

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF APRIL 15, 2014**

A regular meeting of the Rush Planning Board was held on April 15, 2014 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:30 PM.

PRESENT: John Felsen, Chairman
John Morelli, Vice Chairman
Don Sweet, Member
Rick Wurzer, Member
Shivaun Featherman, Deputy Town Clerk

EXCUSED: Scott Strock, Member

OTHERS PRESENT: Cathy Frank, Town Board Liaison
Jim Kolb, Resident
Kimberly Compson Kolb, Resident
Debbie Stevens, Resident
Michael Czora, Resident

Chairman Felsen welcomed all to the April Planning Board meeting.

APPROVAL OF MINUTES:

The Minutes of March 18, 2014 were reviewed.

Vice Chairman Morelli made a motion to accept the minutes of March 18, 2014 as amended.

Board Member Sweet seconded the motion and the Board members polled:

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

TABLED APPLICATION:

Application 2014-01P by Jim Kolb, agent for Duane and Debbie Stevens, seeking a change of use from Antique Barn to Event Pavilion, and a change of use from Retail Space to Restaurant. Property is located at 7272 West Henrietta Road, Rush, NY 14543 and is zoned commercial.

Chairman Felsen asked Mr. Kolb what he intends to discuss at this time, as Town Engineer Todd Ewell has not received any response back from Mr. Kolb's engineer

regarding Mr. Ewell's review letter dated February 14, 2014. Mr. Kolb stated that he has met with his engineer this morning, so he is assuming his engineer sent responses to Mr. Ewell today. Chairman Felsen advised that Mr. Ewell would not have time to prepare a review letter for the Board if he had only received the responses back this morning. Mr. Kolb submitted to the Board copies of his engineer's responses and a revised site map. Chairman Felsen stated that he is welcome to discuss them, however, Mr. Ewell will still need to review the items, as he may have changes for Mr. Kolb's engineer.

Chairman Felsen added that the Monroe County Health Department has not received revised septic plans and that Monroe County Health Department had not accepted the original design plan. Mr. Kolb stated that he would like to reduce the usage of the septic system design, as his facility is incorrectly rated as a banquet facility. The barn does not have a kitchen and it's not meant for continuous use. Mr. Kolb compared the usage of the barn as similar to the usage of the Rush Town pavilion.

Mr. Kolb proposed a site study of the septic design by installing the tank and after 90 days calculating the usage. Chairman Felsen stated if Mr. Kolb changes or adds venues, it would change the septic tank usage. The Health Department takes the worst case scenario of peak flows based on the plan as they don't want it to fail. Debbie Stevens inquired who needs to approve the septic system tank. Chairman Felsen advised that John Frazer of the Monroe County Health Department will need to approve it after he and Ed Martin, Mr. Kolb's engineer, come to an agreement on the design.

Chairman Felsen pointed out that a current advertisement for the barn has different uses listed, including overnights and corporate parties. However, the applicant has previously stated the use is only for weddings on Friday, Saturday and Sunday. Mr. Kolb responded that Duane Stevens, the owner of the property, had placed that advertisement. Mr. Kolb would like to focus the business on weddings but added that as the facility is a Barn Event Venue, other events could be hosted. Chairman Felsen noted in that case, events could be held during the week. Mr. Kolb stated that would seldom be the case.

Chairman Felsen asked Mr. Kolb if he still intends on using a tent for larger weddings. Mr. Kolb informed the Board that he will be using a tent for some weddings and the tent area will accommodate 50 people. Mr. Kolb will add port-a-potty units when the tent area will be used. Chairman Felsen informed Mr. Kolb that he will need to provide the tent area on his revised site map.

Chairman Felsen asked Mr. Kolb what changes have been made to the inside of the barn. Mr. Kolb stated that he has added a dance floor, bar, bar sink and new lighting. He is in the process of installing bathrooms. He has also installed a 3/4 inch water line and pointed it out on the site map.

Chairman Felsen inquired about changing rooms. Mr. Kolb stated he will be installing a bride changing room on the second level of the barn. Vice Chairman Morelli asked if Mr.

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Kolb intends to build a stairway exit outside of the barn from that area. Mr. Kolb responded that according to state code, a mezzanine that has two egresses does not require an outside stairway exit. Mr. Kolb stated that there are four exits from the building, and a person is within 25' from an exit anywhere in the barn. Vice Chairman Morelli informed Mr. Kolb that he will need to install emergency lighting for the exits.

Vice Chairman Morelli explained to Mr. Kolb that there is not much the Planning Board can do at this point as Mr. Ewell has not received Mr. Kolb's engineer's responses far enough in advance to review.

With no further business, it was agreed by common consent that the meeting be adjourned at 8:35 PM.

Respectfully submitted,

Shivaun Featherman
Deputy Town Clerk