



a town for a lifetime IRONDEQUOIT *New York*

Irondequoit Planning Board Results of the January 27, 2025 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, JANUARY 27, 2025 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: PB2024-05-06

Request by Colliers Engineering & Design, acting as agent for Providence Housing, for Preliminary Site Plan Approval & Steep Slope & Woodlot Environmental Protection Overlay District Permits (EPOD's), for the proposed construction of four (4) multi-family, 2-story apartment buildings and one (1) 3-story apartment building, totaling 104 units, with site related improvements and lot combination, on premises 2590 Culver Road, in a R-5 Residential District.

The Board granted Preliminary and Final Site Plan Approval subject to the following conditions:

- *Infill any areas that are bare along the south lot line with landscaping for screening the spring after issuance of the C of O.*
- *All NYS DEC requirements are met.*
- *The applicant addresses any open comments by Labella and MC P & D.*
- *Two 20-foot poles with shields at the southern parking lot line to be installed.*
- *Signage to return to the Planning Board.*

Case No: PB2025-01-01

Request by Marathon Engineering, acting as agent for Private Enterprise Properties, LLC, for Preliminary/Final Site Plan Approval, for the proposed redevelopment of the existing building adding 3,900SF for the construction of a medical clinic for Rochester Regional Center for Urology to include reconfiguration of the existing parking lot with site related improvements, on premises 2615 & 2627 Culver Road, in the R-6 Residential District.

The Board granted Preliminary and Final Site Plan Site Plan approval subject to the following conditions:

- *Add "Patient Parking with arrow" onto the existing steel directory sign.*
- *Address all Labella's comments dated January 24, 2025.*
- *All signage lighting on front parking lot be turned on one hour prior to opening and turned off two hours after closing.*
- *Easement on the south side for the proposed future sidewalk.*

Item for Board Action:

Proposed Local Law regarding the text amendment to the Irondequoit Town Code, Chapter 235-69, Fencing.

The Board offered a Positive Referral regarding the text amendment to Chapter 235-69 Fence Code.

- *Provides considerable clarifications for Zoning Board, Planning Board, Town Residents and gives guidance to the Town.*
- *Addresses areas of the code that were silent in the past.*
- *Adding new sections on waterfront properties will be additionally helpful regarding NYS DEC regulations.*