



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

Irondequoit Zoning Board of Appeals results of the June 7, 2021 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 7, 2021 at 7:00PM** local time to consider the following application(s).

TABLED ITEMS:

Case No: ZB2021-05-2

Upon the matter of request by Christopher Idzik, for an Area Variance, to maintain an existing street side fence, with less than required setback, on premises **651 LAKE SHORE BLVD.**, in an R-1 Residential District.

The Board approved the Area Variance for the portion of the fence which encloses the tree.

PUBLIC HEARING(S):

7:01 O'clock P.M. Tabled Item - Case No: ZB2021-05-1

Request by Christopher Palazzo, for an Area Variance, to continue parking a commercial vehicle, on premises **5305 ST. PAUL BLVD**, in an R-2 Residential District.

The Board approved the Area Variance with the following condition:

- *Limited to current vehicle as described within the application.*

7:02 O'clock P.M. Case No: ZB2021-06-1

Upon the matter of request by Bernadette Wallace, for an Area Variance to replace an existing street side fence, with less than required setback, on premises **10 CEDARWOOD ROAD**, in an R-1 Residential District.

The Board approved the Area Variance as submitted.

7:03 O'clock P.M. Case No: ZB2021-06-2

Upon the matter of request by Matthew & Paula Fink, for an Area Variance to install a shed, with less than required setback from a dwelling, on premises **93 BELLECLAIRE DRIVE**, in an R-1 Residential District.

The Board approved the Area Variance as submitted.

7:04 O'clock P.M. Case No: ZB2021-06-3

Upon the matter of request by Ridge Culver Fire Association, for Area Variances to construct a 30' x 42' garage addition, exceeding maximum permitted square footage, height and width, on premises **36 RUSSELL AVENUE**, in an R-2 Residential District.

The Board approved the Area Variances as submitted.

7:05 O'clock P.M. Case No: ZB2021-06-4



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Upon the matter of request by Brandon Shean, for Area Variances, to construct an attached garage addition, with less than required rear and side setbacks, exceeding maximum permitted lot coverage and height, on premises **246 PATTONWOOD DRIVE**, in an R-2 Residential District.

The Board Approved the Area Variances with the following conditions:

- *Subject to the garage cannot be used for the repair or maintenance of vehicles not owned by applicant or family.*

7:06 O'clock P.M. **Case No: ZB2021-06-5**

Upon the matter of request by Paola Antenucci, for an Area Variance, to construct a roof extension and entrance platform, with less than required front setback, on premises **40 DELTA TERRACE**, in an R-2 Residential District.

The Board approved the Area Variance as submitted.

7:07 O'clock P.M. **Case No: ZB2021-06-6**

Upon the matter of request by Eva Moses, for an Area Variance, to continue parking a commercial vehicle, on premises **411 RAWLINSON ROAD**, in an R-1 Residential District.

The Board Approved the Area Variance subject to the following conditions:

- *Subject to the commercial vehicle be parked in the driveway behind the rear foundation of the home.*

7:08 O'clock P.M. **Case No: ZB2021-06-7**

Upon the matter of request by Brendan Merna, for a Special Use Permit, to harbor three (3) hens with coop, pursuant to Town Code Section 235-70, on premises **118 WILLOWEN DRIVE**, in an R-1 Residential District.

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

- *No replacement hens for a five-year period.*
- *Limited to three hens and no roosters.*
- *Submission of veterinary health certificate annually.*
- *Coop and run to be at least 4' from property lines.*
- *Subject to fence barrier dug 2' underground to prevent animals from getting into or out of the coop except in area where the oak tree is located.*
- *Town staff to conduct inspections of the premises on an annual basis or as needed without prior notice.*
- *Subject to additional care in keeping a clean coop and food storage in a metal container in a shed or a garage.*
- *Food dispensed in a container and made available to be taken away when feeding completed.*
- *Subject to using another method of feeding the hens by not throwing the feed onto the ground of the run.*
- *Clean the coop and run every two weeks.*



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7:09 O'clock P.M. Case No: ZB2021-06-8

Upon the matter of request by James Brasley, acting as agent for Leslie Andersen, for Area Variances, to demolish existing dwelling & construct a new single-family dwelling, with less than required rear & front setbacks and exceeding maximum permitted lot coverage, on premises **826 WASHINGTON AVENUE**, in an R-2 Residential District.

The Board approved the Area Variances as submitted.

7:10 O'clock P.M. Case No: ZB2021-06-9

Upon the matter of request by Gary Vandewater, for Area Variances, to construct a detached garage, exceeding maximum square footage and height, on premises **3929 CULVER ROAD**, in an R-1 Residential District.

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

- *Subject to the garage cannot be used for the repair or maintenance of vehicles not used or owned by applicant or family.*
- *Subject to the loft area used for storage only.*

7:11 O'clock P.M. Case No: ZB2021-06-10

Upon the matter of request by Gino M. Nitti, Esq., acting as agent for Hollywood Traders, LLC (DBA: Hollywood Treasures), for a Use Variance, to operate a secondhand dealer shop on premises **535 E. RIDGE ROAD**, in a C- Business District.

Per the Agent and Applicant, this case has been postponed until the July 12, 2021 Zoning Board meeting.

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.
