

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

A regular meeting of the Rush Planning Board was held on October 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
Don Sweet, Member
Rick Wurzer, Member
Shivaun Featherman, Deputy Town Clerk

EXCUSED: Scott Strock, Member

OTHERS PRESENT: Glenn Thornton, Thornton Engineering
Paul Brophy, Resident
Jim & Michele Hicks, Residents
Dan Woolaver, Town Board Liaison

Chairman Felsen welcomed all to the October Planning Board meeting.

APPROVAL OF MINUTES:

The Minutes of the September 19, 2017 Regular Meeting were reviewed.

Board Member Sweet made a Motion to accept the Minutes of September 19, 2017 as written by Deputy Town Clerk Featherman.

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

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

Board Member Wurzer was not present at the September 19, 2017 meeting.

PUBLIC HEARING:

Application 2017-09P by Glenn Thornton of Thornton Engineering, agent for Paul Brophy, requesting Site Plan approval to construct a single family dwelling on 4.17 acres (Lot 1) of the David Subdivision. Property is located at 845 Rush West Rush Road and is zoned Residential-30.

Glenn Thornton provided revised plans to the Board, noting the only revisions are to the wastewater treatment system and for minor grading. It has been reviewed by the Monroe County Health Department.

Mr. Thornton has prepared the Notice of Intent for the Storm Water Permit.

Chairman Felsen stated that one of Town Engineer Ewell's comments was that on the Short Environmental Assessment Form (Short EAF) it is indicated that the site is within an archeological sensitive area, and that in response to that Mr. Thornton has submitted a request for clearance from the State Historic Preservation Office (SHPO). Chairman Felsen asked if Mr. Thornton has received a reply.

Mr. Thornton replied that he has received notice that SHPO received his request but has not received clearance yet. Mr. Thornton fully expects SHPO to issue a "No Impact" letter.

Chairman Felsen noted that Mr. Thornton has responded to all of Town Engineer Ewell's comments.

Chairman Felsen read into the record the comments of:

- The Rush Conservation Board
- The Rush Board of Fire Commissioners

In response to the Conservation Board's comment that there is no indication of a silt fence, Mr. Thornton pointed out the location of the silt fence on the plans.

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

Jim and Michele Hicks live to the west of the project site. They have on going drainage issues and are concerned that this project will change the slope of the property, causing additional drainage issues. Mr. Hicks explained that the town or county had installed extra drains, however, when there is a lot of rain or when snow melts, the water flows across their driveway instead of flowing to the drains. Mr. Thornton stated that they are not changing the drainage patterns, but they do have the ability to provide a swale to reroute water flow which will improve their current situation.

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 2017-09P** by Glenn Thornton of Thornton Engineering, agent for Paul Brophy, requesting Site Plan approval to construct a single family dwelling on 4.17 acres (Lot 1) of the David Subdivision. Property is located at 845 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.

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

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

Chairman Felsen made a Motion to grant Site Plan approval of **Application 2017-09P** by Glenn Thornton of Thornton Engineering, agent for Paul Brophy, conditioned upon:

1. The applicant constructing a surface swale along the west side in the area of the proposed leach field discharging to the north by the road.
2. The applicant obtaining the approvals of the Town Engineer, the Monroe County Water Authority, the Monroe County Department of Transportation and the Monroe County Department of Public Health.
3. The applicant obtaining a favorable "No Impact" response from SHPO.

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

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

DISCUSSION:

The Board briefly discussed property located at 600 Rush West Rush Road. The home had been destroyed in a fire and the foundation torn out, however, there is an existing barn. A realtor is inquiring if an interested buyer would be allowed to utilize the existing barn not as a residential house, but as a studio for a painting hobby. The use would be recreational and not retail or commercial. The Board determined a Special Permit Application would need to be submitted to the Planning Board.

The Board discussed basic sketches of updated plans that Mr. Farrell of the Monroe County Fair Association recently submitted. Per the Planning Board's Special Permit approval for the Monroe County Fair Association to operate the Agricultural portion of the Monroe County Fair at 6565 East River Road at the July 12, 2017 Planning Board meeting, the Board requires that the Fair Association submit a modified Special Permit Application (which includes an updated Site Plan) for all future additions that the Fair

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wishes to pursue to the Planning Board. Councilman Woolaver stated that he is a member of the Monroe County Fair Association Board and will advise Mr. Farrell. Vice Chairperson Morelli advised that the Fair Association submit the modified Special Permit Application as soon as possible to allow the Planning Board time to review it before the next Fair event.

With no further business, it was agreed by common consent that the meeting be adjourned at 7:51 pm.

Respectfully submitted,

Shivaun Featherman
Deputy Town Clerk