

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

June 2, 2025

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on June 2, 2025. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Terry Bearden-Rettger, Joseph Pastore, Alex Lycoyannis and Sky Cole.

ROTATION OF ALTERNATES

The rotation for this meeting was first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole. Mr. Byrnes was unable to attend and asked Mr. Cole to sit for him Alternate Mr. Byrne observed the hearing. Thus, the rotation for the next meeting will be: first, Mr. Byrne; second, Mr. Stenko, third Mr. Cole.

NEW APPLICATIONS

Kyle Stupi

Application 25-009

16 Midrocks Rocks

Applicant asked to postpone the opening of the hearing until the next ZBA meeting on June 16.

Noel and Jennifer Roy

Application 25-011

115 High Ridge Avenue

Applicant asked to postpone the opening of the hearing until the next ZBA meeting on June 16.

Peter Seidenberg

Application 25-010

86 Pine Mountain Road

Mr. Seidenberg appeared for his application. He stated to the Board that his application was asking to expand the rear deck off his house to the entire width of the house. The lot was long and narrow and nonconforming to setbacks from a previous variance. The lot was .64 acres in the RAAA zone. The proposed setback for the deck would be 11.2' from the property line, an increase from 13.8 due to the lot line being on an angle. The property abutted land owned by the Land Conservancy. Ms. Bearden-Rettger stated it was important to protect that setback which was already close due to the house being rebuilt through an earlier variance. Board members suggested the applicant discuss with his builder shortening the deck or removing the portion that goes beyond the 13.8'.

Mr. Seidenberg asked for a continuance to discuss these options with his builder and surveyor.

A continuance was granted until the June 16 meeting.

ADMINISTRATIVE

The Board voted for approval of the May 12, 2025 meeting minutes.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:25 pm.

Respectfully submitted,

Kelly Ryan

Administrator