

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF JANUARY 17, 2017**

A regular meeting of the Rush Planning Board was held on January 17, 2017 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:00 PM.

PRESENT: John Felsen, Chairman
John Morelli, Vice Chairman
Scott Strock, Member
Don Sweet, Member
Rick Wurzer, Member
Shivaun Featherman, Deputy Town Clerk

EXCUSED: Phil D'Alessandro, Building Inspector

OTHERS PRESENT: Dan Woolaver, Councilperson, Town Board Liaison
Jim Glogowski, Land Surveyor
Jeff & Kristin Koppers, Residents
Garry Koppers, Resident

Chairman Felsen welcomed all to the January Planning Board meeting.

APPROVAL OF MINUTES:

The Minutes of October 18, 2016 were reviewed.

Vice Chairman Morelli made a Motion to accept the Minutes of October 18, 2016 as written.

Board Member Strock seconded the Motion, and the Board polled:

Roll:	Scott Strock	aye
	Rick Wurzer	aye
	Don Sweet	aye
	John Morelli	aye
	John Felson	aye

PUBLIC HEARING:

Application 2016-09P by James Glogowski, agent for Jeff Koppers, requesting Site Plan Approval to construct a single family dwelling on an existing 36.4 acre parcel (Lot R2-A of the Sevor ReSubdivision). Property is located at 315 Kavanaugh Road and is zoned Residential-30.

Mr. Glogowski explained that Jeff and Kristin Koppers are proposing to build a 4 bedroom home on the 36.4 acre parcel on Kavanaugh Road. The remaining lands will continue to be farmed. The site will be served by a private well and a standard septic system. The perk test came back satisfactorily.

Mr. Glogowski provided the Board with updated plans that reflect the changes that had been requested by Town Engineer Ewell and the Monroe County Department of Public Health.

Mr. Jeff Koppers advised the Board that he will be filing for an Agricultural Exemption.

Chairman Felsen read into the record the comments of:

- Town Engineer Ewell
- The Rush Board of Fire Commissioners
- The Rush Conservation Board
- Monroe County Department of Planning & Development

Vice Chairman Morelli inquired as to the sight distance for the driveway. Mr. Glowgowski replied that it is approximately 500-600 feet.

Board Member Strock asked if there is a well location. Mr. Glogowski pointed out the proposed location on the site map.

Board Member Sweet stated his main concern is the well water, and advised that the well be drilled to ensure decent potable water before proceeding any further.

Board Member Sweet further added that he is concerned that there is not enough room on the driveway for emergency vehicles to turn around and suggested a bump out.

Chairman Felsen opened the floor for public comment and asked anyone speaking to state their name and address for the record. There were no comments.

With no further questions or comments, Chairman Felsen declared the public hearing closed.

DECISIONS:

Chairman Felsen made a motion **WHEREAS;** this Board has examined **Application 2016-09P** by James Glogowski, agent for Jeff Koppers, requesting Site Plan Approval to construct a single family dwelling on an existing 36.4 acre parcel (Lot R2-A of the Sevor ReSubdivision). Property is located at 315 Kavanaugh Road and is zoned Residential-30; and the maps and other materials which were filed with the application, including the Short Environmental Assessment Form (Short EAF); and

WHEREAS, the proposed action is a Type II Action under the State of New York SEQRA laws requiring no further action by this Board.

Vice Chairman Morelli seconded the Motion, and the Board polled:

Roll: Scott Strock aye
 Rick Wurzer aye
 Don Sweet aye
 John Morelli aye
 John Felsen aye carried.

Chairman Felsen made a Motion to grant Site Plan approval of examined **Application 2016-09P** by James Glogowski, agent for Jeff Koppers, conditioned upon:

1. The applicant submitting the tax map of the lot and the surrounding properties.
2. The applicant adding the east and west sight distances for the driveway.
3. The driveway being bumped out to include a turn-around for emergency vehicles.
4. The federal wetland delineation be shown on the overall lot R2-A map.

Vice Chairman Morelli seconded the Motion and the Board polled:

Roll: Scott Strock aye
 Rick Wurzer aye
 Don Sweet aye
 John Morelli aye
 John Felsen aye carried.

With no further business, it was agreed by common consent that the meeting be adjourned at 7:22 pm.

Respectfully submitted,

Shivaun Featherman
Deputy Town Clerk