

Community Center Site

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Introduction

The site is located in East Farmingdale, NY in the corner of Broadhollow road and Conklin St. The site is approximately 5.64 acres. The site is located in one of the busiest intersections in the town. The site is also currently “abandoned” and holds utility trucks and occasionally is used for storage. This site seems to have the potential to hold a community center but it is our job to investigate if it does hold that potential.



Cont. Introduction

The objective of this assignment was to gather information about the functionality of the existing site and to see how a community center can fit onto the site. We observed multiple characteristics of the site including

- Governmental
- Aesthetic
- Cultural
- Historic
- Environmental

By dissecting these aspects we were able to distinguish important elements that would help in the future of the site development.

Government Regulations

602.3 Type III.

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. *Fire-retardant-treated wood* framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

Further research has given us insight on the type of building parameters we should adhere to. Because a community center has multiples services offered we are deciding that this site has the capability to be converted into a multi-use.

Assembly Group A-3

Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Greenhouses for the conservation and exhibition of plants that provide public access.
- Gymnasiums (without spectator seating)
- Indoor swimming pools (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiard parlors
- Waiting areas in transportation terminals

303.2 Assembly Group A-1.

Group A-1 occupancy includes assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to:

- Motion picture theaters
- Symphony and concert halls
- Television and radio studios admitting an audience
- Theaters

Zoning Requirements



Setback Requirements

Front yard-10 feet

Rear Yard- 10 feet

Side Yard-19 feet one side

☐ § 213-169 **Front yards.**

- A.** In a G Industrial District, except in the case of double front lots, the required front yard depth shall be 10 feet measured from the front property line (after widening, if any, of the abutting street) to the front of the building, and it shall be suitably shrubbed, landscaped and neatly maintained, and there shall be no parking permitted in said front yard. In the case of double front lots, one front yard shall have a required depth of 10 feet and the other front yard shall have a depth of at least 10 feet, measured in both instances from the front property line (after widening, if any, of the abutting street) to the front of the building, and the entire area of both front yards lying within 10 feet of the property lines shall be suitably shrubbed, landscaped and neatly maintained, and there shall be no parking permitted in the front yards within 10 feet of the front property lines.
- B.** If the street frontage on the same side of the street within 150 feet of the foundation line of the proposed building and the foundation line of an existing building or of a building for which a building permit has already been issued and upon which construction has already physically progressed to the stage of a complete footing and foundation, then and in such case the front yard shall be increased to 20 feet in depth and the rear yard may be eliminated.
- C.** In a case where a new street line with respect to a lot has been created by the acceptance by the Town or the County of Suffolk of the dedication of an area designed for public off-street parking, the required depth of front yard along such new street line shall be not less than 10 feet; provided, however, that such dedicated area shall be not less than 50 feet in depth for a distance of at least 80% of the width of that lot.
- D.** In the case of facade or facade-related improvements in Town Board designated commercial facade improvement areas, there shall be no minimum front yard setback requirement.
[Added 5-15-1984]

☐ § 213-170 **Double front lots.**

In a G Industrial District, the required front yard for double front lots shall be provided for on both streets.

Lot Coverage

□ § 213-174 **Building area.** ^[1]

Notwithstanding any other provisions or ordinances, the total building area and outside storage area, when combined, shall not exceed 40% of the total lot area. All drainage, paving, landscaping and seeding shall be as required by the Planning Board.

[1] *Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.*

These Factors affect the size of our building along with the overall possible square footage of the entire building. 40% Of our building Area would be about 56,000 square feet, which is allowable by NYS for a 1-story building, but not for a multi story building.

TABLE 506.2 ALLOWABLE AREA FACTOR (A_i = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET^{a, b}

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A _i	B	HT	A	B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000
	SM	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000

Parking Lot Dimensions

☐ § 213-327 **Parking requirements.**

- A. There shall be no on-street parking in a PIP-1 District. All public streets shall be posted with "no parking" signs.
- B. Each parking space shall be a **minimum** of 9 feet by 19 feet. In addition, there shall be sufficient aisle space for adequate ingress, egress and maneuvering areas as follows:
 - (1) For ninety-degree parking, the **minimum** width of the aisle shall be 22 feet.
 - (2) For sixty-degree parking, the **minimum** width of the aisle shall be 18 feet.
 - (3) For forty-five-degree parking, the **minimum** width of the aisle shall be 14 feet.
 - (4) For thirty-degree parking, the **minimum** width of the aisle shall be 12 feet.

Foundation Requirements

☐ § 89-59 **Foundation** footings.

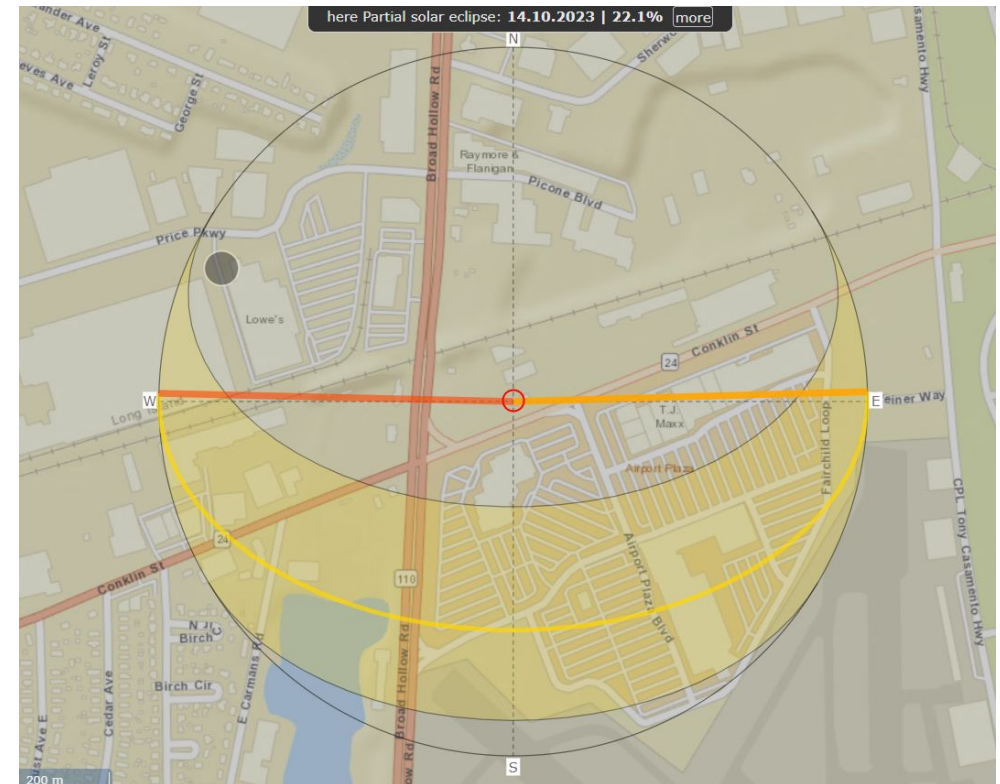
- A. Materials. The footings of **foundation** walls shall consist of masonry, concrete or reinforced concrete. Wood footings may be used, if they are entirely below the permanent water level.
- B. Thickness. Footings shall be not less than 12 inches thick, except that for frame buildings, the thickness shall be not less than eight inches.
- C. Design. Footings shall be so designed that the pressure they produce on the soil per unit of area shall be uniform so far as possible under all parts of the **foundation** walls, and such pressures shall not exceed the bearing capacity of the soil as specified in § 89-55 of this chapter.

While the material requirements may vary depending on what material we choose for our community buildings, we can assume that our footings will be made of the above listed materials. Therefore all of our footings must not be less than 8 inches thick for our frame building. It's important to note that these are all minimum requirements and can vary depending on the different load paths and size of the overall complex.

Aesthetic Influences

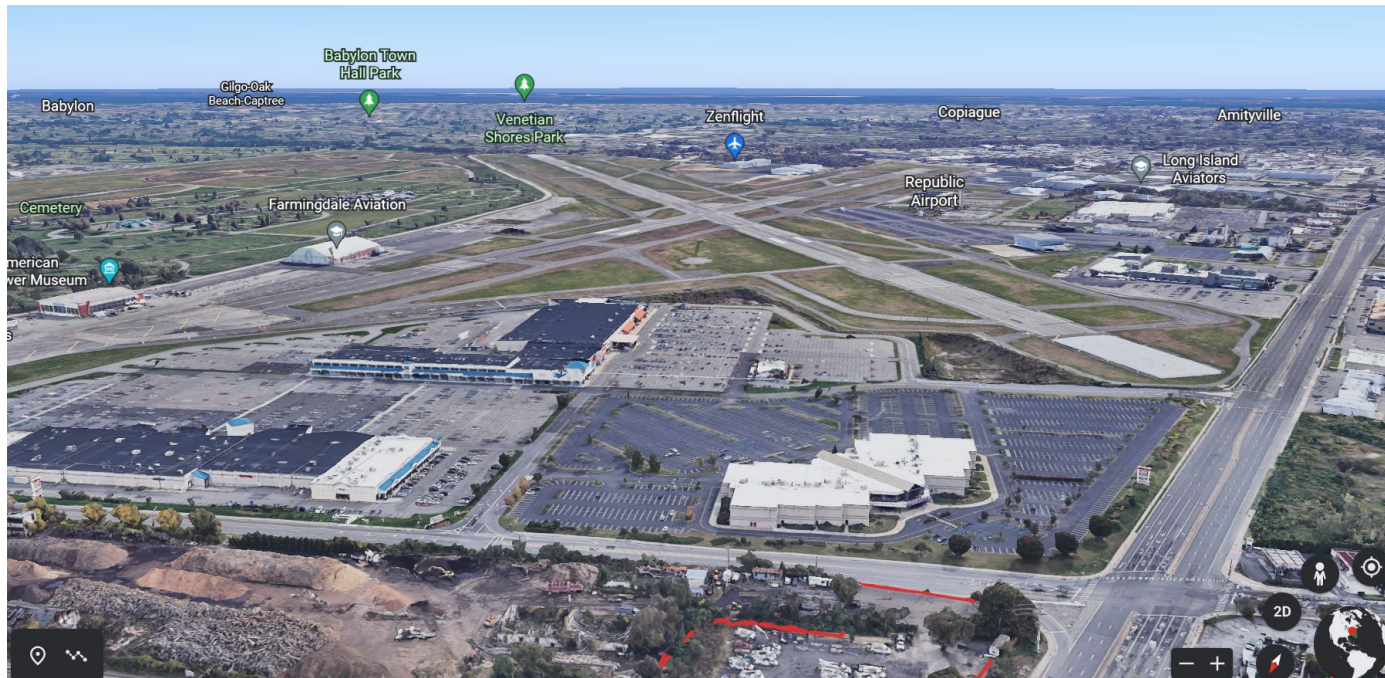
The image represents an old building that was purposefully designed to face the North, most likely to avoid sunlight for the protection of the interior space. Although this is not ideal for a Community Center, it creates potential to allow for solar sustainability and the use of the sunlight for natural light.

Attached is the sun orientation and how it can be utilized in the general architecture.



Aesthetic Influences Cont

Community Center expansion is greatly overlooked in several developments. Lacking the necessary area to support increasing populations and demands, community centers are starved of increased usage. By strategically placing our building in future prospects of further expanding, a portion of the building can be architecturally constructed in a way it can be used as an existing wall, but also aid in the construction in the future.



The surrounding airport can also create a change in the architecture of the community center, regarding materials and innovative structural construction to limit the noise and distractions from the outside. The constant traffic and railroad will further promote this type of architectural nuance, and create an alternative scope, when compared to traditional community center construction. The surrounding environment will create an aesthetic in which the complex will be larger and be more enclosed due to the isolation aspect. Shrubs and greenery surrounding the are will allow for more natural landscape placement, further contributing to the isolation factor of the facility,

Cultural influence

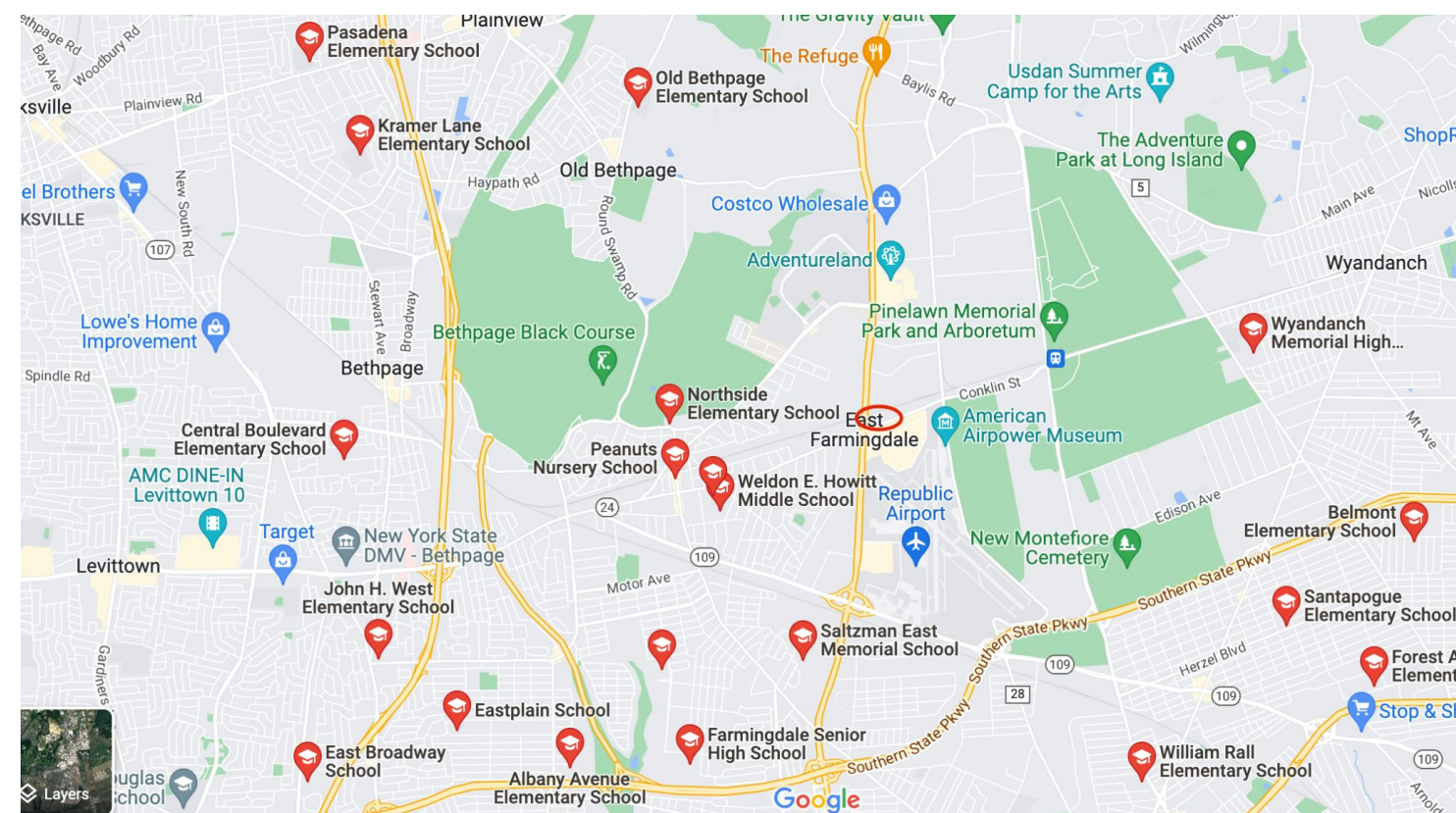
With in the the area, there is a multitude of different cultural influence. There is a wide variety of people from different ages and ethnicity. This community center would have to include different aspects in order to accommodate for the wide variety of the people in the community. This including but not limited to, a gym, daycare, pool, a wellness center and other aspect in order to provide the best possible way to serve to community.



Cultural Influence Cont.

One aspect we notice for Community center is that most of them are use for after school programs.

Here on the map on the left you can see that there is a abundance of schools around the site, with the site location circle in red. Majority of the schools are within a 2 mile radius. Meaning we would need to accommodate the influx of kids and bus onto the site so it is as safe as possible for them. This also means we would have to have spaces inside the building for the kids to use and play around, that are safe for them while they wait for their guardian.



Cultural Influcence Cont.

From our investigation it seems that the majority of events in the area are hold on or by Main Street in the heart of Farmingdale which is around 2 miles away. This means the center does not need to accommodate for these events nor be part of them. I believe this is due to the site being in the middle of one of the busiest intersection in the city. Because of this fact it will be hard for the community center to engage with these events and so may feel distance from the community and may have to hold its own events. Meaning that we may have to design an area for big events as well as safe passage to the site from across the streets in order to accommodate the influx of people to the center.



Farmingdale Street Fair
SATURDAY, JUNE 4 • 10:30am - 4:30pm
Main St. & Conklin St. Farmingdale
Raindate Saturday June 11th

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Historic consideration



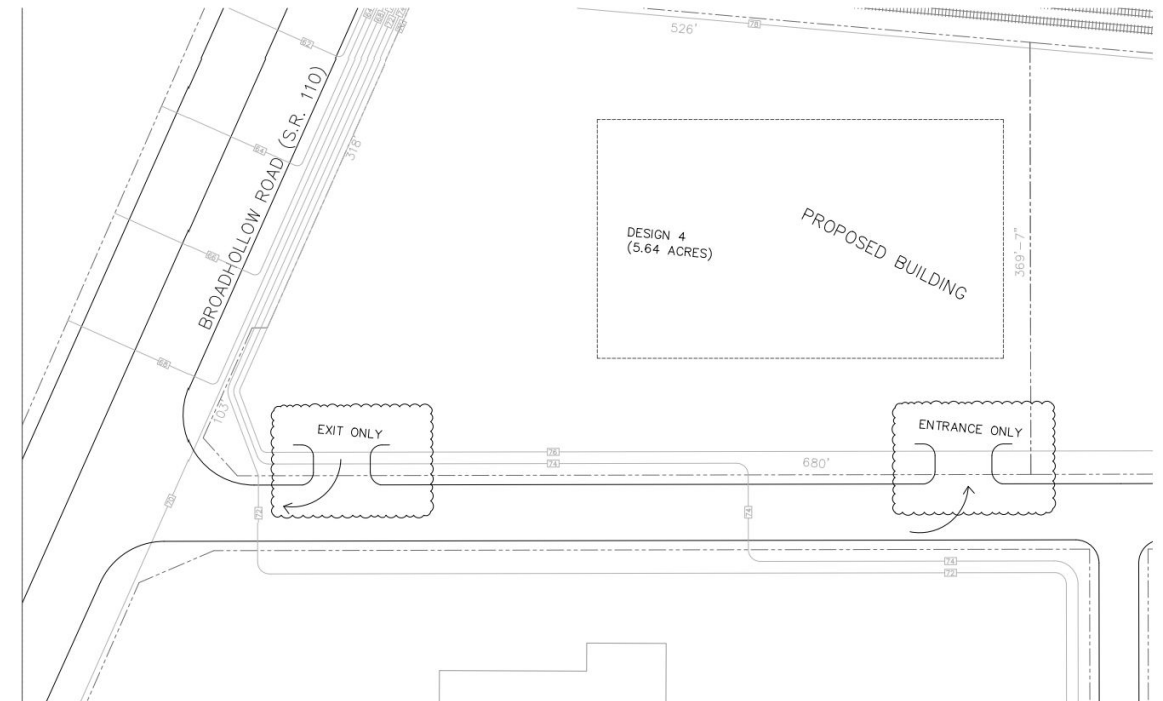
Unfortunately the neighboring quarry may also pose issues regarding contamination along with possible uneven settlement, which can further cause problems for the building. It is important to note that the roads and traffic, most likely are able to support heavy traffic and has the capability to support busy roads during certain events and services offered by the community center.

The past use of the site was most likely mainly used for heavy machine usage and storage. This creates the possibility of the availability of more suitable soil for heavy buildings and heavy loads. Foundations and overall building structure will require long spans, ergo heavier construction; a platform that can adequately support that.



Environmental Factors

The surrounding environment is already fitted for mass consumption and large crowds. Given that this area will promote large populations, the community center is able to be easily recognized and generate revenue. Additionally because these complexes exhibit prolonged traffic and busy hours, the community center will be able to sustain the large masses of traffic and will not cause a severe amount of traffic on the main road. Because the facility is on the main road however, 2 alternate exits and entrances will be required, to create a safe mean of travel to and from the complex.



Environmental Factors Cont.

Currently the site is in an acceptable for public use environment. The site itself is over run by vegetations wherever it is not being utilized. The site was used for storage of utility vehicles, which with their combined weight has most likely impacted the earth underneath it. The soil may be prone to irregular sediments/materials along with unknown effects caused by past usage



Environmental Factors Cont.

Along the walkways on Broadhollow road and Conklin St, there are other factors that can help with the placements of driveways as well as other forms of transportations to the community center.



Bus stop and existing driveway on Broadhollow Road. This creates an ease of access for those using public transportation



Environmental Factor Cont.



On the left image you can see that there is a pre existing ramp where the bus stop is, may have to considered to move stop to open up ramp again.

On the right two images is on Conklin St where the utility truck use to get onto the site to store for the night.



Conclusion

In conclusion the site needs work to be done on it but has the potential to become a great area for a community center. It is in a high profile area with lots of opportunity to be grown out to serve the community. Even with it being a busy and noisy area, the site can be fix in order to cancel out the negatives that it has. The large amount of space the empty lots have nearby the site also create a great opportunity for future expansion. The governmental regulations are provided so that we can match the surrounding area.