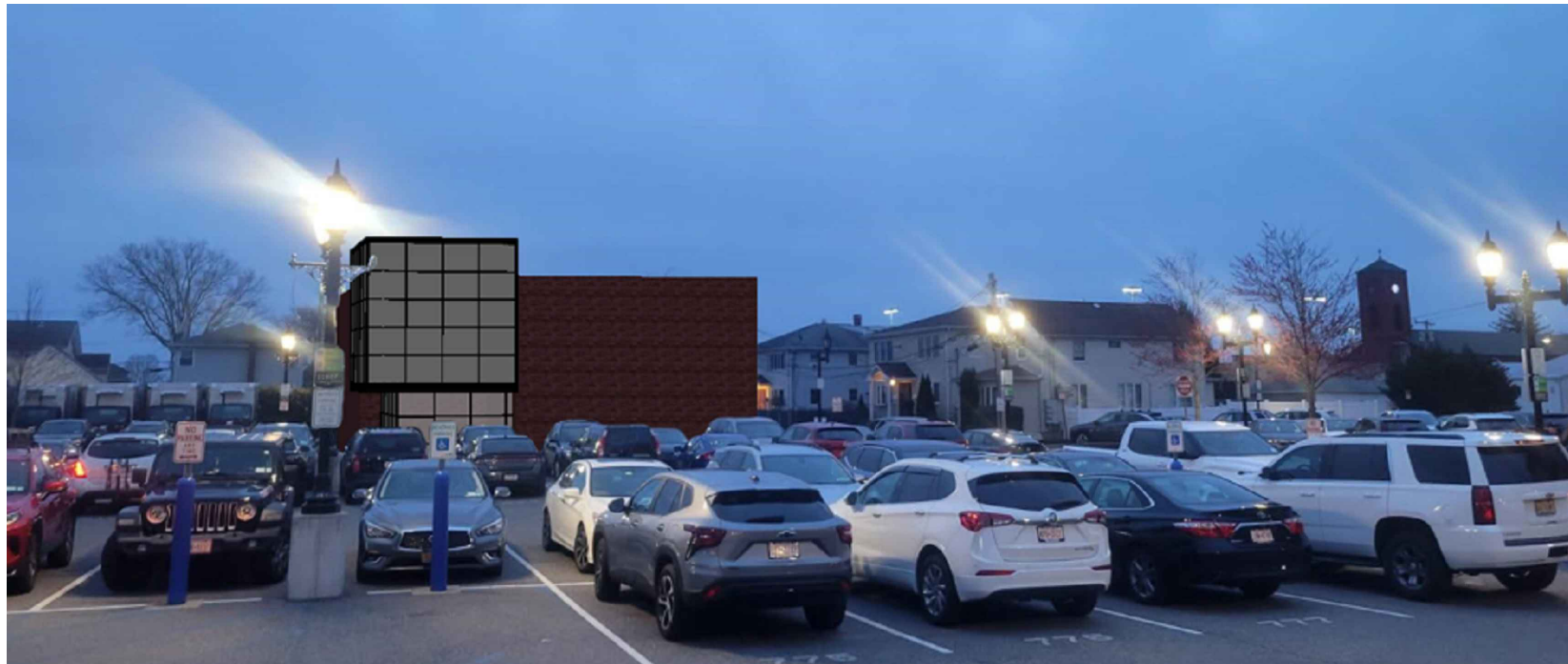


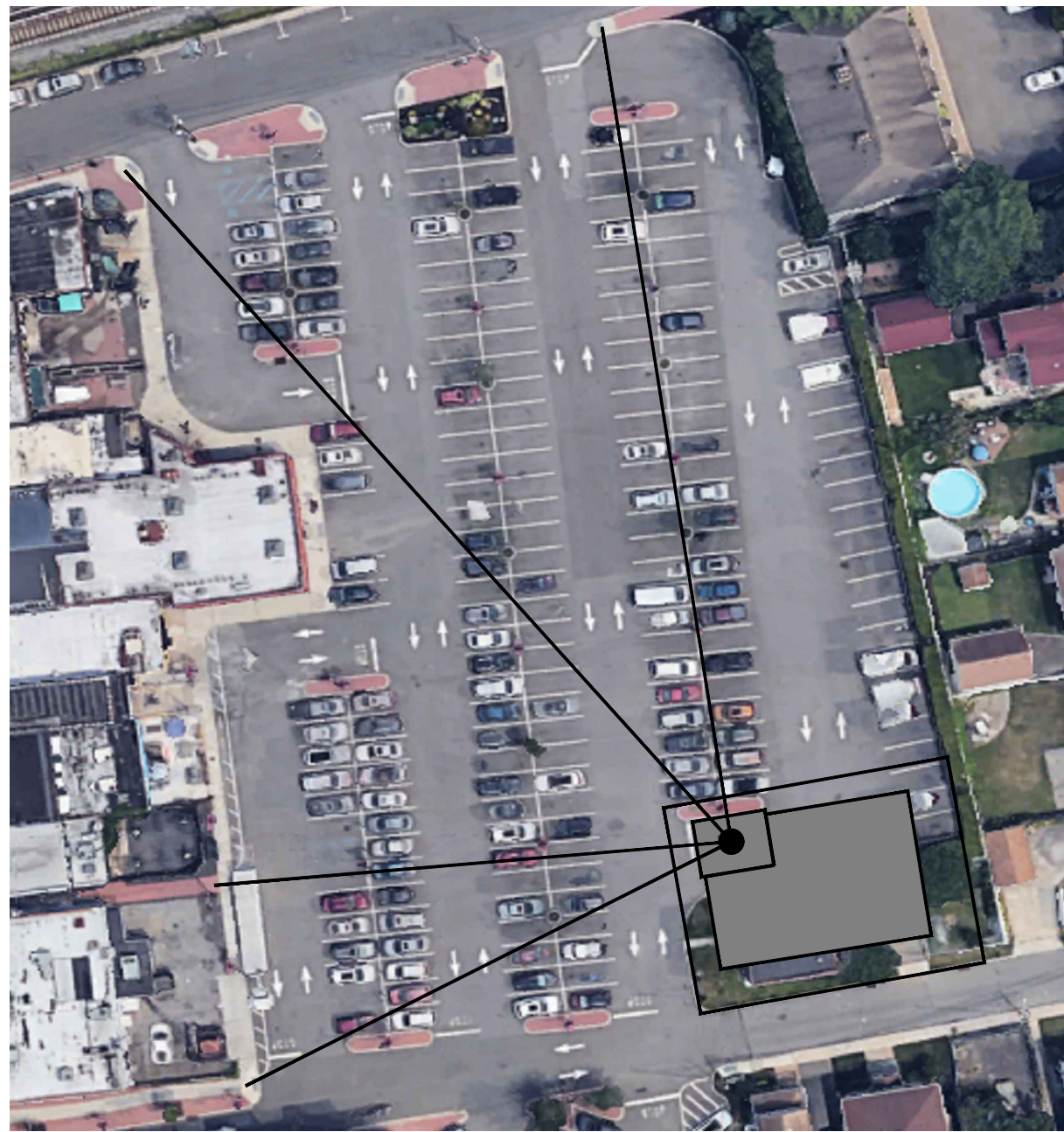
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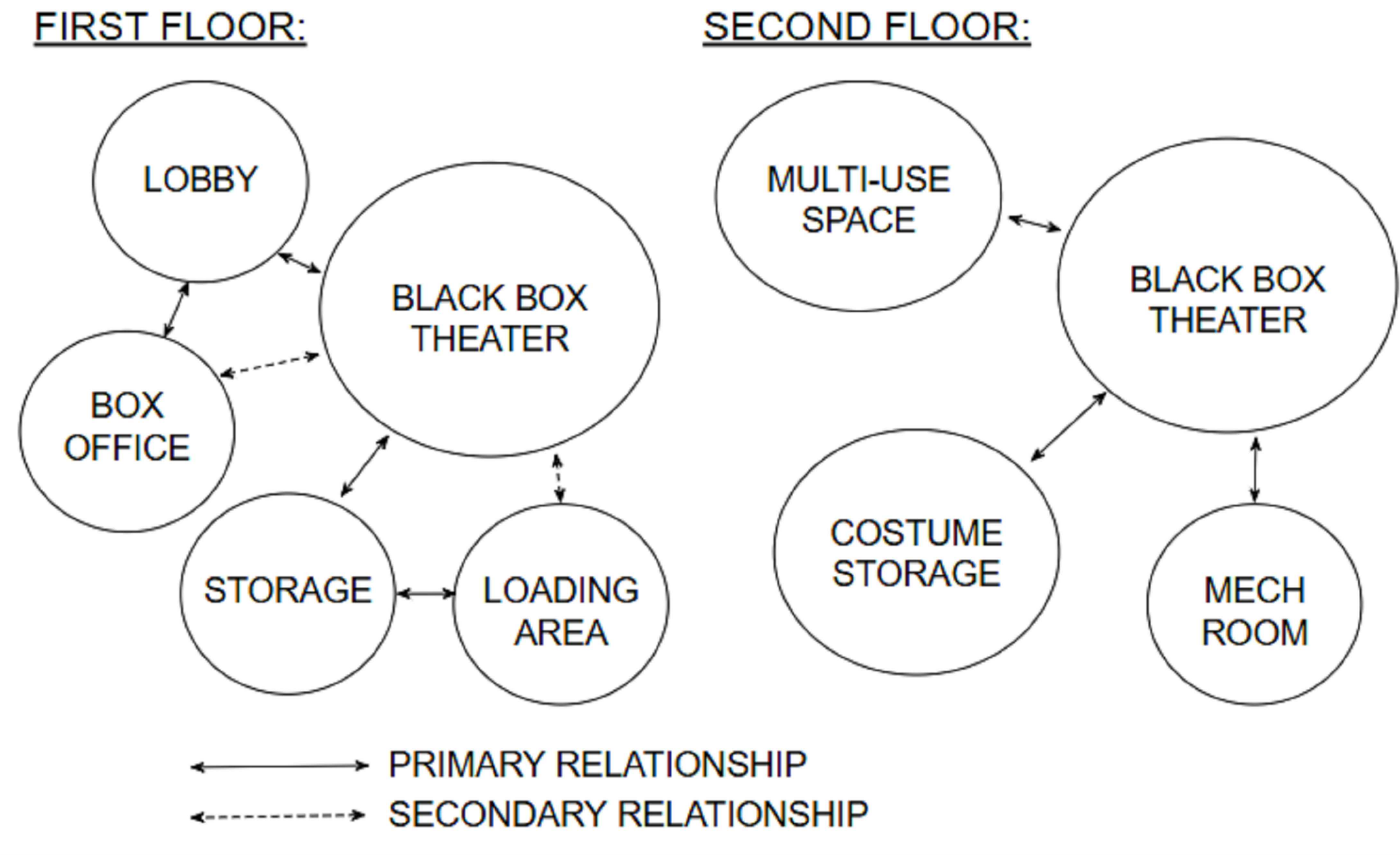
VIEW OF SITE



PRELIMINARY RENDERING



SIGHT LINES



BUBBLE DIAGRAM

LANTERN AT THE CORNER:

SWOT Narrative – Black Box Theater at 141 Division Street, Farmingdale

Introduction:

- The Village of Farmingdale is planning a Performing Arts Center at 141 Division Street to strengthen downtown cultural life.
- The project aims to provide a flexible space for theater, music, and community events.
- Located adjacent to Main Street and near the LIRR station, the black box theater is envisioned as a civic and cultural anchor that promotes creativity, education, and community engagement.

Architectural Concept: “Lantern at the Corner”:

- Design Inspiration: During site visits, lamp posts scattered through the parking lot revealed a subtle pedestrian path from Main Street and the LIRR station toward Division Street. This became the basis for the “lantern” concept.
- Corner Lantern: A glowing glass volume at the northwest corner serves as a visual and symbolic beacon, oriented toward Division and Main Streets.
- Material Contrast:
 - Glass Volume: Public lobby and gathering zone with clear views into the theater’s cultural energy.
 - Brick Core: Encloses the black box theater and support spaces, offering acoustic separation and functional privacy.
- Spatial Strategy: The building transitions from public (street edge) to private (performance zone), supporting intuitive wayfinding and dramatic spatial progression.

Key Functional Elements:

- Lobby & Box Office
 - Located at the glass “lantern” corner for visibility and engagement.
 - Includes a small café nook and informal seating/lounge area.
- Black Box Theater
 - Centralized, flexible performance space (180 seats).
 - Configurable as arena, thrust, or end-stage for varied event types.
- Support Spaces
 - Dressing rooms, green room, wardrobe, laundry, and storage spaces located along the southeast for privacy.
- Admin & Operations
 - Staff offices and control points near entry for security and box office function.
- Loading & Utility
 - Discreetly located at the southwest edge, away from public entry areas and near the service drive.

Key Site Relationships:

- Northwest Entrance: Strategically engages both Division Street and nearby Main Street foot traffic, maximizing exposure and pedestrian access.
- Rear Loading Access: Allows deliveries and equipment movement without disrupting public-facing areas and parking.
- Urban Interface: Maintains a strong street presence while blending in scale and massing with surrounding commercial/residential buildings.
- Sunlight Control: The brick volume provides shading and sound buffering on the south and east, while the glass entry receives soft northwestern light.
- Sustainability Potential: The compact massing and clear zoning allow for energy-efficient HVAC zoning and potential passive solar design strategies.

SWOT Summary:

Strengths:

- Prominent, pedestrian-oriented entrance enhances visibility and accessibility.
- Compact, efficient program layout maximizes use of tight urban site.
- Materiality creates connection to nearby churches and storefronts.
- The transparent lobby and glass facade invite passersby to engage with the building’s artistic and theatric activities.

Weaknesses:

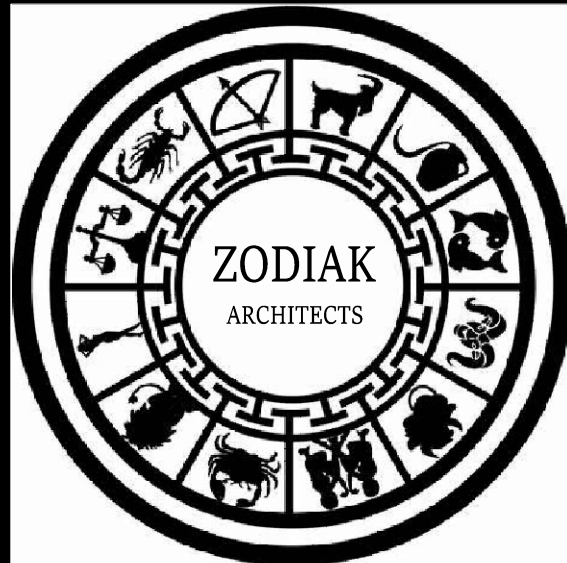
- Structural elements needed to support large open glass spaces.
- Construction access and staging may be limited due to urban constraints.
- Future development around the site could impact visibility or site access.
- Glass facades facing the parking lot and backsides of commercial buildings may lack visual appeal and engagement.

Opportunities:

- Activate the downtown core and extend nightlife and community programming.
- Serve as a local landmark and education hub through partnerships and outreach.
- The transparent lobby and flexible theater space create opportunities for diverse community programming and engagement.

Threats:

- NW-facing glass facade may require solar control strategies for afternoon glare.
- The extensive use of glass might result in energy inefficiencies, glare, or environmental discomfort without proper shading and control.
- Light from theater may be disruptive to the residents on Elizabeth St.



DESIGN 4
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FARMINGDALE STATE COLLEGE
2350 BROADHOLLOW ROAD
FARMINGDALE NY 11735

LANTERN AT THE CORNER

A THEATER FOR THE VILLAGE

PROJECT ADDRESS: 141 DIVISION ST.
FARMINGDALE NY, 11735
TAX MAP #: 49 - 001 - 17
DRAWN BY: BRYAN ZADIK
DATE: 14APR2025
SCALE: NOT TO SCALE
REVISIONS:

SHEET TITLE

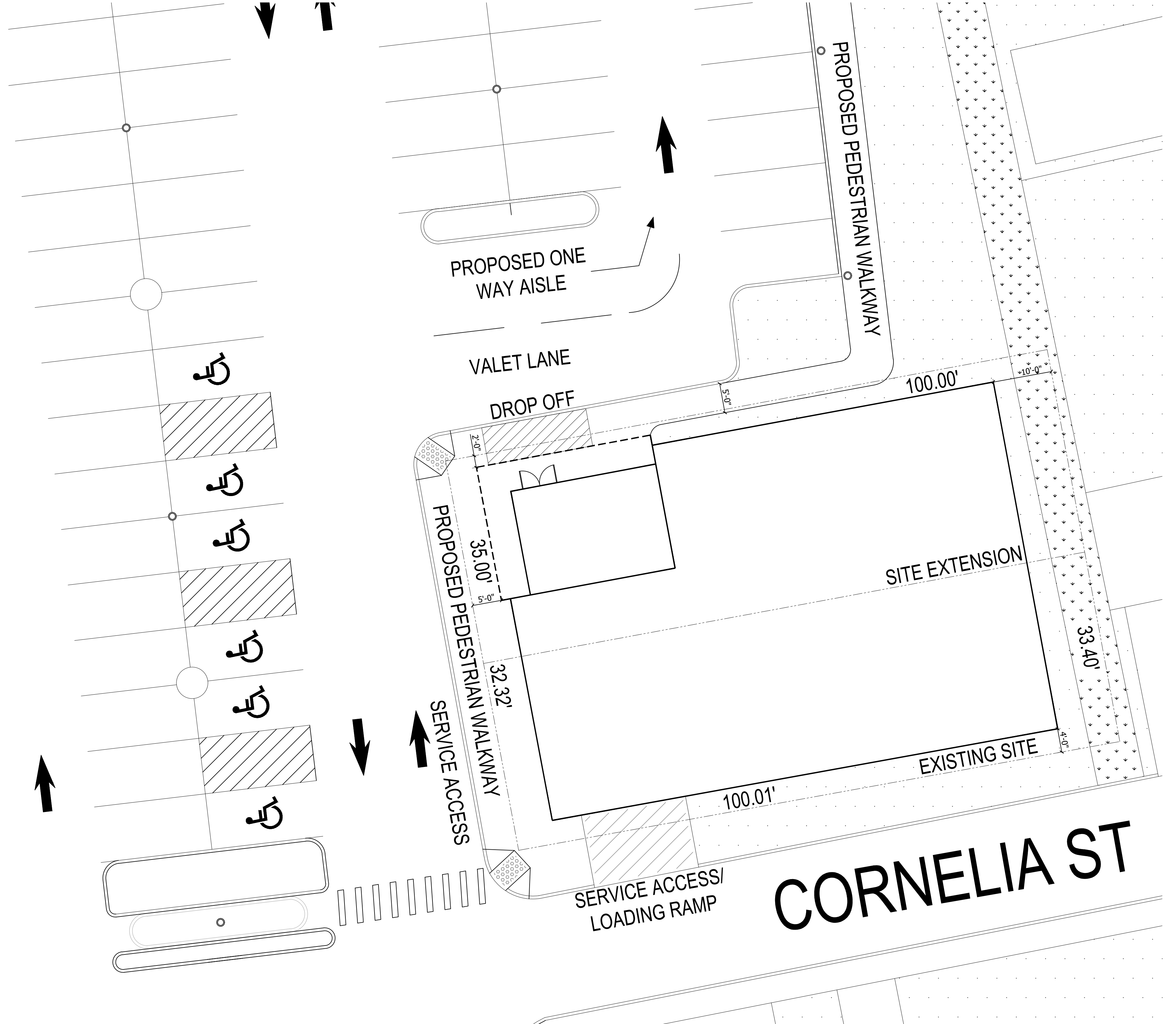
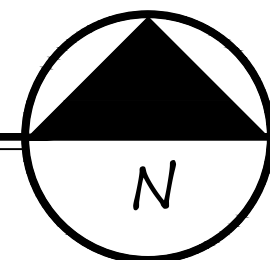
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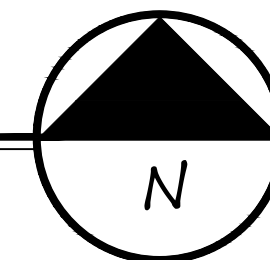
SITE IMPROVEMENTS

NTS



SITE PLAN

1" = 10'



DESIGN 4
PROFESSOR ANDERSON
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LANTERN AT THE CORNER A THEATER FOR THE VILLAGE

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DRAWN BY: BRYAN ZADIK
DATE: 14APR2025
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SHEET TITLE

R-102