

TOWN OF WHEATFIELD
Comprehensive Planning Implementation Task Force

SUMMARY OF MEETING, July 26, 2018

Meeting began at 6:30PM

Adjourned 9:25 PM

This meeting was dedicated solely to the analysis of the four (4) previous development concepts for an anticipated Town Center for the Town of Wheatfield. No other business was entertained or conducted.

Order of Business:

- On June 5th 2018, the Focus Group Leadership was emailed correspondence, titled: Town Center Concepts – What Do You Suggest? A copy is attached for all to read.
- On July 6, 2018, the Focus Group Leadership was mailed correspondence, titled: Preparing for Town Center SWOT Exercise. A copy is attached for all to read.
- Attendance at the July 24th analysis:
 - Because the Focus Group Leaders are more adequately vetted as to the projects and happenings taking place at the Task Force level, they were selected to participate in the SWOT Analysis.
 - Not everyone could attend the July 24th meeting. They were allowed to select an active member of their group to attend in their stead. The substitutions are as follows: Edward Sturgeon selected Justin Higner, Paul Lehman selected Karen Frieder. Mike Zarbo could not attend but completed the necessary analysis which was submitted prior to the meeting.
 - Focus Group members who accepted an open invitation to attend the meeting and participate in the analysis were: Rita Kontak, Thomas Kontak, and Michele Hoerner.
 - Attending the meeting were:

Karen Frieder	Richard Torcasio	Justin Higner
Rita Kontak	Thomas Kontak	Walter Garrow
Joe Gargas	Joe Malloy	Michele Hoerner

Richard W. Muscatello, Chairman/Facilitator, facilitated the analysis but did not complete any surveys.
- Following a presentation of the particulars of each of the four concepts, a question and answer session was conducted until all comments and concerns were aired.
- Prior to the participants completing their individual survey documents, an alternative concept was presented by Richard W., as an exercise in conceptualizing. The exercise was to familiarize participants with a senior citizen concept of a “Garden Village” proposal followed by a group discussion. Copy attached for all to read.
- “Silent” time was allocated for the completion of each of the four (4) concepts, e.g., approximately 15 minutes each monitored by Justin, enforced by Richard W.
- The nine (9) individual concept surveys were turned into the Chair/Facilitator for consolidation. A copy of the results is attached for all to read. **Important: read carefully, please.**
- The exercise was considered successful. Each participant was asked to complete a “Town Center SWOT Opinion Survey” and return for consolidation no later than August 6, 2018. (See Letter, titled: Evaluation Survey Form – Town Center Concepts, dated July 29, 2018)

Next Meeting Date & Time

Date: August 23, 2018
Time: 6:30 p.m. to 9:00 p.m. (approximate)
Location: Town Community /Senior Citizen Center

Adjournment Motion

Motion made by Justin H. seconded by K. Frieder to adjourn the meeting at 9:25 PM. Motion unanimously carried.

Respectfully Submitted:

Richard W. Muscatello, Task Force Chairman/Facilitator

Distribution:

Town Supervisor
MIS Coordinator
Town Planner

Task Force Members
Town Clerk

Town Board Members
ZBA Chairperson

Focus Group Members
Focus Group Leaders

Thought for the Month:

“The greatest mistake you can make in life is to continually be afraid you will make one” ~ E. Hubbard-Writer



Way to go!

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6 Attachments:

1. Letter, dated June 5, 2018
2. Letter, dated July 6, 2018
3. “Garden Village” for Seniors
4. Consolidated Final Survey
5. Survey Letter, dated July 29, 2018
6. Opinion Survey Form



MEMO - DRAFT

To: Wheatfield Task Force
From: Drew Reilly, Wendel
Date: August 23, 2018
RE: August Task Force Meeting

The following is my report for the Task Force meeting for August 23, 2018. I have **updated** the memo I completed for previous meetings.

Airport Protection Plan- Wheatfield Working Group (WWG)

We are working with different entities to investigate PDR's, Conservation easements and other tools to protect the airport/airbase (and in some cases agriculture). Conversations with other regions dealing with military bases, have resulted in identifying grants that are available to Military bases to protect and buffer them from surrounding uses (The REPI program). The Airbase is now in support of this initiative are working on finding out more about the REPI program and how to begin the process. The "Wheatfield Working Group" (including Carl Calabrese) are taking the lead on the overall effort and will coordinate with the Agricultural Protection Focus group, the Airbase, the County, the Town Board and other groups in the Town.

We also need to find partners to help promote the airport protection overlay concept and other techniques to other communities surrounding the airport. We have had meetings with the County and other communities, most recently on 6/20/18, surrounding the airport/airbase. **These communities have expressed support and are looking into establishing an overlay protection zone for their communities.**

Richard will report on further progress made on this issue and upcoming meetings.

As stated, this work is being coordinated with the Agricultural group. We (WWG and Ag Focus group) will be meeting with farmers in the Fall to discuss and update them on our activities.

Hierarchal Zoning (throughout Town)

ACTION PLAN:

- **I have briefly discussed this zoning revision with the TB and are awaiting their direction.**



Mixed Use Zoning in all C-1 Districts

ACTION PLAN:

- This zoning amendment was also briefly discussed with the TB and we are awaiting direction.

Wind Energy Law

The Energy Focus group is working on this and Wendel has supplied some samples.

ACTION PLAN

The Energy Focus group will be working on this and other issues relating to Energy. These issues include changing regulations and trends in the Energy world and investigating alternative energy ideas for the Town and its citizens and businesses.

Update the Town's Telecommunication's law (need to address micro-cells)

Wendel has supplied a sample (Tonawanda) of these potential amendments.

See the recent Buffalo News Article about NYS taking away local control over micro-cells.

ACTION PLAN

- I have received a draft copy of a "small cell" telecommunications facilities law from Joe Malloy.

Solar law

- The Town adopted a new solar law in 2017.
- Based on some recent proposed solar projects in the Town and a recent change (August, 2018) in the policy of NYS Agriculture and Markets (considering a permanent conversion of Ag lands and requiring a Notice of Intent process), the Town may want to consider revisions to their solar law.
- Does the Town want to restrict the placement of solar panels on active or important farmland?



***THE FOLLOWING ITEMS ARE BEING COORDINATED WITH AND LED BY OTHER FOCUS GROUPS**

Agricultural Focus Group; Agricultural Zoning, Agricultural Protection Overlay and other Ag zoning revisions

Issue: Implementation of the Agricultural Protection Plan

Note: Some of this work is complimentary to the work being done by the Wheatfield Working Group and our research on REPI (Federal program to protect airbases from encroachments).

- The Ag Focus group is working on Ag Implementation grant and have been notified that the grant was received. We are working with Bernie R. and Ag and Markets to confirm scope.
- I have met with the TB to discuss the grant and scope on 8/6 and 8/20.
- The Ag Focus group and the Wheatfield Working Group are working with the WNY Land Conservancy on analyzing the NYS PDR program and how it may or may not work for the Town.

Greenspace Focus Group; Park, Recreation District

- They have drafted a new Park/Recreation and Public Facilities zoning districts.
- These proposed zoning districts have been recommended by the Task Force and have been discussed with the TB. We are waiting direction on whether or not to proceed to adoption.

Build Out Group

- I am providing information as requested.

