



## City Council Member Carlos Menchaca NEW YORK CITY COUNCIL • DISTRICT 38

### CONTACT:

Anthony Chiarito  
[achiarito@council.nyc.gov](mailto:achiarito@council.nyc.gov)  
917-887-6294

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## **MENCHACA STATEMENT ON THE START OF ULURP FOR THE INDUSTRY CITY REZONING**

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“The City Planning Commission certified Industry City’s rezoning application this afternoon, which means that the Uniform Land Use Review Procedure (ULURP) starts today. As I said last week, I find Industry City’s decision to seek certification at this time troubling, and therefore I continue to be prepared to vote “no” when this rezoning proposal comes before the City Council.

I am prepared to vote “no” because I do not believe starting ULURP today is enough time to craft a rezoning plan that protects and uplifts our most vulnerable neighbors. Remember, we are contemplating an enormous rezoning because of one private developer’s interests, not because our neighborhood has called for it.

Under those circumstances, I believe it is my role as a Council Member to build consensus. Neither I nor a majority of my community could support Industry City’s original proposal, which is why I called for delaying the process in March and then offered a modified rezoning framework in September based on extensive research and conversations with local experts. I asked Industry City to accept these modifications and to partner with the community to win commitments from the Mayor’s Office and explore the feasibility of a community benefits agreement (CBA) that would legally bind not just Industry City, but any future property owner to enforceable terms.

These conditions represent a framework for achieving a modified rezoning that brings the Sunset Park community to the table while avoiding the worst consequences of the status quo. To their credit, Industry City initially agreed to this vision. However, their decision to seek certification today is a departure from that vision to truly partner with the Sunset Park community.

I believe with sufficient time, the coalition exploring the feasibility of a CBA can satisfy any and all questions regarding its implementation. I believe the Mayor's Office can make the necessary commitments to invest in the types of programs and infrastructure we need. I believe that Industry City can craft a rezoning proposal that benefits the Sunset Park community.

I will continue to monitor and support the growing community coalition's attempts to create an enforceable CBA. I will continue to talk with my neighbors about how we can mitigate displacement, gentrification, unpreparedness for climate change, and the preservation of manufacturing on the waterfront, with or without a rezoning. I will continue to talk with Industry City once my office has had time to review and analyze their Final Scope of Work and the Draft Environmental Impact Statement.

It is now on Industry City to prove that we can achieve a rezoning that protects and uplifts our most vulnerable neighbors.”