



a town for a lifetime IRONDEQUOIT *New York*

Irondequoit Planning Board Results of the March 24, 2025 Meeting.

PLEASE TAKE NOTICE that the **Irondequoit Planning Board** met for a regular meeting at the Irondequoit Town Hall, 1280 Titus Avenue, in the Broderick Room on **MONDAY, MARCH 24, 2025 AT 7:00 PM** local time to consider the following application(s).

ITEMS FOR BOARD ACTION:

Request by Crown Castle Fiber, LLC is seeking Special Use Permits to construct and operate (8) eight small cell antennas with associated equipment on a new pole located in the public rights of way in front of, near or in the vicinity of 122 Mayfair Drive, 7 Leland Road, 10 Lake Terrace, 233 Pinecrest Drive, 124 Wyndale Road, 123 Montclair Drive, 119 Pinecrest Drive, 221 Briarwood Drive, in the R-1 and R-2 Residential Districts.

ON MOTION by Board Member Blocchi, seconded by Board Member Yanosh, **carried: 7 Aye, 0 Nay, 1 Absent, 0 Abstained; The Planning Board offered a Positive Referral to the Town Board with the following recommendations/comments:**

- *The project will enhance cell service for users.*
- *The Board looks forward to site plan review for optimal pole placement.*
- *Crown Castle is encouraged to work with residents regarding pole placement.*
- *Poles should be consistent with existing poles in terms of heights, lighting and materials.*
- *Poles should be sited to minimize visual impact.*
- *The possibility of incorporating lighting to poles should be explored.*

Proposed Local Law regarding amendments to Irondequoit Town Code Chapter 235 to establish a new definition to Town Code Section 235-4B and creating a new Local Law adding to Town Code Section 235-75.1 regarding Short Term Rentals.

The Planning Board did not provide a formal positive or negative referral. However, the Board offered the following findings:

- ***Findings in Support:***
 - *The Town has conducted significant due diligence.*
 - *The topic has been discussed for over a year and there is interest in moving forward with implementation.*
 - *The law may help promote homeownership and increase housing inventory for first-time home buyers.*
 - *The law addresses concerns expressed by residents and neighborhoods negatively impacted by Short-Term Rentals.*
 - *The law supports preserving the character of residential neighborhoods.*
- ***Findings in Opposition:***
 - *The proposed law is viewed by some Board members are overly restrictive.*
 - *The Town may wish to instead consider alternatives to outright prohibition, such as:*
 - *Limiting short-term rentals to specific locations (e.g., waterfront areas, Ridge Rd, etc.)*
 - *Allowing only owner-occupied rentals.*



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- Increasing the minimum stay requirement for short-term rentals to reduce transient occupancy and discourage weekend party use (E.g., requiring a 7-day minimum stay instead of allowing a 1- or 2-night stay)
 - Creating provisions for financial hardship or unique cases (e.g., already-purchased properties, single-room rentals)
- The need to accommodate unique visitor circumstances. (e.g., Family emergencies, hospitalization of relative/friend)
 - Preference for enforcement against code violators rather than a blanket restriction.
 - Short-term rentals can help to financially support residents who rely on rental income to remain in their home (Ex: waterfront properties paying taxes)
 - The Town may wish to consider requiring substantial registration fees to fund enforcement and oversight of properties used as short-term rentals.
 - The Town may wish to require a security deposit for properties used as short-term rentals to encourage good behavior and maintain accountability.

Recommendation to clarify the definition of “transient rental”.

*The proposed definition of “Transient Rental” (Rental of a dwelling unit for a period of less than 29 continuous days) could lead to questions about the legality of successive short-term rentals at a dwelling unit for more than 29 consecutive days (i.e., could a dwelling unit, rented for 30 consecutive days, be rented to multiple parties during that 30-day window?). For this reason, the Town may wish to clarify this definition by defining a “Transient Rental” as “Rental of a dwelling unit **to a single party** for a period of less than 29 consecutive days.”*

Summary report: Litera Compare for Word 11.10.0.38 Document comparison done on 3/28/2025 3:12:40 PM	
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Format changes	0
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