The New York City Council

City Hall New York, NY 10007



Meeting Minutes

Tuesday, March 2, 2004

1:00 PM

Committee Room - City Hall

Subcommittee on Planning, Dispositions and Concessions

Miguel Martinez, Chair Members: Michael C. Nelson, Joel Rivera, Hiram Monserrate, James Sanders, Jr., Vincent J. Gentile and Andrew J. Lanza

Roll Call			
	Present: Nelso	n, Sanders Jr., Gentile and Lanza	
	Absent: Martir	nez, Rivera and Monserrate	
LU 0070-2004	Uniform land use review procedure application no. C 040114 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 344-348 Bergen Street, Borough of Brooklyn, Council District no. 33. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.		
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting	
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting	
LU 0084-2004	Uniform land use review procedure application no. C 040030 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 61-635 Quincy Street and 648 Lexington Avenue, Borough of Brooklyn, Council District no. 36. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.		
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting	
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting	
LU 0087-2004	an Urban I dispositior Avenue an Council Di and action	Uniform land use review procedure application no. C 040136 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 1349-1361 East New York Avenue and 1725-1731 Lincoln Place, Borough of Brooklyn, Council District no. 41. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.	
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting	
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting	

LU 0088-2004	Designation of the Brown Council Re	n no. N 040146 HAX, an Urban Development Action Area on and Project located at 2620 Briggs Avenue, Borough nx, Council District no. 15. This matter is subject to eview and action pursuant to §197-d of the New York City od Article 16 of the General Municipal Law.
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
LU 0038-2004	Project loc Borough c action pur Law, at the	n no. 20045313 HAK, an Urban Development Action Area cated at 5717 5th Avenue, Council District no. 38, of Brooklyn. This matter is subject to Council review and suant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development.
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
LU 0039-2004	Application no. 20045317 HAK, an Urban Development Action Area Project located at 101 East 56th Street, Council District no. 41, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.	
	<u>Attachments:</u>	Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript
	<u>Attachments:</u>	Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript
LU 0040-2004	Project loc Borough c action pur Law, at the	n no. 20045319 HAK, an Urban Development Action Area cated at 360 East 98th Street, Council District no. 41, of Brooklyn. This matter is subject to Council review and suant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development.
	<u>Attachments:</u>	Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript
	<u>Attachments:</u>	Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

- LU 0041-2004 Application no. 20045320 HAK, an Urban Development Action Area Project, located at 470 Washington Avenue, Council District no. 35, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript

LU 0042-2004 Application no. 20045323 HAK, an Urban Development Action Area Project located at 90 Rutland Road, Council District no. 41, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.

- <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- LU 0043-2004 Application no. 20045324 HAK, an Urban Development Action Area Project, located at 2006 Bergen Street, Council District no. 41, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript

LU 0045-2004	Application no. 20045326 HAK, an Urban Development Action Area
	Project known as BK11A, BK11B, and BK11C; located in
	Community Board 5, Council District no. 42, Borough of Brooklyn.
	This matter is subject to Council review and action pursuant to
	Article 16 of the New York General Municipal Law, at the request of
	the New York City Department of Housing Preservation and
	Development and pursuant to Section 696 of the General Municipal
	Law for an exemption from real property taxes.

- <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- LU 0047-2004 Application no. 20045328 HAM, an Urban Development Action Area Project located at 2119 8th Avenue, Council District no. 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- LU 0048-2004 Application no. 20045331 HAQ, an Urban Development Action Area Project, located at 38-60 98th Street, Council District no. 21, Borough of Queens. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript

LU 0049-2004	Application no. 20045345 HAK, an Urban Development Action Area
	Project known as Marion Somers Plaza, located in Community
	Board 16, Council Districts no. 37 and 41, Borough of Brooklyn.
	This matter is subject to Council review and action pursuant to
	Article 16 of the New York General Municipal Law, at the request of
	the New York City Department of Housing Preservation and
	Development, and pursuant to Section 696 of the General Municipal
	Law for an exemption from real property taxes.

- <u>Attachments:</u> Hearing Transcript Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript Land Use 4/21
- <u>Attachments:</u> Hearing Transcript Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript Land Use 4/21
- LU 0050-2004 Application no. 20045346 HAK, an Urban Development Action Area Project known as Bed-Stuy Estates, located in Community Board 3, Council Districts no. 34, 36 and 41, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
 - <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- LU 0052-2004 Application no. 20045348 HAX, an Urban Development Action Area Project known as Ambar HDFC, located in Community Boards 1, 9, and 12, Council Districts no. 8, 12, 16 and 17, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes
 - <u>Attachments:</u> Hearing Transcript Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript Land Use 4/21
 - <u>Attachments:</u> Hearing Transcript Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript Land Use 4/21

LU 0053-2004	Project kno Boards 9 a Manhattan pursuant t the reques Preservatio	n no. 20045349 HAM, an Urban Development Action Area own as Countee Cullen HDFC, located in Community and 10, Council Districts no. 7 and 9, Borough of . This matter is subject to Council review and action o Article 16 of the New York General Municipal Law, at t of the New York City Department of Housing on and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes.
	<u>Attachments:</u>	Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
	<u>Attachments:</u>	Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
LU 0054-2004	Project kno Communit This matte Article 16 o the New Yo Developme	n no. 20045350 HAM, an Urban Development Action Area own as Marcus Garvey Park Homes, located in y Board 10, Council District no. 9, Borough of Manhattan. r is subject to Council review and action pursuant to of the New York General Municipal Law, at the request of ork City Department of Housing Preservation and ent, and pursuant to Section 696 of the General Municipal exemption from real property taxes Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Stated Meeting 5/5, Hearing Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29
LU 0055-2004	Project kno Board 3, C is subject New York City Depar pursuant t	n no. 20045352 HAK, an Urban Development Action Area own as PACC Community Homes, located in Community ouncil District no. 36, Borough of Brooklyn. This matter to Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York tment of Housing Preservation and Development, and o Section 696 of the General Municipal Law for an from real property taxes.
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29

LU 0056-2004	Application no. 20045353 HAK, an Urban Development Action Area
	Project known as Brooklyn West, located in Community Boards 7
	and 12, Council Districts no. 38 and 39, Borough of Brooklyn. This
	matter is subject to Council review and action pursuant to Article 16
	of the New York General Municipal Law, at the request of the New
	York City Department of Housing Preservation and Development,
	and pursuant to Section 696 of the General Municipal Law for an
	exemption from real property taxes

- <u>Attachments:</u> Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript Stated Meeting
- <u>Attachments:</u> Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript Stated Meeting

LU 0057-2004 Application no. 20045354 HAM, an Urban Development Action Area Project known as West Harlem Renaissance Homes II, located in Community Boards 9 and 10, Council Districts no. 7 and 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.

> <u>Attachments:</u> Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -Stated Meeting 5/19, Hearing Transcript 5/11

> <u>Attachments:</u> Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -Stated Meeting 5/19, Hearing Transcript 5/11

LU 0058-2004 Application no. 20045355 HAM, an Urban Development Action Area Project known as Harlem Village Homes II, located in Community Board 10, Council District no. 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes

Attachments:Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -
Stated Meeting 5/19, Hearing Transcript 5/11Attachments:Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -
Stated Meeting 5/19, Hearing Transcript 5/11

LU 0061-2004	Project kno Community the Bronx. pursuant to the reques Preservatio	n no. 20045367 HAX, an Urban Development Action Area own as the Boston Road South Amendment, located in y Board 3, Council Districts no. 16 and 17, Borough of This matter is subject to Council review and action o Article 16 of the New York General Municipal Law, at t of the New York City Department of Housing on and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes.
	<u>Attachments:</u>	Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
	<u>Attachments:</u>	Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
LU 0064-2004	Project kno Council Dis subject to New York (City Depar pursuant to	n no. 20045370 HAX, an Urban Development Action Area own as Bronx Site 5, located in Community Board 3, strict no. 16, Borough of the Bronx. This matter is Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York tment of Housing Preservation and Development, and o Section 696 of the General Municipal Law for an from real property taxes. Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
LU 0065-2004	Application no. 20045371 HAM, an Urban Development Action Area Project located at 6-10 East 1st Street, Council District no. 1, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

LU 0066-2004	Project loo Borough o and actior Law, at the	n no. 20045372 HAM, an Urban Development Action Area cated at 235 West 116th Street, Council District no. 9, of Manhattan. This matter is subject to Council review n pursuant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development.
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting
LU 0067-2004	Project kn Board 14, is subject New York City Depar pursuant f	In no. 20045373 HAQ, an Urban Development Action Area own as Water's Edge Phase 2, located in Community Council District no. 31, Borough of Queens. This matter to Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York rtment of Housing Preservation and Development, and to Section 696 of the General Municipal Law for an from real property taxes. Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting,
LU 0068-2004	Project kn Communit Queens. T pursuant t the reques Preservati	Hearing Transcript In no. 20045374 HAQ, an Urban Development Action Area own as Round II Sites 2, 3, 4A and 4C, located in ty Boards 10 and 12, Council District no. 28, Borough of This matter is subject to Council review and action to Article 16 of the New York General Municipal Law, at st of the New York City Department of Housing ion and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes.
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -

Stated Meeting

LU 0072-2004 Application no. 20045281 HAK, an Urban Development Action Area Project, located at 285-291 Hinsdale Street, 591 and 597 Logan Street, Council District no. 42, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.

- <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript
- <u>Attachments:</u> Hearing Transcript Land Use, Hearing Transcript Stated Meeting, Hearing Transcript

LU 0073-2004 Application no. 20045310 HAX, an Urban Development Action Area Project known as Bronx Park South Trafalgar Amendment, located in Community Board 6, Council District no. 15, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.

- Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript Stated Meeting
- <u>Attachments:</u> Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript Stated Meeting
- LU 0074-2004 Application no. 20045278 HAX, an Urban Development Action Area Project located at 1117 Noble Avenue, Council District no. 18, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.
 - <u>Attachments:</u> Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript Stated Meeting
 <u>Attachments:</u> Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript Stated Meeting

LU 0092-2004	Project loc Avenues, matter is s of the New York City and pursu	n no. 20045378 HAX, an Urban Development Action Area cated at East 182nd Street between Crotona and Prospect Council District no. 15, Borough of the Bronx. This subject to Council review and action pursuant to Article 16 v York General Municipal Law, at the request of the New Department of Housing Preservation and Development, ant to Section 696 of the General Municipal Law for an in from real property taxes.
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting
Affir	rmative: 4 -	Nelson, Sanders Jr., Gentile and Lanza
	Absent: 3 -	Martinez, Rivera and Monserrate
LU 0093-2004	Project loc 767 Marcy This matte Article 16 the New Y Developm	n no. 20045379 HAK, an Urban Development Action Area cated at 165A Stuyvesant Avenue, 366 Quincy Street and Avenue, Council District no. 36, Borough of Brooklyn. er is subject to Council review and action pursuant to of the New York General Municipal Law, at the request of ork City Department of Housing Preservation and ent, and pursuant to Section 696 of the General Municipal a exemption from real property taxes
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24
	Project loc Borough c action pur Law, at the Preservati	n no. 20045380 HAK, an Urban Development Action Area cated at 2966 Fulton Street, Council District no. 37, of Brooklyn. This matter is subject to Council review and suant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes. Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

LU 0095-2004	Application no. 20045381 HAK, an Urban Development Action Area
	Project located at 252 4th Avenue, 384 Bergen Street, 426 54th
	Street and 713 3rd Avenue, Council Districts no. 33, 38 and 39,
	Borough of Brooklyn. This matter is subject to Council review and
	action pursuant to Article 16 of the New York General Municipal
	Law, at the request of the New York City Department of Housing
	Preservation and Development, and pursuant to Section 696 of the
	General Municipal Law for an exemption from real property taxes

<u>Attachments:</u> Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29

- LU 0096-2004 Application no. 20045382 HAM, an Urban Development Action Area Project, located at 747 St. Nicholas Avenue, Council District no. 7, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.
 - Attachments:Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -
Stated Meeting 5/19, Hearing Transcript 5/11Attachments:Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -
Stated Meeting 5/19, Hearing Transcript 5/11

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

<u>Attachments:</u> Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29