



NEW YORK STATE SENATOR

Tony Avella

## Senator Avella Introduces Bill Creating Architectural Districts

ANDREI VASILESCU March 8, 2016



(Albany, NY) Today, State Senator Tony Avella introduced a bill that would allow for the creation of architectural districts throughout New York City. By mandating the Landmarks Preservation Commission (LPC) to establish proposed architectural districts, residents will be able to retain the unique architectural integrity of their community that would otherwise be lost to development.

Currently, neighborhoods can change their zoning to protect against overdevelopment or apply for historic district designation; However, there are neighborhoods that fall in-between

the cracks. Creating architectural districts affords neighborhoods additional protections beyond zoning that does not require the higher threshold that a historic district requires.

Residents of Broadway-Flushing, for example, have spent years fighting against LPC's refusal to designate their neighborhood as a historic district. Under Avella's legislation, Broadway-Flushing and many other neighborhoods throughout NYC, will have an alternative path for maintaining the character of their neighborhood.

Under Avella's bill, the Landmarks Preservation Commission must review submissions for establishing architectural districts. Individuals will be able to submit detailed plans, including but not limited to, natural areas, aesthetics, open spaces, etc. These plans must be submitted with accompanying sketches, drawings or renderings of the proposed design specifications. LPC will then be required to send notice and hold a public hearing, after which the board will decide whether or not to recognize and establish the architectural district.

"LPC's reluctance to grant historic status has endangered the architectural character of many neighborhoods throughout New York City. Broadway-Flushing is a perfect example of a neighborhood that continues to lose its aesthetic value, home-by-home, while the Commission refuses to grant it the necessary protections. Under my bill, neighborhoods won't need to comply with the overly restrictive qualifications that historic districts require. Architectural districts will be established through the LPC so that neighborhoods can finally protect these unique qualities for generations to come," said State Senator Tony Avella.