

**RUSH PLANNING BOARD  
PUBLIC HEARING  
UNAPPROVED MINUTES  
FEBRUARY 15, 2005**

A regular meeting of the Rush Planning Board was held on Tuesday, February 15, 2005, 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  
Jeff Werner

**EXCUSED:** Don Sweet  
Al Simon

**OTHERS PRESENT:** Todd Ewell, Engineer for the Town, Clough Harbour & Associates  
Bill Riepe, Town Board Member  
Luther Keyes, Town Board Liaison  
John Caruso, Passero Associates  
Kenneth Hershey P.E., 2480 Browncroft Blvd.

**APPROVAL OF MINUTES:**

The Minutes of January 18, 2005 will be reviewed at the next meeting.

**PUBLIC HEARING:**

**Application 2005-01 P** by Kenneth H. Hershey for Subdivision approval to subdivide a parcel containing approximately 114 acres of the Hershey, Moore, Becue Subdivision into 2 lots. No development is planned for the lots created. Property is located on the south side of Golah Rd, west of East River Rd. Property is located in an R-30 Zoning District.

Mr. Hershey described the proposed subdivision to the Board Members, stating that no development is planned for the lot created. There was a discussion regarding the drainage easements that will be needed.

Mr. Felsen read comments from:

1. Town of Rush Conservation Board.
2. Monroe County Department of Planning & Development, Monroe County Development Review.

There were no further comments and Mr. Felsen declared the hearing closed.

**Application 2005-02 P** by Samuel Liberatore, of Passero Associates acting as agent for Richard Dorschel, Rush Associates LLC for revised Site Plan approval to add a 2,844 S.F. building addition including canopy to existing facility for vehicle warranty maintenance / repair, as well as a warehouse and one equipment room totaling 3,300 S.F. Property is located at 7283 West Henrietta Road at the intersection of Rt. 15 and Rt. 251. Property is located in a Commercial Zoning District.

Mr. Caruso described the changes to be made to the previously approved Site Plan. Mr. Caruso stated that the proposed addition will be used for the storage and stacking of motorcycles and car kits. The Board Members discussed the proposal.

Mr. Felsen read comments from:

1. Town of Rush Conservation Board.
2. Monroe County Department of Planning & Development, Monroe County Development Review.
3. Mr. Todd Ewell, Engineer for the Town, Clough Harbour & Associates.

There were no further comments and Mr. Felsen declared the hearing closed.

#### **DECISIONS:**

Mr. Felsen made a Motion **WHEREAS**; this Board has examined **Application 2005-02 P** by Samuel Liberatore, of Passero Associates acting as agent for Richard Dorschel, Dorschel Automotive Group / Rush Associates LLC for amended Site Plan and Special Permit approval to eliminate the car wash operation that was approved on July 27, 2004 as **Application 2004-09 P and Special Permit Application 2004-10 P** and to construct a 3,300 square foot additional storage building south of the originally approved service bays, 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. Morelli seconded the motion and the Board polled:

Roll: Mr. Felsen aye  
Mr. Morelli aye  
Mr. Werner aye carried.

Mr. Felsen made a Motion to approve the Site Plan for the Dorschel Automotive addition for the construction of an additional 3,300 square foot storage building to the south of the previously approved service bays condition upon:

1. The Planning Board amends Special Permit **Application 2004-10 P** that was approved on July 27, 2004 to exclude the car wash operation and conditions #1, #2 & #3 that went along with the operation of the car wash.
2. The Applicant obtains the approval of the Town of Rush Engineer.
3. The Applicant obtains the approval of the Monroe County Department of Health.

Mr. Werner seconded the motion and the Board polled:

Roll: Mr. Felsen aye  
Mr. Morelli aye  
Mr. Werner aye carried.

### **INFORMAL:**

The Board Members discussed the proposal by Mr. Murray Wingate to build soccer & lacrosse fields on the north side Honeoye Falls #6 Road, west of West Henrietta Road.

### **DECISIONS:**

Mr. Felsen made a Motion **WHEREAS;** this Board has examined **Application 2005-01 P** by Kenneth Hershey for preliminary plat review of the proposed Hershey, Moore, Becue Subdivision, 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.

Mr. Werner seconded the motion and the Board polled:

Roll: Mr. Felsen aye  
Mr. Morelli aye  
Mr. Werner aye carried.

Mr. Felsen made a Motion to grant preliminary approval condition upon:

1. The Applicant showing on the plans the stream that crosses the property from the south to the north to Honeoye Creek.
2. The Applicant showing on the plans a proposed drainage easement for the stream, referenced in item #1 and along Honeoye Creek on Parcel R-1, indicating a width of 60 feet to the Town wide Drainage District. Or a minimum of the stream width plus 20 feet on each side.
3. The Applicant showing on the plans the culverts under both Golah Rd and the Niagara Mohawk Power Corporation.

4. The Applicant showing on the plans the 100 Year Flood Plain on Parcel R-1 along Honeoye Creek.
5. The Applicant complies with the Monroe County Department of Transportation requirements regarding the 7 foot highway reservation on East River Road.
6. The Applicant obtaining the approval of the Town of Rush Engineer.
7. The Applicant files the Standard Easement form with the Town of Rush showing the legal descriptions in Item #2 above.

Mr. Morelli seconded the motion and the Board polled:

Roll: Mr. Felsen aye  
Mr. Morelli aye  
Mr. Werner aye carried.

Mr. Felsen made a Motion to waive the final Subdivision Hearing condition upon:

1. The Applicant obtaining the approval of the Town of Rush Engineer.
2. The Applicant obtaining the approval of the Monroe County Department of Transportation.

Mr. Morelli seconded the motion and the Board polled:

Roll: Mr. Felsen aye  
Mr. Morelli aye  
Mr. Werner aye carried.

There were no further comments and the meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Darlene Pilarski  
Deputy Town Clerk