

**ZONING BOARD OF APPEALS OF RIDGEFIELD**  
**MINUTES OF MEETING**

**November 3, 2025**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on November 3, 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, Robert Byrnes and Alexander Lycoyannis.

**ROTATION OF ALTERNATES**

The rotation for this meeting was first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole. No alternate was needed for this hearing. Thus, the rotation for the next meeting will be remain the same: first, Mr. Byrne; second, Mr. Stenko, third Mr. Cole.

**CONTINUED APPLICATIONS**

**Matthew Fishman**  
**Application 25-015**  
**194 High Ridge Avenue**

Continued to the November 17 meeting.

**Michael and Desiree Cuniberti**  
**Application 25-017**  
**279 Ridgebury Road**

Continued to the November 17 meeting.

**NEW APPLICATIONS**

**Daniel and Diana Stadnyk**  
**Application 25-019**  
**76 Walnut Hill Road**

Mr. and Mrs. Stadnyk appeared for their application. The submitted plans were for a bump out addition to their existing garage with a second story. The lot was in the RAA zone with a required 35' setback and was currently nonconforming to setbacks at 31'. The proposed bump out addition put the side yard setback at 25.9' The undersized lot, vested in 1964 and later likely upzoned was listed as the hardship. Ms. Bearden-Rettger questioned if a hardship existed for increasing the nonconforming current setback. Mrs. Stadnyk replied that the increase was needed because the garage would only be 11' wide, smaller than the standard 12-14' garages.

A letter from the closest abutting neighbor at 41 Round Lake Road was sent prior to the hearing and again reviewed by the Board.

No one else appeared for or against the application. A Decision can be found at the end of these minutes.

**Pavel E. Ilmeney**  
**Application 25-020**  
**Lot 35-36 Rustic Road**

Attorney Robert Jewell represented the applicant who was also present. The application was to allow construction of a new single-family house. The house would be 2.5 stories with a basement and a 1 car garage. The lot was legally nonconforming, .21 acres in the RA zone. Mr. Jewell stated the lot was created in 1954 in the former R4 zone. Lots in that neighborhood were originally developed to be only 2500 sq ft lots for summer

homes. A house was never built on the lot. The lot was upzoned several times from R3 in 1964, R2 in 1966 and RA in 1972 where it remains today. The applicants have already received approval for the plans from the Town Inland and Wetlands Board. That approval was submitted to the file. The proposed house will be placed 17.2’ and 26.3’ from the side setbacks, 65.9’ from the front setback and 21.6’ from the rear setback. Plans for the septic and stormwater systems are completed. Both systems will be located in the front yard. Those systems locations in the front yard and the location of the driveway resulted in the proposed house not meeting the required 25’ setback. The proposed driveway needed to be pushed to one side of the property as to not cover the septic system resulting in the house moved closer to the setback. Both systems resulted in the proposed house being moved further back towards the rear of the lot within the setback. The lot does not have a well, water is provided by Aquarian Water Company. The proposed house was under the allowable amount of lot coverage at 977 sq ft and floor area ratio of 2494 sq ft. The planned septic system was for a 2-bedroom house. Mr. Jewell listed hardships as the legal nonconforming lot that was upzoned 3 times. The location of the house due to the septic and stormwater system placement was required by the site engineer who stated all available space would be needed for the septic system and for an adequate stormwater system. Mr. Jewell submitted neighboring tax cards showing that neighboring properties had similar sized houses. Mr. Jewell stated that most of the houses in the area do not meet the required 25’ setback. Mike Silva of 22 Marie Lane appeared. His property borders the applicant’s property in the rear. Mr. Silva previously submitted a letter and video to the Board expressing concerns that water run off from Marie Lane, onto his property and the applicant’s lot. Board members all stated they reviewed the video and letter. He stated that he hoped the run off will now not backup onto his property. He also was concerned that the proposed 21’ setback in the rear was too close to his property and too close to a swing set he would likely add to his rear lot in the future. Mr. Jewell replied that the engineer looked at the drainage for the properties and would remediate any potential issues. Mr. Lycoyannis told Mr. Silva that the engineering plans would likely help his property with a stormwater management system in place. Mr. Pastore asked Mr. Jewell if any plant screening were planned. Mr. Jewell replied that none were listed on the proposed plans but applicant would agree to screen the property as a condition of the variance as long as those plantings did not interfere with the proposed drainage plans. Ms. Bearden-Rettger asked that such plantings be as native as possible. A neighbor at 8 Rustic Road submitted a letter in favor of granting the application prior to the hearing. No one else appeared for or against the application. A decision can be found at the end of these minutes.

**ADMINISTRATIVE**

The Board voted for approval of the October 20, 2025 meeting minutes.

**2026 Meeting Calendar**

An item on the agenda was an administrative item: the approval of the 2026 calendar. The following calendar was approved unanimously by the Board.

January	5 <sup>th</sup>
February	2 <sup>nd</sup>
March	2 <sup>nd</sup> and 16 <sup>th</sup>
April	6 <sup>th</sup> and 20 <sup>th</sup>
May	11 <sup>th</sup> and 18 <sup>th</sup>
June	1 <sup>st</sup> and 15 <sup>th</sup>
July	6 <sup>th</sup> and 20 <sup>th</sup>
August	31 <sup>st</sup>
September	14 <sup>th</sup>
October	5 <sup>th</sup> and 19 <sup>th</sup>
November	2 <sup>nd</sup> and 16 <sup>th</sup>
December	7 <sup>th</sup> and 14 <sup>th</sup>

**DECISIONS**

**Daniel and Diana Stadnyk**  
**Application 25-019**  
**76 Walnut Hill Road**

REQUESTED:           a variance of Section 3.5.H., setbacks, to allow an addition to a single-family home within the minimum yard setbacks; for property in the RAA zone located at 76 Walnut Hill Road

DATES OF HEARING:           November 3, 2025  
DATE OF DECISION:           November 3, 2025

VOTED:           To Grant, a variance of Section 3.5.H., setbacks, to allow an addition to a single-family home within the minimum yard setbacks; for property in the RAA zone located at 76 Walnut Hill Road.

VOTE:           To Grant:       4                           To Deny:     1

<u>In favor</u>	<u>Deny</u>
Cole, Lycoyannis	Bearden-Rettger
Pastore, Seavy	

- CONDITIONS:
- This action is subject to the following conditions that are an integral and essential part of the decision. Without these conditions, the variance would not have been granted:
1. The addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision.
  2. The plans submitted for the building permit application shall be the same as those submitted and approved with the application for variance.

- The Board voted this action for the following reasons:
1. The undersized lot, 1 acre in the RAA zone, creates an unusual hardship that justifies the granting of a variance in this case.
  2. It is noted that the approved plans will meet the setback for the RA zone.
  3. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town’s Plan of Conservation and Development.

**Pavel E. Ilmeney**  
**Application 25-020**  
**Lot 35-36 Rustic Road**

REQUESTED:           a variance of Section 3.5.H., setbacks, to allow construction of a single-family home within the minimum yard setbacks; for property in the RA zone located at 35-36 Rustic Road.

DATES OF HEARING:           November 3, 2025  
DATE OF DECISION:           November 3, 2025

VOTED:           To Grant, a variance of Section 3.5.H., setbacks, to allow construction of a single-family home within the minimum yard setbacks; for property in the RA zone located at 35-36 Rustic Road.

VOTE:            To Grant:        5                    To Deny:     0

<u>In favor</u>	<u>Deny</u>
Bearden-Rettger, Byrnes, Cole	
Pastore, Seavy	

- CONDITIONS:
- This action is subject to the following conditions that are an integral and essential part of the decision. Without these conditions, the variance would not have been granted:
1. The single-family house shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision.
  2. The plans submitted for the building permit application shall be the same as those submitted and approved with the application for variance.
  3. Applicant is required to plant a reasonable native screening at rear property line to the extent the plantings do not interfere with the proposed drainage system.

- The Board voted this action for the following reasons:
1. The lot is legally nonconforming and undersized at .21 acres in the RA zone.
  2. The proposed location of the house on the lot is due to the required septic and stormwater systems in the front of the property. These factors create unusual hardships that justifies the granting of a variance in this case.
  3. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town’s Plan of Conservation and Development.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 8:20 pm.

Respectfully submitted,

*Kelly Ryan*  
Administrator