



a town for a lifetime IRONDEQUOIT *New York*

Irondequoit Planning Board Results of the August 26, 2024 Meeting.

PLEASE TAKE NOTICE that the **Irondequoit Planning Board** held a Public Hearing at the Irondequoit Town Hall, 1280 Titus Avenue, in the Broderick Room on **MONDAY, AUGUST 26, 2024 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: PB2024-07-02

Request by Sunoco for Signage Approvals, to update existing building signage, freestanding signage, canopy, and dispenser signage, on premises 2075 E. Ridge Road, in a C-Business District.

The Board granted Signage Approvals subject to the following condition:

- *No illumination on the canopy.*

Case No: PB2024-08-01

Request by Patricia Cooke, for Subdivision Approval, to subdivide a 5.3+/- acre parcel into two lots, on premises 193 St. Joseph Street, in an R-R Residential District.

The Board granted Subdivision Approval subject to the following condition:

- *Address Labella Comments dated August 19, 2024.*

Case No: PB2024-08-03

Request by Greenman-Pederson, Inc., acting as agent for Carrols, LLC (Burger King) for Preliminary Site Plan Approval, for the renovation of the existing structure's façade, canopy and drive-thru with site related improvements, on premises 625 E. Ridge Road, in a C-Business District.

The Board granted Preliminary & Final Site Plan approvals subject to the following conditions:

- *Eliminate three parking spaces on the east for three landscaped islands with native shade to comply with the Irondequoit Landscape Guidelines.*
- *Address Labella's comments.*
- *Lights to be turned off two hours after closing and turned on one hour prior to opening.*
- *Outdoor seating shall be fencing with bollards installed for protection and safety.*

Case No: PB2024-08-04

Request by Michael Nolan, I-Square LLC, for Preliminary Site Plan Approval, for the development of four (4) duplex units (8 cottages) and associated site work for the expansion of the Brookside Cottages, on premises 41, 51, 61 Lorraine Drive, in a MUC – Mixed Use Commercial District.

The Board adjourned this case until the September meetings leaving the public hearing open.

****Case Postponed per the Applicant**** Public Hearing – Case No: PB2024-05-04

Request by McMahon LaRue Associates, acting as agent for 43 North Real Estate, for Subdivision & Preliminary / Final Site Plan Approval, to subdivide one existing 6.368-acre parcel into two lots regarding the proposed redevelopment of an existing building into twenty-two (22) apartments and 6,000SF of commercial space, on premises 4530 St. Paul Blvd aka: 41 Colebrook Drive, in a R-1 Residential District. PB2024-08-02

By the request of the applicant, this case has been postponed for the August 26, 2024 Planning Board Meeting.



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ITEMS FOR BOARD ACTION:

Town Board Referrals:

1. Request by Macrae Architecture, acting as agent for Kids Empire, for a Special Use Permit, to operate an indoor children's playground (place of public assemblage), on premises 2255 E. Ridge Road, in the C-Business District.

The Planning Board offered a Positive Referral with the following discussion and/or recommendations:

1. *Planning Board was aware of what was being proposed for this spot during the site plan review.*
2. *The previous use was a great one.*
3. *Impacts are all internal for this use.*
4. *Children need a place like this.*

2. Request by Costich Engineering, acting as agent for Peace of Christ Parish (St. Ambrose Church), to Rezone a portion of Tax Id: 107.06-1-32 from R-1 Residential to R-2 Residential for the proposed resub division of the three (3) existing parcels to create new conforming lot.

The Planning Board offered a Positive Referral with the following discussion and/or recommendations:

1. *Proposed is not a significant change.*
2. *Parking may be a problem in the future.*
3. *Utilities may be a concern.*