



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

Irondequoit Zoning Board of Appeals results of the October 6, 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, OCTOBER 6, 2025 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2025.10.01

John Padula is seeking an Area Variance to construct a garage addition, with less than required side setback, on premises 25 Simone Circle in an R-1 Residential District.

The applicant, Mr. Padula, had withdrawn their application.

7:02pm Case No: ZB2025.10.02

Deborah Moscato is seeking an Area Variance to install waterfront fencing, exceeding maximum permitted height, on premises 383 & 385 Bay Front Lane N., in the R-2 Residential District.

The Board approved the Area Variances as submitted.

7:03pm Case No: ZB2025.10.03

Rhionn DiVincenzo is seeking a Special Use Permit to harbor nine (9) hens with coop, pursuant to Town Code Chapter 235-70, on premises 29 Wisner Road in an R-1 Residential District.

The Board granted the Special Use Permit with the following conditions:

- *To allow the harboring of six hens for a five-year period, with no replacement hens and no roosters with the understanding that there is nine hens there now and the applicant will look to rehousing the extra three hens.*
- *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 the ground to prevent access to the enclosed area where animals are being kept or apron of 2 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.*

7:04pm Case No: ZB2025.10.04

John Holden is seeking Area Variances to install front yard fencing, exceeding maximum permitted height and non-conforming type, on premises 763 Helendale Road, in an R-1 Residential District.

The Board approved the Area Variances as submitted.

7:05PM Case No: ZB2025.10.05

Tom LaDuca is seeking Area Variances to construct an attached addition, with less than required front and side setbacks, on premises 231 Shore Drive, in an R-2 Residential District.

The Board approved the Area Variances as submitted.