

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF SEPTEMBER 19, 2017**

A regular meeting of the Rush Planning Board was held on September 19, 2017 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:00 PM.

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

EXCUSED: Dan Woolaver, Councilman, Town Board Liaison
John Morelli, Vice Chairman
Rick Wurzer, Member

OTHERS PRESENT: Gerry Kusse, Councilman, Acting Town Board Liaison
Stephanie Bernhardt, Attendee
Sam Sorber, Attendee
Mr. & Mrs. Melville, Residents
Mr. & Mrs. Hicks, Residents
David Bock, Attendee
John Graziose, Gerber Homes
Michael Greene, Greene Land Surveying

Chairman Felsen welcomed all to the September Planning Board meeting.

APPROVAL OF MINUTES:

The Minutes of the August 15, 2017 Regular Meeting were reviewed.

Board Member Strock made a Motion to accept the Minutes of August 15, 2017 as prepared by Deputy Town Clerk Featherman.

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

Roll: Scott Strock aye
 Don Sweet aye
 John Felsen aye carried.

PUBLIC HEARING:

Application 2017-08P by Michael Sponable of Greene Land Surveying, PLLC, agent for Stephanie Bernhardt and Sam Sorber, requesting Site Plan approval to construct a single family dwelling on 6.34 acres (Lot 3) of the David Subdivision. Property is located at 771 Rush West Rush Road and is zoned Residential-30.

John Graziose of Gerber Homes and Mike Greene of Greene Land Surveying appeared before the Board.

Chairman Felsen read into the record the comments of:

- Town Engineer Todd Ewell
- the Monroe County Department of Planning and Development
- the New York State Department of Environmental Conservation
- the Rush Board of Fire Commissioners
- the Rush Conservation Board

Regarding the Conservation Board's comment that on the Short Environmental Assessment Form (Short EAF), question # 15, which asks if there are endangered species on the site, was answered as "yes", Mr. Graziose explained that was an error. It should have been answered as "no".

In response to the Conservation Board's comment that there is no indication of a silt fence, Mr. Graziose explained that he added two silt fences to the plan and pointed out the locations to the Board.

Chairman Felsen read into the record a letter received from the New York State Department of Parks, Recreation and Historic Preservation dated 9-18-17 stating that the project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

Chairman Felsen acknowledged that Mr. Sponable has responded to Town Engineer Ewell's review.

Regarding question #2 on the Short EAF, which asks if the proposed action requires a permit, approval or funding from any other governmental agency, Board Member Strock would like the answer changed from "no", to "yes" and the following agencies listed:

- the Monroe County Water Authority
- the Monroe County Department of Transportation
- the Monroe County Department of Public Health

Chairman Felsen opened the floor for public comment, asking those wishing to speak to please state their name and address for the record.

Resident Carla Melville inquired about the location of the leach field and pumping station, which Mr. Graziose pointed out on the plans. Ms. Melville stated that she is pleased to see that the project will fit in with the character of the neighborhood.

Mr. Hicks was concerned that the project would be close to Stoney Brook Creek, but after seeing the plans is relieved that is not the case.

Ms. Melville added that she is concerned about the location of the driveway as there is a curve nearby in the road, and she has seen cars go into the creek more than once.

Mr. Greene stated there should not be a problem as the site distances for the driveway are well within the required safety range.

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

At this time, the Board completed Part 2 of the Short EAF.

DECISIONS:

Chairman Felsen made a Motion **WHEREAS**; this Board has examined **Application 2017-08P** by Michael Sponable of Greene Land Surveying, PLLC, agent for Stephanie Bernhardt and Sam Sorber, requesting Site Plan approval to construct a single family dwelling on 6.34 acres (Lot 3) of the David Subdivision. Property is located at 771 Rush West Rush 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.

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

Roll:	Scott Strock	aye	
	Don Sweet	aye	
	John Felsen	aye	carried.

Chairman Felsen made a Motion to grant Site Plan approval of examined **Application 2017-08P** by Michael Sponable of Greene Land Surveying, PLLC, agent for Stephanie Bernhardt and Sam Sorber, conditioned upon the applicant:

1. Adding the site distances to the site plan by the driveway or someplace by the road.
2. Adding additional silt fence along the north side of the wetland buffer.

3. Obtaining the approvals of the Monroe County Water Authority, the Monroe County Department of Transportation, the Department of Public Health, and the Town Engineer.

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

Roll: Scott Strock aye
 Don Sweet aye
 John Felsen aye carried.

With no further business, it was agreed by common consent that the meeting be adjourned at 7:40 pm.

Respectfully submitted,

Shivaun Featherman
Deputy Town Clerk