

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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September 19, 2023
Start: 12:08 p.m.
Recess: 12:34 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu
Erik D. Bottcher
David M. Carr
Kamillah Hanks
Farrah N. Louis
Francisco P. Moya
Lynn C. Schulman

OTHER COUNCIL MEMBERS ATTENDING:
Lincoln Restler

A P P E A R A N C E S

Richard Lobel, Sheldon Lobel PC

Jake Levy

Justin Sherman, JFA Architects

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Subcommittee on Zoning and Franchises,
4 recorded on September 19, 2023, in the 14th Floor
5 Hearing Room by Jazel Rivera (phonetic).

6 SERGEANT-AT-ARMS: Good afternoon and
7 welcome to the Subcommittee on Zoning and Franchises.

8 At this time, we ask if you could please
9 phones on vibrate or silent mode. Thank you.

10 Chair, we are ready to begin.

11 CHAIRPERSON RILEY: [GAVEL] Good morning,
12 everyone, and welcome to a meeting of the
13 Subcommittee of Zoning and Franchises. I'm Council
14 Member Kevin Riley, Chair of the Subcommittee.

15 This morning, I'm joined by Council
16 Member Schulman, Council Member Abreu, Council Member
17 Hanks, Council Member Carr, and remotely by Council
18 Member Moya.

19 Today, we will hold four votes on
20 projects in the Bronx, Brooklyn, Queens, and Staten
21 Island. We also will hold a public hearing for a
22 residential proposal in Brooklyn.

23 Before we begin, I recognize the
24 Subcommittee Counsel to review the hearing
25 procedures.

2 COMMITTEE COUNSEL VIDAL: Thank you,
3 Chair. I'm William Vidal, Counsel to the
4 Subcommittee.

5 This meeting is being held in hybrid
6 format. Members of the public who wish to testify may
7 testify in person or via Zoom. Members of the public
8 wishing to testify remotely may register by visiting
9 the New York City Council website at
10 www.council.nyc.gov/landuse to sign up or for those
11 of you here in Chambers please see one of the
12 Sergeants-at-Arms to prepare and submit a speaker
13 card.

14 Members of the public may also view a
15 livestream broadcast of this meeting at the Council's
16 website.

17 When you are called to testify before the
18 Subcommittee, if you are joining us remotely, you
19 will remain muted until recognized by the Chair or
20 myself to speak. When you are recognized, your
21 microphone will be unmuted. Please take a moment to
22 check your device and confirm that your mic is on
23 before you begin speaking.

24 We will limit public testimony to two
25 minutes per witness. If you have additional testimony

2 you would like the Subcommittee to consider or if you
3 have written testimony you would like to submit
4 instead of appearing before the Subcommittee in
5 person, please email it to
6 landusetestimony@council.nyc.gov. Please indicate the
7 LU number and/or project name in the subject line of
8 your email.

9 We request that witnesses joining us
10 remotely remain in the meeting until excused by the
11 Chair as Council Members may have questions.

12 Chair Riley will now continue with
13 today's agenda items.

14 CHAIRPERSON RILEY: Thank you, Counsel.
15 We've been also joined by Council Member Louis and
16 Council Member Bottcher.

17 We will begin with the four votes. The
18 first vote is to approve LUs 264 and 265 regarding
19 the 1460-1480 Sheridan Boulevard in Chair Salamanca's
20 District in the Bronx. This proposal will rezone a
21 manufacturing district, M1-1, to a residential
22 district, R7-3, with a commercial overlay, C2-4, to
23 create a large residential project along the Bronx
24 River just south of Starlight Park with over 900 low-
25 and middle-income affordable housing. This project

2 will also be subject to Mandatory Inclusionary
3 Housing and would also be required to provide a
4 publicly accessible waterfront esplanade that will
5 effectively continue the Park south along the Harlem
6 River.

7 The second vote is to approve LU 259
8 regarding the 2761 Plumb 2nd Avenue in Council Member
9 Vernikov's District in Brooklyn. This application
10 will render a popular restaurant on the waterfront in
11 Sheepshead Bay a legal conforming use that does not
12 require the renewal of a special permit every few
13 years. The application will map an R3-2 zoning
14 district with a C2-3 commercial overlay.

15 The third vote is to approve with
16 modifications 42-18 31st Avenue Rezoning in Council
17 Member Won's District in Queens. This is a proposal
18 to build a mixed-use project with 59 residential
19 units and retail space by upzoning a current R5
20 zoning district with a C1-2 commercial overlay to an
21 R6A zoning district with a C1-3 commercial overlay.
22 The development will be subject to Mandatory
23 Inclusionary Housing, and the modification is to
24 restrict the affordable units to an average of either
25 40 percent or 60 percent AMI.

2 The fourth and final vote is to approve
3 125 Greaves Lane in Minority Leader Borelli's
4 District in Staten Island. Here, the applicant is
5 simply looking to render existing uses legally
6 conforming by mapping a C2-1 commercial overlay on an
7 existing R3-2 zoning district.

8 I now call for a vote to approve LUs 264
9 and 265 relating to the 1460-1480 Sheridan Boulevard
10 Rezoning Proposal, to approve LU 259 relating to the
11 2761 Plumb 2nd Street Rezoning Pro, to approve with
12 modifications LUs 260 and 261 relating to the 42-18
13 31st Avenue Rezoning Proposal, and to approve LU 262
14 relating to the 125 Greaves Lane Rezoning Proposal.

15 Counsel, please call the roll.

16 COMMITTEE COUNSEL VIDAL: Chair Riley.

17 CHAIRPERSON RILEY: Aye on all.

18 COMMITTEE COUNSEL VIDAL: Council Member

19 Moya.

20 COUNCIL MEMBER MOYA: I vote aye.

21 COMMITTEE COUNSEL VIDAL: Council Member

22 Louis.

23 COUNCIL MEMBER LOUIS: I vote aye.

24 COMMITTEE COUNSEL VIDAL: Council Member

25 Abreu.

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2 COUNCIL MEMBER ABREU: Aye.

3 COMMITTEE COUNSEL VIDAL: Council Member
4 Bottcher.

5 COUNCIL MEMBER BOTTCHER: Aye.

6 COMMITTEE COUNSEL VIDAL: Council Member
7 Hanks.

8 COUNCIL MEMBER HANKS: Aye.

9 COMMITTEE COUNSEL VIDAL: Council Member
10 Schulman.

11 COUNCIL MEMBER SCHULMAN: Aye.

12 COMMITTEE COUNSEL VIDAL: Council Member
13 Carr.

14 COUNCIL MEMBER CARR: Aye.

15 COMMITTEE COUNSEL VIDAL: By a vote of
16 eight, the motion is approved and referred to the
17 Land Use Committee.

18 CHAIRPERSON RILEY: Thank you, Counse.

19 We've been also joined by Council Member
20 Restler.

21 I will now open the public hearing on
22 Preconsidered LUs relating to the 703 Myrtle Avenue
23 Rezoning Proposal in Council Member Restler's
24 District in Brooklyn.
25

2 This is a proposal to develop a mixed-use
3 development with approximately 54 apartments and
4 ground floor retail in Bed-Stuy. This rezoning would
5 change an existing manufacturing district, M1-1, to a
6 residential district, R7D, with a commercial overlay,
7 C2-4. This rezoning would involve mapping Mandatory
8 Inclusionary Housing over the rezoned area.

9 For anyone wishing to testify on these
10 items remotely, if you have not already done so, you
11 must register online, and you may do that now by
12 visiting the Council's website at
13 council.nyc.gov/landuse. Once again, for anyone with
14 us in person, please see one of the Sergeants to
15 prepare and submit a speaker's card.

16 If you would prefer to submit written
17 testimony, you can always do so by emailing it to
18 landusetestimony@council.nyc.gov.

19 I would now like to give the floor to
20 Council Member Restler if he has any remarks.

21 COUNCIL MEMBER RESTLER: Firstly, I'd just
22 like to say, Chair Riley, as a native Brooklynite, I
23 struggle on the pronunciation of Sheepshead Bay every
24 time so it's not just you. I think it's all of us.

2 It's good to be with you, good to be with the
3 Committee.

4 I want to thank the team from 703 Myrtle
5 for joining us today, and I really want to just
6 express gratitude for your engagement with community
7 leaders throughout this process. We met early on when
8 you were thinking about the rezoning. I expressed
9 some concerns, and you not only engaged with our
10 office but you engaged with leaders in our community
11 in fruitful and production conversations and modified
12 your plans as a result, and I'm pleased with the
13 willingness to engage, to listen, to make changes so
14 that we can get to a great development for everyone
15 so I just want to express gratitude on that.

16 I have some followup questions but look
17 forward to the hearing today.

18 CHAIRPERSON RILEY: Thank you, Council
19 Member Restler.

20 Counsel, please call the first panel for
21 this item.

22 COMMITTEE COUNSEL VIDAL: The first panel
23 consists of Richard Lobel, Justin Sherman, and Jake
24 Levy.

2 CHAIRPERSON RILEY: Counsel, please
3 administer the affirmation.

4 COMMITTEE COUNSEL VIDAL: Please raise
5 your right hand and state your name for the record.

6 RICHARD LOBEL: Richard Lobel of Sheldon
7 Lobel.

8 JAKE LEVY: Jake Levy.

9 JUSTIN SHERMAN: Justin Sherman with JFA
10 Architects.

11 COMMITTEE COUNSEL VIDAL: Do you affirm to
12 tell the truth, the whole truth, and nothing but the
13 truth in your testimony before the Subcommittee and
14 in your answers to all Council Member questions?

15 RICHARD LOBEL: I do.

16 JAKE LEVY: I do.

17 JUSTIN SHERMAN: I do.

18 CHAIRPERSON RILEY: Thank you, Counsel.
19 For the viewing public, if you need an accessible
20 version of this presentation, please send an email
21 request to landusetestimony@council.nyc.gov.

22 Now, the applicant team may begin.
23 Panelists, before you begin, I just please ask that
24 you restate your name and organization for the
25 record. You may begin.

2 RICHARD LOBEL: Thank you. Richard Lobel
3 of Sheldon Lobel PC. Chair Riley, Council Member
4 Restler, Council Members, good morning.

5 I am pleased today to be with Jake Levy
6 and Justin Sherman to present the 703 Myrtle Avenue
7 Rezoning. Next slide.

8 To summarize the project, this is an
9 application which would propose a zoning map
10 amendment to roughly eight lots within CB3 from an
11 M1-1 district to an R7D/C2-4 district. This would
12 allow for the development of 703 Myrtle, which is
13 Jake's property, with a new eight-story, roughly
14 48,000 square foot mixed-use building with
15 approximately 54 dwelling unit including 18
16 permanently affordable units. As with all such
17 rezonings, we are also proposing a text amendment to
18 Appendix F which would allow for the project area to
19 be considered a Mandatory Inclusionary area within
20 CB3. We are currently proposing to map Option 2
21 within the project area.

22 With regards to the proposed development,
23 next slide, this development and the numbers would be
24 for eight stories with, again, 48,224 square feet for
25 a 5.6 FAR, the maximum permitted in the R7D, and

would have a base height of 95 feet. With mechanicals, would go up to a total height of 115 feet. There would be 11 vehicular parking spaces, 28 bike parking spaces. There would be a total of 54 units with 18 affordable units as currently proposed.

The next three slides demonstrate why we feel that there's a strong Land Use rationale for this rezoning. You can see from the zoning map in front of you that there currently is R7D/C2-4 two blocks to the east of the current property so that was pursuant to the 723 to 733 Myrtle Avenue Rezoning that was approved by the Council in 2017. The applicant there, and you can see the area map in front of you, basically looked two blocks east of Nostrand here, and in the 2012 Bed-Stuy North Rezoning demonstrated that R7D/C2-4 was an accepted zoning district as was mapped in that area-wide rezoning so Myrtle Avenue, being a wide street here at 75 feet wide, being transit accessible, and basically allowing for access to these sites was seen as being appropriate for putting more housing and so, again, 2012, the zoning to the east of Nostrand was changed, 2017, the Council approved the rezoning which added two blocks to our east, and so now Jake

comes before you for this current R7D/C2-4. We note that one of the attractive things about the R7D/C2-4 is that when paired with a C2-4 the R7D requires ground floor non-residential uses so if you've got commercial thoroughfare like Myrtle it allows for a continuation of that activity to allow for a lively streetscape which is something the Community Board wanted, and so that in addition to transit accessibility and general along Myrtle led to approval of this rezoning by Brooklyn Community Board 3 which voted 33 to 9 in favor as well as the Brooklyn Borough President's Office and City Planning.

The next slide demonstrates the zoning map, which again takes that existing R7D/C2-4 district immediately to our east and extends it one block west to cover this street frontage.

The remaining slides show illustrative plans and materials, and so I would defer to Justin Sherman who can run through some of the materials and show what's currently proposed for the site.

JUSTIN SHERMAN: Great. Thank you. Justin Sherman with J Frankl Architects. Here we have the slide just showing the axonometric 3D for the

2 setbacks along Spencer and Myrtle, and the blue
3 represents the commercial ground floor. Next slide.

4 This is just an overall site plan showing
5 sort of the lot coverage. It's allowed to be 100
6 percent lot coverage, and the eight stories go all
7 the way up, and we have a seventh floor and eighth
8 floor terrace. That's fine. Down in the cellar, we
9 have the 11 parking spaces and a parking ramp up to
10 Spencer. Next slide.

11 Here you see the residential entry and
12 lobby on Spencer as well as the commercial wrapping
13 around the corner and the parking ramp going down.
14 Next slide.

15 Here we have a residential amenity
16 mezzanine which has a terrace access at the back over
17 the ramp utilizing all of the space and the sort of
18 double-height space for the commercial which is very
19 nice. Next slide.

20 Typical floor plan showing demonstration
21 of one-, two-, three-, and four-bedroom units which
22 is rare for us and a nice addition to have the four-
23 bedroom units. Next slide.

24 Here we can start to see the setbacks and
25 how that impacts the layout with, again, the corner

2 extending all the way out the street lines. Next
3 slide.

4 The final floor at eight, further
5 setbacks for the zoning requirement of the dormer
6 allowances. Here, we do not have the four-bedroom,
7 but we've utilized all of the space we can. Next
8 slide.

9 That's all. Thanks.

10 RICHARD LOBEL: Just provide the unit
11 breakdown with 54 total dwelling unit including 18
12 affordable.

13 With that, we would just again express
14 our appreciation to Council Member Restler for
15 facilitating our community conversations here. We got
16 some great support by community stakeholders, and we
17 really feel that the process within Community Board 3
18 was just excellent and was beneficial for the project
19 and for the application as a whole. With that, the
20 entire applicant team is happy to answer any
21 questions.

22 CHAIRPERSON RILEY: Thank you so much. I
23 just have a few questions and then I'm going to pass
24 it to Council Member Restler.

2 I understand that the proposed unit mix
3 has changed since the application was first filed.
4 Can you please just restate the unit mix that you are
5 now proposing and why?

6 RICHARD LOBEL: Sure. The last slide that
7 was shown was the unit distribution which includes 25
8 one-bedrooms, 18 two-bedrooms, 6 three-bedrooms, and
9 5 four-bedrooms. What does this really translate
10 into? It translates into a majority of the building
11 being two-bedrooms and above. This is somewhat unique
12 in applications we've brought before the Council.
13 This really allows for larger units and particularly
14 more family-sized units. We note that some of the key
15 support we got in the area was from UJO, which
16 basically cited the scarcity of family-sized units in
17 the area and so expressed their wholehearted support
18 for application. Again, pursuant to conversations
19 with community stakeholders as well as Council Member
20 Restler, it became apparent that we really needed to
21 cater to larger unit sizes and Jake was happy to do
22 so.

23 CHAIRPERSON RILEY: Thank you for that.
24 I'm always trying to advocate for larger sizes
25 because of families.

2 Out of the 54, do you know how many of
3 these units for the 18, do you have that breakdown?

4 RICHARD LOBEL: One of the great things
5 about MIH as a program is the requirement that the
6 units that are devoted to affordable housing are
7 proportionate to the total units of the building so
8 if we take the 18 you nits that are proposed, roughly
9 8 of those units would be one-bedrooms with the
10 remainder being distributed between two-, three-, and
11 four-bedrooms so, again, the opportunity to really
12 allow for meaningful affordable units at larger
13 family sizes is again what we think is one of the
14 best things about the program and the unit counts
15 here will reflect that, and that's written into the
16 zoning resolution so it's binding on every applicant.

17 CHAIRPERSON RILEY: Thank you. I know this
18 is probably too early to identify the commercial
19 tenant, but do you guys have an idea of who you guys
20 will have there if you haven't identified a tenant
21 yet?

22 JAKE LEVY: We don't have anyone yet, but
23 we have been there for 40 years and we know everyone
24 in the area so we will be looking to someone from the
25

2 local area. We have talked to people across the
3 street so preferably it'll be that one.

4 CHAIRPERSON RILEY: What is in the area
5 primarily right there?

6 JAKE LEVY: Right now, there's a
7 supermarket across the street. There is a barber
8 street. There's Duane Reade two blocks down, but,
9 otherwise, we don't have a large commercial business
10 around, but we're definitely going to talk to the
11 locals and give them first chance.

12 CHAIRPERSON RILEY: Okay. You didn't talk
13 about any of the amenities in the building. I'm
14 always interested in like gyms, rooftops, (INAUDIBLE)
15 spaces. Can you go into those details?

16 JAKE LEVY: We focused a lot on outdoor
17 spaces. For example, we have a rooftop, we have a
18 back mezzanine so we kind of like di a lot of outdoor
19 versus inside because feedback we got back was we
20 need apartments, apartments, apartments so that was
21 definitely where our head was focused at, but we do
22 have two stories in the lobby with a lounge that
23 leads to the outside. There is no gym, but there is a
24 Blink not far away and there's others. I mean I find
25 that (INAUDIBLE) at the gym next to my apartment.

2 That's just me. I never use that thing so I kind of
3 like rather places to work, places that if you have
4 to work from home, you have more space. That was more
5 the idea.

6 CHAIRPERSON RILEY: Okay. My last
7 question, what energy efficiency features will you
8 incorporate? What, if any, stormwater management
9 features will be integrated on-site?

10 JAKE LEVY: We do have a green roof as
11 right now most new developments require a green roof
12 so that's one. Everything will be LED so that's first
13 of all. We're also talking about putting Nests in
14 every apartment which does regulate temperatures and
15 also electric chargers in the garage is also a
16 conversation. We would like to make it happen. I
17 don't see why we can't do it.

18 CHAIRPERSON RILEY: I do have one more
19 question. The parking, how did you determine to have
20 more bicycle parking than regular car parking? Was
21 that something that the Community Board suggested?

22 JAKE LEVY: I think it's a zoning thing,
23 but also we thought something that would be
24 favorable, right? That was something that we kind of
25 like (INAUDIBLE)

2 JUSTIN SHERMAN: Sure. I can speak to
3 that. I believe we're proposing (INAUDIBLE) the
4 bicycle parking, and the vehicular parking is 11
5 spaces required and that's also what we're providing
6 so some times those numbers (INAUDIBLE)

7 JAKE LEVY: (INAUDIBLE) more requirement
8 than not.

9 JUSTIN SHERMAN: The bicycle parking is a
10 large number, yeah.

11 CHAIRPERSON RILEY: Thank you. Council
12 Member Restler.

13 COUNCIL MEMBER RESTLER: Thanks so much,
14 Chair Riley, and it's good to see you, Mr. Levy.

15 I just want to firstly state on the
16 record appreciation for the modifications in the
17 bedroom sizes. I think when the project was
18 originally proposed to us there were negligible
19 numbers of three- and four-bedroom units, and to see
20 it go to five four-bedrooms, six three-bedrooms, 18
21 two-bedrooms, that's a much better mix to meet the
22 needs of our community, and, just as Chair Riley
23 noted, we're always trying to make sure that families
24 have places to live in our neighborhood, especially
25 the Jewish community in Williamsburg and moving into

2 Bed-Stuy, it's very large family sizes, average about
3 six kids a family, and so too many of those families
4 are squeezed into one-bedrooms right now which is
5 just maddening and profoundly problematic and so
6 whenever we're generating new housing in our
7 community, my top priority is making sure that the
8 unit mixes actually meet the needs of our community
9 effectively, and we want to see developments just
10 like this one move forward and move forward swiftly.
11 We just want to make sure that they're smart long-
12 term developments that address our needs so I want to
13 thank you once again on that front.

14 Just a few questions. One is that, and I
15 know you've had a business on the block for some
16 time, your family has, and so thank you for all the
17 contributions you've made to our community. There
18 have been over the last few years a number of Con-Ed
19 outages on Spencer Street. Is this something that
20 you're concerned about with the residential
21 development moving forward and the greater density on
22 the block? Is there anything that we can do together
23 to try and mitigate some of the Con-Ed issues in that
24 area with the pending development?

2 JAKE LEVY: There's definitely going to be
3 concern about it. There have been fires, as you
4 recall, I remember you were there as well. It's kind
5 of scary what that, as a child, there was nothing on
6 that block. It was an empty block. It was us and then
7 there was an empty field across the street so I just
8 remember growing up and seeing nothing so I don't
9 know if the infrastructure was ready for what was to
10 come. I would say our shop is not, we don't use a lot
11 of, we're a hand shop, we do everything by hand, it's
12 a (INAUDIBLE) job, I wouldn't say we're part of the
13 problem, but the way we build today is not the way
14 they used to build. On the left side, I doubt it's
15 LED, all those buildings, I doubt they're LED. That
16 would be a good step in the right direction, and I
17 know the City does have a program which we actually
18 did change all our lighting to LED, and that's
19 something that we will do in the new building, I
20 think it's more efficient, but there is definitely
21 concern, and I'd be open to hear any suggestions.

22 COUNCIL MEMBER RESTLER: If it's helpful
23 for us to do a meeting together with Con-Ed to try to
24 make sure that we have the appropriate infrastructure
25

2 in place, happy to participate or help convene if
3 that would be helpful.

4 Question, so for the 11 parking spots
5 that are included in this development, there have
6 been requests from community-based organizations that
7 provide emergency services and support to the
8 community, organizations like Shomrim, organizations
9 like Chaverim, do you think that they might be able
10 to utilize a parking spot in this building? Is that
11 something that could be considered as a part of the
12 development?

13 JAKE LEVY: We love that idea. Actually,
14 when speaking a little bit more to locals about that
15 around the corner, they do have a center, and there
16 are talks that they may be displaced. I don't know if
17 you heard of that. I think (INAUDIBLE) would be more
18 (INAUDIBLE) they definitely do a lot for the
19 community, but definitely we're open to that.

20 COUNCIL MEMBER RESTLER: Great. We will
21 definitely follow up with you on that as this process
22 unfolds.

23 Just two other brief questions. One is
24 are you amenable to MIH Option 1?
25

2 JAKE LEVY: Yeah. We actually wanted to
3 discuss about putting both on the table because the
4 421(a) I understand, we don't have one now, and just
5 in case there is a program that is available, we
6 would like to be considered for both, yeah, because
7 we just don't know how that's going to shake out.

8 COUNCIL MEMBER RESTLER: My consistent
9 preference in rezonings is to pursue Option 1 but
10 open to continuing the conversation with you all.

11 Lastly, we would anticipate memorializing
12 the commitments that are made in this rezoning in a
13 letter. Just want to affirm that that's something
14 that we could work on together in the remaining
15 weeks.

16 JAKE LEVY: I prefer it. That way, there's
17 no after, it didn't happen.

18 COUNCIL MEMBER RESTLER: Great. I think
19 those cover all of the questions that I had for today
20 and just want to thank you again, Mr. Levy, for your
21 engagement with my office, with UJO, and with other
22 community members. As a long-time business owner in
23 the community, it makes a lot of sense that you've
24 engaged as thoughtfully and respectfully as you have

2 with our neighborhood and community so I just want to
3 express my gratitude for that one more time.

4 JAKE LEVY: Thank you so much.

5 CHAIRPERSON RILEY: Thank you, Council
6 Member Restler.

7 I don't see any questions from my
8 Colleagues. There being no questions for this
9 applicant panel, they are now excused.

10 Counsel, are there any members of the
11 public who wish to testify on Myrtle Avenue proposal
12 remotely or in person?

13 COMMITTEE COUNSEL VIDAL: Chair Riley,
14 there is no one signed remotely or in person wishing
15 to testify at this time.

16 CHAIRPERSON RILEY: There being no members
17 of the public who wish to testify on this
18 Preconsidered LU relating to the 703 Myrtle Avenue
19 proposal, the public hearing is now closed and the
20 item is laid over.

21 That concludes today's business. I would
22 like to thank the members of the public, my
23 Colleagues, Subcommittee Counsel, Land Use and other
24 Council Staff, and the Sergeant-at-Arms for
25 participating in today's meeting.

2 This meeting is hereby adjourned. Thank
3 you. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date September 22, 2023