



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

Irondequoit Zoning Board of Appeals results of the April 7, 2025 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, APRIL 7, 2025 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2025-04-01

Request by Ryan Zegarelli, acting as agent for Andrew Follaco, is seeking Area Variances for the construction of a +/- 1228SF two-story addition, with less than required setbacks, on premises 183 & 189 Belmeade Road, in an R-1 Residential District.

The Board approved the Area Variances as submitted.

7:02pm Case No: ZB2025-04-02

Request by Kevin & Teresa O'Hare are seeking a Special Use Permit to harbor five (5) hens with coop pursuant to Town Code Section 235-70, on premises 140 Seville Drive.

The Board approved the Special Use permit subject to the following conditions:

- To allow the harboring of six hens for a five-year period, with no replacement hens and no roosters.*
- Annual inspection by Town staff with no advance notice provided.*
- For outdoor structures enclosed with fencing/wire mesh, the wire mesh/fencing should be buried two feet below ground to prevent access to the enclosed area where animals are being kept or apron of two feet.*
- Coop and run to be at least 4' from the property lines.*
- Coop must be maintained and cleaned.*
- Food to be stored indoors in sealed containers.*

7:03pm Case No: ZB2025-03-02

Request by Thomas Marciano is seeking an Area Variance to continue parking a commercial vehicle pursuant to Town Code §235-104.1, on premises 307 Peart Avenue, in an R-2 Residential District.

The Board denied the Area Variance request.

7:04pm Case No: ZB2025-03-04

Request by Ken Bracker, acting as agent for Unk Convenience is seeking Consent of the Board of Appeals and Area Variances, to operate a tobacco retail dealer & vapor products business less than 1,000 feet from the nearest point of the property line of a school, playground or child-care facility and less than 750 feet from the nearest public entrance of one or more existing licensed tobacco retail dealer or vapor products dealer, on premises 525 Titus Avenue (Sky Irondequoit, LLC), in the C-Business District.

The Board denied the Area Variance requests.

ITEM FOR BOARD ACTION:

Determination of the Assistant Fire Marshal to the Zoning Board of Appeals for the interpretation of Town Code §235-8(7)(d)(7) regarding a proposed Home Occupation, on premises 51 Thomas Avenue, in an R-1 Residential District.

The Board considered the code interpretation performed by the Assistant Fire Marshal. The Zoning Board of Appeals disagreed with the interpretation and will allow for the Home Occupation to be approved as filed.