

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF MAY 18, 2010**

A regular meeting of the Rush Planning Board was held on May 18, 2010 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
Scott Strock
Rick Wurzer
Don Sweet
Meribeth Palmer, Deputy Town Clerk

OTHERS PRESENT: Bill Riepe, Town Board Liaison
Gerry Kusse, Code Enforcement Officer
Todd Ewell, Town Engineer
Walter Kalina, Principal Planner Clough Harbour & Associates

APPROVAL OF MINUTES:

The Minutes of March 16, 2010 were reviewed.

Don Sweet made a motion to accept the minutes of March 16, 2010.

Scott Strock seconded the motion and the Board Members polled:

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

John Morelli was excused from the March 16, 2010 meeting.

BOARD BUSINESS:

Walter Kalina, Principal Planner for Clough Harbour and Associates appeared to discuss the updated proposal for the Town of Rush Comprehensive Plan. Mr. Kalina provided a new draft dated May 18, 2010 for the board to review. Geographic Information System (GIS) mapping is the main focus of the proposal. Mr. Kalina confirmed with Monroe County GIS Mapping Division that the GIS mapping can be produced at no charge as long as the existing data provides for natural resources such as soils, topography, wetlands and flood plains and existing agricultural, Industrial and residential areas. Mr. Kalina used materials provided by the Planning Board to compile a list of recommended actions and

stated the best starting point is to update the mapping. The updating of the maps will allow the town to work easily with the community in open meetings to plan future goals and objectives.

Mr. Kalina's proposal also outlines updating the Future Land Use Plan. This also can be done as a GIS map. The Future Land Use Plan becomes the legal basis for any future updates to the zoning map and ordinance. In addition it will help the town to obtain grants. The GIS maps can also be updated annually as information comes in. The board discussed that a Planned Unit Development (PUD) would fall under the Future Land Use Plan if the town were to consider it.

The Farmland Protection Plan is a component of the Comprehensive Plan. Updating the Farmland Protection Plan is dependant on the approval of a state grant that the Town of Rush has applied for. New York State law states that Farmland Protection grant money cannot be used for creating or updating comprehensive plans, only Farmland Protection Plans.

The Planning Board expressed that it would be useful to be able to use the maps to compare what has happened over time in terms of past land use in addition to current and the development of future use. Mr. Kalina suggested that old aerial photos might be able to help determine or identify some of the farm lands from years ago and there is a possibility that the Assessor could provide some past land use information.

Once all the maps are set in place, the Planning Board will be able to go through the current Comprehensive Plan and update it to fit the new goals. The GIS maps can be viewed as layers or in any combination of the many data sets produced.

Councilman Riepe asked if the GIS map would be able to calculate area. It was stated that there is a way to calculate area of parcels, perhaps not as accurate as an instrument survey, yet still very useful.

Mr. Kalina's proposal includes a schedule of 8 weeks depending on the board's availability and how quickly the town can obtain the GIS maps from Monroe County.

RESOLUTION – Comprehensive plan

John Morelli made a motion that having reviewed the May 18, 2010 proposal from Clough Harbour & Associates to update the comprehensive plan, the Planning Board recommends the Town Board enter into an agreement with Clough Harbour & Associates to provide services specified in the proposal and in accordance with fees identified in the document. In addition Clough Harbour & Associates is to provide the Town Board a non-draft copy of the proposal.

Don Sweet seconded the motion and the Board Members polled:

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

Application 2009-08P

John Morelli made a motion that due to unpaid required engineering fees of applicant 2009-08P, the Planning Board Chair will not approve or sign the final subdivision map.

Don Sweet seconded the motion and the Board Members polled:

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

The Planning Board discussed that in the future that they will make the payment of required engineering fees part of the approval conditions.

OTHER BUSINESS:

The final mylar for the Nowak Subdivision was given to Engineer Todd Ewell for his final review. It will then go to Highway Superintendent Steve King and Planning Board Chairman John Felsen for their review and signatures.

The Planning Board received a new application (2010-01P) by Lee Hankins acting as agent for DS builders of WNY, INC., requesting subdivision and site plan approval to subdivide a 1.5 acre parcel into 2 lots. Existing single family dwelling will remain on lot 1. A new single family dwelling is proposed for lot 2. Property is located at 7997 West Henrietta Road in an R-30 zoning district.

Public Hearing is scheduled for June 15, 2010.

Gerald Kusse, Code Enforcement Officer informed the Planning Board of a potential residential/agricultural business looking to locate in Rush. Mr. Kusse stated there is a possibility that they may wish to appear informally before the board. Gerry Kusse will request the Town Attorney to advise him further on the issue.

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With no further business, a motion was made by John Felsen and agreed by common consent that the meeting be adjourned at 9:15 PM.

Respectfully Submitted,

Meribeth Palmer
Deputy Town Clerk