



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

Irondequoit Zoning Board of Appeals results of the July 1, 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, JULY 1, 2024 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2024-07-01

Request by Juan & Jennifer Castaneda, for a Special Use Permit, to harbor six hens with coop pursuant to Town Code Section 235-70 on premises 4805 St. Paul Blvd, in an R-2 Residential District.

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

- ***To allow the Harboring of six (6) hens for a five-year period, with no replacement hens and no roosters.***
- ***Annual inspection by Town staff with no advance notice provided.***
- ***Initial submission of a Health Certificate.***
- ***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.***
- ***Coop and run to be at least 4' from the property lines.***
- ***Coop must be maintained and cleaned with waste properly disposed of.***
- ***Food to be stored indoors in sealed container(s).***

7:02pm Case No: ZB2024-07-02

Request by Catalina Polimeni, for an Area Variance, to install an accessory structure (above ground pool) on a through-lot (two street fronts) without a primary residence, on premises Tax ID: 047.19-2-8.1 (St. Paul Blvd) in an R-2 Residential District.

The Board approved the Area Variance subject to the following condition:

- ***The lot with the pool to be conveyed only with the lot with the primary residence.***

7:03pm Case No: ZB2024-07-03

Request by Vanguard Engineering, PC, acting as agent for ShreVan Consulting, LLC, for Area Variances, to demolish the existing dwelling and construct a new single-family dwelling, with less than required side setbacks and for the proposed combination of two lots, with less than required lot width, on premises 4971 Culver Road and a portion of Tax ID:062.52-1-24.11, in an R-1 Residential District.

The Board approved the Area Variance as submitted.