



a town for a lifetime IRONDEQUOIT *New York*

Irondequoit Zoning Board of Appeals results of the May 6, 2024 Meeting.

PLEASE TAKE NOTICE that the **Irondequoit Zoning Board of Appeals** held a Public Hearing at the Irondequoit Town Hall, 1280 Titus Avenue, in the Broderick Room on **MONDAY, MAY 6, 2024 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: ZB2024-05-01

Request by Jonathan Wixson, for an Area Variance, to construct an addition, with less than required side setback, on premises 149 Belmeade Road, in an R-1 Residential District.

The Board approved the Area Variance as submitted.

Case No: ZB2024-05-02

Request by Miranda Delvecchio, for the Renewal of a Special Use Permit, to harbor six hens with coop pursuant to Town Code 235-70, on premises 115 Valley View Crescent, in an R-1 Residential District.

The Board granted the Renewal of the Special Use Permit subject to the following conditions:

- *To allow the harboring of up to six hens for a five-year period, with no replacement hens and no roosters.*
- *Annual inspection by Town staff with no advance notice provided.*
- *For outdoor structures enclosed with fencing/wire mesh, the wire mesh/fencing should be buried two feet below the ground to prevent access to the enclosed area where animals are being kept or apron of 2 feet.*
- *Coop and run to be at least 4' from the property lines.*
- *Coop must be maintained and cleaned.*
- *Food to be stored indoors in sealed container(s).*

Case No: ZB2024-05-03

Request by Cara Walsh, for an Area Variance, to maintain an existing front stoop, with less than required front setback, on premises 118 Yorkshire Road, in a R-2 Residential District.

The Board approved the Area Variance with the following condition:

- *Subject to railings be installed.*

Case No: ZB2024-05-04

Request by Thomas Harkin, for an Area Variance, to demolish existing detached garage and construct a new detached garage, exceeding maximum lot coverage and height, on premises 170 Bay Side Drive, in an R-2 Residential District.

The Board approved the Area Variances as submitted.



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Case No: ZB2024-05-05

Request by Austin Kreuzer Veness, for an Area Variance, to install six-foot-high side yard fencing, exceeding maximum permitted height, on premises 338 Rogers Parkway, in an R-1 Residential District.
The Board approved the Area Variance as submitted.

Case No: ZB2024-05-06

Request by Adam Tellier, acting as agent for Jami Jamison & Gail Hoins, for an Area Variance, to construct a residential addition, with less than required side setback, on premises 113 Belcoda Drive, in an R-1 Residential District.
The Board approved the Area Variance as submitted.

Case No: ZB2024-05-07

Request by McMahon LaRue, acting as agent for Christopher Blaine, for an Area Variance, for the proposed resub-division of two lots, creating a lot with less than required lot width on premises 184 Pinewood Trail and exceeding maximum required side setbacks on premises 184 & 200 Pinewood Trail, in an R-1 Residential District.

The Board approved the Area Variance with the following condition:

- *Conditioned that the expanded area of 200 Pinewood Trail is not to be used for storage of vehicles, boats, trailers or items of a similar character.*

Case No: ZB2024-05-08

Request by Costich Engineering, acting as agent for Steve Labuzetta, for an Area Variance, for the development of five townhouse buildings, creating ten dwelling units, with less than required square footage per dwelling unit, on premises 91 Lakefront, in an WD – Waterfront Development District.
The Board denied the Area Variance.

ITEM FOR BOARD ACTION:

Determination of the Code Enforcement Officer to the Zoning Board of Appeals for the interpretation of the expiration of the Area Variance regarding Case No: ZBA2023-01-1 for 36 Madison Terrace, in an R-2 Residential District.

The Zoning Board of Appeals upheld the decision of the Code Enforcement Officer.