

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING  
AND MARITIME USES

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November 16, 2011  
Start: 11:34 a.m.  
Recess: 12:00 p.m.

HELD AT: Council Chambers  
City Hall

B E F O R E:  
BRAD S. LANDER  
Chairperson

COUNCIL MEMBERS:  
Maria del Carmen Arroyo  
Rosie Mendez  
Annabel Palma  
James Sanders, Jr.  
Jumaane D. Williams  
Daniel J. Halloran III

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

Gregory Shaw  
Principal Attorney for Real Estate  
New York City School Construction Authority

Kenrick Oh  
Director of Real Estate  
New York City School Construction Authority

Jeremy Laufer  
District Manager  
Brooklyn Community Board 7

Cindy Mulqueen  
Concerned Citizen

James Elberfeld  
Managing Architect  
New York City School Construction Authority

CHAIRPERSON LANDER: Good morning.

Oh wait. Jumaane, stand inside the door for one more second. Thank you. This session is called to order. I am pleased to recognize my colleagues who are here; Council Member Jumaane Williams from Brooklyn, Council Member Rosie Mendez from Manhattan, and special thank you to Council Member Maria del Carmen Arroyo from the Bronx for being here on time and early and when she said she would as she so often is. I'm City Council Member Brad Lander, chair of the Land Use Subcommittee on Landmarks, Public Siting and Maritime Uses, and we're very happy to have this hearing today.

We have just one item on the calendar, Land Use No. 522, Application No. 20115470, a proposed 750 seat public school siting and I'm pleased to say that it's in my district in the Kensington neighborhood and I'm pleased to be considering it and talking about it today. It meets a very significant new need. So we have the School Construction Authority here to present it to us and then a couple members of the community signed up to testify and hopefully, we'll be able to do those things both quickly and get folks out

1  
2 of here. So let me first call up to present the  
3 project to us, Greg Shaw [phonetic], Kenrick Oh  
4 [phonetic] and James Elberfeld [phonetic] from the  
5 School Construction Authority. Thank you guys for  
6 being here.

7 GREGORY SHAW: Good morning,  
8 Chairman Lander and Council Members. Thanks very  
9 much. My name is Gregory Shaw. I'm principal  
10 attorney for real estate for the New York City  
11 School Construction Authority. Thanks for having  
12 us here today. the New York City School  
13 Construction Authority has undertaken the site  
14 selection process for the proposed 750 seat  
15 primary and intermediate school in Tax Block 5321,  
16 Lots 44, 64 and 73, located on a block bounded by  
17 Katan [phonetic] Avenue, East 7th Street, East 8th  
18 Street and Kermitt [phonetic] Place and Prospect  
19 Park south section of Brooklyn, also called  
20 Kensington. The proposed site is also located in  
21 Brooklyn Community School District No. 15 and  
22 Brooklyn Community Board No. 7. The project site  
23 contains approximately 37,065 sq. ft. of vacant  
24 land. Under the proposed plan, the SCA would  
25 acquire the privately owned parcels and construct

1 the proposed new school. A Phase 1 environmental  
2 site assessment and a Phase 2 environmental site  
3 investigation were conducted at the property to  
4 ensure that the property is suitable for  
5 construction of a public school facility. Proper  
6 removal and disposal of any potential harmful  
7 contaminants will be completed in accordance with  
8 all federal, state and city regulations. Moreover  
9 a vapor barrier and sub slab depressuration  
10 [phonetic] system will be installed as part of the  
11 design for the new school. The notice of filing  
12 for the site plan was published in the New York  
13 Post and City Record on January 21st, 2011.  
14 Brooklyn Community Board No. 7 was notified of the  
15 site plan on that date and was asked to hold a  
16 public hearing. Community Board No. 7 held a  
17 public hearing on February 9th, 2011 and submitted  
18 written comments in favor of the site plan. The  
19 City Planning Commission was also notified of the  
20 site plan on that date and it also recommended in  
21 favor of the site. The SCA has considered all  
22 comments received on the proposed plan and affirms  
23 it pursuant to Section 1731 of the Public  
24 Authority's Law. In accordance with Section 1731  
25

1  
2 of the Public Authority's Law, the SCA submitted  
3 the proposed site plan to mayor and Council on  
4 November 10th, 2011. We look forward to your  
5 Subcommittee's favorable consideration of the  
6 proposed site plan. We are prepared to answer any  
7 questions that you might have. Thank you very  
8 much.

9 CHAIRPERSON LANDER: Thank you very  
10 much. Thank you for being here this morning and  
11 for the work to find the site and bring this  
12 forward. We've had dialogue about a number of  
13 issues that came out and I'm pleased with where we  
14 are on all of them-just so they're on the record.  
15 I want to ask a few questions. Let me ask you to  
16 start with a couple of things that are in the  
17 document itself as there are parking impacts and  
18 some noise impacts, which both have mitigation  
19 proposed in the siting and I wonder if you could  
20 just briefly outline those.

21 KENRICK OH: Right, so as part of  
22 the environmental impact review that was completed  
23 for this site, there was a potential traffic  
24 impact identified at Katan Avenue and Coney Island  
25 Avenue, which is a signalized intersection. The

1  
2 proposed mitigation would involve signal timing  
3 adjustments, obviously as this project is nearer  
4 to completion there will have to be coordination  
5 with DOT to verify that the forecast conditions  
6 are in fact occurring and that those measures will  
7 be adequate. Similarly with respect to the  
8 parking, this is an area where I think we have  
9 heard and the evidence bears out, there is a very  
10 limited amount of curbside parking and among the  
11 options to help ameliorate the impacts would be  
12 possible changes to street cleaning regulations in  
13 order to increase availability, but that again  
14 would have to be coordinated with DOT and probably  
15 the Department of Sanitation as well.

16 CHAIRPERSON LANDER: Thank you and  
17 similarly, on noise, there is--

18 KENRICK OH: [Interposing] Yes.  
19 Given the current planning of the site, there  
20 would be playgrounds that could create playground  
21 noise to adjoining residence. As part of this  
22 project if it is approved, we would--this is not  
23 an uncommon measure--offer the affected residences  
24 new windows and alternative ventilation in order  
25 to help mitigate the noise of those playgrounds

1                    upon their homes.

2                    CHAIRPERSON LANDER: Thank you on  
3                    both of those. Those are both identified in the  
4                    environmental review - - . I just want to ask one  
5                    or two questions and ask you to--I'll point to  
6                    this letter from Deputy Chancellor's Sternberg  
7                    from the DOE--we're going to hear from Community  
8                    Board 7, District Manager Jeremy Laufer [phonetic]  
9                    is here and also from some parent leaders at P.S.  
10                   130, which is just a block or two away. Everyone  
11                   is enthusiastic about additional school seats. We  
12                   need them in the southern tier District 15, and  
13                   we're enthusiastic to have them. The community  
14                   board voted in favor. There is strong desire as  
15                   you'll hear for middle school seats in this tier  
16                   because neither Kensington nor Sunset Park really  
17                   the southern half of District 15 is not where the  
18                   middle schools in District 15 are located and so  
19                   there's both from a programming point of view  
20                   because their diverse immigrant neighborhoods--a  
21                   little different from some of the neighborhoods in  
22                   the northern half of the district both geographic  
23                   and programmatic reasons why there's a real strong  
24                   desire for middle school seats, and P.S. 130  
25



1  
2 being just a block or two away, there's  
3 understandable anxiety from some of the parents  
4 and staff--are you going to cut our school zone in  
5 half? What's that going to mean for our school?  
6 This is the district boundary as well, so yes, we  
7 need more school seats around here. So both of  
8 those were issues that were raised with the DOE  
9 and I'm pleased that we have this letter from  
10 Deputy Chancellor Sternberg recognizing them, but  
11 I wonder if you can... Are you supposed to say  
12 something about it? Am I supposed to say  
13 something about it? Can you guys describe what  
14 this?

15 KENRICK OH: We can certainly  
16 submit the letter for the record, and I certainly  
17 wouldn't want to speak for the Deputy Chancellor,  
18 but at a high level [phonetic], I think the Deputy  
19 Chancellor and the Department of Education hear  
20 the concerns that have been raised and have also  
21 acknowledged that over the coming months, the DOE  
22 would begin this process of looking at potential  
23 uses for this new school building, based on both  
24 the great need of elementary school seats as well  
25 as this interest in middle school seats. Just in

1  
2 terms of timeline, the forecast opening of this  
3 school building would be in 2015, so there are  
4 several years left where there would be I think  
5 ongoing review of the data while this discussion  
6 is moving forward, but the DOE has indicated that  
7 they are aware of the concerns from the P.S. 130  
8 community exactly as you had mentioned and that  
9 they are committed to the use of this new building  
10 being developed in a way that addresses the needs  
11 of the district, but also compliments P.S. 130--  
12 to be sensitive to the unusual circumstances that  
13 exist here.

14 CHAIRPERSON LANDER: Great. Thank  
15 you. And on the middle school side, it's being  
16 built in a way which would enable it to house both  
17 an elementary school program and a middle school  
18 program?

19 KENRICK OH: That is correct. This  
20 building is being designed with the infrastructure  
21 to provide instruction for pre-kindergarten up  
22 through grade 8.

23 CHAIRPERSON LANDER: Thank you very  
24 much for your work with us throughout the process  
25 on this. Do my colleagues have any questions or

1  
2 comments? Okay. Well, thank you very much. If  
3 you would stick around for a couple of minutes to  
4 hear from the District Manager and the parent  
5 leaders from the school that would be great, so  
6 let me call you guys up together: Jeremy Laufer is  
7 the district manager of Community Board 7 and  
8 Cindy Mulqueen [phonetic] representing the parents  
9 at the Parkside School, P.S. 130. Go ahead and  
10 begin when you're ready. Just please begin by  
11 stating your name for the record.

12 JEREMY LAUFER: Sure. Thank you  
13 for this opportunity to testify. My name is  
14 Jeremy Laufer and I'm the district manager for  
15 Community District 7, and I'm here to present  
16 testimony on behalf of Community Board 7 in  
17 Brooklyn. In February of this year, Community  
18 Board 7 voted 32-1 in favor of site acquisition  
19 and construction of a new 750 seat primary and  
20 intermediate school at 701 Katan Avenue within  
21 School District 15. Our board was very pleased  
22 that this site was chosen for the new school as it  
23 was out site selection committee that first  
24 suggested it to the Department of Education and  
25 School Construction Authority. The many community

1  
2 members who attended a public hearing on a cold  
3 February night expressed happiness that the issue  
4 of this empty site rumored for 15 years to host an  
5 out of context development would finally be  
6 settled in a facility that would serve the  
7 community and be in context with surrounding  
8 properties would be developed instead. Along with  
9 out great satisfaction that a third new school  
10 would be built within our community in the next  
11 few years, is a word of caution and experience.  
12 Promises made by the Department of Education must  
13 be kept. Our well-publicized 40 year fight for a  
14 high school culminated in the opening of Sunset  
15 Park High School in 2009. Despite a promise from  
16 the Department of Education that a charter school  
17 would move from the building after 2 years, DOE  
18 tried to renege on this promise this year and the  
19 building would have been at 109% capacity before  
20 the high school even had a senior class had the  
21 community not come together with our elected  
22 officials to find a solution. Councilman, I make  
23 not that even though that was not your district,  
24 you were one of the elected officials who fought  
25 for that satisfactory conclusion. P.S. 971

1 opened in our community in 2010. Although DOE  
2 presented the plan for this school as a pre-K  
3 through 3rd grade early childhood center, we  
4 learned weeks before the building opened that DOE  
5 had decided to change the school to K through 5.  
6 Additionally this school also houses a significant  
7 number of students from an overcrowded school  
8 outside of its zone, reducing the capacity for  
9 children within the zone. Empty space will be  
10 filled and if we follow recent DOE policy to age  
11 into the school grade by grade, this P.S. I.S.  
12 would take nearly a decade to fill. It would take  
13 more than half a decade for students to reach the  
14 intermediate school grades. This is why we  
15 advocate for concurrent admissions to grades in  
16 both parts of the school when it opens, serving  
17 younger and older children from the beginning.  
18 The single dissenting vote against this site came  
19 from a board member who is worried that we would  
20 face a building of charter schools without the  
21 full capacity of the promised building--something  
22 that has not been discussed with the community,  
23 and we certainly understand the board member's  
24 concerns and believe her apprehension is valid  
25

1  
2 given our recent history with new schools. We  
3 believe charter schools should be an addition to  
4 what DOE promises, not a substitute. Therefore,  
5 while we enthusiastically endorse the site  
6 acquisition and construction of P.S. I.S. 437 at  
7 701 Katan Avenue--and I can't express our approval  
8 enough--we also urge you to help us keep DOE at  
9 their word on capacity and to endorse opening  
10 admissions to multiple grades when the school  
11 opens. Once again, I thank you for the  
12 opportunity to testify on behalf of Community  
13 Board 7.

14 CHAIRPERSON LANDER: Thank you very  
15 much and thanks for the leadership of the  
16 community in finding and identifying this site and  
17 working so hard to call it to the attention of the  
18 SCA as well.

19 CINDY MULQUEEN: Good morning and  
20 thank you for the opportunity to be heard  
21 regarding the Application No. 20115470 SCK, more  
22 specifically the plan to build a 750 seat  
23 primary/intermediate school in Council District  
24 39. My name is Cindy Mulqueen and I am the parent  
25 of a third grader at P.S. 130, the Parkside

1 School. I am also a PTA and SLT member. Over the  
2 past two decades, the demographics of our city has  
3 changed and young families who would normally move  
4 to the suburbs have decided to raise their  
5 children in the city. Though this trend has had  
6 many benefits, it has placed a heavy burden on our  
7 public school system. I am sure that primary and  
8 middle schools throughout the city are  
9 overcrowded, but I'd like to take this opportunity  
10 to speak about the situation at P.S. 130. In the  
11 four years since my son has attended P.S. 130,  
12 enrollment has increased by over 125 students.  
13 This year the school was required to create a 5th  
14 grade kindergarten class, an abridged class  
15 combining some fourth grades. An upper class was  
16 collapsed to make room for the new kindergarten  
17 class. As these children move up through the  
18 grades, they simply will have nowhere to go. Next  
19 year, it appears we will lose our music room and  
20 the art room is currently a sectioned off area of  
21 the cafeteria. P.S. 130 has no gym, therefore,  
22 on cold and rainy days, the children get no  
23 exercise. Having another school facility  
24 constructed in our district would greatly benefit  
25

1  
2 our growing primary and middle school population.  
3 There is currently no decent middle school in the  
4 area. I would urge you to approve this plan and  
5 insist that the facility remain a part of School  
6 District 15. A two-building K through 8 campus  
7 would provide our community and P.S. 130 with a  
8 solution to the overcrowding and middle school  
9 issue. Failing to do so will destroy the P.S.  
10 130 community and diminish the lives of an already  
11 underserved population. Thank you.

12 CHAIRPERSON LANDER: Thank you very  
13 much for coming out and you know, those concerns  
14 were raised loud and clear at the hearing that we  
15 had and my conversations and meetings with the  
16 P.S. 130 PTA and the staff and the principal as  
17 well, and I think there's as you heard, while the  
18 programming doesn't take place more precisely  
19 until we get closer to the 2015 opening, there's  
20 an awareness on the part of the DOE to think about  
21 these things together. I've talked with the  
22 Deputy Chancellor about the idea of a two-building  
23 K to 8 campus or other ways to make sure these  
24 buildings complement each other--maybe the kids  
25 could get to use the gym from time to time, so



1  
2 it's great that there's strong advocacy and I  
3 think District Manager Laufer's point that we will  
4 need to follow up, not just to kind of put this  
5 letter in the file, but keep working with them as  
6 the opening gets closer to make sure that  
7 thoughtful planning takes place and it will be  
8 important. I look forward to working with you  
9 guys on it. I would like actually--I meant to  
10 ask--and in response to what Jeremy said for just  
11 a reminder from the SCA on where we are on other  
12 District 15 capital planning, so we get that  
13 assurance that while we're doing this and it's  
14 great and while there's a proposed charter siting  
15 in another piece of District 15 that will be the  
16 subject for another day that there still is  
17 capacity that they're looking to site and that is  
18 funded and anticipated in the capital plan, so  
19 maybe let me invite him back up to do that, unless  
20 there are questions from either of my colleagues.  
21 Okay, so thank you very much for your taking the  
22 time to come and testify and if the SCA wouldn't  
23 mind just really quickly coming back up and  
24 reminding us where we are in achieving the capital  
25 plan and additional seat capacity in the remainder

1 of District 15, that would be great.

3 KENRICK OH: Hi. Again, I'm  
4 Kenrick Oh, director of real estate for the New  
5 York City School Construction Authority. Earlier  
6 this month, the Department of Education released  
7 the latest proposed amendment to the five year  
8 capital plan, which basically preserves the number  
9 of additional seats proposed across the city. For  
10 District 15 overall which is a very large  
11 district, there were a total of about 2200 seats  
12 at the P.S. and middle school levels that were  
13 identified as needed. About 700 of those were  
14 allocated for the Park Slope area, which I think  
15 probably is more Board 6, but then there was also  
16 the balance and the bulk of the seats were  
17 allocated for the southern part of District 15,  
18 which includes Sunset Park as well as Kensington.  
19 In terms of where we are with the siting, overall  
20 we've sited approximately 1300 of the 2300 seats  
21 between this proposed location, between a lease of  
22 a former parochial school in Sunset Park and also  
23 with our efforts to successfully negotiate a lease  
24 extension of a leased parochial school building in  
25 Park Slope. That leaves a balance of about as I

1  
2 said 900 seats that remain to be sited, about 500  
3 in Park Slope area, about 400 in the Sunset Park  
4 area. I do want to be clear though that the  
5 numbers that I just mentioned are specific to the  
6 Department of Education's Fiscal Year 2010 through  
7 2014 Capital Plan. There are additional seats  
8 that are in construction now for District 15 at  
9 P.S. 133 or the new P.S. 133 that were actually  
10 funded from the previous capital plan. Those  
11 seats I believe are scheduled to become available  
12 and online in 2013.

13 CHAIRPERSON LANDER: Okay. Thank  
14 you. - - you a little more. I mean I know Sunset  
15 Park has just been a siting challenge and I noted  
16 that in the alternative sites' analysis for this  
17 school siting I think all three of the  
18 alternatives were Sunset Park sites and I know the  
19 real estate market is hot there; the sites are  
20 scarce there and so I know that you're continuing  
21 to look, but I wonder if you could just talk about  
22 what you're doing to try to site the remaining  
23 Sunset Park seats.

24 KENRICK OH: We continue to work  
25 and I think we've been successful in Sunset Park

1  
2 in part because of the opportunities we've have  
3 heard both from the P.S. 971 project that  
4 District Manager Laufer mentioned, which recently  
5 opened. That was actually another suggestion from  
6 the community board. This site is a suggestion  
7 from the community board. We have tried to work  
8 the Diocese of Brooklyn as they have been  
9 reviewing the parochial schools that may be  
10 consolidated or otherwise become available, and we  
11 also do have our brokers out there monitoring the  
12 marketplace for properties that may become  
13 available.

14 CHAIRPERSON LANDER: Okay. Thank  
15 you. I will urge the community board to go back  
16 and do another round of looking. They've been  
17 successful a couple of times. I know that there's  
18 an ongoing dialogue.

19 KENRICK OH: [Interposing] I do  
20 have to apologize. For this particular site, a  
21 lot of credit needs to go to--and we want to  
22 acknowledge the efforts of the community board  
23 members. They have come up with very good  
24 suggestions and they have scoured the community  
25 and in a way that I think is really unparalleled

1 among the community boards that we've had the  
2 opportunity to work with to really help us address  
3 the need.

4  
5 CHAIRPERSON LANDER: That's great,  
6 and I know it's been a good partnership where they  
7 have focused on this and they've felt like you  
8 guys have listened and obviously responded, so I'm  
9 glad to hear it. Alright, thank you very much. I  
10 have one question.

11 COUNCIL MEMBER MENDEZ: Yeah, I  
12 don't know who is the appropriate person to answer  
13 this, Mr. Chair, but in the testimony of the  
14 gentleman from CB7, he mentions something about--  
15 that there was discussion about an out of context  
16 development, so what is this going to look like in  
17 terms of height? Do we know?

18 KENRICK OH: We actually have asked  
19 our managing architect to - - briefly and he  
20 provide a quick overview of the building height -  
21 - at a high level. This area of Kensington is  
22 characterized both by apartment buildings and also  
23 by lower rise homes, and I think that massing  
24 [phonetic] of this building has been developed to  
25 try and transition between the two. If Jay

1  
2 Elberfeld could share just one of the boards that  
3 we have.

4 [background conversation]

5 CHAIRPERSON LANDER: You got to - -  
6 a mic. While they're doing that, I'll just let  
7 you know so ten years ago this was bought by a  
8 non-profit religious institution that had talked  
9 about planning to put up an 80 foot high building  
10 that was--and it led to an effort to rezone the  
11 whole area, and so that deal sort of fell apart  
12 for financial reasons that Community 6 succeeded  
13 in getting a rezoning around this area to kind of  
14 bring it much more into context and while this  
15 doesn't actually 100% perfectly comply with the  
16 new zoning that's in place, it's awfully close and  
17 it's within the spirit and the height and there's  
18 general community support for the design that  
19 was...

20 JAMES ELBERFELD: My name is James  
21 Elberfeld, managing architect, School Construction  
22 Authority. In terms of the massing of the  
23 building, the highest portion of the building  
24 would be about five stories and that's along the  
25 East 7th Street--the wing you see along East 7th

1 Street is the five story portion.

2  
3 COUNCIL MEMBER MENDEZ: If I could  
4 just stop you and ask you five stories equals how  
5 many feet because school buildings have larger  
6 stories per... you know, each story has more feet  
7 than a residential building.

8 JAMES ELBERFELD: Hold on one  
9 second. I have that exact height.

10 COUNCIL MEMBER MENDEZ: and if I  
11 could just ask that the community has seen these  
12 renderings? No? Well, can we make sure that the  
13 community sees these renderings even if it's not  
14 100% accurate, that they can...

15 JAMES ELBERFELD: It's  
16 approximately 72 feet.

17 COUNCIL MEMBER MENDEZ: 72 feet on  
18 the five stories?

19 JAMES ELBERFELD: Right. East 7th  
20 Street.

21 COUNCIL MEMBER MENDEZ: Okay.

22 CHAIRPERSON LANDER: And I will say  
23 that there was--I asked--there was a willingness  
24 on the part of the SCA to come out. You know,  
25 they did their required public hearing way back in

1  
2 January, February. They expressed a willingness  
3 to come back again and present these drawings and  
4 we couldn't find a time on the calendar that  
5 worked to show them again that worked for my  
6 office and the board and the SCA, so I know  
7 they've expressed a willingness to come back and  
8 show these drawings--

9 MALE VOICE: That's absolutely  
10 correct.

11 JAMES ELBERFELD: I'd just add the  
12 smaller volume you see along Katan Avenue, that's  
13 only a three story volume, so as I said, the  
14 highest one is along East 7th.

15 COUNCIL MEMBER MENDEZ: Thank you  
16 very much.

17 CHAIRPERSON LANDER: And just what  
18 was proposed was 8 story, 80 foot, all this kind  
19 of flat street wall all along this block and so  
20 that's what folks in the neighborhood had in their  
21 mind that they were trying to avoid, so thank you  
22 for those questions. Okay. Thank you very much  
23 for this and we'll follow up on Council Member  
24 Mendez's suggestion that we make sure people get a  
25 chance to take a look at these. Alright. Let's



1  
2 move forward as Council Member Williams has...  
3 Alright, so this concludes the public hearing on  
4 this item. We don't have any other items on the  
5 calendar, so we'll proceed to a vote. I ask our  
6 counsel, Christian Hilton, to call the roll and  
7 recommend a vote of aye.

8 COUNSEL: Chair Lander?

9 CHAIRPERSON LANDER: Aye.

10 COUNSEL: Council Member Arroyo?

11 COUNCIL MEMBER ARROYO: Yes.

12 COUNSEL: Council Member Mendez?

13 COUNCIL MEMBER MENDEZ: Yes.

14 COUNSEL: Council Member Williams?

15 COUNCIL MEMBER WILLIAMS: Aye.

16 COUNSEL: By a vote of four in the  
17 affirmative, none in the negative and no  
18 abstentions, L.U. 522 is approved and referred to  
19 the full Land Use Committee.

20 CHAIRPERSON LANDER: With thanks  
21 again to my colleagues for the time this morning  
22 with just one item and it being in my district and  
23 for everyone else who came. This meeting is  
24 adjourned.

25 [gavel]

2 CHAIRPERSON LANDER: I officially  
3 reopen the meeting.

4 COUNSEL: Council Member Sanders?

5 COUNCIL MEMBER SANDERS: Sanders  
6 votes aye.

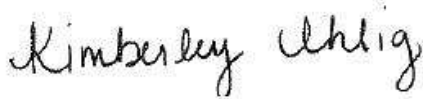
7 COUNSEL: By a vote of five in the  
8 affirmative, none in the negative and no  
9 abstentions, L.U. 522 is approved and referred to  
10 the full Land Use Committee.

11 CHAIRPERSON LANDER: I adjourn the  
12 meeting.

C E R T I F I C A T E

I, Kimberley Uhlig 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 \_\_\_\_\_

11/28/11