



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

Irondequoit Zoning Board of Appeals results of the July 6, 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, JULY 6, 2026 at 7:00PM** local time to consider the following application(s).

PUBLIC HEARING(S):

Case No: ZB2026.05.05

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 granted the Area Variances incorporating all the findings from December 2, 2024 Zoning Board of Appeals meeting with the following conditions:

- 1. Subject to 8-foot setback for the front.*
- 2. Subject to 10-foot setback for the rear.*
- 3. Subject to the building permit address any drainage issues.*

Case No: ZB2026.07.01

William & Nicole Bradley are seeking Area Variances to install front yard six-foot high fencing on a corner lot, exceeding maximum permitted height and non-conforming fence type, on premises 7 Perrin Drive, in the R-2 Residential Zoning District.

The Board granted the Area Variances subject to the following conditions:

- 1. Fencing along the west lot line approved to be six feet in height and solid type.*
- 2. Fencing along the south and east lot lines approved to the four feet in height and solid type with an additional two feet high lattice or open weave on top of fencing up to the front foundation line of the house.*

Case No: ZB2026.07.02

Amy & Joseph Grailer are seeking a Special Use Permit to harbor eight (8) hens with coop, pursuant to Town Code Chapter 235-70, on premises 100 Eaton Road, in the R-2 Residential Zoning District.

The Board granted the Special Use Permit subject to the following conditions:

- 1. To allow the harboring of six hens for a five-year period, with no replacement hens and no roosters.*
- 2. Annual inspection by Town staff with no advance notice provided.*
- 3. 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.*
- 4. Coop and run to be at least 4' from the property lines.*
- 5. Coop must be maintained and cleaned.*
- 6. Food to be stored indoors in sealed containers.*
- 7. Subject of obtaining a Building Permit for the coop and run.*



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Case No: ZB2026.07.03

Autumn McLeod is seeking a Special Use Permit to harbor six (6) hens with coop, pursuant to Town Code Chapter 235-70, on premises 150 Timrod Drive, in the R-2 Residential Zoning District.

The Board granted the Special Use Permit subject to the following conditions:

- 1. To allow the harboring of six hens for a five-year period, with no replacement hens and no roosters, plus one hen until the seventh hen is no longer part of the family.*
- 2. Annual inspection by Town staff with no advance notice provided.*
- 3. 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.*
- 4. Coop and run to be at least 4' from the property lines.*
- 5. Coop must be maintained and cleaned.*
- 6. Food to be stored indoors in sealed containers.*
- 7. Subject of obtaining a Building Permit for the coop and run.*

Case No: ZB2026.07.04

Ryan Pierson is seeking Area Variances to install front yard six-foot high fencing on a corner lot, exceeding maximum permitted height and non-conforming fence type, on premises 2543 St. Paul Blvd, in the R-1 Residential Zoning District.

The Board granted the Area Variances with the following condition:

- 1. Encourage the planting of things to soften the appearance of the fence and have consideration of the type of fencing along Covington Rd.*

Case No: ZB2026.07.05

Christopher & Allison Snyder are seeking an Area Variance to construct an accessory structure (rear yard deck) exceeding maximum permitted lot coverage, on premises 114 Hurstbourne Road, in the R-1 Residential Zoning District.

The Board granted the Area Variance as submitted.