



a town for a lifetime
IRONDEQUOIT *New York*

Planning Board Meetings

PLANNING BOARD AGENDA

Workshop Meeting, July 13, 2026 at 7:00pm
1280 Titus Avenue, Irondequoit, NY 14617

Case No: PB2025.12.01-S

Request by Sign and Lighting Services, acting as agent for 1765 Ridge Rd LLC(Key Bank), has made application for Signage Approval by the conditions of site plan approval granted February 18, 2026, on premises 1765 E. Ridge Road, in the RRPDD-Ridge Road Planned Development District.

Case No: PB2025.06.02

Resubmittal request by Costich Engineering, acting as agent for Beacon Estates, LLC, for Subdivision and Preliminary/Final Site Plan Approval, Steep Slope & Woodlot Environmental Protection Overlay District Approvals, to subdivide three existing parcels into a five-lot subdivision for proposed single family dwellings, on premises 245, 298 Newport Road and Tax Id: 077.16-1-31.21, in the R-1 Residential Zoning District.

Case No: PB2026.06.02

Request by Harris Beach Murtha Cullina, PLLC acting as agent for Mocas, LLC d/b/a: Good Life Collective for a Special Use Permit Approval to operate a New York State licensed adult-use cannabis retail dispensary relating to time, place and manner on premises 1849 E. Ridge Road, in the M-Manufacturing District.

Case No: PB2026.07.01

Request by Marathon Engineering, acting as agent for Bishop Kearney High School, for Preliminary/Final Site Plan Approval for the construction of a +/-66,000SF Special District Building with site related improvements, on premises 125 Kings Highway S., in an R-1 Residential Zoning District.

Case No: PB 2026.07.02

Request by Andrew Kolupski, d/b/a Wicked Reserve Dispensary for a Special Use Permit to operate a New York State licensed adult-use cannabis retail dispensary relating to time, place and manner, on premises 101 Pattonwood Drive, aka: 111 Pattonwood Drive, in the RH – River Harbor Zoning District.

PLANNING BOARD AGENDA

Regular Meeting, July 27, 2026 at 7:00pm
1280 Titus Avenue, Irondequoit, NY 14617

7:01pm – Public Hearing - Case No: PB2025.12.01-S

Request by Sign and Lighting Services, acting as agent for 1765 Ridge Rd LLC (Key Bank), has made application for Signage Approval by the conditions of site plan approval granted February 18, 2026, on premises 1765 E. Ridge Road, in the RRPDD-Ridge Road Planned Development District.



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7:02pm – Public Hearing - Case No: PB2025.06.02

Resubmittal request by Costich Engineering, acting as agent for Beacon Estates, LLC, for Subdivision and Preliminary/Final Site Plan Approval, Steep Slope & Woodlot Environmental Protection Overlay District Approvals, to subdivide three existing parcels into a five-lot subdivision for proposed single family dwellings, on premises 245, 298 Newport Road and Tax Id: 077.16-1-31.21, in the R-1 Residential Zoning District.

7:03pm – Public Hearing - Case No: PB2026.06.02

Request by Harris Beach Murtha Cullina, PLLC acting as agent for Mocas, LLC d/b/a: Good Life Collective for a Special Use Permit Approval to operate a New York State licensed adult-use cannabis retail dispensary relating to time, place and manner on premises 1849 E. Ridge Road, in the M-Manufacturing District.

7:04pm – Public Hearing - Case No: PB2026.07.01

Request by Marathon Engineering, acting as agent for Bishop Kearney High School, for Preliminary/Final Site Plan Approval for the construction of a +/-66,000SF Special District Building with site related improvements, on premises 125 Kings Highway S., in an R-1 Residential Zoning District.

7:05pm – Public Hearing - Case No: PB2026.07.02

Request by Andrew Kolupski, d/b/a Wicked Reserve Dispensary for a Special Use Permit to operate a New York State licensed adult-use cannabis retail dispensary relating to time, place and manner, on premises 101 Pattonwood Drive, aka: 111 Pattonwood Drive, in the RH – River Harbor Zoning District.

All interested persons are entitled to be heard during a public hearing. Public hearing comments must pertain to the application for which the public hearing is held and will be limited to five (5) minutes per person.

PUBLIC Comment:

To submit written comments:

- Email: planningboard@irondequoit.gov
- Mail: Planning & Zoning Department, 1280 Titus Avenue, Rochester, NY 14617
- Contents: Written comment must include the project address as well as the commenter's name and address.
- Written comment submission date: the business day before the hearing by 4:30 pm.

To provide verbal comment at the public hearing:

- Attend public hearing at Town Hall.
- The Board Chair will open the floor for public comment.
- Approach the podium, speak clearly into the microphone, and state your name and address for the record.
- Comments may not exceed five (5) minutes in length.