

**RUSH PLANNING BOARD  
PUBLIC HEARING  
UNAPPROVED MINUTES  
OCTOBER 18, 2005**

A regular meeting of the Rush Planning Board was held on Tuesday, October 18, 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  
Don Sweet  
Al Simon  
Jeff Werner

**ABSENT:** John Morelli

**OTHERS PRESENT:** Todd Ewell, Engineer for the Town, Clough Harbour & Associates  
James Parker, Land Surveyor  
John Streeter, 300 Kavanaugh Rd  
Jeff & Joan Kell, 2441 Pinnacle Rd  
David Manning, 399 Jeffords Rd  
Harold & Doreen Manning, 399 Jeffords Rd  
Michael Tallon, 1709 Rush Scottsville Rd  
Mark Grovanz, FRA Eng, 530 Summit Dr, Henrietta  
Emanuele Dambrosio, Kavanaugh Rd  
Glenn Thornton, 77 East Main St. Victor

**APPROVAL OF MINUTES:**

The Minutes of September 20, 2005 were reviewed. Mr. Simon made a motion to approve the Minutes of September 20, 2005 as amended. Mr. Werner seconded the motion and the Board Members were all in agreement.

**PUBLIC HEARING:**

**Application 2005-19 P** by John Streeter for Subdivision / Site Plan approval to subdivide a 107.18 acre parcel into 10 lots, a single family dwelling exists on one of the lots. A single family dwelling is planned for each of the remaining 9 lots. The Proposed Subdivision is located on Kavanaugh Road at the intersection of Works Road. Property is located in an R-30 Zoning District.

Mr. Glen Thornton & Mr. John Streeter described the proposed subdivision to the Board Members. They discussed the sight distance for Lots #8 & #9. as well as extending public water to the subdivision.

Mr. Felsen read comments from:

1. Monroe County Department of Planning & Development, Monroe County Development Review.
2. Rush Fire District, Board of Fire Commissioners. Regarding the long driveways for Lots #7 & #8. The turnarounds for these lots need to be made larger to accommodate the maneuvering of the fire apparatus if an emergency does arise.
3. Mr. Todd Ewell, Engineer for the Town, Clough Harbour & Associates.

The Board Members discussed the above comments.

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

**Application 2005-20 P** by David & Karis Manning for Subdivision approval to subdivide an 18.6 acre parcel from an existing parcel containing 76.4 acres. Property is located on the west side of Pinnacle Road, 590 feet south of Jeffords Road. Property is located in an R-30 Zoning District.

Mr. Parker stated that David & Karis Manning were purchasing the property on the east side of the Lehigh Valley Railroad from Mr. John Pfluke. A subdivision is planned for the new parcel created.

Mr. Felsen read comments from:

1. Monroe County Department of Planning & Development, Monroe County Development Review.

The Board Members discussed the above comments.

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

**INFORMAL:**

Mark Grovanz, concept plan for a 5 Lot Subdivision, Phelps at Works Road.

The Board Members and Mr. Grovanz discussed sight distance, set backs, and access to the homes during snow & icy weather. Mr. Grovanz will take the Planning Boards suggestions into consideration when planning the subdivision.

**DECISIONS:**

Mr. Felsen made a Motion to Table **Application 2005-19 P** by John Streeter for Subdivision / Site Plan approval to subdivide a 107.18 acre parcel into 10 lots, a single family dwelling exists on one of the lots. A single family dwelling is planned for each of the remaining 9 lots. The Proposed Subdivision is located on Kavanaugh Road at the intersection of Works Road. Property is located in an R-30 Zoning District, until the Applicant explores the possibility of extending the public water main to serve the project and working with the Town to form a water district for that purpose.

Mr. Werner seconded the motion and the Board polled:

Roll: Mr. Felsen                    aye  
      Mr. Sweet                    aye  
      Mr. Werner                  aye  
      Mr. Simon                   aye     carried.

Mr. Felsen made a Motion **WHEREAS;** this Board has examined **Application 2005-20 P** by David & Karis Manning for Subdivision approval to subdivide an 18.6 acre parcel from an existing parcel containing 76.4 acres. Property is located on the west side of Pinnacle Road, 590 feet south of Jeffords Road. Property is located in an R-30 Zoning District, for preliminary plat approval of the proposed 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 SEQRLaws requiring no further action by this Board.

Mr. Werner seconded the motion and the Board polled:

Roll: Mr. Felsen                    aye  
      Mr. Sweet                    aye  
      Mr. Werner                  aye  
      Mr. Simon                   aye     carried.

Mr. Felsen made a Motion to grant preliminary approval to the **Application 2005-20 P** condition upon:

1. The Applicant changing the name from Rush Hills East to Rush Hills Subdivision Section 2 Lot #19.
2. The Applicant provides an easement for existing creek to be 15 feet on each side from the top of the bank.

Mr. Sweet seconded the motion and the Board polled:

Roll: Mr. Felsen                    aye  
      Mr. Sweet                    aye  
      Mr. Werner                  aye  
      Mr. Simon                   aye     carried.

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

1. The Applicant meeting the requirements of preliminary approval.
2. The Applicant has the Engineer for the Town of Rush review the proposed easement for the existing creek.

Mr. Sweet seconded the motion and the Board polled:

Roll: Mr. Felsen            aye  
      Mr. Sweet             aye  
      Mr. Werner          aye  
      Mr. Simon            aye    carried.

There were no further comments and the meeting was adjourned at 9:50 P.M.

Respectfully submitted,

Darlene Pilarski  
Deputy Town Clerk