



a town for a lifetime IRONDEQUOIT *New York*

Irondequoit Planning Board Results of the November 24, 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, NOVEMBER 24, 2025 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: PB2025.11.02

Request by Jay Negrin of Bruster's Real Ice Cream for Signage Approval, to install an illuminated monument sign, on premises 1930 E. Ridge Road, in the C-Business District.

The Board granted signage approval subject to the following conditions:

- *Monument sign lighting be extinguished two hours after the close of business and turned on one hour before.*
- *Confirmation from Town Officials to ensure no line of site uses for traffic.*

Case No: PB2023-09-01:

Request by Capstone Real Estate Development LLC, acting as agent for 550 Titus Avenue LLC, for Preliminary / Final Site Plan Approvals, to construct two multi-family apartment buildings totaling 16 residential units, on premises 550 & 560 Titus Avenue, in a Mixed-Use Commercial District.

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

- *Subject to adding additional landscaping for screening along the length of the east lot line.*
- *Subject to addressing Labella's & Monroe County Planning & Developments comments.*
- *Subject to increase the dumpster enclosure area to 10 feet wide by 12 feet long to accommodate additional items.*
- *Subject to the snowdrift crabapples to be salvaged to the extent feasible.*