'm representing Mole'.

1  
2 I'd like to read a letter that was  
3 previously submitted to the Subcommittee. Dear  
4 Council Member Quinn, this letter serves as our  
5 agreement with the chair, Council Member Mark  
6 Weprin, and the encompassing members of the  
7 Subcommittee on Zoning and Franchises that we will  
8 commit to the following: Number one, we will  
9 arrange our sidewalk café tables and chairs  
10 according to the plans on file with the New York  
11 City Department of Consumer Affairs. Number two,  
12 all railings will be arranged according to the  
13 plans on file with the New York City Department of  
14 Consumer Affairs. Number three, we will remove  
15 all planters from within the sidewalk café and  
16 from the sidewalk. Number four, management and  
17 staff will ensure that patrons do not congregate  
18 outside the sidewalk café or block the sidewalk.

19 If there are any questions, please  
20 call my office. Thank you. Sincerely, Nicola  
21 Cervera, President.

22 CHAIRPERSON WEPRIN: Thank you, Mr.  
23 Callahan, I have that letter in front of me, and  
24 Speaker Quinn's office gives me the nod--that was  
25 the nod? Yes. They've been discussing this issue

1  
2 with you and have agreed to these changes. I want  
3 to ask the members of the panel if they have any  
4 questions or comments. I see none, so, Mr.  
5 Callahan, thank you very much.

6 ROBERT CALLAHAN: Thank you.

7 CHAIRPERSON WEPRIN: We are now  
8 going to move on to our next item, which is going  
9 to be Land Use number 735, La Bonbonniere, also in  
10 Speaker Quinn's district, I think on Hudson  
11 Street, right? Oh, 8th Avenue it is, okay. On  
12 8th Avenue, and I'd like to call on Costas  
13 Maroulletis, you'll say how to pronounce it, come  
14 on, Costas. Sir, you could state your name, I  
15 know we've had this application a couple years ago  
16 before us, and please state your name and describe  
17 the application. I know there's a letter that is  
18 included and you could read that into the record,  
19 but make sure to say your name and pronounce your  
20 name properly--

21 COSTAS MAROULLETIS: Okay.

22 CHAIRPERSON WEPRIN: --unlike what  
23 I did.

24 COSTAS MAROULLETIS: Good morning,  
25 my name is Costas Maroulletis, 28 8th Avenue, La

1  
2 Bonbonniere. We will arrange our sidewalk café  
3 tables and chairs according to the plans on file  
4 with the New York City Department of Consumer  
5 Affairs. We will not operate the sidewalk café  
6 prior to noon on Sundays. Management will ensure  
7 that only two chairs per table are arranged in the  
8 sidewalk café at all times.

9 If there is any question, please  
10 call my office. Thank you very much. Telephone  
11 number (718) 938-0898.

12 CHAIRPERSON WEPRIN: And, once  
13 again, this is in Council Member Speaker Quinn's  
14 office, Council Member Speaker Quinn, and her  
15 office tells me that everything has been arranged  
16 with the community's support and with the  
17 Speaker's support. So I turn to my colleagues and  
18 ask if they have any further questions they have  
19 of this gentleman. Seeing none, thank you very  
20 much.

21 COSTAS MAROULLETIS: Thank you very  
22 much--

23 [Crosstalk]

24 COSTAS MAROULLETIS: Thank you.

25 CHAIRPERSON WEPRIN: We now--are we

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ready for Kens & Cook? No. Yeah?

MALE VOICE: Yes.

CHAIRPERSON WEPRIN: Okay. All right, now we're going to back to the first café on our agenda, Ken & Cooks Restaurant in Council Member Chin's district. I'd like to call up the following people: Artan Gjoni? Yeah?

ARTAN GJONI: Yes.

CHAIRPERSON WEPRIN: Okay. Is he-- so you're going to do this by yourself, you ready?

ARTAN GJONI: Yes, yes--

CHAIRPERSON WEPRIN: Okay.

ARTAN GJONI: --Steve, unfortunately, couldn't make it--

[Crosstalk]

CHAIRPERSON WEPRIN: Okay. Steve Ligotta [phonetic]--

ARTAN GJONI: [Interposing] Steve, yes.

CHAIRPERSON WEPRIN: --was supposed to be here, but he's not here.

ARTAN GJONI: Yeah.

CHAIRPERSON WEPRIN: Okay. And we have the letter here? Great. Okay. So you look

1

2 like you're more than capable of handling this so,  
3 state your name--

4

ARTAN GJONI: Thank you.

5

6 CHAIRPERSON WEPRIN: --make sure to  
say your name, describe what--

7

ARTAN GJONI: Yes.

8

9 CHAIRPERSON WEPRIN: --the  
application is, and what the changes that you have  
10 agreed to.

11

12 ARTAN GJONI: My name is Artan  
Gjoni, G-J-O-N-I, the applicant is about the  
13 changing the sidewalk café seating.

14

15 This letter serves an agreement  
with the chair, Council Member Mark Weprin, to--  
16 and the encompassing members of Subcommittee of  
17 Zoning and Franchise that we'll commit to the  
18 following: We will reduce the sidewalk café size  
19 from 23 tables and 47 seat to 15 tables and 31  
20 seats. These changes will be reflection to  
21 revised plan submitted the New York Department of  
22 Consumer Affairs.

23

24 We will permanently remove all  
planters and benches from the public sidewalk. We  
25 will provide a valid and current Certificate of



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Occupancy of the restaurant.

If there's any question, please call my office. Thank you.

CHAIRPERSON WEPRIN: And that letter was signed by?

ARTAN GJONI: Danae Cappelletto.

CHAIRPERSON WEPRIN: Okay. Who is the president--

ARTAN GJONI: Yes.

CHAIRPERSON WEPRIN: --of the limited liability corporation. Any comments or questions? This is in Council Member Chin's district, whose staff person tells me they've been discussing this and they are okay, gives me the thumbs up. So does anyone have any comments or questions on this café? We're doing great today, thank you very much.

ARTAN GJONI: Thank you so much.

CHAIRPERSON WEPRIN: Good luck.

ARTAN GJONI: Thank you.

CHAIRPERSON WEPRIN: Have a successful year.

ARTAN GJONI: Thank you.

CHAIRPERSON WEPRIN: And now we

1 will move on to the other items on our agenda.  
2  
3 The next item listed on our agenda is Land Use  
4 number 726, this was the Downtown Brooklyn Parking  
5 Text Amendment that we had last week which you  
6 heard at hearing, we are going to lay this item  
7 over 'til our next meeting, and--

8 [Pause]

9 CHAIRPERSON WEPRIN: Thursday,  
10 December 6, this Thursday before the Land Use  
11 meeting, okay. We're going to meet again before  
12 the Land Use meeting at 9:30 on Thursday, we had  
13 to lay it over 'til Thursday, so that's when we'll  
14 be voting on that item. We have had the hearing  
15 already. And that's in Council Member Levin and  
16 James' district, and almost Councilman Reyna's  
17 district, no.

18 Now we'll move on to the last item  
19 on our agenda, it's two items, it's Land Use  
20 number 736 and 737, 209 McGuinness Boulevard. I'd  
21 like to call up Neil Weisbard for this item, that  
22 is in Council Member Levin's district. Mr.  
23 Weisbard, take your time setting up your charts I  
24 see you have. Sergeant-at-Arms, you want to help  
25 him a little bit here? He's working alone and

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

working hard.

[Pause]

[Off mic]

CHAIRPERSON WEPRIN: Whenever you're ready, make sure to state your name again, Neil, and--

NEIL WEISBARD: [Interposing] Good morning, my name is Neil Weisbard--

CHAIRPERSON WEPRIN: [Interposing] Can we have quiet, please? I'm sorry.

NEIL WEISBARD: --and I'm from the law firm of Slater & Beckerman, and I appear before you on behalf of McGuinness Realty Corp, who has filed an application with the City Planning Commission to rezone the eastern half of Block 2576 in Brooklyn from an M1-1 manufacturing district to an R7A residential district with a C2-4 commercial overlay.

The application also seeks to amend the Inclusionary Housing designated map to include this area as part of the Inclusionary Housing program.

I have handed out some material has a area map if you wanted to follow along. The

1  
2 application seeks to extend the R7A district,  
3 which is--well, first let me explain where the  
4 property is. It's located on the west side of  
5 McGuinness Boulevard between Calyer Street to the  
6 south and Greenpoint Avenue to the north.

7 [Pause]

8 NEIL WEISBARD: The proposed  
9 application seeks to extend the R7A district,  
10 which is located south of Calyer Street, north to  
11 Greenpoint Avenue, which will also contain a C2-4  
12 commercial overlay.

13 The rezoning will facilitate the  
14 construction of an eight-story mixed use building,  
15 which will contain approximately 155,000 square  
16 feet of floor area, 23,000 square feet will be  
17 dedicated to ground floor commercial retail. The  
18 building will contain approximately 140 dwelling  
19 units and will contain approximately 90 accessory  
20 parking spaces in the basement. Twenty percent of  
21 the floor area will be dedicated to affordable  
22 housing, pursuant to the Inclusionary Housing  
23 program.

24 It's our belief that there is a  
25 rational land use justification for this rezoning.

1  
2 This block is the only block on the west side of  
3 McGuinness Boulevard which does not--between Box  
4 Street to the north and the Brooklyn-Queens  
5 Expressway to the south that is not zoned for  
6 residential use. In its resolution, the City  
7 Planning Commission for the Greenpoint  
8 Williamsburg rezoning stated that an R7A district  
9 is appropriate along major commercial corridors,  
10 such as McGuinness Boulevard.

11 And finally, with the exception of  
12 a gas station, which is located on the corner of  
13 McGuinness Boulevard and Greenpoint Avenue, all the  
14 buildings contain residential uses in the rezoning  
15 area.

16 And I'm here for any questions.

17 CHAIRPERSON WEPRIN: Did the issue  
18 of this being a spot zoning come up at City  
19 Planning or how did they get around that issue?  
20 It seems like just a small piece--

21 NEIL WEISBARD: [Interposing] Well  
22 there's seven blocks involved in this rezoning  
23 and, unfortunately, I don't have a board, but if  
24 you look at page four of your handout, you'll see  
25 that there is--it explains the rezoning area and

1  
2 there are blocks on the north side of Calyer  
3 Street--excuse me, tax lots on the north side of  
4 Calyer Street, four tax lots that are not part of  
5 the development site, but which are also included  
6 in this rezoning. And it's not spot zoning  
7 because there is a justification for extending the  
8 R7A across north to Greenpoint Avenue.

9 CHAIRPERSON WEPRIN: I will point  
10 out that this is in Council Member Levin's  
11 district and he has had discussions and is fine  
12 with this change, his staff person is here today.  
13 And this was approved by both the Community Board  
14 and the borough president and City Planning as  
15 well.

16 I'd like to turn to the panel to  
17 see if there's any questions? Yes, Council Member  
18 Reyna, we didn't give you a mic today, I don't  
19 know if you took the hint. Oh, okay--

20 [Crosstalk]

21 CHAIRPERSON WEPRIN: Okay. Good.

22 [Crosstalk]

23 COUNCIL MEMBER REYNA: Good  
24 morning.

25 NEIL WEISBARD: Hi.

1  
2 COUNCIL MEMBER REYNA: I represent  
3 the Community Board and I understand that this  
4 particular spot did not go through a BSA variance  
5 as opposed to coming here.

6 NEIL WEISBARD: No, we sought the  
7 rezoning. It's not site-specific, and I  
8 apologize, the development will only occur on Lots  
9 20 and 23, and there's other lots involved in this  
10 rezoning as well.

11 COUNCIL MEMBER REYNA: The other  
12 lots are represented by whom?

13 NEIL WEISBARD: By individual  
14 owners.

15 COUNCIL MEMBER REYNA: Are they  
16 aware of this rezoning?

17 NEIL WEISBARD: Yes, they've all  
18 been notified, some of them were present at the  
19 Community Board hearings. We also sent out  
20 notices regarding the City Planning Commission  
21 hearing, and the owner of McGuinness Realty Corp  
22 has reached out to the neighbors as well, we've  
23 been very active with the neighbors who are  
24 involved in the rezoning.

25 COUNCIL MEMBER REYNA: And all of--

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

NEIL WEISBARD: We'll actually make their residential uses conforming, which are not conforming under the current zoning.

COUNCIL MEMBER REYNA: So can you just explain to me, the lots that are not conforming.

CHAIRPERSON WEPRIN: Well can you show it on the map or--

[Crosstalk]

NEIL WEISBARD: [Interposing] It's not delineated, unfortunately, but if you look at page--there's a chart in your handout, it's called a conformance and compliance table.

COUNCIL MEMBER REYNA: Which is page...?

NEIL WEISBARD: It is--

COUNCIL MEMBER REYNA: Is not in--

[Crosstalk]

COUNCIL MEMBER REYNA: Okay. I found it, I think it's page 15.

NEIL WEISBARD: Right, so the reason--right now, there are--so if you look at the top chart, currently, Lots 23, 24, 25, 26, and 27 are not conforming under the current M1-1.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COUNCIL MEMBER REYNA: And stay right there, they're all residential.

NEIL WEISBARD: Residential and a--  
[Crosstalk]

COUNCIL MEMBER REYNA:  
[Interposing] Residential as in residential legal structures or converted lofts?

NEIL WEISBARD: I do not--the C of  
O--

[Crosstalk]

COUNCIL MEMBER REYNA:  
[Interposing] Illegal dwellings.

[Off mic]

NEIL WEISBARD: Right, they're all legal nonconforming uses that pre-date the M1-1 manufacturing district. So I can only speak--

COUNCIL MEMBER REYNA:  
[Interposing] So they were at once upon a time, they were manufacturing buildings.

NEIL WEISBARD: No.

COUNCIL MEMBER REYNA: No.

NEIL WEISBARD: No, they pre-date, they were residential buildings that were constructed prior to the M1-1--

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COUNCIL MEMBER REYNA: Industrial.

NEIL WEISBARD: --designation.

COUNCIL MEMBER REYNA: Okay.

[Pause]

COUNCIL MEMBER REYNA: Okay.

NEIL WEISBARD: And under the proposed rezoning, they will all become conforming.

COUNCIL MEMBER REYNA: Okay. And their structures are two and three family homes?

NEIL WEISBARD: Yes, and some of them have ground floor retail, which will also be conforming under the C2-4 commercial overlay.

COUNCIL MEMBER REYNA: And as far as this particular lot is concerned, there was an R7A as opposed to an R6B, why is that?

NEIL WEISBARD: City Planning actually suggested that we extend the R7A.

COUNCIL MEMBER REYNA: I see it now, okay. On the commercial--

NEIL WEISBARD: [Interposing] So the R7A currently is located to the south and City Planning felt it was best to extend the R7A rather than extend the R6As to the south.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COUNCIL MEMBER REYNA: Okay.

NEIL WEISBARD: Just because McGuinness Boulevard is a wide commercial corridor at this location, it's a busy corridor, they felt it was more appropriate.

COUNCIL MEMBER REYNA: Okay. So the commercial will be street wall?

NEIL WEISBARD: Yes, it'll be only for ground floor retail--

COUNCIL MEMBER REYNA: And then it's going to be--

NEIL WEISBARD: --above the ground floor will be residential.

COUNCIL MEMBER REYNA: Okay. And the structure will have--God, I forgot the terminology--a setback or only on the top floor?

NEIL WEISBARD: It will set back after 60 feet.

COUNCIL MEMBER REYNA: Okay. And the parking?

NEIL WEISBARD: [Interposing] You're actually required within an initial setback distance up to 40 feet or 60 feet, but above the 60 feet it'll setback to a total height of 80

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

feet, that's the maximum height in the R7A district, you cannot exceed 80 feet.

COUNCIL MEMBER REYNA: Okay. And then you mentioned the affordable housing.

NEIL WEISBARD: Yes.

COUNCIL MEMBER REYNA: Can you just talk a little bit about the affordable housing?

NEIL WEISBARD: So in the R7A district, a building is permitted a 3.45 residential FAR if you provide affordable housing, which means that there's housing provided for people who make 80% of the AMI, you can receive a increase in floor area to 4.6. And so the applicant is going to provide 20% affordable housing on site and that will increase the FAR to 4.6. And he's already been working with the North Development Corp.--North Brooklyn Development Corp as the sponsor agent for the affordable housing.

COUNCIL MEMBER REYNA: And how many units represents the 20%?

NEIL WEISBARD: It'd be about 20, 25, between 20 and 30.

COUNCIL MEMBER REYNA: Okay. And what is the distribution of those--the bedroom

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

distribution of those units?

NEIL WEISBARD: We don't know, there is going to be from studio, to one to two to three apartment rooms in these buildings, but the distribution hasn't been decided yet. But the affordable housing will be inter-dispersed within the building, there'll be no separate entrance--

[Crosstalk]

NEIL WEISBARD: --included as just part.

COUNCIL MEMBER REYNA: On site.

NEIL WEISBARD: Yes, on site.

COUNCIL MEMBER REYNA: And the inclusionary housing is the program that you're-- the 20% will be built on or is it--

NEIL WEISBARD: Yes, and it--

COUNCIL MEMBER REYNA: --a 421A?

NEIL WEISBARD: It will also be 421A, but under the zoning resolution, you receive that bonus floor area pursuant to the Inclusionary Housing program. It's a provision on the zoning resolution that permits you to increase your floor area ratio.

COUNCIL MEMBER REYNA: Okay. And

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the income AMI that's going to be used is up to 80%?

NEIL WEISBARD: Yes, no higher than 80%.

COUNCIL MEMBER REYNA: Okay. Well I appreciate, you know, the time, Mr. Chair, you've given me to ask these questions. I never had the opportunity to meet with the developer but I had run into him and he had expressed that this is something that was going to be coming to the committee, so I took advantage of making sure that I found out all the details. There's going to be a Community Board preference on those 20%?

NEIL WEISBARD: Oh, to the Community--

COUNCIL MEMBER REYNA: Affordable housing?

NEIL WEISBARD: --Board?

COUNCIL MEMBER REYNA: Mm-hmm.

[Crosstalk]

COUNCIL MEMBER REYNA: There is supposed to be.

NEIL WEISBARD: Yes, I think North Development would like to work with the local

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

community first, that's their--

COUNCIL MEMBER REYNA: Right.

NEIL WEISBARD: --that's what they represented at the City Planning Commission.

COUNCIL MEMBER REYNA: Right. And it's supposed to be the policy as far as HPD is concerned for any public program utilized.

NEIL WEISBARD: I don't know the policy of HPD but I can--

COUNCIL MEMBER REYNA: Okay.

NEIL WEISBARD: --look into that and get--

COUNCIL MEMBER REYNA:

[Interposing] I will try to set up a meeting with Mr. Pullo--

NEIL WEISBARD: Okay.

COUNCIL MEMBER REYNA: --just to make sure. Thank you so much.

NEIL WEISBARD: Thank you.

CHAIRPERSON WEPRIN: Thank you very much, Council Member Reyna. Any of the Manhattan delegation have a question here? No? Okay. Anyone on this side? All right, seeing none, thank you, Mr. Weisbard, we appreciate your help--

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

NEIL WEISBARD: Thank you.

CHAIRPERSON WEPRIN: --and your very expensive assistant there.

[Pause]

CHAIRPERSON WEPRIN: Okay. We are now going to couple the following items, that's it for the agenda for today, I'd like to couple Land Use number 733, which is Ken & Cooks Restaurant; 734, which was Mole'; 735, La Bonbonniere Restaurant, that's 735. Again, 726 is not going to be on this vote, we are skipping that until Thursday at 9:30. And then we are coupling with those other items 736 and 737, which is the McGuinness Boulevard project we just heard about now. Those items will all be coupled and we will be moving to a vote in a minute, as soon as a member of the committee comes back in.

[Pause]

CHAIRPERSON WEPRIN: So we're going to take a very, very brief moment here as we wait a second.

[Pause]

[Off mic]

MALE VOICE: --but I get yelled at.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Like, what's my line.

[Pause]

[Off mic]

CHAIRPERSON WEPRIN: All right, I'd like to call on counsel now to call the roll on the items that we mentioned are coupled.

COUNCIL CLERK: Chair Weprin.

CHAIRPERSON WEPRIN: Aye.

COUNCIL CLERK: Council Member Reyna.

COUNCIL MEMBER REYNA: Aye.

COUNCIL CLERK: Council Member Jackson.

COUNCIL MEMBER JACKSON: [No response]

COUNCIL CLERK: Council Member Vann. Councilman.

COUNCIL MEMBER VANN: Yes.

COUNCIL CLERK: Council Member Garodnick.

COUNCIL MEMBER GARODNICK: Aye.

COUNCIL CLERK: Council Member Lappin.

COUNCIL MEMBER LAPPIN: Aye.

1

2

COUNCIL CLERK: Council Member

3

Vacca.

4

COUNCIL MEMBER VACCA: Aye.

5

COUNCIL CLERK: One, two, three,

6

four--

7

[Pause]

8

COUNCIL CLERK: By a vote of six in

9

the affirmative, none in the negative, and zero

10

abstentions, all items are adopted and referred to

11

the full Land Use Committee.

12

[Off mic]

13

[Long pause]

14

CHAIRPERSON WEPRIN: All right, so

15

we are going to recess this meeting then 'til

16

Thursday at 9:30, where we will take up the

17

Brooklyn, downtown Brooklyn parking item. With

18

that in mind, the meeting is now recessed until

19

Thursday, thank you.

C E R T I F I C A T E

I, Tammy Wittman, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature *Tammy Wittman*

Date December 20, 2012