



## VILLAGE DISTRICT CONSULTANT

**DATE:** April 23, 2024

**APPLICANT:** 3 Big Shop Lane

Luc's

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**VDC MEMBERS:**

(Place check next to those who attended)

☒ M. Ascher

☐ S. Benton

☒ J. Goldfluss

☐ J. Heyman

☒ J. Kinnear

☐ G. Lounsbury

☒ P. Maggi

☒ S. Schrager

**ALSO PRESENT:** Herve Aussavis

**APPLICATION:** ☒ Special Permit – *New Building* ☐ Site Plan Approval  
☐ Special Permit – *Addition* ☐ Sign  
☐ Exterior Renovation ☐ Other: \_\_\_\_\_

**ACTION:** ☒ VDC recommends design approval as noted  
☐ VDC does not recommend design approval  
☐ Additional design studies/information requested  
☐ Other: \_\_\_\_\_

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

*Note: This is an after-the-fact application*

The VDC recommends approval of the 20'x20' dining structure with removable plexi panels. The structure is freestanding and does not interfere with the Big Shop building.

The seasonal plantings improve the look of the dining area throughout the year. The brick patio was extended, and the parking area has one less spot on the north and two less on the west. Does the parking authority have comments?

<u>Vote</u> For approval of recommendations: 5	Against approval of recommendations: 0
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**BY:** John Kinnear



## VILLAGE DISTRICT CONSULTANT

**DATE:** April 23, 2024

**APPLICANT:** 389 Main Street

Plank Ridgefield

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**VDC MEMBERS:**

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

**ALSO PRESENT:** Duncan Fox

**APPLICATION:**

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input checked="" type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Signs – front & back
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

**ACTION:**

<input checked="" type="checkbox"/> VDC recommends design approval as noted
<input type="checkbox"/> VDC does not recommend design approval
<input type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

*Note: This is an after-the-fact application*

Building

The VDC recommends approval of the HVAC enclosures and the new windows and doors. From Addressi (the owners of the building the tenants are in), the VDC would like to see applications for the enclosed vestibule at the south of the addition, and the vertical window and door to the north.

Signs

The VDC approves the signs as submitted, although we recommend descriptions of services be on the glass, not awnings.

<u>Vote</u>
For approval of recommendations: 5
Against approval of recommendations: 0

**BY:** John Kinnear



## VILLAGE DISTRICT CONSULTANT

DATE: April 23, 2024

APPLICANT: 453 Main Street

Blooming Nail and Spa

MEETING LOCATION: Town Hall Annex  
Back Lower Level Conference Room

### VDC MEMBERS:

(Place check next to those who attended)

☒ M. Ascher

☐ S. Benton

☒ J. Goldfluss

☐ J. Heyman

☒ J. Kinnear

☐ G. Lounsbury

☒ P. Maggi

☒ S. Schrager

ALSO PRESENT: Ashlea Andrews

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval  
☐ Special Permit – *Addition* ☒ Signs  
☐ Exterior Renovation ☐ Other: \_\_\_\_\_

ACTION: ☒ VDC recommends design approval as noted  
☐ VDC does not recommend design approval  
☐ Additional design studies/information requested  
☐ Other: \_\_\_\_\_

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC recommends approval of the signs with the following comments:

- 1) The hanging sign should be made not to sag; aluminum angles top and bottom and a middle hanger will help – look at the sign on the building to the left.

#### Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** April 23, 2024

**APPLICANT:** 7 Golf Court

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**AAC MEMBERS:**

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

**ALSO PRESENT:** Sean Jancski

**APPLICATION:**

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input checked="" type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

**ACTION:**

<input checked="" type="checkbox"/> AAC recommends design approval as noted
<input type="checkbox"/> AAC does not recommend design approval
<input type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval of the application with the following comments:

- 1) The screening shown should be less linear and with a variety of trees, evergreen and deciduous.
- 2) The large existing tree in the southwest should be saved if possible.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

**BY:** John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** April 23, 2024

**APPLICANT:** 29 Lakeview Drive

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**AAC MEMBERS:**

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schragar

**ALSO PRESENT:** (no one)

**APPLICATION:**

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input checked="" type="checkbox"/> Other: <u>Demolition</u>

**ACTION:**

<input type="checkbox"/> AAC recommends design approval as noted
<input type="checkbox"/> AAC does not recommend design approval
<input checked="" type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC needs more information, photos of the property, and reasons for request for demolition.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

**BY:** John Kinnear