

**RUSH PLANNING BOARD  
REGULAR MEETING  
MINUTES OF SEPTEMBER 15, 2009**

A regular meeting of the Rush Planning Board was held on September 15, 2009 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:30 P.M.

**MEMBERS PRESENT:** John Felsen, Chairman  
John Morelli  
Don Sweet  
Rick Wurzer  
Scott Strock

**OTHERS PRESENT:** Richard Anderson, Town Board Liaison  
Gerry Kusse, Code Enforcement Officer  
Don Knab, Town Board member, Resident  
Lisa Sluberski, Town Board member, Resident  
Al Simon, Zoning Board member, Resident  
Dave Sluberski, Resident  
Chuck Huges, Resident  
Cathy Huges, Resident  
Bill Riepe, Resident  
David Vaughn, Resident  
Naveed Hussain, Property owner  
Arooj Hussain, Property owner  
Majed El Rayess, Architect

**APPROVAL OF MINUTES:** The Minutes of May 19, 2009 were reviewed.

Don Sweet made a motion to approve the Minutes of May 19, 2009 as amended.

John Felsen seconded the motion and the Board Members polled:

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

The Minutes of July 21, 2009 were reviewed.

John Morelli made a motion to approve the Minutes of July 21, 2009 as written.

Rick Wurzer seconded the motion and the Board Members polled:

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

### **INFORMAL DISCUSSION:**

Naveed Hussain, Arooj Hussain and architect Majed El Rayess appeared before the Planning Board to discuss their plans for the Rush Market property and building located at 5946 East Henrietta Road. Mr. and Mrs. Hussain have purchased the property and are in the process of having the land surveyed. The Hussains are proposing a gas station with regular and diesel fuel. They would like have a small scale grocery store with a deli counter, ice cream counter, and perhaps a pharmacy. They are also looking into the possibility of a satellite franchise to provide coffee and a small seating area. All of these items are in the preliminary stages. They are also working on traffic flow issues and have meet with the Department of Transportation. The Hussain's are currently organizing the clean-up of the property and the demolition of the old building to make way for a new building approximately the same size.

Resident, Charles Hughes expressed his concern for potential noise and keeping some of the natural buffers.

### **BOARD DISCUSSION:**

The Planning Board discussed the Proposals from Clough Harbour and Associates for the updating of the Site Development Details within the Town of Rush Code and the updating of the Comprehensive Plan. One correction noted on the Site Development Details proposal, Chapter 8 should read as Chapter A. The Planning Board would like to defer the discussion to the October 20, 2009 meeting in which Town Engineer Todd Ewell will be present to answer specific questions regarding the proposals.

The Board also discussed the status of the Required Off Street Parking Code §120-57G. Town Board member Richard Anderson stated that there have been additional issues raised that will need to be discussed and perhaps incorporated before going to a public hearing.

The Planned Unit Development (PUD) public hearing is scheduled October 14, 2009. The PUD public hearing notice will be published in the October/November edition of the Rush newsletter in addition to the required legal notice.

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With no further business, a motion was made by John Morelli and agreed by common consent that the meeting be adjourned at 8:20 PM.

Respectfully Submitted,

Meribeth Palmer  
Deputy Town Clerk