

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF JULY, 15 2008**

A regular meeting of the Rush Planning Board was held on July 15, 2008 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:30 P.M.

MEMBERS PRESENT: John Morelli
Al Simon
Rick Wurzer
EXCUSED: John Felsen, Chairman
EXCUSED: Don Sweet

OTHERS PRESENT: Richard Anderson, Town Board Liaison
Lisa Sluberski, Town Board member, Resident
Leonard Ortenzi, Resident
James Parker, Land Surveyor, Resident
Mike Perry
Larry Heininger
James Sickles
Charles Hughes, Resident

APPROVAL OF MINUTES: June 17, 2008

The Minutes of June 17, 2008 were reviewed. Al Simon made a motion to approve the Minutes of June 17, 2008 as amended. The following changes were made:

Page two, third paragraph, last sentence, replace confirm with consult and replace that the, with to determine if.

Rick Wurzer seconded the Motion and the Board Members were all in agreement.

Preliminary Subdivision/Site Plan Hearing

Application 2008-02 P James Parker for Leonard and Debra Ortenzi, for Subdivision and Site Plan approval to divide 7.752 acre parcel into two lots. Existing house is located on lot one and a single family house is proposed for lot two. Property is located on the north side of Phelps Road, 800 feet north of Works Road. Property is in an R-30 zoning district.

Mr. Parker stated that the subdivision would create one lot with 4.6 acres and will contain the existing house. The second lot of 3.1 acres is the proposed location for the new house. The new house will have a conventional septic, Monroe County Department of Transportation (MCDOT) has reviewed the location on Phelps Road and approved the driveway entrance. John Morelli conferred with

both Tom Serrano of the (MCDOT) and Clough Harbour Associates LLP, the engineering firm for The Town of Rush, regarding the driveway entrance concerns. John Morelli also expressed that it is essential that the bushes and foliage be kept cut down low for clear visibility.

John Morelli read letters of comments from the Town Engineer Todd Ewell, the Rush Fire Marshall, Richard Tracy and the Zoning Board members.

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

DECISIONS:

Mr. Morelli made a Motion **WHEREAS**; this Board has examined **Application 2008-02P** by Leonard and Debra Ortenzi, for preliminary Subdivision and Site Plan approval to divide 7.752 acre parcel into two lots. Existing house is located on lot one and a single family house is proposed for lot two. Property is located on the north side of Phelps Road, 800 feet north of Works Road. Property is in an R-30 zoning district. Preliminary review of the proposed Subdivision and Site Plan and the maps and other materials which were filed with the Application, including the Environmental Assessment form and **WHEREAS**, the proposed action is a Type II action under the State of New York SEQRL laws requiring no further action by this Board.

Mr. Simon seconded the motion and the Board Members polled:

Roll:	Mr. Morelli	aye	
	Mr. Simon	aye	
	Mr. Wurzer	aye	carried.

Mr. Morelli made a Motion to grant preliminary approval for **Application 2008-02P** by Leonard and Debra Ortenzi, for Subdivision and Site Plan approval conditioned upon:

1. Both parties are to maintain shrubs and foliage on the property frontages in order to preserve the site distances indicated on the plan.
2. The side set back of the existing house from the proposed new northwest lot line is to be indicated on the map.
3. The requirements being met in the letter provided by Town Engineer, Todd Ewell.

Mr. Simon seconded the motion and the Board Members polled:

Roll:	Mr. Morelli	aye	
	Mr. Simon	aye	
	Mr. Wurzer	aye	carried.

Mr. Morelli made a Motion to wave the final Subdivision and Site Plan Hearing for **Application 2008-02P** conditioned upon the applicant meeting the requirements of the preliminary approval and receiving approvals from the Monroe County Health Department for the septic system, the Monroe County Water Authority, the Monroe County Department of Public Works, the Monroe County Department of Transportation and the Town Engineer.

Mr. Simon seconded the motion and the Board Members polled:

Roll:	Mr. Morelli	aye	
	Mr. Simon	aye	
	Mr. Wurzer	aye	carried.

INFORMAL DISCUSSION:

Review of final decision letter regarding previous Application 2008-01P by Chad Lochman.

Mike Perry inquired about the status of the Planned Unit Development (PUD) review. John Morelli stated that there is a committee in place that has been meeting regularly and are currently discussing some of the issues regarding the (PUD) and farmland preservation. A listing of amenities and how it could facilitate the Town of Rush Master Plan is one of the many topics to be covered.

Larry Heininger, civil engineer stated that he was present to try to help facilitate Mike Perry and Jim Sickles combined interest in the waste water treatment plant and tying the whole (PUD) project together. There was a short discussion as to the operation, size and capacity of waste water plants.

Charles Hughes submitted a letter of concern regarding 5946 East Henrietta Road and the possibility of a new business looking to purchase the parcel. This letter has been forwarded to the Town Board and Zoning Board for their review.

With no further business, a motion was made by John Morelli and agreed by common consent that the meeting be adjourned at 8:49 PM.

Respectfully Submitted,

Meribeth Palmer
Deputy Town Clerk