

**TOWN OF FARMINGTON
PARKS MASTER PLAN ADVISORY COMMITTEE
MINUTES OF THE MEETING OF AUGUST 26, 2015**

MINUTES—FILED WITH TOWN CLERK

The following minutes are written as a summary of the main points that were made and the actions taken at the Town of Farmington Parks Master Plan Advisory Committee meeting.

Town of Farmington Parks Master Plan Advisory Committee Authorization:

Farmington Town Board Resolution #406-2014, October 28, 2014

Farmington Town Board Resolution #52-2015, January 6, 2015

Committee Members Present:

Ronald L. Brand, <i>Project Manager</i>	Farmington Director of Planning and Development
David Allen	Town Resident
Mark Baumler	Town Resident
Adrian Bellis	Farmington Recreation Advisory Board Member
Julie LaRue	Farmington Recreation Advisory Board Member
Angela Maniaci	Town Resident
Edward McLaughlin	Farmington Highway and Parks Superintendent
Mary Neale	Farmington Planning Board Member
MarChelle Ransom	Town Resident
Beth Vercolen	Town Resident
Patricia Wirth	Farmington Conservation Board Member

Committee Member Excused:

Peter Ingalsbe Farmington Town Board Member

Staff Present:

Lance Brabant	MRB Group P.C.
Lindsey Greene	McCord Landscape Architecture PLLC
James Janulis	MRB Group P.C.
Douglas McCord	McCord Landscape Architecture PLCC

Residents Present:

Daniel A. Bowser Jr., 6031 Amber Drive, Farmington, N.Y. 14425
Adam Bull, Auburn Meadows Subdivision
Katie Eppolito, 1795 Estate Drive, Farmington, N.Y. 14425
Joseph A. Mastrangelo, 1662 Lillybrook Court, Farmington, N.Y. 14425
Beverly May, Auburn Meadows Subdivision, Farmington, N.Y.
Thomas F. Meilutis, 1785 Estate Drive, Farmington, N.Y. 14425
Peter J. Namisnak, 1792 Estate Drive, Farmington, N.Y. 14425
Jennifer W. Parks, 1691 Lillybrook Court, Farmington, N.Y. 14425
Raymond A. Ransom, 6029 Amber Drive, Farmington, N.Y. 14425
Antonio P. Selvaggio, 6015 Amber Drive, Farmington, N.Y. 14425

Danielle Sklepik, 1787 Estate Drive, Farmington, N.Y. 14425

Citizen Request for E-mail Distribution:

Adam Bull, Auburn Meadows Subdivision

1. MEETING OPENING, ATTEST TO PUBLIC MEETING NOTICES

Mr. Brand called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He attested that notices of the meeting and the agenda were posted on the Town web site and were sent to the Canandaigua *Daily Messenger* newspaper.

2. REVIEW OF AUBURN MEADOWS AMENDED OVERALL PLAN MAP: SECTIONS 1–9

Mr. Brand reviewed the Amended Overall Plan Map of the Auburn Meadows Subdivision and discussed the changes that have made by the developer, as follows: cul-de-sacs have been eliminated in future sections, including an originally proposed cul-de-sac that will now become a sidewalk with street trees to provide pedestrian access to link Section 5 with future sections of the subdivision. He also reported the Town has acquired from the developer an additional 13.8 acres of land in the southern portion of the subdivision, and an additional 20.8 acres of land in the northern portion, both parcels to be designated as Town parkland.

Mr. Brand said Sections 6N and 6S have recently received Final Subdivision approval from the Planning Board; Ryan Homes plans to construct a new model home near Canandaigua–Farmington Town Line Road. With the development of Section 6N, he explained the subdivision will be extended to its northeast limits. He added that there are plans for a new road that would eventually link to the existing traffic signal on Route 332 opposite the Farmbrook subdivision. This highway extension will provide an additional means of access to the Auburn Meadows tract and mitigate some of the traffic concerns within the subdivision.

He noted construction of a new section of the Estates at Beaver Creek subdivision will begin in the spring and that there have been recent sales of lots there. He also reported that a Preconstruction Meeting has been held with the builder of Monarch Manor subdivision and Town staff; construction of Monarch Manor on the northeast corner of Canandaigua–Farmington Town Line Road and New Michigan Road is scheduled to begin next week.

3. PROJECT SCHEDULE TASKS AND NEXT MEETING DATE

Mr. Brand said the goal of this evening's meeting is to review the three concept plans for development of Beaver Creek Park as prepared by MRB Group and Landscape Architect

Douglas McCord, to discuss each concept and to provide feedback and guidance to the staff for the preparation of the final Park Development Master Plan. The final Plan will be presented to the residents of Farmington at a public informational meeting and ultimately to the Town Board for approval.

Mr. Janulis of MRB Group said the next meeting of the Advisory Committee has been scheduled for Thursday, October 22, 2015, at 7:00 p.m. He said the final Park Development Master Plan would be provided to the committee and posted upon the Town's website prior to this meeting, along with estimates of the costs for roads, utilities, sewer and water lines, and the park's amenities.

Mr. Janulis then reviewed the overall plan map of Beaver Creek Park that incorporates the connection of existing and new trails to the Auburn Trail. He also discussed park development as it relates to adjacent residential homes and explained the features proposed for the several locations within the overall plan. He noted that two pedestrian bridges over Beaver Creek are planned, i.e., one to connect Lillybrook Court to the sidewalk along Amber Drive and the second to connect the future Monarch Manor subdivision to the proposed Beaver Creek Park trail and to the parkland site. He said these trail amenities include small parking areas and restroom facilities for trail users.

Mr. Brabant of MRB Group noted that specific amenities in the locations have not yet been finalized and the staff is seeking feedback from the group on the proposals. Mr. Brand explained the Town owns the park but the developer of the subdivision—A&D Real Estate Development Corporation—is responsible for the cost and installation of the stone-dust trails that are being provided in the revised eastern sections of the project as part of the Incentive Zoning agreement with the Town. In response to a question from Mr. Ransom, Mr. Brabant clarified the Town-owned parkland on the map.

Mr. Baumler asked about the Town's effort to obtain easements for the bridge crossing from Lillybrook Court. Mr. Brand said a ruling in the Town's court case is expected soon. Mr. Baumler also asked about plans for a proposed fire station or multi-purpose facility in the vicinity. Mr. Brand said that when the original Incentive Zoning map was approved there was a fire and/or combined ambulance substation envisioned for a 3.5-acre Town-owned site on Canandaigua—Farmington Town Line Road but no plans are in progress at this time. He said a multi-purpose recreation structure had also been discussed but it has been determined not to be appropriate for the Auburn Meadows tract.

Ms. Ransom asked about the elimination of the cul-de-sacs and if the acreage to be gained by their elimination could be developed or retained for wetlands? Mr. Brand said the additional acreage could serve as passive recreational trails and/or for drainage to meet storm water runoff requirements. Mr. Brabant noted that existing wet areas within the parkland must still undergo national jurisdictional review for wetland determination and there are no plans for development in any of these areas that may ultimately be classified as wetlands.

A resident asked about construction of the bridge from Lillybrook Court over Beaver Creek once the court has made a determination. Mr. Brand explained the design of both the Lillybrook bridge crossing and the Monarch Manor bridge crossing would begin following receipt of the judge's decision on the court case involving acquisition of easements from two property owners. He said the Town hopes for a favorable decision and, if so, designs may be available for public review next spring. He said initial bridge concepts call for two pedestrian bridges of basically the same design and with more than a short span. Mr. Brabant said these crossing locations have been studied to determine the less impactful areas for the safety of pedestrians crossing the bridges and for the flow of the creek. Mr. Brand explained that the bridges are separate projects from the Beaver Creek Park development.

A resident who lives on Canandaigua–Farmington Town Line Road asked about future sidewalk connections. Mr. Brand explained the Town of Canandaigua and the Town of Farmington would share the cost of an engineering design study for Town Line Road improvements from New Michigan Road east to Route 332. The design will require a “complete street” concept to include sidewalks, bicycle lanes and lighting. He said eventually sidewalks would extend south along the east side of New Michigan Road from Lillybrook Court south to the future sections of sidewalks along Town Line Road and these would connect to the Auburn Trail.

4. REVIEW OF PARK DEVELOPMENT CONCEPTS

Landscape Architect Douglas McCord reviewed the three park design concepts that have been presented to the committee and the public for their consideration. He noted that committee members and interested residents conducted a site walk of the main portion of the park last week.

He then reviewed the park features that are in common with each concept:

- Entrances off Amber Drive and Clovertrail Drive
- Desired features such as one or two soccer/lacrosse fields; at least one softball/multi-use field; a lodge with restrooms and small kitchen; playgrounds; volleyball/tennis court; picnic shelter and picnic areas
- Walking trails and connections
- Existing hedgerow is maintained in each concept; an arboretum is planned
- Storm water retention ponds

Discussion comments:

- Concept #1 is the least expensive; concepts #2 and #3 are expected to be more expensive because of the varying locations of the lodge and park site features and differences in their distances from existing utilities along Amber Drive.
- Size of the proposed lodge in each concept is approximately 1,600 square feet, similar in size to the lodge at the Victor Municipal Park off Brace Road, as compared to the lodge at Farmington's Mertensia Park that is approximately 2,800 square feet with a porch.
- Two playgrounds are planned, one for younger children from 2 to 5 years of age, and one for older children from 5 to 10 years of age.
- Screening along the property line would be a combination of landscaping, trees (deciduous and evergreens) and berms; berms would be of a height that could be mowed and maintainable for retention of a natural and park-like view.
- A resident requested that walking paths and trails be installed behind the screening to avoid residents having a view of the paths and those using them.
- Mr. Bull asked if swing sets would be installed in the playgrounds? Mr. McCord said they could be part of the design, however, that level of detail has not yet been conducted.
- Athletic fields would not be lighted; some security lighting would be installed at the parking lots and lodge for safety, security and vandalism prevention; Mr. Brabant explained that the Town of Farmington requires dark-sky compliant lighting.
- The Recreation Advisory Board requested that parking areas be located near picnic shelters, which are used as drop-off points for children attending day camp programs.
- Two concepts provide for road connections from both the Amber Drive and Clovertrail Drive entrances; one concept does not provide for road connections.
- Ms. Vercolen said Concept #1 seems to have much of the park development and its unattractive and noisy features in the northern portion of the park, with less development in the southern portion; she said this configuration is totally unfair; several other residents supported this opinion.
- A resident asked about cost; Mr. McCord said cost has not been a factor at this point in the process; he said he would first prefer to reach a plan that everyone or at least a majority of the Committee accepts, which would then be followed by calculations of cost estimates.

- Concept #2 adds a second soccer/lacrosse field, which would require removal of a portion of the existing hedgerow; concept #2 also limits the width of the Clovertrail Drive entrance; Mr. McCord said the entrance would still accommodate two-way traffic but there would be less room for trees and landscaping along the entrance area.
- A crash gate for emergency vehicle access from Clovertrail Drive into the park is proposed in Concept #2; speed bumps may also be considered to slow traffic within the park and avoid having drivers use the park as a cut-through.
- Ms. Ransom asked how people would be prohibited from using the park after hours; Mr. McLaughlin said Town parks are closed from 10 p.m. to 6 a.m.; he said the sheriff's office enforces this when called; a resident noted that currently police do not regularly patrol the park since there is no development there now; Ms. Ransom said she wanted to make sure the police—and not the residents—patrol the park; she suggested that some form of a gate or barrier could be used to close the park after hours.
- Mr. Selvaggio asked why two soccer/lacrosse fields are now shown on the plans when originally only one soccer field was shown? Ms. LaRue explained that projections from the school districts indicate a need for additional athletic fields; Ms. Vercolen said she has figures from the existing Park Master Plan that show a decline in the need for more fields and she asked that statistics showing this increased need be provided.
- Ms. Vercolen said many residents had no idea when they purchased their homes that this parcel was a Town park; she said she distributed a flyer to all properties informing them of the park plans and most of the residents told her they had been told the land was forever wild.
- Mr. McCord said the youth athletic programs are growing and there is a local need for additional soccer and softball fields; Ms. LaRue noted that the fields at Mertensia Park are in constant use. Mr. Brand noted that existing soccer fields are heavily used and there is concern with being able to maintain the conditions of these fields. Mr. McLaughlin agreed that the fields take a beating.
- A resident said people would have a better feeling if only what is actually needed is planned for the park versus all the “wants;” she suggested that park development be kept simple.
- Mr. McCord said a spray park was suggested but subsequent comments have indicated it could attract visitors from outside the Town of Farmington; he asked for a consensus among those at the meeting if a spray park should be included or removed; it was the consensus of those present that the spray park be removed from the plan.

- Mr. Selvaggio asked if there are ways to preclude drivers from parking on the interior roadways; Mr. McCord said boulders or other obstacles could be considered.
- A resident asked if an athletic field could be used for several sports; Mr. Janulis said it could.
- Ms. Vercolen asked for clarification between walking trails and bicycle trails; Mr. McCord said trails are traditionally used by both pedestrians and bicyclists, and would have to be posted to specifically prohibit bicycles. She said she liked to ride her bicycle on trails. Mr. Brand noted that with the completion of the Auburn Trail project, she could ride her bike all the way to Allegany State Park in Olean, N.Y., approximately 110 miles one way.
- A resident asked about a sidewalk shown on the plan along one side of the Amber Drive entrance to the parkland; she said she lives in the home adjacent to the entrance and has planted trees along this short section of roadway; Mr. Brabant said the trees would be undisturbed if they are planted on her property but they may be removed for sidewalk construction and replaced if they are planted on Town property and this sidewalk is ultimately included in the final Plan.
- A resident said she is not in favor of having traffic cut through the park with both entrances connected; Ms. Vercolen said there should be parking areas at both the Amber Drive and Clovertrail Drive entrances, but that the roadway should not be connected.
- Mr. McCord commented on a suggestion that the parking areas be screened; he said they could be screened to a certain extent but the parking areas must remain visible and safe.
- Ms. LaRue suggested that a volleyball court or similar feature be considered as a replacement for the spray park, i.e., an area for field games, bocce, shuffleboard, etc.
- Mr. McCord said open fields could be used for a variety of sports.
- Ms. Vercolen distributed a self-prepared concept plan that calls for two berms with large evergreens at the Amber Drive park entrance, a water garden and arboretum with plantings that encourage butterflies and bees, elimination of the spray park, removal or relocation of walking trails away from the view from residential homes, installation of speed bumps on the access roads, elimination of the sidewalk along the Amber Drive park entrance, and a parking area at the Clovertrail Drive entrance equal in size to the parking area at the Amber Drive entrance; she said having parks with all mowed grass is an old concept and has an adverse effect on natural flora and fauna; she said the park should have a balance of passive and active uses and the Town should upgrade existing parks that

currently may not be used to capacity; she said a number of residents share this opinion; she said a less developed park offers nature a chance to be nature.

- Ms. LaRue noted that additional athletic fields are needed because of the Town's increasing youth population.
- Ms. Ransom asked if a Town summer camp would be held at the park? Ms. LaRue said the subdivision has a growing number of children who are age-appropriate for the program and a summer program would be held here. She noted that Auburn Meadows children attended the summer recreational program at Mertensia Road Park this year.
- Ms. Vercolen said traffic safety is a concern and asked that the speed limit on Amber Drive—currently at 30 miles per hour—be reduced. Mr. McLaughlin explained that speed limits are established by the New York State Department of Transportation and 30 miles per hour is generally the lowest the state would allow; Ms. LaRue said she spoke with an attorney who suggested that the sheriff's department be called to monitor vehicle speed, if needed.
- Mr. Baumler suggested that park development be minimized which would, in turn, minimize traffic; he said he has not seen adequate justification for the number of athletic fields being proposed; he said the only way to reduce traffic is to reduce the number of amenities within the park; he also noted that areas of the park could just be mowed to provide open fields.
- A resident noted that the park is landlocked within a residential development and the best access would have been from New Michigan Road; he said future residents would be expressing the same concerns if they were here now.
- A resident said most people would probably enter the park from Amber Drive and those living on Amber Drive would have to deal with this; Ms. Vercolen said the more that the park is developed, more people will come; she suggested that development be split among all the existing Town parks.
- Ms. Vercolen asked if Town residents would have the opportunity to vote on the final Plan? Ms. LaRue said that the committee's recommendation ultimately would be presented to the Town Board that would make the final decision; Mr. McCord said a public meeting would be held on the committee's recommendation prior to presentation to the Town Board.
- A resident noted that everyone moved into a 500-home subdivision and traffic of about 1,000 cars is to be expected.
- Another resident said she was concerned about traffic, especially with the main entrance to the park adjacent to her home.

- A resident spoke in support of the arboretum and also expressed concern about general through-traffic if the interior roads were connected.

5. CONSENSUS

The committee reached consensus on the following items:

- Remove the spray park
- Provide adequate parking at both the Amber Drive and Clovertrail Drive entrances
- Do not connect the interior park roadways to avoid drivers cutting through the park
- Construct walking trails behind tree lines to avoid view from residential homes
- Concept #3 is favored; remove one soccer field; add the arboretum

Mr. Brand said Mr. McCord would take all of the comments into consideration and, in consultation with the MRB Group engineers, prepare a concept that incorporates them into a final Park Development Master Plan. He said the Plan would be distributed to all committee members and posted on the web site. He also explained that costs would be calculated based on the final Plan and all of the information would be presented at a public meeting prior to presentation to the Town Board.

6. UPDATE ON AUBURN TRAIL PROJECT

Mr. Brand provided an update on the Auburn Trail project—a three-mile section from County Road 41 to Route 332 to the Canandaigua–Farmington Town Line Road and then back to the alignment at the northeast end of the Auburn Meadows tract. He explained the Town is currently awaiting approval from the New York State Department of Transportation (DOT) of the contractors' proposals for fees and related services. Following this approval, the Town Supervisor will sign the contracts; engineering designs are expected by the end of the year followed by acquisition of easements and rights-of-way; construction could begin by the end of 2016. The target date for completion of construction is the end of 2017.

He explained the Auburn Trail would ultimately continue into the Town of Canandaigua and the City of Canandaigua where it would link to the existing Ontario Pathways and Finger Lakes trails.

The projected construction cost of this three-mile section through Farmington is \$1.2 million; the Town received a state grant of \$1.4 million; no direct impact on Town property taxes is expected.

7. PUBLIC COMMENTS

Mr. Bull asked about the Beaver Creek Park development timeline. Mr. Brand said a grant application for the 2016 State funding cycle would be submitted following the Town Board's approval of the advisory committee's final plan. He explained that the State traditionally does not fund portions of a project but generally favors complete projects, as is being proposed here. He does not view development of the park as a cost that could be completely funded by the Farmington property tax and noted that State funding would enable the Town to develop the park for current and long-term park and recreational needs.

Mr. Baumler asked about the Town's chances for receiving the State grant? Mr. Brand said community support for a project generally increases the opportunity for State grant approval. He noted that some opposition to some aspects of the park has been discussed this evening and that compromise among the advisory committee is necessary for the project to move forward to a successful grant application.

Ms. Vercolen asked if the grant had to be written for development in only one park and if it could be written to fund projects in several of the Town parks? Mr. Brand said the State traditionally does not award grants for multiple projects in a municipality at one time and, instead, seeks to spread funding among a number of municipalities. He said the likelihood of receiving a multiple Town grant funding for more than one park site is low. Mr. Brand also reminded committee members of their second task—the review of all of the Town parks that will follow the Beaver Creek Park portion.

7. NEXT COMMITTEE MEETING

The next meeting of the Farmington Parks Master Plan Advisory Committee will be held on Thursday, October 22, 2015, at 7:00 p.m., location to be determined. Mr. Brand requested that the meeting might be held at the Mertensia Park Lodge; Mr. McLaughlin thought this was a good idea; staff will check on availability and confirmation of the location will be forthcoming.

8. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Following the meeting, Mr. Brand and Mr. Robortella secured the building.

Respectfully submitted,

John M. Robortella L.S.