



a town for a lifetime **IRONDEQUOIT** *New York*

Irondequoit Planning Board Results of the September 30, 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, SEPTEMBER 30, 2024 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: PB2024-08-04

Request by Michael Nolan, I-Square LLC, for Preliminary/Final 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 the case, leaving the public hearing open, upon the submission of the revised plans per discussion and comments per agreement with the applicant.

ITEMS FOR BOARD ACTION:

Lead Agent Intent – Case No: PB2024-05-06

Planning Board to declare their intent to act a Lead Agent for the purposes of SEQRA regarding the proposed development of four – multi-family apartment buildings, totaling 104 units, with site related improvements, on premises 2590 Culver Road, in a R-5 Residential District.

The Planning Board declared their intent to act as Lead Agent.

Town Board Referral:

Request by Krumsieg Architecture, acting as agent for Samuel J. Battaglia, Battatini's Catering, has submitted an application to the Town Board for Rezoning Approval to rezone 2305 Portland Avenue from R-6 Residential to C-Business for the proposed relocation of an existing catering business to 2305 Portland Avenue.

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

- 1. Concern with proposed parking on front lawn.*
- 2. Parking requirements for the C-Business District will require a variance.*
- 3. Screening on south and west needs to be adequate for adjoining residents.*
- 4. Recommends the application comes back to the Planning Board regarding the proposed change of use.*
- 5. Difference of use between the R-6 Residential & C-Business uses is minimal as previous businesses were permitted.*