

TOWN OF WHEATFIELD
Comprehensive Planning Implementation Task Force

A G E N D A

Meeting Date: Thursday, July 28, 2016
Time: 6:30 p.m. (Sharp) to 8:45 p.m. (Approximate)
Where: Community/Senior Citizen Center
Required: Attendance Task Force Members & Focus Group Leaders
Invitation Extended to: All Focus Group Members & Residents

Approval of June 23, 2016 Meeting Summary

Art Gerbec

Town Planner Report

Drew Reilly

- Blvd Zoning & Overlay Proposal – Comments Received
- Airport Protection Law .Minor Revisions
 - Coordinate with Surrounding communities
- Solar Energy Comments
- Draft Motion to Town Board: Allowing farming activity in an R-R District
- Hierarchal Zoning Throughout the Town (Comments from residents)
- Wind Turbine Ordinances (What's going on in surrounding communities)
- Results of Farming in R-R District
- Meeting Results with Niagara County Administrator Re: PDR/Pace

Administration & Legal Matters

- Supv Bob. Cliffe

Focus Group Leaders Monthly Updates (Option: 2016 Goals & Objectives)

- **Energy Application** Dave Sayles
 - Status of Solar Law Draft
 - Windmill turbines issues (future discussion)
 - New Member Dan Frederick
- **Business Development Focus Group** Bill Wagner
 - Report on SWOT Re: Restrict Mixed Use Zoning Throughout the Town
 - Commercial Development within the Town Center Boundaries?
 - Agri- Tourism Ideas
 - Summit Mall Transformation – Now & in the Future
- **Community Development** Rich T
 - Agri-Tourism Possibilities
 - Town wide Garage Sale Failure
 - Goals & Objectives in immediate future

- **Agriculture** Karen Frieder
 - SWOT Re: Create “pure” Agriculture District Zoning
 - PACE & PDR compensation (Re: Kathleen McCormick, WNY Land Conservancy counselling)
 - Restrictions/Additions in Airport Protection Area
 - Agri – Tourism Possibilities
 - Status of Farming Activity in the R-R District to Allow Farming – Town Board action
 - Sign Posting/Cost
 - Micro-Alcohol Production, Craft Breweries??
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- **Greenspace** Justin Higner
 - Park Designation Guidelines- Affect on the Town
 - Greenspace Projects, e.g., Forestry, Trails, etc.
 - Status of Conservation Subdivision Public Hearing Results
- **Veterans Memorial** Art Gerbec/Richard
 - Fund Raising Challenges
 - Engineering & Architectural Drawings
 - Contracting for Fund Raising Professional
- **Disaster Planning** Richard Silvaroli
 - Membership Solicitation
 - Adjunct Status for Fire Company Chiefs
 - Disaster Management Plan Exercise.

Next Meeting Date & Time

Date: August 25, 2016
 Time: 6:30 p.m. to 9:00 p.m. (approximate)
 Location: Town Community /Senior Citizen Center

Important Notice to Focus Group Leaders- Repeat

All notices, announcements, summary of meetings, meeting agendas, etc., destined for **focus group** members are addressed to the focus group leaders. *The leaders, in turn, are expected to disseminate/distribute those communiques to their focus group membership.* (Thank you).

Adjournment Motion

Art Gerbec

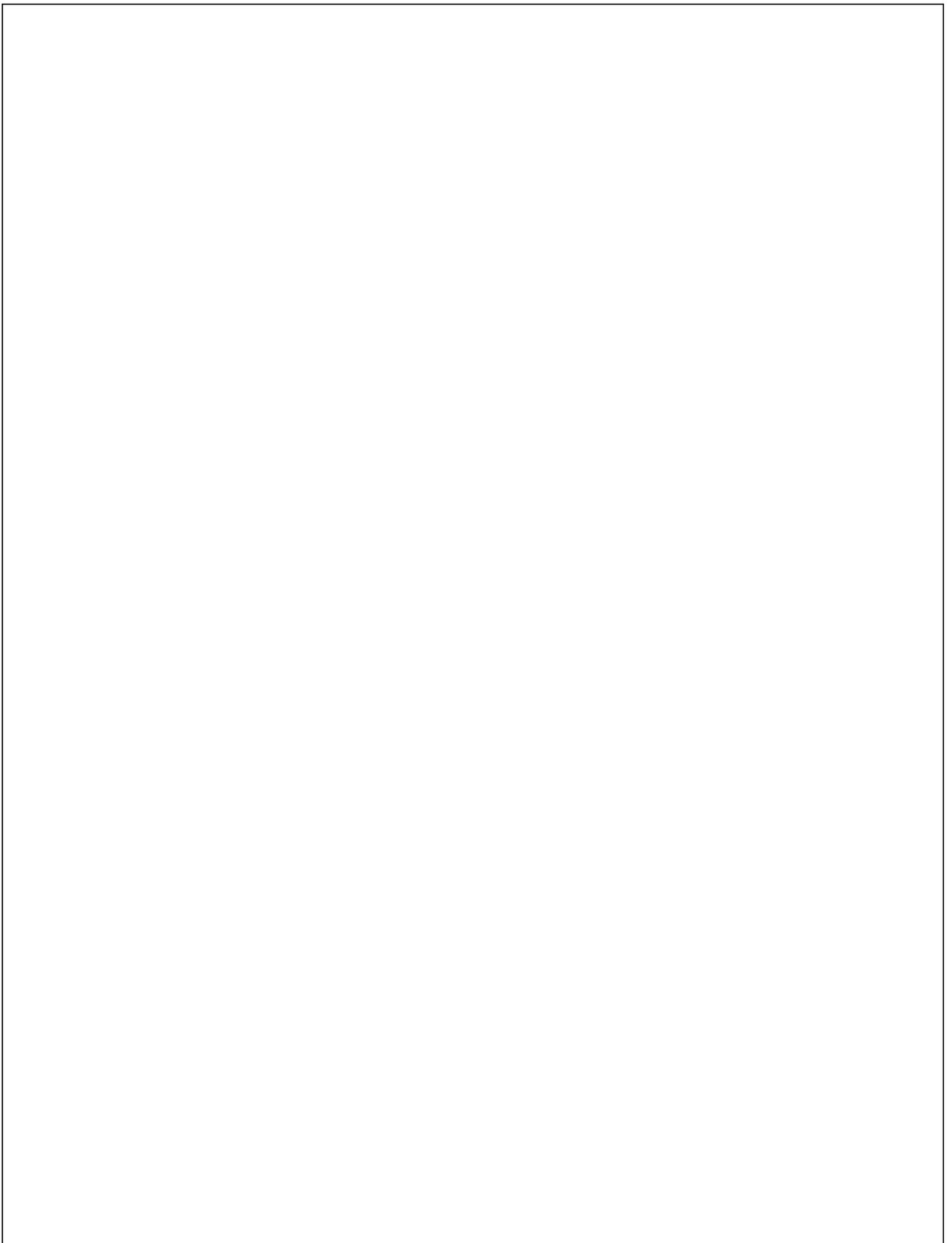
Distribution:

Town Supervisor	Task Force Members	Town Board Members	Focus Group Members
MIS Coordinator	Town Clerk	ZBA Chairperson	Focus Group Leaders

Next Task Force Meeting Dates:

July 28. 2016	August 25. 2016	September 22
October 27	November/December 8, 2016	

Thought: *“The main ingredient of stardom is the rest of the team”*





MEMO

To: Wheatfield Task Force
From: Drew Reilly, Wendel
Date: July 21, 2016
RE: July Task Force Agenda

The following is my report (agenda items) for the Task Force meeting on 7/28/16. I have updated the memo I completed for previous meetings based on the July agenda (underlined items are new).

SPECIFIC ASSIGNMENTS

1. Niagara Falls Boulevard Zoning and Overlay

- a. An additional public information was held on June 2, 2016 at 6:00 pm.

ACTION PLAN:

- i. Overlay and zoning map have been finalized but could have minor revisions based on public input (see separate memo). We need to discuss these possible amendments with the Task Force and then get authorizations to proceed to the adoption process. Wendel is proposing to include the other minor zoning amendments throughout the Town in this work and hopefully get this new GIS zoning map adopted as the official Town zoning map.

2. Conservation Cluster Subdivision Law

Not adopted yet (questions raised by Town Board members.

3. Airport Protection Plan/ Airport Protection Overlay

ACTION PLAN:

- i. The Task Force has recommended beginning the adoption process.
- ii. Wendel has completed a SEQR EAF, County referral form and a resolution to begin this process.
- iii. A public hearing was held on 6/20/16. Although questions were raised at the public hearing, based on input, I have recommended some minor changes to the document.



- iv. Wendel will now seek authorization to proceed with adoption (meeting to be scheduled with the Town Board to discuss this, other code revisions and the direction of the Task Force).

4. Hierarchal Zoning (throughout Town)

- a. The Town is addressing the hierarchal zoning language (“higher” zoning districts, such as commercial zones, allowing the uses allowed in the “lower” zoning districts, such as residential) in the Niagara Falls Boulevard Overlay zone, but not in other areas of the Town. It can be generally stated that just about every allowed use in the Town is allowed in the C-1 District. The proposal is to amend the zoning like the Niagara Falls Boulevard Overlay to apply to all C-1 districts in the Town.

ACTION PLAN:

- i. If get consensus, provide information to Town Board for comment. We did receive one negative comment at the public information meeting (on the Niagara Falls overlay and zoning) on this; concerned with removing current allowable uses (residential) in the commercial districts.
- ii. Town Board could entertain and begin adoption process/ refer to Planning Board. These code revisions could be combined with others
- iii. See attached draft language.

5. Mixed Use Zoning in all C-1 Districts

- a. The new Niagara Falls Boulevard overlay also proposes to allow mixed use structures, with restrictions, in the C-1 zoning areas. Do we want the same allowances and restrictions that are in the Overlay in the other C-1 areas of the Town?

ACTION PLAN:

- i. We received input on the positives and negatives of doing this from the Task Force.
- ii. Follow action plan for item 4, if recommended by Task Force.
- iii. See attached draft language.

6. Solar Energy Law

- a. An Energy Application committee has been formed and will be working on a potential solar energy law.
- b. Wendel has provided some samples of laws; primarily breaking the regulations into three areas; those relating to rooftop units (allowed by building permit- with a good Town application form), small backyard units providing power to a use on-site, and large solar arrays/farms that primarily sell power to the grid.
- c. The Town Board has acknowledged this issue by proposing a moratorium on ground based systems. A public hearing was held on this moratorium and the Town has adopted it.



- d. Wendel will continue to work with the Energy application committee by supplying them input and draft legislation. I have received some preliminary comments, attended a seminar and acquired other samples. Based on these, I provided a second draft of the law at the last meeting.

7. Wind Turbines

- a. If the Energy Application committee needs any assistance on this, I have numerous samples of residential grade, commercial grade and industrial grade wind turbine laws.

**The Following items are being discussed under the Agriculture Focus Group Report and I am providing the following comments*

8. Agricultural Protection Plan

The Town Board held a public hearing on April 4th and has adopted the Plan.

9. Farming Activity in the R-R district (Allow Farming in R-R District)

ACTION PLAN:

- i. The Task Force has recommended this revision.
- ii. A draft of this proposed revision has been presented to the TB and a public hearing was held on 7/11/16. The adoption of this amendment will be discussed with the Town Board.

10. Agricultural Zoning or Agricultural Protection Overlay

Issue: Another Agricultural related issue is the protection of agriculture in the northern part of the Town; especially around the airport and its "flight paths". As part of the task to protect the airport (see earlier item), the Town would like to restrict subdivisions in these areas. To restrict subdivisions, the Town could amend the A-R district, or create a new Agricultural district (and zone these areas to that district), or create an Agricultural Protection Overlay district. These changes would also support the Agricultural goals of the Town established in the Ag Protection Plan.

- a. Any of the above options would restrict these properties from becoming residential subdivisions, which is not presently restricted in the Town. Taking away the property owner's right to sell the property for residential development would most probable not be well received by current landowners. Typically, to get more support for such action, the amendment also includes providing some additional rights to these properties. For example, allowing these properties to have some additional allowed uses; typically commercial/business related.



- b. Amending the A-R district probably would not work the best because it would affect all A-R properties in the Town, not just the ones targeted for protection.
- c. Creating a new AG district would be good because it would allow us to create a specific district that addresses all of the issues. You would then target specific properties for rezoning. This process would involve rezoning many properties.
- d. Another option is to create an Overlay district that restricts (no residential subdivisions) and augments (adding allowable commercial/business uses) the allowed uses in the area of the Overlay, but does not change the underlying zoning. You would apply (add to zoning map) this overlay to all of the lands you would like to “protect”, regardless of their current zoning.
- e. The final option is to look at Purchasing Development Rights (PDR’s) in this area. New York State has a program to help purchase development rights of active important farmland.

ACTION PLAN:

- i. Each of the above options has plusses and minuses and the Agriculture Focus Group will be looking for Input from the Task Force
- ii. Representatives of the Town have met with County representatives to discuss their support for these ideas and the potential use of PDR’s to protect Agriculture and the Airport.