



a town for a lifetime IRONDEQUOIT *New York*

REVISED as of 05.13.2024 - 3:01pm

PLANNING BOARD WORKSHOP AGENDA

**Workshop Meeting, May 13, 2024 at 7:00pm
1280 Titus Avenue, Irondequoit, NY 14617**

Sketch Plan Conference - Case No: PB2024-05-06

Request by Colliers Engineering & Design, acting as agent for Providence Housing, for Sketch Plan Conference, for the proposed construction of four – multi-family apartment buildings, totaling 104 units, with site related improvements, on premises 2590 Culver Road, in a R-5 Residential District.

Case No: PB2024-05-01

Request by Bin Sun, for Signage Approval, to maintain existing building mounted signage, on premises 850 E. Ridge Road, in the C-Business District.

Case No: PB2024-05-02

Request by Marathon Engineering, acting as agent for TK Owner, LLC for Signage Approval, to install one building mounted sign and three tenant panels on existing pylon and monument signs, on premises 2255 E. Ridge Road, (Culver-Ridge Plaza), in a C-Business District.

Case No: PB2024-05-03

Request by Colliers Engineering, acting as agent for Regional Transit Services & NY Irondequoit Self Storage, LLC (Life Storage), for Signage Approval, to amend the existing monument sign, on premises 2111 Hudson Avenue, in a C-Business District.

Case No: PB2023-09-01:

Request by Capstone Real Estate Development LLC, acting as agent for 550 Titus Avenue LLC, for Preliminary / Final Site Plan Approvals, to construct two multi-family apartment buildings totaling 16 market rate residential units, on premises 550 & 560 Titus Avenue, in a Mixed-Use Commercial District.

As of 05.08.2024 @ 1.48pm - The applicant has postponed this case and will not appear at the May Planning Board Meetings.

Case No: PB2024-05-04

Request by McMahon LaRue Associates, acting as agent for 43 North Real Estate, to Subdivision Approval, to subdivide one existing 6.368-acre parcel into two lots, on premises 4530 St. Paul Blvd aka: 41 Colebrook Drive, in a R-1 Residential District.

Case No: PB2024-05-05

Request by Michael Nolan, I-Square, for Final Site Plan Approval conforming to existing as-built drawings, on premises, 775 Titus Avenue, in a MUC – Mixed Use Commercial District, pursuant to Settlement Agreement and Mutual Release, dated April 18, 2024, between the Town and I-Square in the litigation captioned *Town of Irondequoit v. I-Square, LLC*, Index No. E2023014260 (Sup. Ct. Monroe Cnty.).



a town for a lifetime IRONDEQUOIT *New York*

REVISED as of 05.13.2024 - 3:01pm

PLANNING BOARD MEETING AGENDA

**Regular Meeting, May 20, 2024 at 7:00pm
1280 Titus Avenue, Irondequoit, NY 14617**

7:01pm - Public Hearing – Case No: PB2024-05-01

Request by Bin Sun, for Signage Approval, to maintain existing building mounted signage, on premises 850 E. Ridge Road, in the C-Business District.

7:02pm – Public Hearing – Case No: PB2024-05-02

Request by Marathon Engineering, acting as agent for TK Owner, LLC for Signage Approval, to install one building mounted sign and three tenant panels on existing pylon and monument signs, on premises 2255 E. Ridge Road, (Culver-Ridge Plaza), in a C-Business District.

7:03pm – Public Hearing – Case No: PB2024-05-03

Request by Colliers Engineering, acting as agent for Regional Transit Services & NY Irondequoit Self Storage, LLC (Life Storage), for Signage Approval, to amend the existing monument sign, on premises 2111 Hudson Avenue, in a C-Business District.

7:04pm – Public Hearing - Case No: PB2023-09-01:

Request by Capstone Real Estate Development LLC, acting as agent for 550 Titus Avenue LLC, for Preliminary / Final Site Plan Approvals, to construct two multi-family apartment buildings totaling 16 market rate residential units, on premises 550 & 560 Titus Avenue, in a Mixed-Use Commercial District.

As of 05.08.2024 @ 1.48pm - The applicant has postponed this case and will not appear at the May Planning Board Meetings.

7:05pm – Public Hearing – Case No: PB2024-05-04

Request by McMahon LaRue Associates, acting as agent for 43 North Real Estate, to Subdivision Approval, to subdivide one existing 6.368-acre parcel into two lots, on premises 4530 St. Paul Blvd aka: 41 Colebrook Drive, in a R-1 Residential District.

7:06pm - Public Hearing – Case No: PB2024-05-05

Request by Michael Nolan, I-Square, for Final Site Plan Approval conforming to existing as-built drawings, on premises, 775 Titus Avenue, in a MUC – Mixed Use Commercial District, pursuant to Settlement Agreement and Mutual Release, dated April 18, 2024, between the Town and I-Square in the litigation captioned *Town of Irondequoit v. I-Square, LLC*, Index No. E2023014260 (Sup. Ct. Monroe Cnty.).

7:07pm – Public Hearing – Case No: PB2024-05-06

Request by Colliers Engineering & Design, acting as agent for Providence Housing, for Steep Slope & Woodlot Environmental Protection Overlay District Permits (EPOD's), for the proposed construction of four – multi-family apartment buildings, totaling 104 units, with site related improvements, on premises 2590 Culver Road, in a R-5 Residential District.

As of 05.13.2024 @3:01pm the applicant has postponed this case and will not appear at the May 20th Planning Board meeting.

All interested persons are entitled to be heard during a public hearing. Public hearing comments must pertain to the application for which the public hearing is held and will be limited to five (5) minutes per person.