

TOWN OF WHEATFIELD
Comprehensive Planning Implementation Task Force

SUMMARY OF MEETING, June 22, 2017

Meeting began at 6:40PM

Approval of Meeting Minutes

Art Gerbec

Motion made by K. Frieder and seconded by J. Higner to approve the minutes of the May 25, 2017, Task Force meeting. Motion unanimously approved.

Town Planner Report

R. Muscatello, Reporting for Drew Reilly

- Niagara Falls Blvd Zoning & Overlay Proposal
 - o Public hearing was held on June 14, 2017, resulting in minor inputs which will be implemented with the publication of the final draft.
 - o SEQRA sent to Niagara County.
 - o Task Force unanimously approved sending the study, once amended, to the Town Board for approval. **Action: Drew**

- Airport Protection Plan
 - o The initial steps to apply for government grants for the purchase of development rights is a work in progress, as is federal funding to preserve properties outside the Air Reserve Station. A local "Land Assessment Group" was organized and convened to address this challenge. **Action: Land Assessment Group**

- Hierarchal Zoning Throughout the Town
 - o Ensuring discussion led to the recommendation to implement hierarchal zoning throughout the entire Town to the Town Board. Currently, this zoning only applies to Niagara Falls Blvd. Overlay. **Action: Drew**

- Wind Energy Law and Continued Siting of Cellar Towers Throughout the Town
 - o Drew furnished copies of other municipal laws to the Energy Focus Group. **Action: Joe Malloy**

- LWRP
 - o Legal interpretation of pending decisions is being researched by the Town Attorney. **Action: Larry Helwig**

- Base Map
 - o The Greenspace Focus Group Chair conducted a public hearing during the Town Board meeting of June 14, 2017. Hence, the group proposes the Task Force recommend to the Town Board that the Base Map requirement be expanded to include all future subdivisions/site plans beyond the existing cluster development areas. **The Task Force unanimously passed a motion recommending the Town Board approve the Base Map ordinance with the exception that the requirement be limited to future major subdivisions throughout the Town, eliminating the requirement for minor subdivisions.**
 - o The Base Map requirement is being directed to the Town Board for its consideration. Final draft will be accomplished by Drew Reilly. **Action: Drew**

- Cell Towers Siting
 - o Requires focus group investigation. **Action: Joe Malloy**

Administration & Legal Matters

Bob Cliffe

- o Update relating to the "Forbes" alleged contamination area, the "sidewalk" condition on Krueger Road, and the legal interpretation relating to the spread of Equate on specific properties within the Town of Wheatfield.

Focus Group Leaders Monthly Update re: 2017 Goals & Objectives

- **Energy Application** No report. Joe Malloy
 - **(Facilitator Note:** Former Focus members completed their energy project which was subsequently approved by the Town Board. They have little interest to commit to this new assignment. Hence, the Chair, Joe Malloy, will engage the services of the Task Force until such time as new residents “come on board.”

- **Greenspace** J Higner
 - Base map hearing was held. Drew to finish final draft incorporating resident concerns.
 - Motion by J. Higner and seconded by K. Frieder to send to Town Board for approval. Unanimously approved.

- **Veterans Memorial** R. Muscatello reporting for Ed Sturgeon
 - Continue seeking a fundraising consultant. (Nominations Invited)
 - Wendel completing the engineering design phases
 - Baer Associates will affix the costs of each phase.
 - Check from Niagara County deposited into new bank account.
 - IRS 501© 3 Nonprofit Certification is a work in process.
 - Now is the time to court additional funding from Wheatfield’s County legislative elected officials..
 - American Legion requested the memorial at the garage facility if it will not be incorporated at the proposed memorial site.
 - Consensus was to move the monuments to the Fairmont location.
 - Facilitator comment: D. Godfrey assured that additional County funds for the Memorial are forthcoming.

- **LWRP** R Muscatello for Larry Helwig
 - Waiting on Matt Brooks’ (Town Attorney), interpretation of specific written verbiage pertaining to laws applying to this location.

- **Agriculture** K Frieder
 - No report. The June 2017 focus group meeting is scheduled after the Task Force meeting to accommodate the Town Planner’s presence at their meeting to guide the group.**(Facilitator comment: Each focus group member is encouraged to take advantage of Niagara County’s invitation to tour Niagara County Farms on Tuesday, July 18, 2017, from 3:00 to 7:30 p.m.(Dinner provided). The tour is an opportunity to showcase the importance of Niagara County agriculture and strengthen farm legislative connections. Members will be alerted via an email message. Please plan to participate in this event)..**

- **Community Development** R Torcasio
 - Next event by the American Red Cross is on July 15th. Investigating techniques to attract more residents to these health and safety presentations.
 - Investigating development possibilities for the 32 acres of land possessed by the Town.
 - Creating a volunteer recognition program in conjunction with an annual training event.

- **Disaster Planning** R Silvaroli
 - Met with Johnathan Schultz, Niagara County Emergency Management, to determine how the town fits into the County’s plans.
 - Endorsed the use of Disaster Actions flip charts in lieu of detailed text.
 - Investigating the possibility of staffing a Task Force Recruiting “tent” at the Town’s Annual Town Picnic..

- **Business Development** R Muscatello
 - With the success of creating the Town’s Local Development Corporation (LDC), most business development goals now fall within the purview of the LDC. Hence, to avoid duplication of effort the Business Development Focus Group will be dissolved effective July 1, 2017. Volunteers have been offered reassignment alternatives. Congratulations of Bill Wagner for his leadership efforts and management style to make this change possible.

- **Buildout Analysis** R Muscatello
 - A new focus group, effective July 1, 2017, charged to investigate and analyze the possibility of accommodating the construction of in excess of 1,200 new homes along with an additional 35,000 new residents. The group will be concerned with

density, tax implications, sustainability, etc., with a minimal tax burden increase and increased staffing, where possible. All to assist the Town Board members going forward..

- Curt Doktor, previously serving on the Town Development Focus Group, has accepted the challenge and chairmanship of the group. He will be assisted by Walt Garrow, Planning Board Chair; and Drew Reilly, Town Planner. Of course the resources to the Task Force are similarly engaged. An organization meeting is scheduled for July 19, 2017.
- The Facilitator's contact with Bill Angus, Niagara University's Economic Professor, reports that Bill is amenable to recruiting senior students to tour land vacancies, analyze properties, sales trends, etc., and gather material to assist in this new endeavor, starting with the 2018 Spring Semester. The minimal \$3,000 cost for travel and supplies will have to be assured the University to solidify this possibility.

Group Discussion: Consensus was to suspend the Task Force meeting scheduled for July 27, 2017, consistent with past practice.

- Focus Group leaders are charged to decide whether or not to have a meeting during the month of July
- In any event, focus leaders are encouraged to communicate with their members. Remember, volunteers like to be appreciated and kept informed. We cannot accomplish a lot without their active involvement.

Next Meeting Date & Time

Date: **August 24, 2017**
Time: 6:30 p.m. to 9:00 p.m. (approximate)
Location: Town Community /Senior Citizen Center

Adjournment Motion

A Gerbec

Motion made by R Torcasio, Seconded by R Silvaroli to adjourn the meeting at 8:08 PM. Motion unanimously carried.

Attendance

R Muscatello, B Cliffe, J Higner, R Torcasio, C Doktor, K Frieder, A. Gerbec, R Silvaroli.

Respectfully Submitted:

Richard Torcasio, Task Force Secretary (Edited by Richard W. Muscatello, Facilitator. Note: Each focus group leader has viewed and approved their portion of this summary).

Distribution:

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

Thought for the Month:

"While we may not be able to control all that happens to us, we can control what happens inside us." ~ Benjamin Franklin

NOTICE: No Task Force meeting is scheduled for July 2017, consistent with past practice. Focus Group leaders are free to schedule or not schedule a July 2017 meeting. Notices will be sent to their members.

(TFMS:7.17)