



a town for a lifetime
IRONDEQUOIT *New York*

Irondequoit Planning Board Results of the May 24, 2021 Meeting.

PLEASE TAKE NOTICE that the **Irondequoit Planning Board** held a Public Hearing at the Irondequoit Town Hall, 1280 Titus Avenue, in the Broderick Room on **MONDAY, MAY 24, 2021 AT 7:00 PM** local time to consider the following application(s).

PUBLIC HEARING(S):

7:01 O'clock pm **Case No: PB2021-01-1**

Upon the matter of request by Land Tech Surveying & Planning PLLC, acting as agent for Pemm, LLC (Quicklee's) for **Final Site Plan Approval** to construct a convenient store with a gas station, drive-thru tenant and detached car wash building with site related improvements, on premises **2590 CULVER ROAD**, in a C- Business District.

The Board granted Preliminary / Final Site Plan Approval subject to the final conditions:

- *Private cross access easement for a sidewalk on the south side of the drive isle to the adjacent property owner.*
- *Subject to the Fire Marshal signing off.*
- *Must satisfactorily meet all the Town Engineers comments.*
- *Must satisfactorily meet all Monroe County comments.*
- *Signage approval is included with this site plan approval.*

7:02 O'clock pm **Case No: PB2021-04-2 – Tabled Item**

Upon the matter of request by Land Tech Surveying & Planning, PLLC, acting as agent for Jay Negrin, for **Preliminary / Final Site Plan Approval**, to redevelop an existing parcel into a Bruster's Ice Cream Store with outdoor dining & drive-thru, on premises **1930 EAST RIDGE ROAD**, in an C- Business District.

The Board Granted Preliminary Site Plan Approval subject to the following conditions:

- *Subject to the pedestrian crosswalk be stamped and dyed asphalt or concrete pad installed.*
- *Bicycle cross walk path be stripped.*
- *Move snow storage north.*
- *Removal of the pylon signage.*
- *Investigate if there is public parking along Whipple Lane.*
- *Proposed two new light poles be 16' in height.*
- *Submission of a new lighting plan.*
- *Subject to returning for signage approval.*
- *Submission of architectural building plans.*
- *Addition of an ADA ramp off Whipple Lane.*
- *Subject to Town Engineers comments.*

TB REFERRAL:

Upon the matter of request by Angel Anderson, for a Special Use Permit to operate a place of public assemblage, on premises **1969 E. RIDGE ROAD**, in a C-Business District.

The Board offered a Negative Referral based on their determination discussed:

- *No trash/waste receptacles on site.*
- *Parking concerns and variances will be required.*
- *No onsite monitoring of events.*
- *Interior facilities may not be appropriate/adequate for use based on what was submitted.*