

**TOWN OF WHEATFIELD**  
**Comprehensive Planning Implementation Task Force**

**SUMMARY OF MEETING, April 28, 2016**

**Approval of March 24, 2016 Meeting Summary**

Art Gerbec

Motion made by B. Wagner, Seconded by J. Malloy to approve the minutes of the March 24, 2016 Task Force meeting with inclusion of correction (greenspace section). Motion unanimously carried.

**Administration & Legal Matters**

Art Gerbec

Important Meeting Dates

Richard

- Task Force and Focus Group members to offer moral support when Focus Groups present at Town Board meetings. The following are upcoming meetings:
  - Conservation Subdivision Public Hearing: May 2<sup>nd</sup> at 7PM.
  - Solar moratorium Public Hearing: May 16<sup>th</sup> at 7PM.
  - NFB Overlay Public Hearing: June 2<sup>nd</sup> at 7PM
  - Airport Protection plan Public Hearing: TBD

Boosting Focus Group Membership Numbers

Richard

- Need more people on the Task Force and the Focus Groups.
- Could create more Focus Groups with additional people.
- West Seneca Comprehensive Plan
  - West Seneca has just approved an update to their Town's Comprehensive Plan.
  - Now the Town wants to implement the goals in the Plan, very similar to the Town of Wheatfield. Implementing goals makes an impact.

**Town Planner Report**

Drew Reilly

Excused from this meeting to give Drew time to prepare for the following public hearings:

- NF Blvd Zoning & Overlay Proposal
  - Second public outreach meeting set for June 2, 2016. Wendel is preparing materials for this meeting.
  - Overlay and zoning map have been finalized but could have minor revisions based on public input. Once input is received and any revisions made, need to get authorization to proceed to the adoption process.
- Approval to Adopt GIS Zoning Map
  - As part of the adoption process for the NFB Overlay and zoning, Wendel is proposing to get the new GIS zoning map adopted as the official Town zoning map.
- Airport Protection Law
  - Proposed law is nearly complete.
  - SEQR EAF and the referral to Niagara County has been completed for this proposal.
  - Next, this proposed law will need to be scheduled with the Town Board for the required Public Hearing.
  - After approval from the Town Board, begin to work with the Agriculture Focus Group, to determine what can and cannot be placed in the overlay district that would be an encroachment to the flight path.
- Conservation Subdivision Law
  - SEQR Lead Agency mailing and referral to Niagara County has been completed for this proposal.
  - With assistance of the Greenspace Focus Group, Wendel will help facilitate the Public Hearing at the Town Board on May 2, 2016.
- Solar Energy Application Law

- A Public Hearing has been scheduled for May 16, 2016, to consider a moratorium on solar energy farms.
    - Wendel has supplied some samples of laws and will continue to support the Solar Energy Focus Group by supplying input and sample legislation.
- Task Force Input Required, Re:
  - Hierarchal Zoning Throughout the Town
    - The Town is addressing hierarchal zoning along NFB.
    - It can be generally stated that just about every allowable use in the Town is allowed in the C-1 district. The proposal is to amend the zoning like the NFB Overlay to apply to all C-1 districts in the Town.
    - Longer term project for the Task Force.
  - Mixed Use Zoning in all C-1 Districts
    - The new NFB Overlay proposes to permit Mixed use structures, with restrictions, in C-1 areas of NFB. Does the Task Force want to consider Mixed Use in other C-1 zoning districts in Town?
    - Consensus: Keep Mixed use for NFB Overlay at this time, revisit at another time.

**Focus Group Leaders Monthly Update re: 2016 Goals & Objectives**

- **Energy Application** Dave Sayles
  - Public Hearing to consider a moratorium on solar farms, May 16<sup>th</sup>. Public
  - There is a need to create control over how large and the location of any installation of solar arrays within Town.
  - During the moratorium, the Focus Group and Drew Reilly will draft some regulations to determine control on solar panels within the Town.
- **Business Development Focus Group** Bill Wagner
  - Working with Rich Torcasio to update the Wheatfield business website.
    - Hope to link with the Town website; actively working with Town officials to make this happen.
    - Wheatfield Business Association: possible to join forces with Focus Group, in an effort to assist each other.
  - Mixed Use zoning
    - Current zoning will Limit NFB overlay.
- **Civic Advisory** Rich Torcasio
  - Town wide garage sale: scheduled for the First week of June.
    - Having trouble with volunteers/involvement.
- **Agriculture** Karen Frieder
  - See report...
  - The scheduled succession planning meeting was: successful, impactful and well attended.
  - Agriculture uses are not currently permitted in an RR zone.
    - Areas currently zoned RR include many farms and existing agricultural operations. Motion made by Joe Gargas, Seconded by B. Wagner to acknowledge and protect these operations, the Agriculture Focus Group recommends that the Code be amended to allow such uses in the RR zoning district. This motion is also being sent to the Planning Board. Motion carried.
  - PDRs:
    - James Callahan, Director of Community Development for the Town of Clarence, presented an overview of the Clarence Greenprint program (their PDR program). Also in attendance, was Kathleen McCormick, Stewardship Director for the WNY Land Conservancy's participation in the Clarence program and others in Western New York.
    - The Focus Group asked many questions. After further discussion, it was determined that the next step should be bring the presenters back to provide their information to the Town Board,

Planning Board and Task Force since their support will be necessary before the Ag Focus Group can move forward and present this material to our farming community.

- Ag Protection Plan has been approved by the Town Board.
- **Greenspace** Justin Higner
  - Park Zoning Guidelines
    - Continue to look at sample codes, park laws
    - Will speak to Kathy Harrington, Town Clerk about acquiring other samples.
  - Greenspace Projects, e.g., Forestry, Trails, etc.
    - Conservation Subdivision Public Hearing May 2<sup>nd</sup>. The Planning Board is encouraged to attend the Public Hearing.
  - Buffalo Niagara RiverKeeper event: which was along Bergholz creek. The clean-up effort was successful. Most in attendance were associated with Riverkeeper, but a few Town residents also turned out.
- **Veterans Memorial** Art Gerbec/Richard
  - A handout was given to those in attendance, highlighting Town businesses.
  - Task Force and Focus Group members are asked to complete the form to the best of their ability and bring back paperwork to next meeting.
- **Disaster Planning** Richard Silvaroli
  - Working on attracting additional members.
  - Rich will speak to other Fire chiefs about creating a narrative with an emphasis on the lack of volunteers to assist with firefighting, picking up residents and other jobs.
  - Draft disaster management plan handed out to TF. Attempting to simplify the plan –
    - This update to the Disaster Management Plan is for a major incident within the Town: Power outage, flooding, etc.
    - Another part of the Plan is to prepare residents for a major incident in Town. Preparedness for 72 hours after the major incident is the goal.

**Attendance**

Art Gerbec	Justin Higner	Richard Muscatello
Karen Frieder	Rich Torcasio	Melissa Germann
Bill Wagner	Bob Cliffe	Rich Silvaroli
Joe Gargas	Bob Mohr	Joe Malloy
Wally Friert		

**Next Meeting Date & Time**

Date: May 26, 2016  
Time: 6:30 p.m. to 9:00 p.m. (approximate)  
Location: Town Community /Senior Citizen Center

**Adjournment Motion**

Art Gerbec

Motion made by J. Higner, Seconded by J. Gargas to adjourn the meeting at 8:05 PM. Motion unanimously carried.

Respectfully Submitted:

Melissa Germann, Task Force Secretary

**Distribution:**

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