



VILLAGE DISTRICT CONSULTANT

DATE: September 24, 2024

APPLICANT: 7 Big Shop Lane

Bellissima Hair Studio

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: Jessifer Torres

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

The VDC recommends approval as submitted.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear

RECEIVED

SEP 26 2024

PLANNING & ZONING
COMMISSION



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 24, 2024

APPLICANT: 130 Danbury Road

Atlantis Fresh Market (Shell Gas station)

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

ALSO PRESENT: _____

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Buildings</i>	<input checked="" type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Sign
<input checked="" 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

Note: This is the 2nd review of the application. The applicant asked for the review without being present

The AAC recommends approval with the following comments:

- 1) The gas pump canopy fascia to be white, not yellow; most Shell stations in surrounding towns have white canopies. White will harmonize with the colors of the new business.
- 2) Only 25 Sq.Ft. of signage is permitted without a variance. Obtain a variance or reduce signage.
- 3) Existing brick to remain as shown on the revised plans.

<u>Vote</u>	
For approval of recommendations: 4	Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 24, 2024

APPLICANT: 680 Danbury Road

Flobee's

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

ALSO PRESENT: Robert Jewell

APPLICATION:

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

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

Note: This is the first review of this application by the AAC even though it is a total renovation of the building and completely new site plan, and the work is over 60% complete

Signage

The AAC has the following comments:

- 1) Roof signs: We understand the intent to install roof signs in the spirit of the former 'Carvel' signs, but roof signs are not permitted in Ridgefield. The Carvel signs were removed over 50 years ago. Only one sign is permitted on a building; if two signs are installed they will exceed the 25 Sq.Ft. maximum sign square footage. If these two signs are approved, these signs will be precedent-setting in Ridgefield.
- 2) The AAC recommends LED lighting, as neon is not permitted by the regulations. All LED lighting on the project to be 3500K or less.

(cont'd)

Site Plan

- 1) The AAC recommends low, dense planting on the road side of the proposed stone wall to discourage people from going on the Route 7 side.
- 2) We recommend the fencing as shown at the seating area for safety, and provide adequate lighting for the evening use of the seating.
- 3) We strongly recommend a 'Right Turn Only' sign at the exit. The Sugar Hollow traffic light is a short distance away, and allows for a safe left turn.

<u>Vote</u>
For approval of recommendations: 4
Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 24, 2024

APPLICANT: 323 Florida Hill Road

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: Robert Jewell

APPLICATION: ☐ Special Permit – *New Buildings* ☒ 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: _____

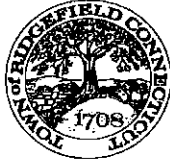
COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval as submitted. The out buildings will not be visible from the road or to the neighbors.

We recommend the siding on the barn matching the material of the other out buildings.

<u>Vote</u> For approval of recommendations: 4	Against approval of recommendations: 0
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BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 24, 2024

APPLICANT: 714 Danbury Road

Kaz Outdoors LLC

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: Kris Zulkeski

APPLICATION: ☐ Special Permit – *New Buildings* ☐ Site Plan Approval
 ☐ Special Permit – *Addition* ☒ Sign – wall 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 as submitted.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 24, 2024

APPLICANT: 120 Ivy Hill

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: _____

APPLICATION: ☐ Special Permit – *New Buildings* ☐ 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: See below

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC has no objections to the demolition of this building.

<u>Vote</u> For approval of recommendations: 4	Against approval of recommendations: 0
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BY: John Kinnear