



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, NOVEMBER 3, 2025 AT 7:00 PM local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2025.11.01

Ian Wild is seeking Area Variances for the demolition of existing garages to construct a new detached garage, with less than required setbacks from the rear lot line and primary structure and exceeding maximum permitted frontage width and height, on premises 240 St. Joseph Street, in the R-R Residential Rural District.

7:02pm Case No: ZB2025.11.02

Robert Palermo is seeking Area Variances to enclose an existing accessory structure (car port) exceeding maximum permitted garage square footage and frontage width, on premises 738 Brown Road in the R-1 Residential District.

7:03pm Case No: ZB2025.11.03

Joe Franch, acting as agent for Laura Blaessig is seeking an Area Variance for an existing garage exceeding maximum permitted height, at premises 23 Poppy Street in the R-1 Residential District.

7:04pm Case No: ZB2025.11.04

Renee Spang is seeking an Area Variances for the replacement of an accessory structure (Tram) with less than required setbacks from the side lot line and primary structure, on premises 2920 Bay Front Lane S, in an R-2 Residential District.

7:05pm Case No: ZB2025.11.05

Michael Stein is seeking an Area Variance to construct a new front porch, with less than required front setback, on premises 680 Westchester Avenue, in an R-1 Residential District.

7:06pm Case No: ZB2025.11.06

John Casciani is seeking Area Variances for the construction of a new single-family dwelling with less than required front & side setbacks and exceeding maximum permitted lot coverage, on premises 419 Lake Front, in an R-2 Residential District.

7:07pm Case No: ZB2025.11.07

John Casciani is seeking Area Variances for the construction of a new single-family dwelling with less than required front, rear & side setbacks and exceeding maximum permitted lot coverage, on premises 423 Lake Front, 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.



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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.