



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

Irondequoit Zoning Board of Appeals results of the June 1, 2026 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, JUNE 1, 2026 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01pm Case No: ZB2025.10.05

Amending a Zoning Board of Appeals Decision granting Area Variances on October 6, 2025 to include an Area Variance exceeding maximum permitted height for a proposed new addition, on premises 231 Shore Drive, in an R-2 Residential District.

The Board approved amending the October 6, 2025 decision to include the Area Variance for Height subject to incorporating all the findings from October 6, 2025 Zoning Board of Appeals Meeting.

7:02pm Case No: ZB2026.05.05(Tabled Item from May 4, 2026 Meeting)

Greater Living Architecture, P.C., acting as agent for Amy McEntee are seeking the renewal of Area Variances granted on December 2, 2024, to construct a new single-family dwelling with attached garage, with less than required front and rear setbacks, on premises 397 Rock Beach Road, in the R-2 Residential Zoning District.

The Board tabled this application with the applicant's consent, leaving the public hearing open.

7:03pm Case No: ZB2026.05.06(Tabled Item from May 4, 2026 Meeting)

Hanna & Zachariah Hall are seeking a Use Variance to operate a Retail and/or personal service establishment (Murph's on Fifth Gaming) on premises 70 Cooper Road, in an R-1 Residential Zoning District.

*****WITHDRAWN**The applicant has withdrawn this case from the agenda.***

7:04pm Case No: ZB2026.06.01

Bethany & Curtis Larzelere are seeking Area Variances to construct a new attached garage, with less than required front & rear setbacks and exceeding maximum permitted lot coverage and height, on premises 250 Peart Avenue (corner lot), in the R-2 Residential Zoning District.

The Board approved the Area Variances as requested.

7:05pm Case No: ZB2026.06.02

Stephen R. Roomian is seeking an Area Variance to construct a new accessory structure(shed), exceeding maximum permitted lot coverage, on premises 69 Ganado Road (corner lot), in the R-1 Residential Zoning District.

The Board approved the Area Variance as requested.

7:06pm Case No: ZB2026.06.03

Irondequoit Garden Center, dba: Fireplace Fashions, is seeking Area Variances to construct a new 2,400SF pole barn, exceeding maximum permitted square footage, height and garage frontage, on premises 1936 Hudson Avenue, in the R-1 Residential Zoning District.

The Board approved the Area Variances as requested.