



a town for a lifetime IRONDEQUOIT *New York*

NOTICE OF PUBLIC HEARING TOWN OF IRONDEQUOIT

PLEASE TAKE NOTICE that the Irondequoit Zoning Board of Appeals will hold a Public Hearing at the Irondequoit Town Hall, 1280 Titus Avenue, in the Broderick Room on **MONDAY, SEPTEMBER 9, 2024 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2024-09-01

Thomas A. Jackson is seeking an Area Variance to allow for a reduced rear setback of 13 feet for the reconstruction of an existing attached deck, on premises 419 Whipple Lane, in an R-2 Residential District.

7:02pm Case No: ZB2024-09-02

Sarah Rizzo Skin Spa & Boutique is seeking an Area Variance to allow for the increased square footage of 5 square feet for the installation of a new free-standing sign, on premises 1146 Titus Avenue, in a R-6 Residential District.

7:03pm Case No: ZB2024-09-03

McMahon LaRue Associates, acting as agent for 43 North Real Estate, is seeking Area Variances to allow for a reduced side setback of 0 feet and reduced off-street parking requirement for the redevelopment of existing building into twenty-two apartments and 6,000SF of commercial space, on premises 4530 St. Paul Blvd aka: 41 Colebrook Drive, in an R-1 Residential 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: zoningboard@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.