



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, JUNE 2, 2025 AT 7:00 PM local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2024-06-3(*This case was suspended at the 06.03.2024 Zoning Board meeting*)

Request by Land Tech, acting as agent for Aljoss Properties, LLC, is seeking Area Variances, for the creation of three (3) non-conforming lots for the proposed construction of three (3) duplexes, totaling six (6) units with attached garages, with less than required setbacks (corner front, front & rear), exceeding maximum building lot coverage and lot area and with less than required lot width and lot depth, on premises 5324 St. Paul Blvd, 5334 St. Paul Blvd, 5340 St. Paul Blvd and 8 Second Street, in a C-Business District.

7:02pm Case No: ZB2025-06-1

Request by Adam Tellier is seeking Area Variances, for the construction of a new single-family dwelling, with less than required front and rear setbacks and exceeding maximum permitted lot coverage, on premises 28 Madison Terrace, in the R-2 Residential District.

7:03pm Case No: ZB2025-06-2

Request by John Worthington is seeking a Special Use Permit to harbor six (6) hens with coop, pursuant to Town Code §235-70 on premises, 2555 Titus Avenue Ext., in the 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 4:00 pm.

To provide verbal comment at the public hearing:

- Attend the 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.