

**TOWN OF PARMA PLANNING BOARD
SEPTEMBER 7, 2006**

Members Present:

Chairman

Ed Fuierer

Acting Executive Secretary

Bob Prince

Bob Pelkey

Tim Harner

Rick Holden

Tod Ferguson

Public present: Robert Fitzgerald (Avery Engineering), Perry Julien, Jeff Chapman and Jim Smith (TB).

Meeting started: 7:01 pm

NEW BUSINESS

Parkway Estates Subdivision

20 Lots

Curtis and Lighthouse Road

Rob Fitzgerald presented to the Board revised plans for this subdivision and explained to the Board that they done the following to the plans:

1. The topo has been shot and added to the plans.
2. 2/3 of the perc tests have been done and the systems so far range from standard systems to full raised systems.
3. That they have found a cross culvert under Curtis Road which lets the drainage from this site run across the road and the neighbor from across they road has stated that they are concerned with the runoff from this site when built out. Mr. Fitzgerald stated that they would like to do a wet pond on the site to control the drainage going into this cross culvert. And asked the Board what the Board felt about wet ponds and what were the Town's requirements.
4. Mr. Fitzgerald also stated that they were also looking into putting a pond between lot 18 and 19.

A discussion was held on the drainage and the ponds.

Mr. Fitzgerald then stated that they need to obtain a variance for Lot #5 and asked the Chairman if this would be the appropriate time to apply for that. Chairman Ed Fuierer said that it would be.

Bob Prince stated that there has been a lot of public interest in what is going on with the property and that there would probably be a lot of interested people at the public hearing.

Mercy Flight Subdivision

Re-Sub

549 Manitou Road

Bob Prince read a letter from the applicants in which they stated that they had received the Variance that they had applied for and would now like to request the Planning Board to approve of the subdivision of Lot #37 of the originally approved plans into three lots.

The lot depths of the three new lots range from 104 to 110 feet.

Mercy Flight Subdivision Continued:

The Board reviewed the plans. After a small discussion a motion was made by Rick Holden and seconded by Tod Ferguson to approve of the subdivision of lot #37 of the originally approved Mercy Flight Subdivision into three lots as shown on the plans presented to them at this meeting. Motion carried unanimously 5-0.

MISCELLANEOUSChapman Estate Subdivision

1279 West Avenue

Jeff Chapman presented to the Board plans for the merging of tax account #031.02-01-07.1 (a .72 acre property) with lot #3 (a 52 acre parcel) of the Chapman Estate Subdivision approved by the Planning Board. Mr. Chapman stated that his father has purchased this parcel and now wants to merge it with lot #3.

A discussion was held on the driveway and bridge on the property.

A motion was made by Tim Harner and seconded by Bob Pelkey to approve of the merger of tax account #031.02-01-07.1 and lot #3 of the Chapman Estate Subdivision. Motion carried unanimously 5-0.

421 & 425 Wilder Road

Property Merger

Perry Julien the owner of 421 and 425 Wilder Road presented to the Board tax maps showing both properties and asked that the Board approve of their merging into one property.

The maps show 421 Wilder Road, TA#033.01-1-3, to be a 200' x 210' parcel. And 425 Wilder Road, TA# 033.01-1-2.12, to be a 5 acre parcel.

A motion was made by Tod Ferguson and seconded by Tim Harner to approve of the merger of tax account #033.01-1-3 (421 Wilder Road) and #033.01-1-2.12 (425 Wilder Road) into one tax account number. Motion carried unanimously 5-0.

Schappel Site Plan

487 Moul Road

Bob Prince presented to the Board a letter from Audrey Migistskiy, dated 8/30/2006, requesting that the Board update their site plan approval for this site. The original approval was granted in 1995. A copy of the Health Departments updated approval was attached to this letter.

A discussion was held in regards to the plans showing a water "tap" at the street and also a well. It was discussed that the water line that runs at the road is a private line and it already is fully "loaded" and cannot support another "tap".

A motion to update the site plan approval for this site was made by Tim Harner and seconded by Bob Pelkey. Motion carried unanimously 5-0.

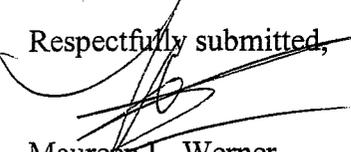
A motion was made by Tim Harner and seconded by Bob Pelkey to accept the minutes of the August 21, 2006 meeting as presented. Motion carried unanimously 3-0 (Rick Holden and Tod Ferguson absent from August 21, 2006).

Chairman Ed Fuierer read the following correspondence:

1. A memorandum from the Genesee Transit Council, dated 9/1/2006, in regards to funding opportunities.
2. An advertizement for Wet Land Banking Credit that is available.

There being no further business, a motion was made by Tod Ferguson and seconded by Rick Holden to end the meeting at 7:46 pm. Motion carried unanimously 5-0.

Respectfully submitted,



Maureen L. Werner
Recording Secretary