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
☐ Special Permit – Addition
☐ Exterior Renovation
☐ Site Plan Approval
☐ Sign
☐ 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?

Vote
For approval of recommendations: 5
Against approval of recommendations: 0

BY: ______________________________
John Kinnear
April 23, 2024
389 Main Street
Plank Ridgefield
Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:
(Place check next to those who attended)
[X] M. Ascher
[X] J. Kinnear

S. Benton
G. Lounsbury
J. Goldfluss
P. Maggi
J. Heyman
S. Schrager

ALSO PRESENT: Duncan Fox

APPLICANT:

APPLICATION:
☐ Special Permit – New Building
☐ Site Plan Approval
[X] Special Permit – Addition
☐ Signs – front & back
☐ Exterior Renovation
☐ Other:

ACTION:
[X] 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

Building
The VDC recommends approval of the HVAC enclosures and the new windows and doors. From Addessi (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.

Vote
For approval of recommendations: 5
Against approval of recommendations: 0

BY: John Kinnear
DATE: April 23, 2024

APPLICANT: 453 Main Street

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
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)

☐ M. Ascher  ☑ S. Benton  ☑ J. Goldfluss  ☐ J. Heyman
☐ J. Kinnear  ☐ G. Lounsbery  ☑ P. Maggi  ☑ S. Schrager

ALSO PRESENT:  Sean Jancski

APPLICATION:  ☑ Special Permit – *New Building*  ☑ Site Plan Approval
☐ Special Permit – *Addition*  ☐ Sign
☐ Exterior Renovation  ☐ Other: ____________

ACTION:  ☑ AAC recommends design approval as noted
☐ AAC does not recommend design approval
☐ Additional design studies/information requested
☐ 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.

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<th>Vote</th>
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<td>For approval of recommendations: 5</td>
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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)
☒ M. Ascher  ☐ S. Benton  ☒ J. Goldfluss  ☐ J. Heyman
☒ J. Kinnear  ☐ G. Lounsbury  ☒ P. Maggi  ☒ S. Schrager

ALSO PRESENT: (no one)

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

ACTION:
☐ AAC recommends design approval as noted
☐ AAC does not recommend design approval
☒ Additional design studies/information requested
☐ 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