



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

**REVISED: 06.27.2017**

**PLEASE TAKE NOTICE** that a public hearing will be held at the Irondequoit Town Hall, 1280 Titus Avenue, in the Broderick Room on **MONDAY, JUNE 26, 2017 AT 7:00 PM** local time by the **IRONDEQUOIT PLANNING BOARD** to consider the following applications.

**PUBLIC HEARING(S):**

**7:01 O’CLOCK P.M. PB1707-1**

Upon the matter of request by I-Square LLC, for **REVISED SITE PLAN APPROVAL**, to modify an existing site plan to provide additional parking & modify proposed build out, on premises **400, 401 BAKERS PARK & 633, 667 TITUS AVENUE**, in a MUC – Mixed Use Commercial District.

*The Board tabled this application for submission of a landscape plan and evidence regarding the shared parking agreements.*

**7:02 O’CLOCK P.M. PB1707-2**

Upon the matter of request by Santa Motors, for **PRELIMINARY / FINAL SITE PLAN APPROVAL**, to modify an existing building with site related improvements, on premises, **1378 E. RIDGE ROAD**, in an C – Business District.

*The Board granted Preliminary / Final Site plans subject to the following conditions:*

- 1. Obtain Zoning Board of Appeals & Town Board approvals.*
- 2. Address the Town Engineers comments.*

**7:03 O’CLOCK P.M. PB1707-3**

Upon the matter of request by Thornton Engineering, acting as agent for Capstone Real Estate Development, LLC, for **SUBDIVISION APPROVAL & PRELIMINARY / FINAL SITE PLAN APPROVAL**, to subdivide one lot into two and to redevelop an existing school building into a 27-unit apartment building, on premises, **4530 ST. PAUL BLVD** (aka: 41 Colebrook Drive), in an R-1 Residential District.

*The Board tabled this application until the SEQRA process is complete.*

**ALL INTERESTED PERSONS ARE ENTITLED TO BE HEARD. PUBLIC COMMENTS MUST PERTAIN TO THE TOPIC AND WILL BE LIMITED TO FIVE (5) MINUTES PER PERSON.**

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**ITEMS FOR BOARD ACTION:**

**TB REFERRAL:**

Upon the matter of request by Thornton Engineering, acting as agent for Capstone Real Estate Development, LLC, for a **RE-ZONING APPLICATION**, to re-zone a parcel of land located at **4530 ST. PAUL BLVD**, aka: 41 Colebrook Drive, (Tax Account Number: 061.11-01-04) from R-1 Residential to R-5 - Residential.

*The Board offered a Positive Referral subject to addressing the following findings:*

- 1. Identify the proposed project is consistent with the character of the neighborhood.*
- 2. Identify that that there will be sufficient parking with minimal to no impact on the neighborhood.*
- 3. Ensure the parcel has separate and proper utilities installed.*
- 4. Identify that there is an appropriate traffic circulation on site upon entering and existing the parcel.*
- 5. Submit a traffic study subject to the Town Engineer’s review and approval.*



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**TB REFERRAL:**

Upon the matter of request by Santa Motors, for a **SPECIAL USE PERMIT**, to operate an auto repair garage with support services, on premises **1378 E. RIDGE ROAD**, in a C- Business District.

*The Board granted a Positive Referral to the Town Board.*

**LEAD AGENCY CONSENT:**

4530 St. Paul Blvd. (aka: 41 Colebrook Drive) – Lead Agency Pursuant to SEQRA.

*The Board granted their consent to the Town Board in acting as Lead Agency.*