



a town for a lifetime IRONDEQUOIT *New York*

Irondequoit Planning Board Results of the August 25, 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, AUGUST 25, 2025 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm - Public Hearing – Case No: PB2025.08.01

Land Tech Planning & Surveying, acting as agent for Lexington One Properties (aka: 633 Titus Ave, LLC), is seeking Preliminary / Final Site Plan Approval for the development of a new 2,370 SF, two-story restaurant (Irondequoit Hots) with site related improvements, on premises 633 Titus Avenue, in the MUC – Mixed Use Commercial District.

The Board granted Preliminary Site Plan Approval subject to submission of revised plans addressing the following conditions for Final Site Plan Approval:

- 1. Identify external cooler mechanics.*
- 2. Submit detailed elevations of all sides including the front façade.*
- 3. Provide color examples of structure.*
- 4. Submit external light fixture details.*
- 5. Submit details of second floor storage elevations.*
- 6. Address comments submitted from Labella, Dept. of Public Works and Monroe County Planning & Development.*
- 7. All lights, except safety lighting, be extinguished until one hour before opening and two hours after closing.*