



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

## NOTICE OF PUBLIC HEARING TOWN OF IRONDEQUOIT

**Revised 10.25.2024 at 9:40am**

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, NOVEMBER 4, 2024 AT 7:00 PM local time to consider the following application(s).

### PUBLIC HEARING(S):

7:01pm - 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 an 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.

7:02pm - 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 13 feet where 30 feet is required and a rear setback of 10 feet where 30 feet is required, on premises 397 Rock Beach Road, in an R-2 Residential District.

***The agent has requested this case be postponed for the November 4, 2024 meeting. This case will be added to the December 2, 2024 Zoning Board agenda.***

7:03pm - 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.

7:04pm - Case No: ZB2024-11-01

Amalia Gonzalex Rodriguez, is seeking an Area Variance to construct a 364SF pavilion in the rear yard with a setback of 1'9" from the rear lot line where 4 feet is required, on premises 9 Ranch Drive, in a R-2 Residential District.

7:05pm - Case No: ZB2024-11-02

Colliers Engineering, acting as agent for Providence Culver Housing, LLC, is seeking an Area Variance to allow the construction of four (4) multi-family, 2-story apartment buildings and one (1) 3-story apartment building, with a height of 39 feet where the height of 30 feet is permitted, on premises 2590 Culver Road, in an R-5 Residential District.



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7:06pm – Case No: ZB2024-11-03

Michael Nolan, of I-Square, is seeking an Area Variance, for the construction of 4 duplex senior cottages, exceeding maximum permitted area devoted to driveway and parking, on premises 41, 51 & 61 Lorraine Drive, in the MUC – Mixed Use Commercial District.

7:07pm – Case No: ZB2024-11-04

Costich Engineering, acting as agent for Peace of Christ Parish, St. Ambrose, is seeking an Area Variance for off-street parking to allow 4 parking spaces where 20 parking spaces are required by Town Code, on premises 55-61 Waldo Avenue, in an R-2 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](mailto: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.