

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

July 6, 2026

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on July 6, 2026. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the regular meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Robert Byrnes, Alexander Lycoyannis, Joseph Pastore, Michael Stenko.

ROTATION OF ALTERNATES

Ms. Bearden-Rettger recused herself from the application and asked Mr. Stenko to again sit for her. Thus, the rotation for the next meeting will stay the same: first, Mr. Santini; second, Mr. Cole, third Mr. Stenko.

CONTINUED APPLICATIONS

Triple L LLC

Application 26-010

20 West Lane

Applicants withdrew the application prior to the meeting.

Nejame and Sons, agents for Bennett and AnnMarie Covino

Application 26-012

6 Ritch Drive

Applicants withdrew the application prior to the meeting.

238 Mimosa Circle LLC

Application 26-013

238 Mimosa Circle

Attorney Ward Mazzucco again appeared for the applicants who were also present. The hearing was continued from the June 15 meeting. Mr. Mazzucco updated the Board since the June 15 hearing. A screening plan was developed at the Board's suggestion and forwarded to a neighboring property's attorneys review. Mr. Mazzucco stated that after several attempts to contact the attorney thru email, he never received any feedback. Mr. Mazzucco further stated that the proposed screening was in addition to the required plantings by the Town's Inland and Wetlands Board. The proposed screening plan for the neighboring property including 6 evergreen tree plantings of 9'. The property owner, Roman Rozinka, stated that he finished all the required IWB plantings on June 30. Mr. Mazzucco asked the Board to grant the setback variance for the addition and deck with the submitted screening plan.

Chris and Isela Vahlsing of 382 North Street appeared. They had previously forwarded their opposition to granting the variance and appeared at the June 15 hearing. Due to some of those concerns, the Board had requested the screening plan. In addition to concerns previously stated, Mr. and Mrs. Vahlsing claimed they now have experienced issues with stormwater runoff onto their property and presented materials regarding the runoff. Mr. Vahlsing also stated his previous attorney was no longer representing him likely due to conflicts within the Town. Mr. Seavy asked for confirmation that there were no runoff issues prior to the new construction at 238 Mimosa Circle. Mr. Vahlsing replied no issues prior to 2025. Mr. Vahlsing also stated he could not bring such water related concerns to the Inland Wetlands Board since the 238 Mimosa Circle application to them did not include a public hearing. Board members questioned if they were the most competent Town Board to make these decisions and members also had concerns about overstepping the decision of the IWB with any possible water related remediation conditions on the variance decision. Mr. Mazzucco also stated the IWB analyzed the property and came up with a plan for runoff and for plantings. He submitted

a topography run-off map that showed the flow of water onto the Vahlsing’s property with most run-off he claimed, coming from neighboring properties. He further stated the Vahlsing’s would need to hire a civil engineer to confirm any issues and the source. A ZBA denial of the variance would not help any stormwater issues. Again, Board members stated they were not qualified and able to change or recommend additional remediation conditions.

Several neighboring properties and associates of the applicants submitted letters in support of granting the variance 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
Meeting Minutes

The Board voted for approval of the June 15, 2026 meeting minutes.

DECISION

238 Mimosa Circle LLC
Application 26-013
238 Mimosa Circle

REQUESTED: a variance of Section 3.5.H., setbacks, to allow an existing addition and deck to remain within the minimum yard setbacks; for property in the RAA zone located at 238 Mimosa Circle.

DATES OF HEARING: June 15 and July 6, 2026
DATE OF DECISION: July 6, 2026

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow an existing addition and deck to remain within the minimum yard setbacks; both for property in the RAA zone located at 238 Mimosa Circle.

VOTE: To Grant: 5 To Deny: 0

<u>In favor</u>	<u>Deny</u>
Byrnes, Lycoyannis, Pastore, Seavy, Stenko	

CONDITIONS:

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The applicant shall plant the screening plan along the north east property line, as shown on the plans presented to the Board prior to the hearing.

The Board voted this action for the following reasons:

1. The 1.03-acre lot was upzoned to the RAA zone and became nonconforming to setbacks. This along with the location of the house on the property, creates hardship that justifies the grant of a variance in this case.
2. It is noted that the approved plans reduce the setback nonconformity from 27.1’ to 28.1’ and conform to the RA setback requirement.
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 8:10 pm.

Respectfully submitted,

Kelly Ryan
Administrator