

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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October 22, 2020
Start: 10:03 a.m.
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HELD AT: Remote Hearing

B E F O R E: Francisco Moya
CHAIRPERSON

COUNCIL MEMBERS:
Barry Grodenchik
Carlina Rivera
Stephen Levin
Donovan Richards
Rory Lancman
Antonio Reynoso

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

Richard Lobel, Applicant Counsel
Sheldon Lobel PC

Tom Curro, Project Architect

Avi Gross, New York City Resident

Theo Chino, New York City Resident

2 SERGEANT-AT-ARMS: Good morning, everyone,
3 and welcome to today's remote New York City Council
4 hearing of the Subcommittee of Zoning and Franchises.
5 At this time, would all panelists please turn on
6 their video? To minimize disruptions, please place
7 electronic devices to vibrate or silent. If you wish
8 to submit testimony, you may do so at the
9 landuse[testimony@Council.NYC.GOV](mailto:landusetestimony@Council.NYC.GOV). Again, that is
10 landuse[testimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Thank you for your
11 cooperation. We are ready to begin.

12 CHAIRPERSON MOYA: Good morning. I am
13 Council member Francisco Moya, Chair of the
14 Subcommittee on Zoning and Franchises. I am joined
15 remotely today by Council member Barry Grodenchik.
16 Today we will hold a public hearing for a rezoning
17 proposal in Queens, but before we begin, I would like
18 to recognize the Subcommittee counsel to review the
19 remote meeting procedures.

20 COMMITTEE COUNSEL: Thank you, Chair
21 Moya. I'm Arthur Huh, counsel to this subcommittee.
22 Members of the public wishing to testify were asked
23 to register for today's hearing. If you wish to
24 testify and have not already registered, we ask that
25 you please do so now by visiting the Council's

2 website at www.council.nyc.gov to sign up. Members
3 of the public may view a livestream broadcast of this
4 hearing at the New York City Council website. When
5 called to testify, individuals appearing before the
6 subcommittee will remain muted until recognized by
7 the Chair to speak. Applicant teams will be
8 recognized as groups and called first. Members of
9 the public will be called and recognized as panels in
10 groups of four names at a time. When the Chair
11 recognizes you, your microphone will be on muted.
12 Please take a moment to check your device and confirm
13 that your microphone is on before you begin speaking
14 and I will remind all participants that there will be
15 a slight delay in the end muting process. Public
16 testimony will be limited to two minutes per witness.
17 If you have additional testimony you would like the
18 subcommittee to consider, or if you have written
19 testimony you would like to submit instead of
20 appearing before the subcommittee, you may email it
21 to landuse@testimony@council.nyc.gov. Please indicate
22 the LU number and or project name in the subject line
23 of your email. During the hearing, Council members
24 with questions should use the zoom raise hand
25 function. The raise hand button should appear at the

bottom of your participant panel. Council members with questions will be announced in order as they have raised their hands and Chair Moya will then recognize members to speak. Witnesses are reminded to remain in the meeting until they are excused by the Chair as the Council members may have questions. Finally, there will be pauses over the course of this meeting for various technical reasons and we ask you to please be patient as we work through any issues. Chair Moya, we will now continue with today's agenda items.

CHAIRPERSON MOYA: Thank you, Arthur. I now open the public hearing on LUs 689 and 690 for the 110 - 40 Saultell Avenue rezoning relating to property in the Corona neighborhood in my district in Queens. The application includes a zoning map amendment to rezone an R6B zoning district to an R6 district, as well as a zoning text amendment to establish a mandatory inclusionary housing area utilizing options one-- utilizing options one and two. If approved, the proposal would facilitate the development of a new six story plus cellar mixed-use community facility and residential building including 25 dwelling units, 2300 square feet of community

2 facility space at the ground floor, and approximately
3 6900 square feet of community facility used at the
4 cellular level. The ground floor would also include
5 13 accessory residential parking spaces accessed
6 through the entrance on Corona Avenue. And, with
7 that, I turn it over to our counsel.

8 COMMITTEE COUNSEL: The applicant panel
9 for this item will include Richard Lobel, land-use
10 counselor. On behalf of the applicant, as well as
11 Amanda Ianotti, also land-use counsel and Nelson
12 Tuckman and Tom Curro. Nelson Tuckman for the
13 applicant Tuckman Associates and project architect
14 Tom Curro. Panelists, if you have not already done
15 so, please accept the unmute request in order to
16 begin to speak.

17 CHAIRPERSON MOYA: Thank you. Before we
18 begin, I would just like to take this opportunity to
19 recognize Council members Rivera and Council member
20 Richards for joining us here today. Thank you. And,
21 Counsel, can you please administer the affirmation?

22 COMMITTEE COUNSEL: Panelists, please
23 raise your right hand. Do you affirm to tell the
24 truth, the whole truth, and nothing but the truth in
25

2 your testimony before this subcommittee and in answer
3 to all Council member questions?

4 RICHARD LOBEL: I do.

5 UNIDENTIFIED: I do.

6 CHAIRPERSON MOYA: Thank you. We are in
7 receipt of your slideshow presentation for this
8 proposal. When you are ready to present the
9 slideshow, please say so and it will be displayed on
10 the screen for you by our staff. The slides will be
11 advanced for you when you say next. Please note that
12 there might be a slight delay in both the initial
13 loading and the advancing of the slides. And,
14 finally, before we begin, please make sure to state
15 your name and affirmation once again for the record.
16 You may begin.

17 RICHARD LOBEL: Good morning, Chair
18 Moya, and members of the subcommittee. Richard Lobel
19 of Sheldon Lobel PC. And with Amanda Ianotti in my
20 office. We are here today for 110 - 40 Saultell
21 Avenue. Joining us, of course, are Nelson Tuckman,
22 the applicant, as well as Tom Curro, the project
23 architect. And, good morning, Chair Moya.

24 CHAIRPERSON MOYA: Good morning.

2 RICHARD LOBEL: Next, please. Here is
3 the cover page of the Saultell Avenue rezoning. The
4 building that can be seen actually in the background
5 is a rendering of the Rego Park Health Center. This
6 is an applicant controlled site. And so, when this
7 corner lot became available, the applicant discussed
8 with us the possibility of a minor rezoning here in
9 order to effectuate some additional program space and
10 to add some housing, in addition to inclusionary
11 housing to this block. Next slide. So, what are the
12 goals of the rezoning? To summarize, the proposed
13 actions here are a zoning map amendment to rezone
14 Queens block 1972, parts of lot 27 and 28 as the
15 approached project area from an R6 to an R6B zoning
16 district-- to an R6 from an R6B zoning district. It
17 is an extension of an R6 zoning district. This is
18 much like many of the rezoning's that we have done
19 like particularly in Queens kind of a corrective
20 zoning and we will see that on the map in a little
21 bit. There is also, of course, a text amendment to
22 establish the proposed project area as a mandatory
23 inclusionary housing area with which the Council is
24 very familiar typically in the application options
25 one and two are designated. The proposed development

1 to result from this would be the new six story plus
2 cellar mixed-use community facility and residential
3 building with a total floor area of approximately
4 30,848 square feet and an FAR of 3.63 and 25 dwelling
5 units, 20 one bedrooms and 52 bedrooms. Formerly,
6 there was a component of Studios that was to be built
7 on the site. After further consultation with the
8 Council member, as well as the community board, the
9 studios were eliminated and larger one bedrooms were
10 created. So we are really happy about that. And, of
11 course, the development site here is 110 - 40
12 Saultell Avenue being on the corner you'll see on the
13 map of Saultell in this location. There are 13
14 ground-floor parking spaces that are provided which
15 are-- would satisfy zoning and the applicant would
16 anticipate compliance with option one which would
17 provide six affordable housing units. Next slide,
18 please. So, you can see here just in the circled
19 areas the area of the proposed rezoning. What to
20 notice about this, you can see the existing R6B on
21 the corner of Saultell Corona Avenue and the R6B
22 actually a kind of encroaches on the upper Northwest
23 corner of the block. The remainder of that northern
24 portion of the block is R6. So, all this does is
25

2 merely take that bold wind currently appearing
3 perpendicular to Flushing Meadow Park and to shift it
4 to the west in order that the entirety of the
5 northern part of the block is covered by R6. An
6 easier way to look at this is through the tax map.
7 And so you can see herein close up the R6 is going to
8 be encompassing that small rectangular portion of the
9 block as an R6 from an R6B. So, from here, you can
10 see really the layout of the local area. This is the
11 land use map. Of course you have the six-story
12 existing nursing care facility midway down Corona
13 Avenue and then you have the potential site here
14 which is on the corner encompassing these two lots
15 that are part of the proposed development. I will
16 note that the opportunity for Rego Park to be able
17 to-- to encounter a property like this and to be
18 able to provide office space and services within that
19 is just so invaluable for them. As we have discussed
20 in other areas of the application, this will free up
21 space to, among other things, allow for a dialysis
22 center to be potentially placed on the existing
23 facility, thus making it easier for current patients
24 and residents to be able to use the facility. Next
25 slide. Here we just have some pictures of the

2 development site taken from certain angles. You can
3 see the key in the lower right and we just provided
4 one page of pictures so that you can kind of see
5 Corona Avenue and the project area and how it
6 interacts with the surrounding area. That corner
7 building, which is the development site, would be
8 demolished and the new building would go up much like
9 in the initial rendering. So, if you can page
10 through the next slide and some additional slides, as
11 well, you will see we start to page through the
12 project plans. So, here you see just the basic
13 layout of the property the seller. First floor plans
14 and residential floor plans. The cellar floor plan
15 would include roughly 6600 square feet of community
16 facility. I would ask if you could just start paging
17 through a little bit more rapidly. I can just
18 discuss some of the zoning and other calculations.
19 So, the ground-floor, as discussed, has 13 parking
20 spaces and then the second through sixth floors
21 contain residential units varying between one and two
22 bedrooms. 20 one bedrooms and five two bedrooms.
23 Further, the ground-floor maintains that, in addition
24 to parking and residential lobby, and access to where
25 the community facility cellar space. So, in basic

rendering here you can see, essentially, what the character of the building would be. It's going to be very much look much like the existing facility and other local community facilities in and around this block. We have had conversations, as Council member Moya can attest to with the Council member in his district this property lies. And we have had some very productive conversations in regards to use of the community facility space. On behalf of the entire applicant team, we would like to thank Council member Moya for making himself available for many of these conversations. It is been a really iterative process. You know, Nelson can tell you that he is excited about the opportunity to really take what amounts to administrative space of the existing facility and to allow that to sit in this new building will, at the same time, being able to generate some housing and affordable housing. And, importantly, some community facility space with potential users whom we have already talked to as recently as yesterday. So, in conclusion, the entire applicant team is available to answer questions and, you know, we value the opportunity to appear before the subcommittee.

2 CHAIRPERSON MOYA: Thank you, Richard.
3 Thanks for the presentation. Just a couple of
4 questions just to get, again, on record. Can you
5 confirm that you plan to utilize MIH option one?

6 RICHARD LOBEL: That's correct. We do.

7 CHAIRPERSON MOYA: So, you guys went in
8 front of city planning last week. How do you respond
9 to the concerns that were raised related to the
10 distribution and the layouts of the units by size
11 and, in particular, like how many square feet in the
12 aggregate are you providing for the one bedrooms, two
13 bedrooms units respectively? And then what would be
14 the range of footage of apartments by bedroom size?
15 So, I can go through those questions again if you
16 didn't catch them, but it all deals with the sizing.

17 RICHARD LOBEL: Sure. I'll start
18 generally and then, to the extent that Amanda-- Tom
19 Curro is available? Yeah. I'd start generally just
20 by saying that we modified plans. The illustrated
21 plans to respond to some of the Commissioner's
22 comments, including the discussion with regards to
23 the unit sizes. So, Tom, I don't know maybe with
24 more particularity you can just discuss some of the
25 changes that were made.

2 TOM CURRO: Yeah. I'm just trying to
3 calculate some floor areas for you. But, basically,
4 we redesigned the apartment somewhat to achieve the
5 one, two bedrooms on each floor, as well as for one
6 bedrooms. You know, we are dealing with a set
7 parameter of space and so, you know, the apartments--
8 the one bedrooms are all distributed equally in size
9 based on the maximum footprint that we can achieve on
10 these lots or on this lot. So--

11 CHAIRPERSON MOYA: So, specifically, can
12 you give me the breakdown of the sizes?

13 TOM CURRO: The size of the apartments?

14 CHAIRPERSON MOYA: The size of the units
15 and then also what is the square footage of the
16 actual bedroom size?

17 TOM CURRO: Okay. Well, typical one
18 bedroom is-- just give me one second.

19 CHAIRPERSON MOYA: Yep.

20 TOM CURRO: am sorry I don't have that
21 handy, but it will only take a second.

22 CHAIRPERSON MOYA: That's all right, Tom.

23 TOM CURRO: It's 775 square feet. Okay.

24 CHAIRPERSON MOYA: 700 and what was that?
25 I'm sorry?

2 TOM CURRO: 775 for the one bedroom
3 apartment.

4 CHAIRPERSON MOYA: Okay.

5 TOM CURRO: The actual bedroom and that
6 apartment is 190 square feet. Okay. The two-bedroom
7 apartment which is typical on each floor comes out to
8 1282 square feet and it has a master bedroom that is
9 317 square feet.

10 CHAIRPERSON MOYA: Okay. So, 300--

11 TOM CURRO: Yeah.

12 CHAIRPERSON MOYA: What was the size? I'm
13 sorry? The master bedroom of the two--

14 TOM CURRO: The master bedroom-- what
15 did I--

16 CHAIRPERSON MOYA: 1282 was the square
17 footage for the two-bedroom, right?

18 TOM CURRO: I'm sorry. The master
19 bedroom is 328.

20 CHAIRPERSON MOYA: 328. Got it. And,
21 Richard, just so I heard you correctly. It is all
22 now just one bedroom and two bedrooms that are going
23 in there, correct? No studios?

24 RICHARD LOBEL: Correct. Correct.
25 Yeah. I mean, and I think one of the great things

2 about the application is you look at those unit sizes
3 and they are big. You know, we do a lot of
4 applications with studios, wands, and choose. To be
5 able to get up to 775 and 1200 on average for one and
6 two bedrooms, I think it is a well conceived project
7 in that regard.

8 CHAIRPERSON MOYA: Okay. It's got them
9 talk about the community facility. Can you confirm
10 the layout of the community facility is this? So, is
11 there any portion of the site is being utilized for
12 the dialysis center? Is the one for the community
13 center or whatever organization would come in
14 occupying the whole community facility space? Like
15 let's talk about that a little bit.

16 RICHARD LOBEL: Sure, again, to put it
17 on the record, the opportunity here for the
18 applicant-- and there was some folks with regard to
19 planning for the community facility space and that
20 the applicant was conceivably going to use more that
21 for their own program, but what essentially happened
22 was the ability of the applicant to offload some
23 administrative and back office space to the new
24 building. It frees up space in the existing facility
25 to allow for, among other things, a dialysis center.

1 With that, the applicant now ends up with roughly
2 6600 square feet of contiguous community facility
3 space and the seller of this building. So, again,
4 with the Council members knowledge, the applicant is
5 engaged in conversation with Queens Community House
6 and there was a discussion in regards to the quality
7 of the space and so there is been further discussions
8 internally in the applicant team with regards to
9 beautification of that space and actually making it,
10 you know, even more user-friendly for any potential
11 applicant, but, especially, you know, in this case,
12 for Queens Community House. So, while, of course, we
13 are in the early stages of those discussions, the
14 applicant here is, you know, has this contiguous
15 community facility space on a relatively well
16 populated corner to be able to offer somebody who can
17 then offer programs to the community.

19 CHAIRPERSON MOYA: Thank you. And also,
20 how much of the square footage is allowed above what
21 is proposed on the site for this project?

22 RICHARD LOBEL: So, the total FAR for
23 an R6 development site with inclusionary housing and
24 community facility, there is a maximum FAR of 4.8.
25 So, 3.6 is permissible through, you know, just as a

2 standard residential square footage and, actually, so
3 an R6 has 3.64 quality housing square footage and
4 then a 4.8 in the maximum R6 as a non-contextual
5 district. The cap--

6 CHAIRPERSON MOYA: Sorry. Say again,
7 Richard. Sorry. You said the maximum for an R6 is a
8 4.8?

9 RICHARD LOBEL: Correct. It is a 4.8.

10 CHAIRPERSON MOYA: All right.

11 RICHARD LOBEL: So, here the applicant
12 is proposing a 3.63. That would be in a six-story
13 building, so, you know, basically satisfies their
14 program, particularly here because there is a full
15 seller that can be utilized greater than 6000 square
16 feet. So, yeah. The current proposal is-- I think
17 it tops out at roughly 30,800 square feet. So, we
18 exceed the-- you know, the 3.6 FAR which is
19 available to quality housing residential with
20 inclusionary just slightly.

21 CHAIRPERSON MOYA: Okay. Thanks, Richard.
22 Last question here. so, with all of the community
23 facility coming in with the residents, how will the
24 different groups, residents and community facility
25 users access parking?

2 RICHARD LOBEL: All right. So, I mean,
3 Tom, I don't know if you just want to talk briefly
4 about the function of the parking. I know it is
5 accessible from the ground floor. There is 13
6 spaces. There is availability to enter the parking
7 area for drop-offs. But, Tom, could you talk about
8 that for a minute?

9 TOM CURRO: Yeah. Sure. Access to the
10 parking, well, is primarily through the residential
11 elevator lobby which connects the residential floors
12 directly down to parking-- I'm sorry. Yeah.
13 Through the parking level. So, there is no other
14 access from any other part of the building to get to
15 that parking except for the residential units and
16 from the sidewalk, if you were to walk right in
17 through the open door. But, otherwise, those 13
18 spaces are dedicated for the residential.

19 CHAIRPERSON MOYA: Okay. We have to talk a
20 little bit more about that if we are bringing in the
21 community center. So to the size of the parking
22 spaces that are coming in. You know? We would have
23 to have some flexibility here.

2 RICHARD LOBEL: Yeah. Council member,
3 we are happy to look at that as a team and talk to
4 you more.

5 CHAIRPERSON MOYA: Great. That's it for
6 me, but before I turn it over to any of our Council
7 members who may have questions, I just want to
8 acknowledge that Council member Levin and Council
9 member Lancman have also joined us here today. So,
10 with that, I now invite any of my colleagues who may
11 have any questions for the applicant. Just please
12 raise your hand and we will call on you. Arthur, do
13 we have any Council members?

14 COMMITTEE COUNSEL: Chair, I see no
15 members with questions at this time.

16 CHAIRPERSON MOYA: Great. There being no
17 further questions, the applicant panel is excused.
18 Thank you very much for coming here and presenting
19 here with us today. I'm sure we're going to be
20 talking a lot between now and our vote. So, thank
21 you all for being here. Have a great day. And--

22 RICHARD LOBEL: Thanks, Chair. We
23 appreciate it.

24

25

2 CHAIRPERSON MOYA: Now, counsel, are there
3 any members of the public who wish to testify on
4 Saultell Avenue rezoning application?

5 COMMITTEE COUNSEL: Yes. Chair Moya,
6 there to public witnesses who have signed up to speak
7 as of now. For members of the public here to
8 testify, please note again that witness panels will
9 be called in groups. As you hear your name being
10 called, please stand by and prepared to speak when
11 acknowledged by the Chair. Please note, panelists,
12 once you have completed your testimony and answered
13 any Council member questions, you will be removed as
14 a group and may continue via the live stream
15 broadcast which can be accessed from the Council's
16 website. We will now hear from the first panel which
17 will be Avi Gross and Theo Chino. The first speaker
18 will be Avi Gross.

19 SERGEANT-AT-ARMS: Starting time.

20 CHAIRPERSON MOYA: So, before we do that, I
21 just want to remind the members of the public that
22 you will be getting two minutes to speak, so please
23 do not begin until the Sergeant-at-arms has started
24 the clock.

25 SERGEANT-AT-ARMS: Starting time.

2 CHAIRPERSON MOYA: Avi, you may begin.

3 AVI GROSS: Good morning, Council member
4 Moya. I just have a couple of quick comments. I
5 think the idea of affordable housing in the project
6 as it was presented really sounds great except that,
7 if let's say 50% of those units that are affordable
8 are supposed to go to the public and end up, in fact,
9 going to family and friends of those who are
10 conducting the lottery, I don't think that really
11 serves the public interest and, unfortunately, this
12 isn't some abstract allegation. This is something
13 which there are thousands of documents proving that
14 this is what happens in affordable housing.
15 Specifically with this particular property, I would
16 like to alert you to a couple of questionable things
17 based on the documents on ACRIS. Calgaris Alfred
18 appears to be the original owner of this property in
19 1982. There is no understanding of how he came into
20 possession of this property. I think it is important
21 to understand that. You know, usually, there's some
22 kind of track record where you can see how someone
23 became the owner. Other than that, some of the
24 signatures don't match. In other words, the same
25 person with the same name is signing, but the

2 signatures on the deeds are different. The
3 handwriting which is problematic. The name Raquel
4 Lombilla is misspelled on multiple deeds. These are
5 all things that concern me. Also the fact that Peter
6 Poon, which is an architecture firm is acquiring
7 property and then taking out a mortgage to give it to
8 Tuckman and Associates which is a real estate
9 company. That's really not the way it works. It's
10 usually the other way around. The real estate
11 developer is the one by the property and then it
12 hires the architecture firm--

13 SERGEANT-AT-ARMS: Time expired.

14 AVI GROSS: So--

15 CHAIRPERSON MOYA: Thank you, Avi.

16 AVI GROSS: These are all concerns that I
17 have.

18 CHAIRPERSON MOYA: Thank you. Thank you
19 for your testimony. Thank you for raising these
20 concerns.

21 AVI GROSS: Will you look into this?

22 CHAIRPERSON MOYA: We will do that. Thank
23 you.

24 AVI GROSS: Do you promise?

2 CHAIRPERSON MOYA: Avi, I live four blocks
3 away. I promise you I will look into it. All right?
4 Thank you.

5 COMMITTEE COUNSEL: The next speaker
6 will be Theo Chino.

7 SERGEANT-AT-ARMS: Starting time.

8 THEO CHINO: Hello, Councilman Moya. I'm
9 calling in regard to the inclusionary zoning portion
10 of it. The problem is inclusionary zoning has been
11 used by, like, Avi said just before, to give housing
12 to people who really do not deserve it. And so,
13 basically, we need to have an investigation going
14 with HPD to look at how HPD is doing the lottery, how
15 HPD is organizing this thing because we have found--
16 and it is not the job of the regular citizen to go
17 and do the job of the FBI, the NYPD, the Justice
18 Department, and to do all that. That's not what the
19 tenant association is about. It is your job to call
20 on the investigative power to help us say there is
21 something going wrong. Right now, we're doing all of
22 that and we are also putting our life at risk because
23 we don't know what we could find when we uncover
24 everything. So, I am against right now. I'm going
25 to look at every little project and be against and as

2 long as there is the word inclusionary zoning because
3 that is to get upper-middle-class kind of a cash
4 reach. Low middle class, upper-middle-class person
5 access to housing that they shouldn't be having. It
6 is meant for low income people who have problems and
7 that is why I am against the project. It is not my
8 job to do that. But I'm doing it because I am
9 affected by the mouthpiece of HPD like many thousands
10 of residents here and we're going to start to get
11 together in a tenant association in a groupment of
12 tenant associations to two, basically, the job of the
13 Council to ask for the investigation. Thank you for
14 your time and I hope that you will ask for an
15 investigation because I am not hearing anything for
16 the last month and 1/2 we have been testifying like
17 this going over and over and over. It's really mind-
18 boggling. Thank you.

19 CHAIRPERSON MOYA: Thank you, Theo. Thank
20 you for your testimony today. Thank you, again. If
21 there are any Council members that have any questions
22 for this panel, please indicate by using the raise
23 hand button. Arthur, do we have any Council members
24 who wish to ask any questions?

2 COMMITTEE COUNSEL: No. Chair Moya,
3 there are no Council member questions for the panel
4 at this time.

5 CHAIRPERSON MOYA: Great. There being
6 no more questions for this panel, the witness panel
7 is now excused. Counsel, do we have another panel
8 coming up?

9 COMMITTEE COUNSEL: If there any other
10 members of the public who wish to testify on LU
11 numbers 689 and 690 for the 110 - 40 Saultell Avenue
12 rezoning proposal, please press the raise hand button
13 now. Chair, the meeting will stand entities briefly
14 while we check for members of the public. Chair,
15 there are no additional members of the public who
16 wish to testify on this item.

17 CHAIRPERSON MOYA: Thank you. There being
18 no other members of the public who wish to testify on
19 LU number 689 690 or the Saultell Avenue rezoning,
20 the public hearing is now closed. That concludes
21 today's business and I would like to thank the
22 members of the public, my colleagues, the
23 Subcommittee counsel, and, of course, the great land
24 use staff. Our counsel, Arthur, thank you very much
25 for being a great copilot on this one. Again as

2 always. And to the sergeant-at-arms, thank you both
3 for all the great work that you are doing today.

4 This meeting is hereby adjourned.

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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 November 13, 2020