

VILLAGE DISTRICT CONSULTANT

1700		The state of the s	
DATE:	Ser	otember 24, 2024	
APPLICANT:	7	Big Shop Lane	
	Bell	issima Hair Studio	
MEETING LOCATI		nnex Level Conference	Room
VDC MEMBERS: (Place check next to the	ose 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 – ☐Special Permit – ☐Exterior Renova	Addition	□Site Plan Approval ☑Sign □Other:
ACTION:	✓VDC recommen VDC does not re Additional design Other:	ecommend design n studies/informati	approval on requested
COMME	NTS, EXCEPTIONS A	ND/OR RECOMME	NDED CONDITIONS
The VDC recommend	ds approval as submitte	ed.	
<u>Vote</u> For approval of recon	nmendations: 4	Against appi	roval of recommendations: 0
		BY:	John Kinnear
	•		RECEIVED
			SEP 26 2024

PLANNING & ZONING COMMISSION



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DATÉ:	September 24, 2024		
APPLICANT:	ICANT: 130 Danbury Road		
	Atlantis F	resh Market (Shell (Gas station)
MEETING LOCATION:	Town Hail Ar Back Lower I	nnex Level Conference R	loom
		□J. Goldfluss	□J. Heyman ⊠S. Schrager
ALSO PRESENT:	,	<u> </u>	
APPLICATION:	Special Permit – Special Permit – Exterior Renova	Addition	⊠Site Plan Approval ⊠Sign □Other:
	☐AAC recommends design approval as noted ☐AAC does not recommend design approval ☐Additional design studies/information requested ☐Other:		
COMMENTS	, EXCEPTIONS /	AND/OR RECOMME	NDED CONDITIONS
Note: This is the 2 nd revie being present	w of the application	on. The applicant ask	ed for the review without
The AAC recommends ap	proval with the fo	llowing comments:	
1) The gas pump canopy have white canopies.	fascia to be white, White will harmor age is permitted w	, not yellow; most She nize with the colors of ithout a variance. Ob	ell stations in surrounding towns the new business. tain a variance or reduce signage.
Vote For approval of recommen	dations: 4	Against a	pproval of recommendations: 0
		BY:	John Kinnear

DATE:		September 24, 2024			
APPLICANT:		680 Danbury Road			
MEETING LOCATION		N: Town Hall Annex Back Lower Level Conference Room			
AAC MEMBERS: (Place check next to those who attended)					
☑M. Ascher	⊠S. Bent	on	☐J. Goldfluss	□J. Heyman	
✓ J. Kinnear	□ G. Loun	sbury	□P. Maggi	⊠S. Schrager	
ALSO PRESENT:			Robert Jewell		
APPLICATION:	Specia	pecial Permit – <i>New Buildings</i> pecial Permit – <i>Addition</i> xterior Renovation		Site Plan Approval ☐Sign ☐Other:	
ACTION:	□AAC d	recommends design approval as noted does not recommend design approval itional design studies/information requested er:			

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 precendent-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.

Vote For approval of recommendations: 4	Against approval of recommendations: 0		0
	BY:	John Kinnear	

			and the second s	
DATE:	Septem	ber 24, 2024		
APPLICANT:	323 Florida Hill Ro		oad	
MEETING LOCATION:	Town Hall Annex Back Lower Level Co	nference Room		
AAC MEMBERS: (Place check next to those who	o attended)			
M. Ascher S. □	Benton 🔲 J. Go	oldfluss 🔲 J.	Heyman	
✓J. Kinnear □G. □	Lounsbury \square P. M	laggi 🗵 S	. Schrager	
ALSO PRESENT:	Robert	Jewell		
□sp	pecial Permit – <i>New Bu</i> pecial Permit – <i>Additior</i> cterior Renovation	□Si	ite Plan Approval gn her:	
	AC recommends design AC does not recommend ditional design studies ther:	d design approva s/information requ	l ested	
COMMENTS, E	EXCEPTIONS AND/OR	RECOMMENDED	CONDITIONS	
The AAC recommends appror to the neighbors.	oval as submitted. The o	ut buildings will no	t be visible from the road	
We recommend the siding o	n the barn matching the r	naterial of the other	out buildings.	
Vote For approval of recommenda	ations: 4	Against approval	of recommendations: 0	
	ı	BY :Johr	n Kinnear	

A STATE OF THE STA				
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	-			
	JS. Benton	☐J. Goldfluss	☐J. Heyman	
✓ J. Kinnear	G. Lounsbury	□P. Maggi	S. Schrager S. Schrager	
ALSO PRESENT: _		Kris Zulkeski		
[[ISpecial Permit − ISpecial Permit − IExterior Renova	- Addition ation	Site Plan Approval Sign – wall sign Other:	
[☐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 Against approval of recommendations: 4 Against approval of recommendations: 4 Against approval of recommendations: 4			proval of recommendations: 0	
		BY:	John Kinnear	

DATE:	September 24, 2024			
APPLICANT:	120 lvy Hill			
MEETING LOCATION:	Town Hall Annex Back Lower Level Conference Room			
AAC MEMBERS: (Place check next to those who				
	Benton ☐J. Goldfluss ☐J. Heyman Lounsbury ☐P. Maggi ☒S. Schrager			
ALSO PRESENT:				
□sı	pecial Permit – New Buildings pecial Permit – Addition Site Plan Approval Sign Xother: Demolition			
□ A.	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.				
Vote For approval of recommend	lations: 4 Against approval of recommendations: 0			
	BY : John Kinnear			