

**RUSH PLANNING BOARD  
REGULAR MEETING  
MINUTES OF MAY 15, 2012**

A regular meeting of the Rush Planning Board was held on May 15, 2012 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:30 PM.

**MEMBERS PRESENT:** John Felsen, Chairman  
John Morelli  
Don Sweet  
Scott Strock  
Meribeth Palmer, Deputy Town Clerk

**EXCUSED:** Rick Wurzer

**OTHERS PRESENT:** Councilman Bill Riepe, Town Board Liaison  
Jeanne Morelli, Resident, Applicant  
Dennis Willey, Land Surveyor  
Andrew Dinsmore, Attendee  
Marcia Dinsmore, Attendee

Chairman Felsen welcomed all to the Planning Board meeting.

**APPROVAL OF MINUTES:**

The Minutes of March 20, 2012 were reviewed.

Chairman Felsen had the following amendments to the minutes: page 4, third sentence should be moved and placed after sentence number 7. In sentence number 9 change the word ball to vault. Sentence number 10 replace "by the water Authority" with "from the NYSDOT".

John Morelli made a motion to accept the minutes of March 20, 2012 as amended.

Scott Strock seconded the motion and the Board Members polled:

Roll:	John Felsen	aye	
	Don Sweet	aye	
	Scott Strock	aye	carried.

Don Sweet arrived after the approval of the minutes.

**INFORMAL DISCUSSION:**

Andrew Dinsmore explained that he is interested in property that is for sale at 709 Rush West Rush Road. Mr. Dinsmore would be interested in purchasing the property only if it could be subdivided later on. Mr. Dinsmore stated that the front of the parcel is 720 feet in width. Mr. Dinsmore provided a map and asked about subdividing it into 2 or 3 parcels. The Board had no issues regarding Mr. Dinsmore's current inquiry.

**PUBLIC HEARING:**

Board member John Morelli recused himself from the Board at this time in order to be heard as an applicant.

**Application 2012-02P** by John and Jeanne Morelli requesting re-subdivision and site plan approval to combine 3 parcels into 2 and add a single family dwelling to the land only parcel. Parcels include a lot originally part of 220 Honeoye Falls Five Points Road, 535 Five Points Road and 565 Five Points Road. All parcels are in an R-30 zoning district.

Mr. Morelli explained to the Board the current property boundaries of all 3 parcels and the proposed re-subdivision into 2 lots. The parcel that was originally part of 220 Honeoye Falls Five Points Road will be combined with a portion of 565 Five Points Road to make up lot R-3. This will allow the Morelli's to bring in utilities to the proposed house site at a reasonable cost from Honeoye Falls Five Points Road.

Chairman Felsen read comments from the Rush Board of Fire Commissioners. They recommended installing a home sprinkler system due to the length of the driveway.

The Conservation Board had no comments regarding the above said application.

Chairman Felsen read all comments from Town Engineer Todd Ewell and the Monroe County Department of Planning and Development (MCDP&D).

Chairman Felsen noted a correction to the New York State Environmental Quality Review form: question number 10 remove New York State Department of Health and replace with Monroe County Department of Public Health.

Mr. Morelli's Engineer Dennis Willey submitted a letter responding to review comments/requirements from Town Engineer Todd Ewell and MCDP&D stating that all items listed will be corrected, revised or added.

Mr. Morelli stated that they will be changing note number 8. They would like to discharge water to splash blocks rather than a dry well. The note will be revised to reflect this. Note number 12 will be revised by removing the portion stating "where

applicable, gas will be provided by Rochester Gas & Electric". Mr. Morelli would also like to move the pull to the west, closer to Honeoye Falls Five Points Road.

The Board discussed the size and area for the driveway pull off, turn-around and home sprinklers.

**DECISIONS:**

John Felsen made a Motion **WHEREAS**; this Board has examined **Application 2012-02P** by John and Jeanne Morelli requesting subdivision approval to resubdivide 3 parcels into 2 and add a single family dwelling to the land only parcel. Parcels include a lot originally part of 220 Honeoye Falls Five Points Road, 535 Five Points Road and 565 Five Points Road. All parcels are in an R-30 zoning district 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 SEQR laws requiring no further action by this Board.

Don Sweet seconded the motion and the Board Members polled:

Roll:	John Felsen	aye	
	Don Sweet	aye	
	Scott Strock	aye	carried.

John Felsen made a Motion to grant preliminary subdivision approval of **Application 2012-02P** by John and Jeanne Morelli for re-subdivision of lots 1 and 3 of the Juroe Subdivision and Lot 1 of the Beebe subdivision conditioned upon:

1. The applicant complying with comments from the Town Engineer Todd Ewell and Monroe County Department of Transportation.
2. The applicant making changes outlined in Engineer Willey's response letter dated May 15, 2012.
3. The applicant obtaining approvals from Town Engineer Todd Ewell, Monroe County Department of Public Health and Monroe County Department of Transportation.

Scott Strock seconded the motion and the Board Members polled:

Roll:	John Felsen	aye	
	Don Sweet	aye	
	Scott Strock	aye	carried.

John Felsen made a motion to waive the final subdivision hearing conditioned upon the applicant meeting all the requirements set forth in the preliminary approval.

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Don Sweet seconded the motion and the Board Members polled:

Roll:	John Felsen	aye	
	Don Sweet	aye	
	Scott Strock	aye	carried.

**BOARD BUSINESS:**

The Board briefly discussed application 2012-03P by Thomas and Lori Sorber. The public hearing is scheduled for June 19, 2012.

With no further comments Chairman Felsen declared the Public hearing closed.

With no further business, a motion was made by John Morelli and agreed by common consent that the meeting be adjourned at 8:25 PM.

Respectfully Submitted,

Meribeth Palmer  
Deputy Town Clerk