



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, DECEMBER 2, 2024 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm - 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.

7:02PM – Case No: ZB2024-12-01

Matthew Savino is seeking an Area Variance to install six-foot-high side yard fencing, where the Town Code only permits four-foot-high fencing, on premises 155 Governor Terrace, in an R-1 Residential District.

7:03pm – Case No: ZB2024-12-02

Carole M. Castle is seeking an Area Variance to install front yard fencing, exceeding maximum permitted linear footage, on premises 1005 Whitlock Road, in an R-2 Residential District.

7:04pm – Case No: ZB2024-12-03

James von Boeckman, acting as agent for Carl Justice, is seeking a Use Variance to operate the property located at 4271 Culver Road as a three-family Residential dwelling, in the C-Business 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.

Item For Board Action:

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 20 residential apartments and 6,200SF of commercial space, on premises 4530 St. Paul Blvd aka: 41 Colebrook Drive, in an R-1 Residential District.



a town for a lifetime IRONDEQUOIT *New York*

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.