



a town for a lifetime
IRONDEQUOIT *New York*

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

PUBLIC HEARING(S):

Case No: ZB2024-10-01

Land Tech Surveying & Planning, acting as agent for Patrick Leva are seeking Area Variances to construct a new single-family dwelling with attached garage with a front setback of 17 feet where 30 feet is required and a rear setback of 5 feet where 30 feet is required, on premises 397 Rock Beach Road, in an R-2 Residential District.

The Board tabled this case asking the applicant to return and address the items discussed and show the alterations of the footprint of the dwelling.

Case No: ZB2024-10-02

Land Tech Surveying & Planning, acting as agent for Gaul Hunsburger are seeking Area Variances to construct a new single-family dwelling with a front setback of 6 feet where 30 feet is required and a rear setback of 16 feet where 30 feet is required on premises 89 Anchor Terrace, in an R-2 Residential District.

The Board granted the Area Variances as submitted.

Case No: ZB2024-10-03

Matt & Heather Falcone are seeking an Area Variance to allow for the installation of a 6-foot-high fence on a vacant lot where Town Code only permits 4 feet high, on premises 149 Leland Road, in the R-1 Residential District.

The Board granted the Area Variance as submitted.

Case No: ZB2024-10-04

Michael & Lauren Reed are seeking Area Variances to allow for the reconstruction of an existing front porch with a front setback of 15.75 feet where 30 feet is required and a side yard setback of 4.75 feet where a minimum of 5 feet is required, on premises 454 Peart Avenue, in an R-3 Residential District.

The Board granted the Area Variances as submitted.

Case No: ZB2024-10-05

McMahon LaRue Associates, acting as agent for Wade & Gina Weaver are seeking Area Variances to resubdivide a portion of Lot R-3 (240 St. Joseph Street) into Lot R-2 (246 St. Joseph Street) creating Lot R-3 to become non-conforming in lot depth, 125 feet where 300 feet is required & lot area, 15,250 square feet where 43,650 square feet is required, in the R-R Rural Residential District.

The Board adjourned this case with consent of the applicant until a fully constituted Board is present leaving the Public Hearing open.



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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.

The Board adjourned this case with consent of the applicant until a fully constituted Board is present leaving the Public Hearing open. Public Comments must be received by October 25, 2024 by 4:00pm per the Zoning Board of Appeals to be considered.