

**RUSH PLANNING BOARD
PUBLIC HEARING
APPROVED MINUTES
MARCH 21, 2006**

A regular meeting of the Rush Planning Board was held on Tuesday, March 21, 2006, at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:30 P.M.

MEMBERS PRESENT: John Felsen, Chairman
Don Sweet
Jeff Werner
Al Simon
John Morelli

OTHERS PRESENT: Todd Ewell, Engineer for the Town, Clough Harbour & Associates.
Gerald Kusse, Code Enforcement Officer.
Lisa Sluberski, Town Board Liaison
Jim Glogowski, 1996 Spencerport Rd
Mike Clawson, Southern Meadows Golf Club
Fredric Calev, 2516 Rush Mendon Rd
Erik & Lori Gysel, 500 Rush West Rush Rd
Amy Streeter, Kavanaugh Rd
Manny DiAmbrosio, Kavanaugh Rd
Glenn Thornton, Thornton Engineering

APPROVAL OF MINUTES: February 21, 2006

The Minutes of February 21, 2006 were reviewed. Mr. Simon made a motion to approve the Minutes of February 21, 2006 as amended. Mr. Werner seconded the Motion and the Board Members were all in agreement. Mr. Morelli abstained from the vote.

PUBLIC HEARING:

Application 2006-02 P by Joseph Nicolosi for Re-Subdivision / Site Plan approval to subdivide Lot #1 of the Country Acres West Subdivision containing 3.0 acres into 2 lots. There is an existing house on one of the lots. A single-family dwelling is planned for the new lot created. Property is located at 7925 West Henrietta Road. Property is located in an R-30 Zoning District.

Mr. Glogowski submitted an updated map and described the proposed subdivision to the Board Members.

Mr. Felsen read comments from:

1. Mr. Todd Ewell, Engineer for the Town, Clough Harbour & Associates.
2. Town of Rush Conservation Board.
3. Rush Fire District, Board of Fire Commissioners
4. Monroe County Department of Planning & Development, Monroe County Development Review.

Mr. Glogowski addressed the above comments.

Mr. Kusse stated that the additional traffic in the area would be of concern based on previous accidents in the area. Sight distance is of concern as well as safety for those nearing and proceeding thru the intersection of Rt 15 and Rush West Rush Rd.

Mr. & Mrs. Erik Gysel residing at 500 Rush West Rush Rd had concerns for the extra traffic in the area and the poor drainage on the property.

Mr. Gary Baker residing at 450 Rush West Rush Rd had concerns regarding the drainage in the area.

The Board Members discussed the drainage issues on the existing lot.

There were no further comments and Mr. Felsen declared the Public Hearing closed.

INFORMAL:

Mike Clawson, New tenant operating Southern Meadows Golf Club, 1025 Rush Scottsville Road. To introduce himself and discuss the operation / future plans for the golf course.

Mr. Clawson introduced himself as the new operator of Southern Meadows Golf Club. He stated that the golf club would be operated in the same manner in which Wanda Fisher had operated the golf club. Mr. Clawson stated that he would like to sell food and beverages to the public during the daily hours of operation. He has a food-handling permit from Monroe County.

Mr. Kusse stated that when Mr. Clawson came to inquire about a permit to make minor changes to the structure, which would allow him to vend through a service window, he read the conditions for the Special Permit previously given to the Mr. & Mrs. Fisher to operate the Golf Course. Mr. Kusse suggested that Mr. Clawson come before the Planning Board to see if a Special Permit was needed to sell food and beverage, as there wasn't any record of a previous approval to sell food or beverage from this location. Mr. Felsen stated that it would be best if Mr. Clawson came before the Planning Board to

amend and ask for a Special Permit to operate the club with the addition of selling food and beverage. Mr. Clawson agreed to this request.

Fredric Calev, residing at 2516 Rush Mendon Rd, wishes to discuss with the Board Members permits / approvals granted to 2500 Rush Mendon Road.

Mr. Calev addressed the Board Members by reading portions of a letter he had submitted to the Planning Board Members as well as Town Council prior to the meeting. This letter is in regards to an on going issue he has with the commercial operations taking place on property located at 2500 Rush Mendon Road. Mr. Calev showed the Board Members a copy of a sign permit issued for this location and a picture of a sign on the mailbox. Mr. Calev stated that these issues have been going on for the past four years and asked the Board Members for their comments on this matter.

Mr. Felsen asked Mr. Kusse for his comments as he had visited the property and the Board Members had not. Mr. Calev stated that Mr. Kusse had not addressed previous concerns when they were brought to his attention in the past. Mr. Kusse addressed the Board Members by submitting copies of letters he had sent to Frank Pavia, Attorney for the Town of Rush and Bill Udicious, Town of Rush Supervisor regarding his observations of the operations occurring at 2500 Rush Mendon Rd. Mr. Kusse stated that he has made many trips to that location following up on voiced and written concerns made by Mr. Calev. He has also been to the location at the direction of the Town Supervisor and the Town of Rush Attorney. Mr. Kusse addressed the Board Members regarding Mr. Calev's concerns.

Mrs. Sluberski stated that the Town Board Members will continue to look into this matter.

Glenn Thornton & Manny D'Ambrosio 369 Kavanaugh Rd, to discuss site plan and possible 3-4 lot subdivision, 12.16 acre parcel.

Mr. Thornton stated that Mr. D'Ambrosio's plans were to apply for a site plan for one house with a private water supply well or to subdivide the lot into a 3- lot subdivision with private water supply wells. The Board Members discussed running public water to the site or approving the plan with private water supply wells. There was a lengthily discussion about private water supply wells and the running of public water to the proposed site.

DECISIONS:

Mr. Felsen made a Motion to Table **Application 2006-02 P** by Joseph Nicolosi until the Applicant works with the Town of Rush Engineer to address the drainage that crosses the property and where the final destination of the drainage will go.

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Mr. Sweet seconded the motion and the Board polled:

Roll:	Mr. Felsen	aye	
	Mr. Sweet	aye	
	Mr. Werner	aye	
	Mr. Morelli	aye	
	Mr. Simon	aye	carried.

There were no further comments and the meeting was adjourned at 11:05 P.M.

Respectfully submitted,

Darlene Pilarski
Deputy Town Clerk