



a town for a lifetime
IRONDEQUOIT *New York*

Irondequoit Zoning Board of Appeals results of the December 1, 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, DECEMBER 1, 2025 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: ZB2025.12.01

Request by Land Tech, acting as agent for Eagle Ridge Properties, LLC, is seeking Area Variances for the proposed construction of two (2), three-story apartment buildings, totaling 93 units, with less than required setbacks, parking and exceeding maximum permitted height, on premises 1720, 1732, 1750 and 1776 Hudson Avenue, in the R-5 Residential District.

The Board approved the Area Variances as requested.

Case No: ZB2025.12.02

Request by Santiago Cigar Factory, is seeking Area Variances to operate a retail store/shop, less than 1,000 feet from the nearest property line of a school, playground or childcare 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 380 Empire Blvd (aka: 400 Empire Blvd) in the C- Business District.

The Board approved the Area Variances subject to the following condition:

- 1. The sale of vape products, cigarettes is prohibited.*