

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. Notices of the meeting and the agenda were posted on the Town web site and were sent to the Canandaigua *Daily Messenger* newspaper on May 11, 2015, and May 20, 2015.

2. PROJECT SCHEDULE AND TASKS

Mr. Davis from MRB Group reviewed the work completed to date that includes delineation of the wetlands in Beaver Creek Park and initial surveying and photography at the site. He explained that the constraints of the wetlands would determine the amount of land and locations available for construction of proposed facilities within the park.

Mr. Davis said that the project is on schedule and that a primary goal of this evening's meeting is to receive the committee's initial thoughts and comments on the types of facilities they envision within the park, i.e., athletic fields, playground, pavilion, walking trails, restrooms, parking areas, etc. He said that the MRB Group staff would use the information provided at tonight's meeting to prepare a Concept Plan for the park's development that will be presented to the committee in August.

3. TOWN RECREATION RECOMMENDATIONS AND SHORT- AND LONG-TERM NEEDS

Ms. LaRue, chair of the Farmington Recreation Advisory Board, presented the board's recommendations for proposed facilities in Section 1 of Beaver Creek Park and for a 3.5-acre parcel of town-owned land on Canandaigua–Farmington Town Line Road near Route 332.

The Recreation Board's recommendations for Section 1 of Beaver Creek Park are:

- Playground
- Picnic Shelter
- Tennis Courts
- Basketball Courts
- Baseball Field
- Soccer/Lacrosse Fields Including a Turf Field
- Tot Spray Park
- Lodge/Cottage (similar to the lodge at Victor Municipal Park on Paprone Drive (off of Brace Road); this has a large garage bay opening to allow for indoor/outdoor entertaining

The Recreation Board's recommendations for the Canandaigua–Farmington Town Line Road site are:

- Field House/Multi-use Facility with a large gym and an overhead-walking track; include a storage room for tables and chairs for large functions, similar to the gym at the Perinton Recreation Center.

Ms. LaRue said that a benefit of the development of this 3.5-acre parcel off the Canandaigua–Farmington Town Line Road would be to avoid having traffic pass through residential neighborhoods to access the site. Mr. Brand noted that there had been some discussion about locating a fire station on this site, but no definite plans for this have been announced to date.

Ms. Vercolen asked how many acres would be required to accommodate the recreation board’s recommendations for Section 1 of Beaver Creek Park? Ms. LaRue said that these facilities would encompass about 20 acres—about the same amount of space that similar facilities encompass at Mertensia Road Park. Ms. Vercolen said that her initial reaction is that these facilities would be very crowded in Section 1 of Beaver Creek Park and that this seems to a “wish list.” She suggested that perhaps some of these recommendations could be constructed at lesser-used Town parks.

Mr. Davis said that it is not the intent of this evening’s meeting to debate the recreation board’s recommendations, but instead to review them, receive the advisory committee’s comments on them, and to determine the needs of the Town as a whole. He noted that much of the park would have to remain passive because of the existing wetlands which would preclude a great deal of development; he said that only the core area of the park would lend itself to development.

Ms. LaRue reviewed the Farmington Recreation Program’s current attendance figures and programs for the upcoming summer season (**Attachment A**). She also distributed copies of the recreation program’s 2015 brochure (**Attachment B**).

She explained that the long-term goals of the Town program are to reach more people, expand programs and services, and offer the opportunities of participation in these programs to more residents than can now be accommodated.

Mr. Davis asked Ms. LaRue if she was prepared to prioritize the listings of recommendations for Section 1 of Beaver Creek Park. Ms. LaRue provided the following list of priorities:

1. Playground
2. Picnic Shelter
3. Soccer/Lacrosse Field

She noted that the lower priority items would include the Tot Spray Park and the tennis/basketball courts and baseball field, which could be interchangeable. She said that although the Town currently has an existing Lodge/Cottage at Mertensia Road Park, this facility is limited to about 100 people per event and that a larger Lodge would be a welcome addition to the Town park facilities.

Ms. Ransom asked about the amenities at the Victor lodge. Ms. LaRue described the Victor facility. Mr. McLaughlin suggested that a three-season-type of structure might be an alternative.

Mr. Selvaggio asked if Mertensia Road Park could be expanded? Mr. Brabant and Mr. Brand explained that expansion there is limited due to the adjacent flood plain and wetland, the public highway, the residential neighborhood, and an easement leading from the park to an adjacent residential property.

4. OVERVIEW OF PARK PROPERTY (TRAILS, SIDEWALKS, STREETS, AUBURN TRAIL)

Mr. Brabant provided an overview of Beaver Creek Park including existing and proposed trails, sidewalks, and residential streets, along with the current and proposed path of the Auburn Trail. A number of maps and photographs were displayed. (Two maps are attached: *Attachment C—Base Overview Map*; and *Attachment D—Base Wetlands Map*).

Mr. Brabant explained that Section 1 of Beaver Creek Park includes about 40 acres; that Section 2 extends into future Section 7 of the Auburn Meadows Subdivision; that Section 3 extends from the Auburn Trail to future sections of Auburn Meadows and then to the existing Farmbrook/Town Line Road vicinity; and that Section 4 includes a smaller area near Beaver Creek north of Amber Drive. He said that these four sections have been identified for inclusion in the Beaver Creek Park Master Plan. He reviewed the existing and future sidewalk locations that would be part of a large internal loop system and how these sidewalks would connect to the Auburn Trail.

He pointed out the proposed extension of Ivory Drive that would eventually be extended to link with the existing traffic signal on Route 332 opposite the main entrance to the Farmbrook Subdivision. When completed, Mr. Brabant said that this road extension would provide an additional entrance and exit for the Auburn Meadows Subdivision and could provide some parking for users of the Auburn Trail.

Mr. Brabant also reviewed with the committee the existing and future stone dust trail system and the proposed pedestrian bridge crossing over Beaver Creek that would link the Lillybrook Court and Estate Drive residential areas. He noted that there are only three main vehicle entrances into Beaver Creek Park and that all other entrances would be pedestrian walkways.

5. FEDERAL WETLAND DELINEATIONS DISCUSSION

Mr. Janulis distributed maps and photographs of Beaver Creek Park that depicted the existing wetlands and areas within the park that would be conducive to development. He explained that, as expected, areas along Beaver Creek would lend themselves only to passive recreation, such as walking trails. He reviewed with the committee the location of

the approximately 20 acres of Section 1 of the park where athletic fields and other facilities could be constructed. An existing hedgerow was shown on the map, as well, which Mr. Janulis said could be retained as a buffer between sections of the park development.

Mr. Brabant said that some small wetland areas could be filled in, but such action would require an extensive mitigation plan and permits from the New York State Department of Environmental Conservation (DEC). He noted that Sections 2, 3 and 4 of the park have extensive wetland areas.

Mr. Davis again noted that these wetlands preclude anything more than passive parkland trails and that the active recreation area would be limited to the approximately 20 acres of Section 1.

Mr. Brabant and Mr. Janulis discussed how some wet areas could be developed, although these would require a more impervious surface to facilitate drainage, and the development of water quality mitigation measures prior to runoff entering Beaver Creek.

6. PARKLAND PLANNING—BREAKOUT SESSIONS

The committee and residents formed two groups to review maps of Beaver Creek Park and the potential placements of internal roadways, parking areas, athletic fields, and shelters. Mr. Janulis provided cutouts scaled to the map to enable committee members to arrange and rearrange these items on the maps.

During the exercise, several committee members reported that nearby homeowners did not know that a park would be developed in their neighborhood (and in some cases, directly in back of their homes) and that they were not in favor of the park's development. Mr. Davis said that the park development was fulfilling a need expressed by Farmington residents several years ago in a survey.

Ms. Ransom said that the concerns of the homeowners whose properties border the park must be taken into consideration during the committee's work. She said that the least amount of park development would be best for those who border the park and that development should be kept as far away from existing homes as possible.

Mr. Davis said that he and the MRB Group staff would take these comments into consideration and that they would work to develop a Concept Plan that tries to accommodate all of the committee's views. Mr. McCord suggested that not all of the parking areas must be paved and that some parking could be on grass to soften the appearance of the park from the adjacent homes.

Mr. Baumler said that much of the feedback he has received from nearby homeowners concerns traffic coming into and out of the park, all of which would be through the residential streets. He said that people with whom he spoke want the traffic coming through their neighborhoods minimized.

As the committee and residents positioned the scale cutouts on the maps in various configurations, photographs were taken by the MRB Group staff to record the suggested layouts.

7. PROCESS FOR COMMITTEE MEMBERS TO REPLY TO PARK PLANNING CONCEPTS

The MRB Group staff distributed binders of materials to the committee. Mr. Brand encouraged committee members to share this information with their neighbors and provide comments to MRB Group by June 15, 2015, at which time the staff would take these comments into consideration as they prepare the Concept Plan for the park's development.

If committee members would like to share their comments with the full committee and staff, send them to the clerk via e-mail (jrobortella@rochester.rr.com) and he will forward them to everyone on the e-mail list.

A question was asked about the cost of the project. Mr. Davis explained that cost estimates have not yet been included in the engineering work and would come after the Concept and Preliminary Plans are completed, which would provide more accurate information about locations of utilities, grading work necessary, and other details. Mr. Brand explained that the Park Master Plan must be completed by Spring 2016 in time to be submitted in the next round of New York State grant applications. Mr. McCord noted that the full development of the park might have to be completed in stages based on grant funding.

8. NEXT COMMITTEE MEETING DATE

It was the consensus of the committee to schedule the next meeting for ***Wednesday, August 26, 2015, at 6:00 p.m.*** The committee, staff and residents will meet at the Beaver Creek Park entrance adjacent to 6021 Amber Drive and tour the site prior to the regular meeting at which the MRB Group staff will present the Concept Plan.

Ms. Vercolen asked if the parkland could be marked with stakes and tape to show the proposed locations of athletic fields, parking areas, and other facilities. Mr. Davis said that this might be more effective following the presentation of the Concept Plan.

9. UPDATE ON AUBURN TRAIL PROJECT—EXPRESSIONS OF INTEREST

Mr. Brand reported that the Town has received 10 proposals from engineering firms that have expressed interest in designing the Auburn Trail project. He said that the Town staff is now reviewing these proposals and that the staff plans to have a recommendation to the

Town Board in June. He noted that all of the proposals incorporate many of the issues discussed this evening, especially those along the former railroad right-of-way.

10. ADJOURNMENT

Prior to adjournment, Mr. Davis noted that MRB Group has worked with a number of communities on park development projects and that the participation of residents is not always a part of those planning sessions. He said that this process in Farmington is a unique opportunity for residents to provide valuable feedback to the designers for the Beaver Creek Park development and that his firm does not always see projects done in this way.

Ms. Ransom said that it is not that the residents are not happy about the park, but that many residents are frustrated with the situation because their homebuilder did not inform them about the park, planned—in many cases—for property right behind their homes. She explained that some homeowners might have selected alternate lots within the subdivision had they known that a park was planned adjacent to their properties. She said that the residents are here to voice their opinions and seek a good compromise to avoid having people standing in the residents' backyards and to avoid having residents needing to “police” the neighborhood because of the park.

Ms. LaRue said that everyone seemed pleased with the exercise that was held this evening about the park development and hoped that everyone can focus on working together in the park-planning process.

The next meeting of the Farmland Park Planning Advisory Committee will be held on ***Wednesday, August 26, 2015, at 6:00 p.m. at the Beaver Creek Park entrance adjacent to 6021 Amber Drive.***

The meeting was adjourned at 9:10 p.m.

Following the meeting, the clerk secured the building.

Respectfully submitted,

John M. Robortella L.S.

Attachment A: Town of Farmington Recreation Advisory Board Recommendations

Attachment B: Town of Farmington 2015 Recreation Program Brochure

Attachment C: Beaver Creek Park Base Overall Map

Attachment D: Beaver Creek Park Base Wetlands Map