

**TOWN OF FARMINGTON
PARKS MASTER PLAN ADVISORY COMMITTEE
MINUTES OF THE MEETING OF JANUARY 28, 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
Peter Ingalsbe	Farmington Town 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

Staff President:

Lance Brabant	MRB Group P.C.
William Davis	MRB Group P.C.
Jim Janulis	MRB Group P.C.
Douglas McCord	McCord Landscape Architecture PLCC
David Degear	Farmington Water and Sewer Superintendent

1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

Mr. Brand called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Notice of the meeting and the agenda were posted on the Town web site. A news article about the meeting appeared in the Canandaigua *Daily Messenger* newspaper.

2. INTRODUCTIONS

Members of the committee and staff provided introductions and brief summaries of their backgrounds and interests.

3. CHARGE TO THE ADVISORY COMMITTEE

Mr. Brand discussed the charge to the committee from the Town Board, which is to develop a master plan for Beaver Creek Park and to update the existing Farmington Parks and Recreation Master Plan, which was originally completed in August 2008.

He displayed an aerial photograph/map of Beaver Creek Park that is located in three sections within the Auburn Meadows and The Estates at Beaver Creek subdivisions in the southwest portion of the Town (Section 1 = 40.65 acres; Section 2 = 19.02 acres; Section 3 = 13.8 acres; and Section 4 = 5.01 acres). All of this acreage is in addition to existing parkland that comprises about 90 acres in several other locations throughout the Town.

Mr. Brand said that the committee's responsibilities extend beyond the scope of the two subdivisions near Beaver Creek Park, noting that this project is one that would benefit everyone in the Town.

He explained that the committee would not meet monthly and that to maintain the synergy of the committee's dialogue it would become the responsibility of the committee members, especially those residing within the Auburn Meadows and The Estates at Beaver Creek subdivisions, to keep their neighbors informed of the committee's work during the year. He said that minutes would be sent electronically to committee members and staff, and that materials would also be posted on the Town website.

Mr. Brand said that the Town has no preconceived ideas or plans for the Beaver Creek Park development and that the committee's role is to formulate a draft master plan that would be presented at a public meeting, followed by the adoption of the plan by the Town Board in December 2015. This would precede the preparation of a grant proposal to be submitted to New York State in the spring of 2016 to seek funding to implement the master plan. He said that the grant application would have a better chance of funding with the most complete master plan as possible.

4. PROJECT SCHEDULE

The project timeline and tasks to be completed were reviewed, as follows:

January 6, 2015

Committee established by the Town Board

January 28, 2015

Committee organizational meeting, charge to the committee, project schedule, overviews of current recreation programs and facilities, overview of the Auburn Trail Capital Project, base mapping

May 27, 2015

Engineering site visits completed; soils review, drainage patterns, natural features identified; utility extensions designed; park features (active/passive) identified; parks and recreation goals incorporated

August 26, 2015

Preparation of preliminary design plans and cost estimates by engineers for committee review and acceptance

October 22, 2015

Presentation of Preliminary Draft Plan Document and maps to Town residents by committee members

November 19, 2015

Public record reviewed; Plan Document and maps revised as necessary; committee acceptance of plan document and forwarded to Town Board; preparation of the State Environmental Quality Review (SEQR) Part 1 Full Environmental Assessment Form

December 8, 2015

Town Board receives Plan Document and begins formal adoption process

Ms. Vercolen asked about the timing of the grant submission to New York State. Mr. Brand said that the grant application would be submitted in April or May 2016. He noted that there is a once-a-year window in which to submit the proposal.

Mr. Brand then described the overall features of the parkland and adjacent subdivisions. He explained that a pedestrian bridge over Beaver Creek has been planned to connect Lillybrook Court in the Auburn Meadows Subdivision with a major portion of Beaver Creek Park, but that the subdivision developer did not file the required access easements even though the record showed clearly that there is to be a pedestrian bridge connection. He said that the Town then contacted the property owners over whose land the easements are needed and reported that both property owners denied granting the easements. As a result, he said that the Town is now involved in litigation to achieve these easements and construct the bridge, which would connect to a stone dust trail and ultimately to the Auburn Trail.

Mr. Brand described the build-out of the sections of the adjacent Estates at Beaver Creek Subdivision and the stone dust trails in that subdivision that would provide access and connections to Beaver Creek Park.

He commented on the proposed Monarch Manor Subdivision to be located on a 54-acre site on the northeast corner of New Michigan Road and Canandaigua–Farmington Town Line Road and reviewed sidewalks and trail connections to the park. He noted that when the network is complete, sidewalk and trail connections would extend from Victor, N.Y., through Farmington, to connections with Ontario Pathways in Canandaigua and ultimately to the Finger Lakes Trail. He explained that Farmington was successful on its sec-

ond attempt to receive \$1.45 million in New York State funding to design and acquire rights-of-way along an abandoned railroad bed to construct a three-mile section of the Auburn Trail through the Town. He described the route of this trail on the aerial photograph/map.

He noted that many of the improvements to the Farmington parks, and the ability of the Town to provide recreational programs, have been made possible by the Parks and Recreation Fee assessed to developers on a per-residential-unit basis.

5. OVERVIEW OF RECREATIONAL PROGRAMS

Ms. LaRue and Mr. Bellis provided an overview of the recreational programs offered by the Town. These include the summer recreation program, which is a six-week all-day outdoor program attended annually by about 200 children ages four and up, and is the largest of the activities sponsored by the Town. Ms. LaRue said that high school and college students, most of whom are Town residents, work on the program staff, enabling them to receive experience and summer employment.

Other Town recreation-sponsored programs include the Easter egg hunt; fall festival; Christmas program; senior citizen events and programs; and the July 3rd event on the Town Hall grounds which features music, vendors and a fireworks display.

Ms. LaRue and Mr. Bellis also noted that the baseball and soccer fields throughout the Town are highly used for youth and adult leagues. They also described the park pavilions available for rental for picnics and other occasions by residents and non-residents.

Ms. Wirth asked about the Finger Lakes Athletic Center that is proposed for development on State Route 96. Mr. Bellis said that this is a commercial venture and would be used by school districts and various youth organizations that are currently in need of additional facilities. Mr. Brand described the overall layout of this project, which includes a fabric-domed structure and eventually the renovation and use of the existing Griffith Building on State Route 96. He said that the developer has received Preliminary Site Plan approval from the Planning Board and is expected to appear before the board soon for Final Site Plan approval for Phase 1. He explained that Phase 2 of the project involves the construction of turning lanes off State Route 96 into the athletic center grounds.

6. OVERVIEW OF TOWN PARK FACILITIES AND MAINTENANCE

Mr. McLaughlin described the current parks and their facilities, which comprise about 90 acres, as follows:

Pumpkin Hook	14.5 acres
Town Park	26.4 acres
Mertensia Park	22.5 acres

Farmbrook Park	9.6 acres
Farmington Grove Park	9 acres
Quaker Meetinghouse Park	½ acre
Undeveloped land off Martz Road,	5 acres

He also noted that a dog park is planned for an area of Town-owned land off Hathaway Drive (about 3.5 acres) and that some work on this is already under way.

Mr. McLaughlin said that the current Town budget supports the normal maintenance required but that special projects require Town Board review and approval for additional funding. In response to a question from Mr. Allen, he noted that the development of Beaver Creek Park would require the addition of one full-time and two seasonal employees.

He explained that the facilities at Town Park are not accessible to the disabled and with the expected extension of a sewer line to that park from the Town Hall, accessibility improvements would need to be considered. He also noted the occasional vandalism that occurs which requires additional work by Town staff.

Ms. Vercolen asked if consideration has been given to leaving some of the parkland undeveloped or in a more natural state to avoid extensive mowing and maintenance costs. Mr. McLaughlin said that he foresees that a portion of Beaver Creek Park would remain forever wild, especially those areas with steep slopes toward the creek and the existing wetlands. Mr. Brand said that the Town is already moving toward natural open spaces in and noted that about 25 acres of the Hickory Rise Subdivision now under construction at the corner of Collett Road and Hook Road have been dedicated as open space. He said that he also foresees that Beaver Creek Park could be a mixture of active and passive recreational opportunities that would leave sections of land undeveloped.

Ms. Wirth asked why new development at Beaver Creek Park is being considered when the existing parks and facilities could use funding for upgrading for accessibility by the disabled and additional maintenance? Mr. Brand explained that grant funding is often available only for specific uses, such as new parkland or new facilities, or for projects that would benefit a larger audience. Ms. Maniaci also noted her experience with grant funding and that grants for specific purposes could be available in a particular year, and then withdrawn in future years. Mr. Brand said that in this case the Town has an opportunity to apply for a grant for development of a new park and is hoping to receive funds for this purpose.

7. OVERVIEW OF BEAVER CREEK PARKLANDS

Mr. Brabant and Mr. Davis reviewed the Beaver Creek parklands as shown on the aerial photograph/map, noting the existing and proposed storm-water retention ponds, and the existing sidewalks and stone dust trails and their proposed connections to new installations as the park and subdivisions continue to be developed.

Mr. Brand noted that a 3.5-acre parcel on Canandaigua–Farmington Town Line Road is not designated as parkland but could be considered for a future fire station.

Mr. Davis said that the MRB Group engineering staff first plans to walk the site, take photographs, begin an analysis of soil conditions and slopes, and consider the possibilities for park development following this research. He noted that a survey of Town residents on the topic of park development was made a number of years ago and that this could provide some information, but he asked the committee to provide new ideas and thoughts to provide direction to the engineers on the community's needs.

Mr. Davis also noted that the engineering study would include delineation of the wetlands within the Beaver Creek Park.

He said that Mr. McCord also would be involved at this stage in forming concept plans based on the features and topography of the parkland, i.e., “what we can, and cannot do.” For example, Mr. Davis explained that facilities, such as pavilions or restrooms, would have to be located near existing or proposed utilities.

He said that the engineers would like to know the community's priorities for development of Beaver Creek Park and how the Town residents feel about this project in relation to the development and/or improvements in the existing parks.

Committee members also discussed Farmington Grove Park, a nine-acre site that in recent years has had a lower level of use due to fewer nearby young people and an older neighborhood population. Ms. Vercolen noted that neighborhoods “turn over” as years go by and this park could be considered for development in the coming years as younger families move in. Mr. Davis noted that plans often are revised as population demographics change.

8. CLOSING

Mr. Brand said that minutes of the meeting would be sent to committee members electronically and that maps and other materials would be posted on the Town website. Mr. Ingalsbe said that a separate tab on the website would be established for this committee.

Mr. Brand asked committee members to take the opportunity to express their thoughts and identify potential concerns regarding Beaver Creek Park between the formal meetings. He said that it seemed clear that the park would include both active and passive recreational areas and that it is the committee's role to provide a facility that would meet the needs of the community.

He suggested that perhaps the next meeting could be held in one of the parks. Mr. McCord suggested that the committee tour the Town parks when the weather improves to receive a first-hand look at the existing facilities and especially the layout of Beaver Creek Park.

Mr. Baumler asked if the Beaver Creek aerial photograph/map could be posted on the website and/or sent electronically to the members. Mr. Brabant noted that the PDF file is large and may not be able to be sent via e-mail, but would be provided to Mr. Ingalsbe for posting on the web. It also was noted that when new information is posted, Mr. Brand or the clerk would send an e-mail to alert the committee to check the website.

Mr. Brand asked members of the committee to let him know their correct e-mail addresses at (315) 986-8189 or via e-mail rlbplans@gmail.com.

He also noted that a hard copy of the Town Parks and Recreation Master Plan is available in the Planning and Development Office at the Town Hall. Committee members who wish to borrow the document should contact Mr. Brand at the telephone or e-mail address listed above.

The Town Parks and Recreation Master Plan (August 2008) and the previous Recreation and Planning Resident Survey (June 2009) are also available on the Town website in PDF format as follows:

- Enter: **www.townoffarmingtonny.com**
- Then select: **Building/Planning/Zoning Dept.**
- Then select: **Maps, Comprehensive & Recreation Master Plan**
- File names: **2008-2013 Parks & Recreation Master Plan**
June 2009 Recreation & Planning resident Survey

Note that the Parks and Recreation Master Plan file is large (67 mb) and may take several minutes to download.

9. NEXT MEETING AND ADJOURNMENT

The next meeting of the Farmland Parks Master Plan Advisory Committee will be held on Wednesday, May 27, 2015, at 7:00 p.m. (location to be announced).

The meeting was adjourned at 8:45 p.m.

Following the meeting, Mr. Ingalsbe secured the building.

Respectfully submitted,

John M. Robortella L.S.