

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON ZONING & FRANCHISES

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September 6, 2012
Start: 10:37 a.m.
Recess: 11:16 a.m.

HELD AT: Committee Room - 16th Floor
250 Broadway

B E F O R E:

MARK S. WEPRIN
Chairperson

COUNCIL MEMBERS:

Leroy G. Comrie, Jr.
Daniel R. Garodnick
Vincent M. Ignizio
Jessica S. Lappin
Stephen T. Levin
James Vacca
Albert Vann

A P P E A R A N C E S

Gaetano Donatantonio
Architectural Designer
Land Planning & Engineering Consultants pc

Eldad Gothelf
Land Use Group
Herrick, Feinstein

Rabbi David Niederman
Executive Director
United Jewish Organizations of Williamsburg, Inc.

Raymond H. Levin
Attorney
Wachtel Masyr & Missry LLP

Chris Gonzalez
Asst. Commissioner Government Affairs & Research
NYC Dept. of Housing Preservation & Development

Charles Marcus
Director of Planning
NYC Dept. of Housing Preservation & Development

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2 CHAIRPERSON WEPRIN: All right,
3 good morning everyone, I apologize for the delay.
4 I want to just acknowledge the following members
5 who are here for a quorum, Council Member Dan
6 Garodnick, Council Member Jimmy Vacca, Council
7 Member Jessica Lappin, Council Member Al Vann,
8 Council Member Vincent Ignizio, and I am Mark
9 Weprin, I am Chair of the Zoning and Franchises
10 Subcommittee, and I appreciate everyone being here
11 today. We have a number of items on the Zoning
12 agenda. There have been some scheduled meetings
13 that are at the same time simultaneous to this
14 meeting, and that was the cause of the delay, so
15 again we apologize. I'd like to start with Land
16 Use #672 and #673, these are both related to
17 Veterans' Plaza food store in Staten Island in
18 Council Member Ignizio's district. I'd like to
19 call up Gaetano Donatantonio, Eldad Gothelf ... oh
20 no, that's the next one, sorry. Mr. Gothelf, I
21 apologize. You're all by yourself, Gaetano?

22 MR. DONATANTONIO: Yes.

23 CHAIRPERSON WEPRIN: Okay, all
24 right. I didn't mean to tease you. So, if you
25 could please state your name for the record, have

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2 a seat. Make sure you figure out the microphone,
3 it's sometimes a little tricky, and state your
4 name for the record, and we'll discuss the
5 application, and luckily we have Mr. Ignizio here
6 to weigh in as well. So, please.

7 MR. DONATANTONIO: Thank you, good
8 morning, my name is Gaetano Donatantonio, with
9 Land Planning & Engineering Consultants, I
10 represent the architects and engineers
11 representing the owner for the property for the
12 proposed food store and Veterans Road West.

13 CHAIRPERSON WEPRIN: Go ahead,
14 whenever you're ready.

15 MR. DONATANTONIO: The property is
16 located in the Charleston section of Staten
17 Island, and the property is about 186,000 square
18 feet, just under 4.3 acres. It's proposed to do a
19 zone change from a manufacturing M1-1 to a C8-2
20 district. The owners of the property were in
21 discussions with City Planning for a number of
22 years, trying to develop the site for the best
23 use. City Planning really wanted a single tenant,
24 and to accommodate a single-tenant food store, the
25 zone change would help with the parking

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2 requirements. The current requirement would have
3 required probably 50% more parking and probably
4 30% less building. So talking with City Planning,
5 they agreed that the zoning change would be the
6 best option here. It's proposed to build 70,000
7 square foot supermarket, a portion of the building
8 is two stories, which is this back section here.
9 The reason, because of the grade change the
10 property slopes up, and the loading area will be
11 on the upper level, and then all stock will be
12 brought down to the first floor. The required
13 parking for the project is 233 cars, based on a
14 C8-2 district, and the FAR for the project is
15 going to be .3, well under the permitted 2.0 for
16 the project. Access to the site is off of
17 Veterans Road West, with a curb cut and we also
18 have access off the existing private road right to
19 the Charleston site, which is also permitted to
20 have access onto the property with cross-access
21 easements.

22 CHAIRPERSON WEPRIN: Great. And I
23 understand the community board approved this, as
24 well as the borough president.

25 MR. DONATANTONIO: Yes.

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2 CHAIRPERSON WEPRIN: And City
3 Planning, great. Why don't we call on Vincent
4 Ignizio, who represents this property, who wanted
5 to make some comments on this and how he feels on
6 the project.

7 COUNCIL MEMBER IGNIZIO: Thank you,
8 Mr. Chairman, and thank you, Gae, for being here
9 today.

10 MR. DONATANTONIO: You're welcome.

11 COUNCIL MEMBER IGNIZIO: There is,
12 I think, universal support for this supermarket.
13 I think the intention is for it to be a Shop-Rite,
14 with over 350 jobs, and that's not including the
15 construction jobs. There is a need and a dearth
16 of supermarkets in this community and we have been
17 asking for people and the main thing we hear is
18 when. I am of the belief that we do have a good
19 site plan, and I've been working with them for
20 several years and I think this is needed economic
21 activity in the community and will be a welcome
22 addition to Charleston. So with that, Mr.
23 Chairman, I encourage my colleagues to vote yes.

24 CHAIRPERSON WEPRIN: Thank you, Mr.
25 Ignizio. Do any members of the panel have any

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2 questions? Mr. Vann, any questions? Seeing none,
3 all right, Mr. Ignizio, your word is good enough
4 for me. We thank you very much for this, for your
5 presentation.

6 MR. DONATANTONIO: Thank you very
7 much.

8 CHAIRPERSON WEPRIN: Sorry for the
9 delay, again.

10 MR. DONATANTONIO: Not at all.

11 CHAIRPERSON WEPRIN: And we're
12 going to close this hearing and move on to the
13 next. I'd like to call on Land Use #674 and #675,
14 which is the 59 Walton Street rezoning and text
15 amendment. Now I'd like to call on Eldad Gothelf
16 and Rabbi David Niederman. Is anybody else
17 coming? That's it, okay. Mr. Gothelf, Rabbi
18 Niederman, please come up to the table, have a
19 seat, and we always need people to state their
20 name for the record. The reason we're so adamant
21 on that is if the record gets transcribed, we want
22 to know who's speaking at any given time, in case
23 you're wondering. Whenever you're comfortable and
24 ready, you can start, just again make sure to
25 state your name and then start.

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2 MR. GOTHELF: I'm Eldad Gothelf
3 with Herrick, Feinstein, representing Walton
4 Realty Associates. Good morning, Chair, Council
5 members, thank you for having me. The rezoning
6 application before you proposes to rezone parts of
7 three blocks in south Williamsburg, Brooklyn. The
8 northern block, block 2241, is currently zoned M1-
9 2 and is proposed to be rezoned R6A, the southern
10 two blocks -- these are the southern two blocks
11 here, this is the northern block -- the southern
12 two blocks are currently zoned M3-1 and are
13 proposed to be rezoned R7A. They're also ... the
14 middle block is also proposed to be included in
15 the inclusionary housing area, and a portion of
16 the middle block along Marcy Avenue is proposed to
17 have a commercial overlay. The northern and the
18 southern blocks are actually almost entirely built
19 up with existing residential uses, these were
20 developed pursuant to BSA variances over the last
21 decade and a half. The rezoning will bring these
22 uses into conformance. The middle block consists
23 mostly of one- and two-story warehouses and
24 automotive uses, and our client owns two tax lots
25 on this block, lots 55 and 58. The proposed R7A

1 zoning district, which has a base FAR of 3.45 and
2 a bonus FAR of 4.6, is a contextual district which
3 has a maximum building height of 80 feet, and with
4 a setback at six stories, which I'm sure you know
5 the contemplated development here is two
6 buildings, one with about ... excuse me, one with 35
7 units and one with 34 units. Utilization of the
8 bonus is contemplated, for a total in the two
9 buildings of approximately 68,000 square feet,
10 about 13,500 square feet of that would be
11 affordable. The C2-4 portion overlay would also
12 allow the existing bakery and existing grocery
13 store to remain and even expand if desired. Those
14 two retail, commercial uses have approximately 12
15 jobs today, which was the idea behind the
16 commercial overlay. Given the surrounding land
17 uses and zoning districts, the proposed R7A
18 district makes planning sense, there are
19 residential uses on either ... there are residential
20 uses either existing or proposed surrounding the
21 site in all directions, and like I said, this is a
22 rezoning that makes sense for the area, the use
23 and the density make sense, the area is in need of
24 housing and is also very well served by public
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transportation. Thank you.

CHAIRPERSON WEPRIN: Thank you, Mr. Gothelf. Rabbi, did you want to speak as well?

RABBI NIEDERMAN: Good morning, distinguished Chair and Council members, I thank you for the opportunity you're giving me to talk. We say when we speak about Williamsburg that the hub of housing needs, there's a tremendous deficit, we all know, of housing and the community is growing, and there must be a way that newlyweds, as well as growing families, have a roof on top of their head, children have a place where they can call home, and a bed to sleep of their own and not showing they're doubling up with others. This is a wonderful project, that while there is no city subsidies and lands or whatever, it doesn't go through ... it doesn't go for the greedy and sometimes good, but luxury high-end, luxury development, but it serves the local residents, it has the affordable and even the market rate is the lower end of market rate. So this will be a tremendous benefit to the community, and the community is growing, as well as the commercial needs which serve the growing

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2 communities.

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CHAIRPERSON WEPRIN: Thank you very much. We are delighted to be joined by Council Member Steve Levin, who represents Williamsburg, you know, and he wanted to comment on this as well.

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COUNCIL MEMBER LEVIN: Thank you very much, Mr. Chairman. Thank you, Eldad and Rabbi Niederman, for your testimony. I want to concur with the sentiment that was spoken by Rabbi Niederman, that the need for housing in the Williamsburg area of Brooklyn, which I represent and I am proud to represent, is very great, and there is a lack of developable space that is there. These particular blocks do represent developable area that I think is ... could do a small portion to alleviate some of the pressure that is being felt throughout the community, not only for housing but especially for affordable housing, and so it is for that reason, in addition to that, that there's ... that this would provide a contextual rezoning with the surrounding areas. I think that that is an important thing to move forward on, and it is for that reason that I am in

1 full support of this application. Thank you.

2 CHAIRPERSON WEPRIN: And once
3 again, the community board did approve this
4 project, as well as the borough president and City
5 Planning, correct? That is correct. Do any
6 members of the panel have any questions for these
7 gentlemen? No, none other, well then we're going
8 to wrap this up, keep moving along here, we thank
9 you very much for coming. And we will move on to
10 the next ... Rabbi, I think you can wait, because I
11 understand you want to speak on the next item as
12 well.

13 MR. GOTHELF: Thank you.

14 CHAIRPERSON WEPRIN: Thank you very
15 much, we'll close that hearing and we move on to
16 the next. See, we're moving along now. Land Use
17 #676, 74 Wallabout Street rezoning, also in
18 Council Member Levin's district. And I'd like to
19 call up Ray Levin, no relation, at least I don't
20 believe there's any relation.

21 COUNCIL MEMBER LEVIN: None.

22 CHAIRPERSON WEPRIN: To please come
23 up, and Rabbi Niederman is here as well to speak
24 on this item also. Mr. Levin, whenever you're
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2 ready, please push the button and state your name
3 and describe this project.

4 MR. RAYMOND LEVIN: I'd be proud to
5 be related to Steve, but I'm not.

6 COUNCIL MEMBER LEVIN: Likewise,
7 Ray.

8 MR. RAYMOND LEVIN: My name is
9 Raymond Levin, I'm with the law firm of Wachtel
10 Masyr & Missry, we represent the applicant in this
11 matter, 74 Wallabout LLC, is also a rezoning from
12 a manufacturing district to a residential
13 district, to permit the development of a seven-
14 story residential building with 120 units, retail
15 on the first floor, parking in the basement. And
16 also this project includes an element which is to
17 build an addition to an adjoining private school,
18 so that will also be facilitated by this rezoning.
19 The developers have committed to providing
20 moderate-income rental units in this project.
21 There is no public subsidy in this, this is all
22 going to be not self-subsidized, but the project
23 will be built in a way that moderate-income limits
24 can be met. And since we're late, that's it.

25 CHAIRPERSON WEPRIN: Were there ...

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2 there was also, I remember there was some sort of
3 ... do you have a school that you were going to talk
4 about?

5 MR. RAYMOND LEVIN: Yes, there's a
6 yeshiva next door, which there will be 17,000
7 square foot addition to that, the yeshiva is
8 overcrowded now, and is part of the developer's
9 commitment to the community, not only is he
10 looking to keep rents at a moderate level, but he
11 will construct an addition to the school.

12 CHAIRPERSON WEPRIN: And how many
13 seats would that be? Do we know how many?

14 MR. RAYMOND LEVIN: It would be ...
15 it would accommodate approximately 100 students.

16 CHAIRPERSON WEPRIN: All right,
17 great. Rabbi, did you want to speak again?
18 Please state your name when you speak, Rabbi.

19 RABBI NIEDERMAN: It's Rabbi David
20 Niederman, the UJO Williamsburg. Again, thank you
21 for giving me the opportunity, I think this is a
22 great project for two reasons as was mentioned
23 before, A, it provides housing for so many needy
24 families, they're going to move in here, and plus
25 this is an unbelievable bonus that the developer

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2 goes and will give land and builds a school to
3 help the overcrowding in the classrooms. We all
4 know what that means, because we face that every
5 day. And let me say more about that, that this
6 particular developer is not only ... has a track
7 record in the community of providing housing, also
8 the housing esthetics and the services and the
9 amenities in the buildings are really outstanding,
10 and therefore meeting the needs of children,
11 meeting the needs of families, we are happy and we
12 ask the City Council to please follow suit with
13 what was done by the other agencies before and
14 approve this application. Thank you.

15 CHAIRPERSON WEPRIN: Thank you,
16 Rabbi. We're joined by Council Member Leroy
17 Comrie as well. I also would like to call once
18 again on Steve Levin, who wants to discuss this
19 item.

20 COUNCIL MEMBER LEVIN: Thank you
21 very much, Mr. Chairman. So in addition to the
22 moderate-income units that will be developed in
23 this project, I just wanted to speak for a moment
24 about the additional community facility and what
25 that means for the community. The problem of

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2 overcrowding in the classroom is not something
3 that is unique just to our city public schools,
4 that is also an issue in communities that
5 predominantly use religious schools, yeshivas in
6 this particular instance there's a great need for
7 expanded space in this particular yeshiva, which
8 serves the community well and with distinction.
9 And so I believe in addition to the community in
10 Williamsburg that uses yeshivas, does not rely on
11 public education dollars, and does not, you know,
12 contribute in many ways, and I think that this is
13 a way in which that expansion can be done and it's
14 not being ... the expansion is not being subsidized
15 in any way by public dollars. So this is a
16 project that I am in absolute full support of, I
17 think it meets a great need in the community, and
18 it will be of great benefit to our city. Thank
19 you very much, Mr. Chairman.

20 CHAIRPERSON WEPRIN: Thank you, Mr.
21 Levin. Do any members of the panel have any
22 questions? Mr. Vann.

23 COUNCIL MEMBER VANN: Yes, thank
24 you, Mr. Chairman. Good morning, gentlemen. This
25 is not subsidized, governmental subsidized?

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MR. RAYMOND LEVIN: Correct.

COUNCIL MEMBER VANN: It is, okay,
is not.

MR. RAYMOND LEVIN: Is not.

COUNCIL MEMBER VANN: How many
units are there altogether?

MR. RAYMOND LEVIN: 120.

COUNCIL MEMBER VANN: 120. And how
many will be what you would call moderate?

MR. RAYMOND LEVIN: All.

COUNCIL MEMBER VANN: All moderate?

MR. RAYMOND LEVIN: Yes sir.

COUNCIL MEMBER VANN: What does
that mean? Could you translate that?

MR. RAYMOND LEVIN: Well, in the
zoning resolution inclusionary housing has certain
limits. So for instance in this case let's say a
two-bedroom apartment would rent for less than
\$1,900 a month. And a four-bedroom would be
\$2,800, and those are limits that are set, the
moderate limits are set by a percentage of
adjustable mean income and so those are the
numbers that we're working with.

COUNCIL MEMBER VANN: Is there a

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2 preference for those who live in that particular
3 community? On Walton Street?

4 MR. RAYMOND LEVIN: There's no
5 requirement, there's no requirement for that.

6 COUNCIL MEMBER VANN: No, do you
7 have a preference, I'm saying? Not necessarily?

8 MR. RAYMOND LEVIN: I don't know, I
9 never asked the developer that, I apologize.

10 COUNCIL MEMBER VANN: Nobody knows?
11 So you can apply from Staten Island or the Bronx,
12 that would be given consideration?

13 CHAIRPERSON WEPRIN: If you're
14 going to speak, please do so into the microphone
15 and state your name. Okay, make sure we get ...
16 Rabbi.

17 RABBI NIEDERMAN: May I just say--

18 CHAIRPERSON WEPRIN: (Interposing)
19 Rabbi David Niederman.

20 RABBI NIEDERMAN: Rabbi David
21 Niederman. May I just say that the UJO has a
22 track record of sponsoring and supporting projects
23 in the community, and I think the record reflects
24 that everybody in the community benefited out of
25 that. The requirement that everybody has access,

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2 access to it, is something which the Fair Housing
3 Act requires, and I'm confident, I didn't speak to
4 the developer, this question did not come up, but
5 I am confident that anybody who will apply will be
6 considered, just for what I know has happened in
7 the projects that we have been ... that we know.
8 And again, I didn't ask the question, it didn't
9 come up, but I believe that that should be the
10 case followed over here.

11 CHAIRPERSON WEPRIN: Thank you, Mr.
12 Vann.

13 COUNCIL MEMBER VANN: Would it be
14 possible that sometime before we vote on this that
15 we would know what the policy is regarding those
16 who wish to apply? If there is a preference,
17 whoever, if it's citywide application? Just
18 curious about the incidence.

19 CHAIRPERSON WEPRIN: To apply to
20 the housing?

21 COUNCIL MEMBER VANN: Well, maybe
22 because it's not subsidized, it doesn't come into
23 play.

24 MR. RAYMOND LEVIN: Oh it does.

25 (Pause)

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2 COUNCIL MEMBER VANN: Thank you,
3 Mr. Chairman, the staff has clarified to my
4 satisfaction.

5 CHAIRPERSON WEPRIN: Thank you.
6 All right, I'm going to ask Gail Benjamin to state
7 what she was whispering into Council Member Vann's
8 ear, so the people on the record can understand
9 how this is being addressed.

10 MS. BENJAMIN: Gail Benjamin,
11 Director of Land Use. The question that Council
12 Member Vann had posed as to whether there was
13 community preference, as there is in subsidized
14 housing, the answer is no. in subsidized housing
15 that is Federally- or city-subsidized, the city
16 has obtained a waiver from HUD to allow them to
17 discriminate, although albeit positively, and to
18 discriminate in favor of community residents.
19 Since there is no such subsidy involved, either
20 city or state or Federal, that waiver would not
21 come into play, and the developer would not be
22 permitted to discriminate against persons living
23 in or out of the district.

24 CHAIRPERSON WEPRIN: Council Member
25 Vann, are you saying that that satisfies your

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question?

COUNCIL MEMBER VANN: Yes it does.

CHAIRPERSON WEPRIN: Thank you very much. Does anyone else on the panel have any questions on this item? Seeing none, we thank you gentlemen very much.

MR. RAYMOND LEVIN: Thank you very much.

CHAIRPERSON WEPRIN: We're going to close this hearing.

RABBI NIEDERMAN: Thank you.

CHAIRPERSON WEPRIN: And move on to the last items on our agenda. The next items are Land Use #677 and #678, this is the Wolfe's Pond Park, also in Council Member Ignizio's district ... oh, and #679, so let me reiterate, that's 677, 678 and 679, all related items, Wolfe's Pond Park, and we have Chris Gonzalez here from HPD and someone else who is with him, and you'll state for the record who that is, because I don't have a piece of paper with his name on it. But welcome, Mr. Gonzalez, good to see you.

MR. GONZALEZ: Good to see you as well.

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2 CHAIRPERSON WEPRIN: You can state
3 your name and describe what it is we're doing.

4 MR. GONZALEZ: Good morning, Chair
5 and Subcommittee, I'm Chris Gonzalez, Assistant
6 Commissioner of Government Affairs at HPD. I'm
7 joined by Charles Marcus, HPD's Director of
8 Planning. HPD has three related actions before
9 the Subcommittee today, they consist of Land Use
10 items #677, 678 and 679, also known as Wolfe's
11 Pond Park demapping. Land Use #679 consists of a
12 ULURP action to facilitate a disposition of eight
13 occupied city-owned parcels located at 272, 275,
14 276, 277, 281, 282, 285 and 286 Cornelia Avenue in
15 Staten Island. HPD proposes to sell the
16 disposition areas individual single-family homes
17 under the tenant ownership program to current
18 occupants. Land Use items #678 and #679 consist
19 of related actions involving a zoning map
20 amendment and city map amendment. Council Member
21 Ignizio has been briefed and has indicated his
22 support. The eight homes in the land use items in
23 front of us have been managed by HPD since 1971,
24 they were acquired with the rest of the park by
25 the Parks Department in 1971. The city charter

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2 requires HPD manage all city-owned residential
3 properties, therefore the houses have been under
4 the agency's jurisdiction since that date. The
5 original intention was to demolish the houses and
6 make them part of the park, but that never
7 happened. The Parks Department, a co-applicant of
8 the ULURP application, now agrees with HPD that it
9 would be better to return these properties to the
10 private tax rolls. The eight houses also need to
11 be rezoned, because properties within mapped
12 parkland do not have zoning, and it is necessary
13 in order to approve the houses for disposition by
14 the city. The new zoning district will be R3X,
15 which is the zoning district to the west of the
16 park. The agency chose this district because it
17 is compatible with the existing homes and lot
18 sizes. The rezoning includes the homes and the
19 rights-of-way for portions of Cornelia Avenue and
20 Hylan Blvd. within the park in order to connect
21 the R3X area with the rest of the R3X district.
22 There are no developable properties that are
23 affected by the rezoning except for the eight
24 homes. We thank you for your time and are
25 available for any questions. Thank you.

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2 CHAIRPERSON WEPRIN: Thank you, Mr.
3 Gonzalez. I'd like to call on Council Member
4 Ignizio to give us a little background on the
5 Cornelia Avenue eight.

6 COUNCIL MEMBER IGNIZIO: Yes.

7 CHAIRPERSON WEPRIN: And how this
8 came about.

9 COUNCIL MEMBER IGNIZIO: Thank you
10 very much, Mr. Chairman, and Mr. Chairman. These
11 homes, in my view, should have never been a part
12 of the park acquisition in the first place.
13 However, they were. Back, I'm proud to say,
14 before I was born, in 1971, and people have been
15 living in these homes, these are their homes. If
16 you ... this is not part of parkland per se, it
17 looks like any other block in any of our
18 districts. It just so happens that it fell within
19 the boundaries of the newly-created and widely-
20 used park. However, if you know Staten Island
21 somewhat, Hylan Blvd. is a major road that goes
22 through. Wolfe's Pond Park is to the left, as you
23 head towards Tottenville, these homes are to the
24 right and they are separated from the park proper.
25 We have been working for some time to get this out

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2 of the city's portfolio and back onto the taxpayer
3 rolls, that's exactly what we're doing here today.
4 This is supported by the community, by the
5 residents, by the community board, borough
6 president, and we think this will be an added
7 addition, both for these owners and to the local
8 community. Thank you.

9 CHAIRPERSON WEPRIN: All right,
10 understood. Anybody want to talk about this? Mr.
11 Vann, just making goo-goo eyes? Okay, all right.
12 Mr. Comrie? Well, thank you very much. Okay,
13 thank you for coming, gentlemen, we're going to
14 close this hearing, and we're going to close these
15 hearings and ... 677, 678 and 679. We are then
16 going to take a brief recess in order to call the
17 vote, as we go down to the Transportation
18 Committee meeting and get the members who have to
19 come up to vote. So we are now in a brief recess,
20 and we will be voting hopefully shortly. Thank
21 you.

22 (Pause)

23 CHAIRPERSON WEPRIN: Hello. Okay,
24 hi, all right, we're back from a quick recess. We
25 are now going to move to vote on the four major

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2 items combined into a number of land use items.
3 The following items will all be coupled together
4 for one vote, the Land Use #672 and #673, which
5 was the Veterans Plaza Shop-Rite in Council Member
6 Ignizio's district; Land Use #674 and #675, which
7 was Walton Street, in Council Member Levin's
8 district; Land Use #676, the Wallabout project,
9 which was in Council Member Levin's district; and
10 then, the famous Land Use #677, #678 and #679, the
11 Wolfe's Pond Park eight homes that is in Council
12 Member Ignizio's district. All those items are
13 going to be coupled and I'm going to call on
14 counsel to please call the roll.

15 COMMITTEE COUNSEL: Chair Weprin.

16 CHAIRPERSON WEPRIN: Aye.

17 COMMITTEE COUNSEL: Chair Comrie.

18 COUNCIL MEMBER COMRIE, JR.: Aye.

19 COMMITTEE COUNSEL: Council Member
20 Vann.

21 COUNCIL MEMBER VANN: Aye.

22 COMMITTEE COUNSEL: Council Member
23 Garodnick.

24 COUNCIL MEMBER GARODNICK: Aye.

25 COMMITTEE COUNSEL: Council Member

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Lappin.

COUNCIL MEMBER LAPPIN: Aye.

COMMITTEE COUNSEL: Council Member

Vacca.

COUNCIL MEMBER VACCA: Aye.

COMMITTEE COUNSEL: Council Member

Ignizio.

COUNCIL MEMBER IGNIZIO: Aye.

COMMITTEE COUNSEL: By a vote of seven in the affirmative, none in the negative and zero abstentions, Land Use items 672, 673, 674, 675, 676, 677, 678 and 679 are approved and referred to the full Land Use Committee.

CHAIRPERSON WEPRIN: Thank you very much. We appreciate everyone's cooperation today, we're sorry about the delay. Thank you, members of the Committee for their cooperation and coming back and forth from different meetings, and with that in mind, the Zoning and Franchises Subcommittee is now adjourned.

COUNCIL MEMBER COMRIE, JR.: The Land Use Committee will--

CHAIRPERSON WEPRIN: (Interposing)
Yes, soon.

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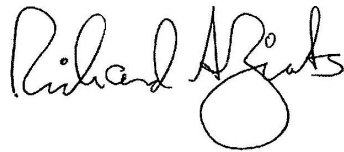
COUNCIL MEMBER COMRIE, JR.: This

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week, does the staff know we're getting a quorum?

C E R T I F I C A T E

I, Richard A. Ziats, 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 _____

Date _____ September 11, 2012 _____