



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

Irondequoit Planning Board Results of the April 27, 2026 Public Hearing 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, APRIL 27, 2026 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: PB2025.08.01

Land Tech Planning & Surveying, acting as agent for Lexington One Properties (aka: 633 Titus Ave, LLC), is seeking 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 Final Site Plan Approval subject to conditions.

Case No: PB2026.04.01

Romeo Land Development LLC, acting as agent for Christian Duerr & Heather Dougherty, for Subdivision Approval to combine two parcels into one contiguous parcel, on premises 138 Durand Blvd and Tax ID: 062.75-1-32, in the R-3 Residential District.

The Board granted Preliminary/Final subdivision approval as requested.