

MEMORANDUM

To: Bruce Flower, Planning Board Chairman

Date: June 17, 2021

Subject: **Gasland Petroleum Rt. 9D Architectural Review**

As requested, our office has reviewed the architectural design of the building and how it interacts with the public realm. The Planning Board has stated that it hopes the Proposed Action can be revised to better capture a 'country store' aesthetic better fitting its location at the central crossroads of the historic Hughsonville Hamlet. The comments below are intended to guide the applicant towards this goal.

1. The Applicant should revise the building to integrate the first-floor commercial use better in the public realm. This has been a consistent comment from both our office and the Dutchess County Department of Planning and Development. While the building has been changed in an effort to do so, our concern is that this effort is largely cosmetic, and not functional. As proposed, the building frontage along New Hamburg Road appears commercial in nature but lacks an entrance into the first-floor commercial use and lacks pedestrian connection to the proposed sidewalk. Both of which would be essential for the functional integration of the building into the public realm. Even the first-floor entrance on the Route 9d frontage does not immediately connect to the proposed sidewalk and instead turns north and connects to the Route 9d sidewalk farther north than the entrance. This, combined with the proposed 2-foot (approx.) retaining wall along the New Hamburg frontage of the building removes the most public frontage of the building from the public realm and would therefore not functionally enhance the streetscape or community character of Hughsonville.
2. Concern has been raised by members of the Planning Board that the proposed balconies of the second story residential component would prove to be undesirable and a zoning code enforcement issue. These balconies should be removed and replaced with architectural elements that will complement the surrounding community aesthetics.
3. The use of columns in the most recent design was inspired columns used in local front porches, however these columns are used sparingly, are typically minimal, and frequently connect to complimentary railings. We recommend that the Applicant revise their column usage, to reduce their number and connect them to complimentary railings along the New Hamburg frontage of the building where pedestrian cut throughs are being discouraged. This will hopefully create the aesthetic of a front porch for the building.