



# *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, MARCH 2, 2026 AT 7:00 PM local time to consider the following application(s).

### PUBLIC HEARING(S):

7:01pm Case No: ZB2026-03-01

Angelo Ercolamento is seeking Area Variances to construct a detached garage, with less than required side and rear setbacks, on premises 67 Peart Avenue, in the R-2 Residential District.

7:02pm Case No: ZB2026-03-02

Noel Chavez acting as agent for Chris Palma, are seeking Area Variances to demolish and construct a new attached garage with second floor addition that extends approximately 15-feet further than the 10-foot permitted maximum from the front of the building line of the home's primary entrance and with less than required front and side setbacks, on premises 360 Rock Beach Road in the R-1 Residential District.

7:03pm Case No: ZB2026-03-03

Four Points Property Management acting as agent for Sky Irondequoit, LLC are seeking Area Variances for the proposed resub-division creating two new lots with less than required lot depth for Lot 2 and with less than required lot depth, rear and front setbacks for Lot 3, on premises 525 Titus Avenue, in the C-Business 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](mailto: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.