

**TOWN OF WHEATFIELD**  
**Comprehensive Planning Implementation Task Force**  
**2800 Church Road**  
**North Tonawanda, New York 14120**

**A-G-E-N-D-A**

**Meeting Date:** October 25, 2018  
**Time:** 6:30 p.m., to 8:45 p.m. (Approximate)  
**Where:** Community/Senior Citizen Center  
**Required Attendance:** Focus Group Leaders (Unable to attend – appoint a substitute)

**Approval of September 27, 2018 Meeting Summary** Curt D

**Town Planner Report** **Note:** Curt D., will share Town Board’s reaction to Drew’s advisory letter, dated Oct 1, 2018

- Hierarchical Zoning Throughout the Town
- Mixed use Zoning in all C-1 Districts
- Public Facilities District
- Parks and Recreational District
- Solar Conversions

**Focus Group Leader Reports**

❖ *Note: Applicable to all leaders: Each focus group is obligated to (a) submit their written meeting schedule depicting days & times for CY 2019, (b) return the completed “green” “Final Town Center Consolidated Opinion Survey Recommendations” form, dated Sept 27, 2018; and (c) written goals for CY 2019, highlighting, via an asterisk (\*), those NOT listed as a goal recommended by the Town Board.*

- Greenspace-Report as usual & **Action Item:** status of available grants. Justin H/Joe G
- Veterans Memorial Justin H/Ed S
- Community Enhancement-Report as usual & **Action Item:** Volunteer Applications and corroboration with Mike Ranalli Rita K/Richard T
- Disaster Management-Report as usual & EOC Seminar Report/EOC Staffing Mike Z
- Energy Application-Small Cell Telecommunications Facility Law Joe M
- Build Out Analysis Walt G/Doris L
- Agriculture Paul L

**Management, Legal & General Discussion**

- Chairman/Facilitator Update – Final SWOT Survey Status Richard M
- Focus Group Leaders
- Town Board Liaison Curt D

**Closing Remarks**

- Next Meeting December 6,2018 (No November Task Force Meeting)
- Motion to Adjourn

**IMPORTANT** – Keep your members informed. Forward this Agenda with an invite to join you at the meeting.

**Distribution:** Town Supervisor                      Town Board Members                      MIS Coordinator  
Town Clerk                                      Focus Group Leaders                      Bernie Rotella

Thought: “An investment in knowledge pays the best interest” ~ Benjamin Franklin



**TOWN OF WHEATFIELD**  
**Comprehensive Planning Implementation Task Force**  
**FINAL Town Center Consolidated Opinion Survey Recommendations**  
(September 27, 2018)

**PART 1 – To Be Completed by Participants Utilizing Previous Segmented Surveys**

**Section I – Instructions:**

At this point in our continuing journey to complete the SWOT analysis of the four (4) Town Center concepts, we have reached the most challenging and thoughtful point of the process. This final step is intended to provide the minimum standards for any development within the 32+ acres and/or at the Summit Park Mall and the Oppenheim Park; regardless of the developer. These minimum standards were arrived at by concerned resident volunteers.

Lastly, you are asked to review the four (4) individual “**Town Center SWOT Consolidated Opinion Survey**” and complete the following elements of the final SWOT process. Of the findings, identify the three (3) most important factors that must be considered in any future development, in your judgement. Please be guided by what is best for the residents of the Town of Wheatfield.

**Section 2 – SWOT Criteria**

Considering the **Consolidated Opinion Survey** results for each of the four (4) concepts, pick the top three, you feel are essential for any development that could take place within the areas identified above.

**Strengths:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Weakness:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Opportunities:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Threats:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Other Comments:**

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**PART 2 – To Be Completed By Participants Volunteering Their Personal Observations.**

**Pick all that apply.**

**Section 1 – What Town Center Concept would you recommend to the Town Board?**

- All concepts
  - Concept No. 1 Remark: \_\_\_\_\_
  - Concept No. 2 Remark: \_\_\_\_\_
  - Concept No. 3 Remark: \_\_\_\_\_
  - Concept No. 4 Remark: \_\_\_\_\_
  - None of the above. Here are my thoughts: \_\_\_\_\_
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**Section 2 – What do you Offer? Limit to 2 (Optional)**

- Develop the property but include professional Planners, entrepreneurs, etc., for “buy in” purposes
- Bad purchase. The Town Board should sell the property and recoup their losses
- Install solar panels to bring income into the Town
- Sell the property as single lots to local developers
- Farm the property until concrete plans are formulated
- Assess the drainage situation before doing any thing
- Assess the Town’s financial ability to install a conducive business/residential infrastructure
- What else? \_\_\_\_\_

**Section 3 – Participant Status** (Please complete to be counted in the final results)

Are you a participant who has been involved in this project from the beginning?  
\_\_\_\_ Yes \_\_\_\_ No (If you are a focus leader who designated a substitute: answer “Yes”)

**Authorization (Optional)**

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**Printed Name**

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**Date Completed**

## **Final Instructions**

Please return to Chairman/Facilitator Richard W. Muscatello, at your early convenience, but please no later than October 13, 2019. This will ensure a final document will be ready for your information at the October 25, 2018 Task Force meeting. Contact data: Home Phone 731-3738, Cell 471-0520, email address: [rwm6744@gmail.com](mailto:rwm6744@gmail.com), and Fax 731-3738 (unreliable). Of course, feel free to drop off at the Town Clerk's Office.

Thought:

**“Life is like a camera. . . focus on what’s important, capture the good times, develop from the negatives; and if things don’t work out – take another shot” ~ Author Unknown**