

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

**May 11, 2026**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on May 11, 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: Robert Byrnes, Sky Cole, Alexander Lycoyannis, Joseph Pastore, Michael Stenko and Michael Santini.

**ROTATION OF ALTERNATES**

The rotation for this meeting was first Mr. Cole; second, Mr. Stenko, third Mr. Santini. Mr. Santini again sat for a continued application as noted below. Mr. Stenko sat for Mr. Seavy and Mr. Cole sat for Ms. Bearden-Rettger. Thus, the rotation for the next meeting will be: first, Mr. Santini; second, Mr. Cole, third Mr. Stenko.

**CONTINUED APPLICATIONS**

The following application was heard by: Mr. Pastore, Mr. Lycoyannis, Mr. Byrnes, Mr. Santini and Mr. Cole.

**Nicholas Russo**  
**Application 26-003**  
**55 Silver Hill Road**

Mr. Russo appeared again for his application that was continued from the March 16 meeting. Mr. Russo was requesting a setback variance to construct a deck. At the March 16 meeting, Mr. Russo submitted two locations for the proposed deck. The Board asked that he review his submitted plans to see if the proposed plans could move the deck further out of the setback or to another location.

Mr. Russo presented one proposal at this meeting, requesting a 60 x 12 deck, 28.5' from the required 35' property line. He listed hardships as the long rectangle property and the position of the house on the lot close to the property line. The proposed location would be approximately 188' from the neighboring house and naturally screened with trees along the property line. The house was currently 40.5' from the property line with a required 35' setback. Mr. Russo stated his contractor informed him after the last meeting that one the earlier proposed plans showing a wraparound deck was not possible due to the property's sloping topography. Also, it would be impractical to shorten the width as a 12' wide deck allowed for adequate patio furniture and movement around the deck and railings. Stairs outside the 35' setback were planned down to the existing stone patio. Mr. Russo stated after purchasing the house, the septic system was upgraded to eventually add an addition to the house over that existing patio. The other side of the house was unsuitable for a deck addition as there was more slope and a drop off and also closer to a neighbor's house.

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

**238 Mimosa Circle LLC**  
**Application 26-007**  
**238 Mimosa Circle**

Applicants asked for a continuance prior to the start of the meeting.

**NEW APPLICATION**

The following application was heard by: Mr. Pastore, Mr. Lycoyannis, Mr. Byrnes, Mr. Cole and Mr. Stenko.

**Addessi Square LLC**  
**Application 26-008**  
**387-389 Main Street**

Attorney Amy Souchuns represented the applicant. Wayne Addessi was also present for the application. A narrative description of the variance request was previously submitted to the Board. Ms. Souchuns summarized the narrative to the Board stating the building predated zoning regulations along with the rooftop HVAC units that were first installed in 1982. The variance request was to waive the required screening of the rooftop HVAC units. The Planning and Zoning Commission along with the Architectural Advisory Committee required the screening per regulation 8.3.D.E. Ms. Souchuns said the units installed in 1982 before the enactment of the screening regulation. When the applicants met with P&Z in 2024 to modify the existing special permit, applicant was notified the screening was required and to waive screening a variance would be required. Ms. Souchuns stated that the property had 27 parking spaces, below the number of required spaces, so if the units were moved from the roof to the parking area, additional spots would be lost and a parking space variance would be needed. Photos of the building were also submitted and reviewed by the Board members. Photos showed the HVAC units not visible from Main Street and screened by trees on Catoonah Street. Board members discussed if these trees offered adequate screening of the units. A letter from the applicant's insurance company was also submitted. Within the letter, the insurance company expressed concerns that screening of the rooftop units could increase safety risks for the jewelry business located in the building. Mr. Pastore asked if the units could be painted or cleaned up in anyway. Mr. Addessi replied he was told by the AAC painting would not be considered screening. Board members questioned if painting the units would cover up safety warnings on the units. No one appeared for or against the application. A Decision can be found at the end of these Minutes.

**DECISIONS**

**Nicholas Russo**  
**Application 26-003**  
**55 Silver Hill Road**

REQUESTED: a variance of Section 3.5.H., setbacks, to allow a deck addition within the minimum yard setback; for property in the RAA zone located at 55 Silver Hill Road.

DATES OF HEARING: March 16, May 11, 2026  
DATE OF DECISION: May 11, 2026

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a deck addition within the minimum yard setback; for property in the RAA zone located at 55 Silver Hill Road.

VOTE: To Grant: 5 To Deny: 0

In favor  
Byrnes, Cole, Lycoyannis,  
Pastore, Santini

Deny

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 deck shall be located exactly as shown on plans and drawings revised and presented to the Board during the hearing and made part of this decision.
2. This Decision is for the deck addition only.

3. 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 position of the house on the lot built close to the property line and the sloping topography, presents hardship that justifies the granting of a variance in this case.
2. 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.

**Addessi Square LLC**  
**Application 26-008**  
**387-389 Main Street**

REQUESTED: a variance of Section 8.3.D.e., building design, to allow a waiver of screening requirements for HVAC units; for property in the CBD zone located at 387-389 Main Street.

DATES OF HEARING: May 11, 2026  
DATE OF DECISION: May 11, 2026

VOTED: To Grant, a variance of Section 8.3.D.e., building design, to allow a waiver of screening requirements for HVAC units; for property in the CBD zone located at 387-389 Main Street.

VOTE: To Grant: 5 To Deny: 0

In favor Deny  
Byrnes, Cole, Lycoyannis,  
Pastore, Stenko

The Board voted this action for the following reasons:

1. The building and HVAC units predate the current screening requirement zoning regulation as the original units were installed in 1982. One of the two new units was installed further back on the roof, reducing the nonconformity. These factors create hardship that justifies the granting of a variance in this case.
2. It is noted that moving the HVAC units off the roof and onto the parking lot would eliminate parking spaces and result in the property owner needing an additional parking variance. The Board also found that trees on Catoonah Street currently screen the units from the street. Additionally, the property's insurance company has expressed concerns that screening the units could result in a security issue for the buildings jewelry business.
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.

**ADMINISTRATIVE**

**Meeting Minutes**

The Board voted for approval of the April 20, 2026 meeting minutes.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 7:55 pm.

Respectfully submitted,

*Kelly Ryan*  
Administrator