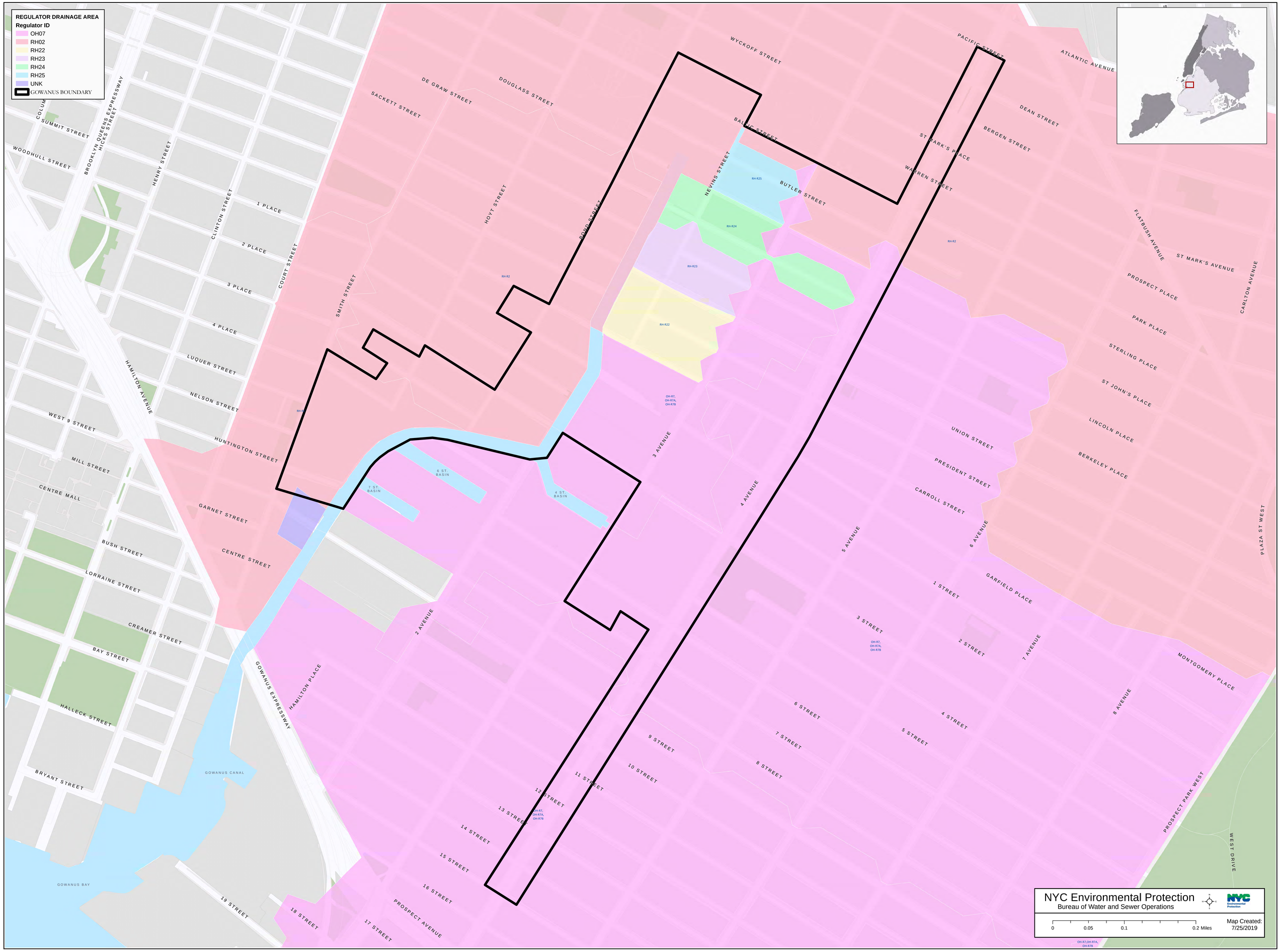GOWANUS REZONING