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## Giuliani and City Council Haggle Over Superstores

### Compromise Could Mean Fewer New Outlets

By VIVIAN S. TOY

The Giuliani administration worked intensively with City Council officials yesterday to end their stalemate over suburban-style mega-stores, with the main sticking point appearing to be the Council's authority to approve or reject such stores.

Mayor Rudolph W. Giuliani suggested yesterday that the Council would ultimately have to give up some of its oversight of large supermarkets and other types of superstores. But Council officials advocated redrawing the zoning map to minimize the areas where warehouse-size stores would be allowed without Council review.

Under the Mayor's proposal, stores as large as 200,000 square feet would be allowed to open in certain industrial areas without any public review. Officials close to the negotiations said a revised plan could reduce the estimated 57 new superstores that would be allowed to open without review in the next 10 years, possibly by half. The size limit on such stores could also be reduced, to as little as 100,000 square feet.

But even while saying he was open to compromise, the Mayor yesterday held firm to his position that the city needed to provide areas in manufacturing zones where large supermarkets and discount retailers could develop "as of right," without undergoing community and Council review.

He repeated his concerns that the current approval process, which can take as long as three years, causes unnecessary delays that have discouraged economic development in the city. "That's something the Council's going to have to confront," Mr. Giuliani said. "And they're going to have to agree on some area in which there can be development without these endless delays and reviews."

Two Council committees were expected to vote today on a revised plan.

Michael S. Clendenin, a Council spokesman, said: "The most important issue for us is to develop a good, sound land use policy that still ac-

input, review and approval, while doing what's best for the interest of the entire city."

Walter L. McCaffrey, a Queens Democrat who chairs the Council's subcommittee on zoning and franchises, said that negotiations had been cordial and that there had been "give and take from both sides."

"We've said all along that a proposal could be designed to meet three goals: maintain commercial shopping strips, support the city's manufacturing base and afford opportunities for large retailers to come into the city," he said.

Responding to the Mayor's remarks about the city's daunting re-

### *A suggestion by the Mayor that the Council surrender its authority to approve or reject superstores.*

view process, Mr. McCaffrey said delays were largely caused by the precertification process, which can take as long as two years, that the Planning Department requires for proposed developments. He said the public review process, which includes input from community boards, the City Planning Commission and the Council, takes only seven months.

Richard Lipsky, a lobbyist for small-business owners and neighborhood organizations that oppose the Mayor's plan, said he would welcome any steps to reduce the scope of the proposal.

"But I would be disappointed if the Council were willing to give up any of its oversight," he said. "And I would be concerned about which neighborhoods would become the sacrificial