

**RUSH PLANNING BOARD
REGULAR MEETING
MINUTES OF SEPTEMBER 16, 2008**

A regular meeting of the Rush Planning Board was held on September 16, 2008 at the Rush Town Hall, 5977 East Henrietta Road and was called to order at 7:30 P.M.

MEMBERS PRESENT: John Morelli
Al Simon
Don Sweet
Rick Wurzer

EXCUSSED: John Felsen, Chairman

OTHERS PRESENT: Richard Anderson, Town Board Liaison
Tom Doupe, Town Board member, Resident
Brian Davin, Resident
Jennifer Davin, Resident
Mike Perry
Larry Heininger

APPROVAL OF MINUTES: August 19, 2008

The Minutes of August 19, 2008 were reviewed and will be amended.

INFORMAL DISCUSSION:

Brian and Jennifer Davin came to discuss a proposal to create an indoor radio control race track located at 999 Honeoye Falls Number Six Road, behind their home. A pole barn would be erected to hold the track along with a personal storage area. Mr. Davin stated that the pole barn would be approximately 8000 square feet. The race cars are electric and battery powered which generate very little noise. Mr. Davin would host races 2 to 3 nights a week for approximately 12-17 people per night and perhaps an occasional special event with a larger number of people in attendance. Mr. Morelli reviewed permitted uses and special use permits. The topic of profit and not for profit in reference to Mr. Davin's proposal was discussed and Mr. Davin will be doing further research regarding this issue. There would also be off road parking provided during race nights and any special events.

Mike Perry appeared tonight to present his findings from the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC based their calculations on Mr. Perry's original waste water treatment system which has a 100,000 gallon flow rate. The main issue is the biochemical oxygen demand

(BOD) level, which is the ability of the stream to dissolve oxygen and accept the affluent. Mr. Perry's system is geared for BOD level of 15 or 16 milligrams per liter. The NYSDEC is requiring a BOD of 13 milligrams per liter. Mr. Perry would need to add some minor, additional filtration to the system to meet the NYSDEC requirements. These calculations are based on a stream with intermittent or low flow rates. Mike is considering a larger system of 150,000 gallons to increase capacity and to possibly accommodate a portion of the town in the future. The larger system would lower the BOD rate down to 5. According to the NYSDEC, a BOD rate of 5 represents the highest degree of treatment that can reasonably be achieved by a waste water facility treating domestic waste. The water coming out of this larger system would definitely support aquatic life. The NYSDEC also stated that the stream could dry up completely and the system discharge would become the stream. The minimum amount of water needed to run the system is 10 percent of the capacity of the unit. Water needed to run the system would be supplied through Monroe County Water Authority. This unit is equipped to accept additional compartments as the need arises. The waste water treatment unit is a stainless steel container and if the unit is maintained properly it should last indefinitely. These waste water treatment systems are packaged systems that are automatic and do not require a licensed operator. They can be remotely monitored by a computer elsewhere and it is recommended that they be checked on once a week. The Monroe County Department of Health has certain requirements for checking system levels as well. The system's tanks are baffled inside so that one section can be turned off for cleaning purposes while the other compartments continue to work and these systems are typically buried.

Mr. Perry also reported that the last traffic study done by the Monroe County Department of Transportation (MCDOT) was in 2004. The average daily traffic consisted of 9600 cars throughout the year, Monday through Friday. Most of the traffic reported is in the area of 15A coming through the hamlet of Rush and continuing on Route 251 up to the expressway. Traffic numbers on Route 15A heading north past the intersection of Route 251 drop to one third of the reported number. The MCDOT does not think that the numbers have changed much since 2004. With an increase in the number of proposed houses for a Planned Unit Development (PUD), there would have to be some road changes to accommodate access to route 15A from Rush West Rush Road. John Morelli discussed a continuing concern about the number of houses that would be part of the PUD.

Mr. Heininger added that scale is an important design element. The relationship of the land and the size of the homes is an essential part of creating a comfortable living scenario for any PUD. Also, keeping in mind, the number of homes created impacts the individual cost of each home and its affordability.

Mr. Perry stated that he would return with more information and data on the larger waste water treatment system.

PLANNING BOARD DISCUSSION:

The Planning Board reviewed the Zoning Board comments regarding the PUD proposal. The Planning Board continued to discuss the number of homes that a PUD should encompass and the actual demand for homes in Rush. Mr. Morelli read a preliminary list of PUD amenities. All members agree that there should be some PUD regulations in place and that amenities should be negotiable depending on the project. After regulations for a PUD have been set and the amenities have been negotiated with the potential developer, the final step would be a public referendum. The Planning Board started a more in depth review of Clarkson's PUD. It will be used as a template for writing the Town of Rush PUD.

Meribeth Palmer, Deputy Town Clerk has been asked to obtain and distribute an electronic version of Clarkson's PUD to facilitate the Planning Board in adapting it for the Town of Rush.

Finally, John Morelli read and acknowledged the memo from Supervisor William Udicious, dated September 16, 2008, regarding PUD's. John Morelli requests clarification on Supervisor Udicious's memo of September 16th in relation to action sought by the Planning Board.

With no further business, a motion was made by John Morelli and agreed by common consent that the meeting be adjourned at 9:40 PM.

Respectfully Submitted,

Meribeth Palmer
Deputy Town Clerk