

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF MAY 20, 2008**

A regular meeting of the Rush Planning Board was held on May 20, 2008 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
Al Simon
John Morelli
Rick Wurzer

OTHERS PRESENT: Richard Anderson, Town Board Liaison
Gerry Kusse, Rush Code Enforcement Officer
Mike Perry
Chad Lochman, resident
Carolyn Lochman, resident

APPROVAL OF MINUTES: April 15, 2008

The Minutes of April 15, 2008 were reviewed. Al Simon made a motion to approve the Minutes of April 15, 2008 as written. Don Sweet seconded the Motion and the Board Members were all in agreement.

PUBLIC HEARING:

Application 2008-01 P by Chad Lochman for a Special Permit to use the premises at 1807 Rush Scottsville Road to park a Ford E-350 commercial work related vehicle. Property is owned by Carolyn Lochman and is located in an R-20 Zoning District.

Chad Lochman stated that the commercial vehicle is crucial to his business and storage of the vehicle elsewhere would be very costly. The truck has an 18 foot box and is a total of 26 feet in length. Chad and the Planning Board discussed proposed possible locations for parking the vehicle on the property. The vehicle would typically be parked there from 6:00 pm to 7:30 am. Chad stated that he would be moving in the year 2010, so the parking of the commercial vehicle would be temporary. Chad also stated he would be willing to install a vinyl gated fence to help conceal the vehicle. Property directly to the northwest is a vacant lot at this time. A Letter from neighbor Jim Princehorn was read, informing the Planning Board that he has no reservations or concerns regarding the request for this permit. The Code Enforcement Officer stated his research findings show this type of truck is over the 1 ton weight limit. There was discussion as to the gross weight and the unladen weight of the truck. The Planning Board will need documented proof from the applicant as to the true weight of the vehicle. The

Planning Board will also ask the Town Attorney for an interpretation of the two codes, §120-57 F and §120-7-B13 as they pertain to this application.

There were no further comments and John Felsen declared the hearing closed.

John Felsen made a Motion to Table **Application 2008- 01P** by Chad Lochman for a Special Permit due to the need for documented proof from the applicant stating the official weight of the vehicle and a recommendation from the town attorney regarding the code.

John Morelli seconded the motion and the Board Members polled:

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

INFORMAL DISCUSSION:

Code Enforcement Officer, Gerry Kusse discussed some issues regarding the property at 2500 Rush Mendon Road with the Planning Board. After hearing Mr. Kusse's assessment of the situation, the Planning Board was in agreement.

Planned Unit Development

There was discussion regarding the request from the Town Board for the Planning Board's input on PUD's (Planned Unit Developments) and should a PUD concept be considered. Examples of other PUD's from surrounding towns were reviewed. Concerns arose about following the town's Master Plan and does this conform to the Master Plan. Minimum acreage was the next area of discussion, where PUD's would be acceptable along with types of amenities and zoning requirements.

John Morelli made a motion that the Planning Board recommend to the Town Board that having reviewed the PUDs from four Monroe County towns, the Planning Board believes that the addition of a PUD zone accompanied by conditions would enable the Town to accomplish the goals of the Master Plan by requiring certain amenities of the developer for any PUD and that the location of the PUD zone would be limited to those areas identified as higher density development areas within the meadow area outlined in the Master Plan. Finally the Planning Board recommends that the Town Board consider sliding scale farmland development as proposed in the Master Plan as a means to protect active agricultural land as it is an integral part to the planning and development.

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Don Sweet seconded the motion and the Board Members polled:

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

There was further discussion with Rich Anderson about tax abatement, state mandates regarding the taxing of agricultural land, exemption percentages used and exemptions based on soil types. This topic will be continue at the next Farmland preservation Committee meeting.

With no further business, a motion was made by John Felsen and the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Meribeth Palmer

Meribeth Palmer
Planning Board Clerk