

**TOWN OF FARMINGTON  
PARKS MASTER PLAN ADVISORY COMMITTEE  
MINUTES OF THE MEETING OF OCTOBER 22, 2015**

**MINUTES—FILED WITH TOWN CLERK**

***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

**Committee Member Excused:**

Patricia Wirth Farmington Conservation Board Member

**Staff Present:**

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

**Residents Present:**

Marianne Bennett, 6025 Amber Drive, Farmington, N.Y. 14425  
Adam Bull, 6013 Amber Drive, Farmington, N.Y. 14425  
Melody Burri, Canandaigua *Daily Messenger* Newspaper  
Dr. Michael Casale, Farmington Town Board Member  
Joe Costello, 5980 Chelsea Place, Farmington, N.Y. 14425  
David Degear, Town of Farmington Water and Sewer Superintendent  
Steve Holtz, Farmington Town Board Member  
Beverly May, Auburn Meadows Subdivision  
Mark and Tanya MacNaughton, 1755 Estate Drive, Farmington, N.Y. 14425  
Kathy and Peter Namisnak, 1792 Estate Drive, Farmington, N.Y. 14425  
Tim Mickelsen, Farmington Town Board Member  
Steve Miller, 6097 Amber Drive, Farmington, N.Y. 14425

Joseph and Danielle Sklepik, 1786 Estate Drive, Farmington, N.Y. 14425  
David A. Wright, 33 Ketchum Street, Victor, N.Y. 14564; Chairperson, Victor Hiking Trails

## **1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION**

Mr. Brand called the meeting to order at 6:30 p.m. at the Farmington Town Hall and led the Pledge of Allegiance. He attested that notice of the meeting and the agenda were sent to committee members, posted on the Town website and sent to the Canandaigua *Daily Messenger* newspaper on October 9, 2015. Introductions of committee members, staff and residents were made. Mr. Brand thanked David Wright, Chairperson, Victor Hiking Trails, for organizing volunteers from that group to clear the remaining 60 lineal feet of trail at the north end of the Auburn Trail Project.

## **2. MEETING OVERVIEW**

Mr. Brand noted that this is the advisory committee's sixth meeting and explained that the committee's work includes updating the Town's 2008 Park Master Plan that would begin following completion of the Beaver Creek Park Overall Master Plan and the Concept Plan for Section 1. He noted the extensive use of the current parks as a result of the increase in the growth of the Town and that some athletic fields within the parks are overtaxed and overused. He explained the development within Section 1 of Beaver Creek Park would provide additional facilities for Town Parks and Recreation programs, youth athletic organizations and residents. See Appendix I for listing and acreage of parks.

## **3. BEAVER CREEK PARK OVERALL MASTER PLAN**

Mr. Brabant and Mr. Janulis from MRB Group, the Town's consulting engineering firm, presented an overview of facilities at each of the Town parks (Pumpkin Hook Park, Town Hall Park, Mertensia Park, Farmington Grove, Farmbrook Park and Meetinghouse Park) and reviewed options that have been proposed for development in Beaver Creek Park.

Mr. Brabant explained that development within Sections 2, 3 and 4 of the park would be primarily passive uses to promote the Auburn Trail and its connections from the Lillybrook and Auburn Meadows and Estates at Beaver Creek subdivisions. The Auburn Trail extends from Victor, N.Y., along the old railroad bed through Farmington and will ultimately continue in a southerly direction to link with the trail network in the city of Canandaigua and beyond.

Mr. Janulis described the two vehicle entrances into Section 1 of Beaver Creek Park off Amber Drive and Clovertrail Drive. He then reviewed the work planned in each of the six locations in the park, most of which involves small parking areas (paved or gravel) for those who will be using the Auburn Trail. Mr. Brabant said these parking areas have been

proposed to reduce vehicular traffic on the subdivision's residential streets by those coming into the area just for the use of the Auburn Trail. He also noted that these parking areas would help to avoid having cars parked on the residential streets by hikers.

Mr. Janulis said a pavilion and an observation area are proposed for Location #4 which is about 10 feet higher than Beaver Creek, and that bridge crossings over the creek are proposed for Location #5 and Location #6.

Mr. Baumler asked if this work would be included as part of the main park master plan? Mr. Brabant said this work would not be part of the Auburn Trail project, which is a separate project, but the additional parking areas and trail locations as shown on the Overall Park Plan would provide additional connectivity options from the adjacent subdivisions to the Auburn Trail. He emphasized that the purpose of these parking areas is to alleviate traffic from using the main park area identified in Section 1 and to avoid potential on-street parking by those using the trails. Mr. Brand said these improvements would be part of the overall Beaver Creek Park grant-funding application.

Mr. Miller, who lives adjacent to Location #3, said it seems as though all of these proposed parking areas are too much for such a short distance of the Auburn Trail. Mr. Brand said the parking areas have been designed to prevent people from parking on the streets for extended periods of time while they are hiking on the Auburn Trail. Mr. Miller said these areas might be used by teenagers and others at night and suggested that their construction be delayed until the need for them arises. Mr. McLaughlin said the park would be posted with the hours of which it would be open to the public. Mr. Brabant said the park would not be open for nighttime activities.

A resident asked how the park hours would be enforced? Mr. Brabant said that signage would be the main deterrent, followed by police patrols. Mr. Miller asked about screening of the parking area that would be only about 200 feet from his home. Mr. Brabant said plantings would be installed to accommodate as much screening of the area as possible. Ms. Vercolen said she would rather have no parking areas until there is a proven need for them. Mr. Brabant said these parking areas have been shown on the Overall Park Plan to provide the additional options for parking away from the park within Section 1. These options will also keep parking off the residential streets and will help reduce traffic throughout the Auburn Meadows and the Estates at Beaver Creek subdivisions.

Mr. Miller said he was not informed of the park proposal when he purchased his home. Another resident also said she was not informed about the park by Ryan Homes when she purchased her house. Mr. Brabant explained the park has been part of the development from the inception of the Auburn Meadows Subdivision in the early 2000s and he was not able to comment on discussions homebuyers may have had with the homebuilder or real estate agents.

#### **4. CONCEPT PLAN PRESENTATION—BEAVER CREEK PARK, SECTION 1**

Mr. McCord of McCord Landscape Architecture presented the final concept plan for development of Section 1 of Beaver Creek Park, an area of about 30 acres. He explained this concept plan is the result of the comments received from residents at previous meetings that initially led to the presentation of three concepts that have now been incorporated into the final design.

Mr. McCord discussed the following points:

- Several connections from the Auburn Meadows Subdivision to the Auburn Trail have already been installed.
- Two drainage retention ponds are already in place and are accepting storm-water drainage from the subdivision.
- To meet the needs of the Town recreation department, the concept plan includes a multi-use/softball field (multi-use field = 150 feet x 250 feet; softball field = 250-foot foul line), a rectangular soccer/lacrosse field (225 feet x 360 feet) and a smaller multi-use rectangular field (180 feet x 300 feet). The plan also includes tennis courts, a basketball court and a volleyball court that replaced the spray park that had initially been proposed but was later removed from the plan at residents' requests.
- The lodge would be of similar design to the facility at Victor Municipal Park for size and function. It would be about 1,700 square feet with garage doors that could be open to accommodate larger groups in good weather.
- A 46-vehicle parking area would be located off the Amber Drive entrance; a 34-space parking area would be located off the Clovertrail Drive entrance. The main parking area for 73 vehicles is planned for the area near the lodge, with an overflow area of 30 parking spaces.
- Other amenities in the park include playgrounds for two- to five-year-olds and five- to 12-year-olds, horseshoe and bocce courts, picnic shelters, an arboretum and a maintenance shed.
- All residential areas that border the park would be buffered with a mounded berm within an 80-foot-wide buffer. A looped trail around the perimeter of the park would also be protected from residential view by a buffer that would remain more of a meadow and less of a manicured lawn-type area, at the requests of residents at previous meetings.

- The shape of the arboretum has been adjusted per residents' requests so that it now wraps around the back of the combined multi-use field and existing retention pond.
- A maintenance shed has been added; the main parking area near the lodge has been revised and simplified.
- A boardwalk and an observation deck are proposed over existing Retention Pond B.
- Dark-sky compliant security lighting would be installed at critical points at the entrances to the park, near the lodge and at parking lots. Interior park driveways and other areas within the park would not be lighted.
- Following residents' comments at the previous meeting, the lodge, the main parking area near the lodge, the maintenance shed, the picnic shelter and the playgrounds have been moved more toward the center of the park and farther from the residential homes surrounding the park. In so doing, the combined multi-use/softball field has been shifted and reduced in size.
- Also following residents' comments, one of the rectangular fields has been reduced in size and moved farther away from the residential property lines.
- Although it was originally planned to retain the hedgerow that runs across the center of the parkland, Mr. McCord said portions of the hedgerow would have to be removed to accommodate the relocation of some of the fields and amenities within the site.
- A turnaround has been added to the southeast parking lot.
- Emergency crash gates will be located off the Clovertrail Drive parking lot for access into the park by emergency vehicles only. There will be no road connection between the Amber Drive and Clovertrail Drive entrances to avoid drivers using the park as a shortcut within the subdivision, per residents' requests.

Ms. Vercolen asked why there is so much open space adjacent to the multi-use/softball field? Mr. McCord said this is a safety out-of-play area.

Residents and Mr. McCord discussed the soccer/lacrosse field. A resident expressed the opinion that this field was only to have been included if needed. Mr. McCord said the committee's consensus at the previous meeting was to maintain two rectangular fields but to reduce one in size. Ms. LaRue said it was always in the plan to maintain two soccer/lacrosse fields. Ms. Vercolen said residents advocated for only one soccer/lacrosse field at the previous meeting. Mr. McCord said statistics that he presented at the previous

meeting indicated the growth of the number of children participating in youth sports programs in this portion of the Town and the need for more fields.

A resident asked if the project would be constructed in one phase or in several phases? Mr. McCord said it is the intention to submit one funding application for the entire development.

Ms. Vercolen said she was not sure that everyone agrees that this concept is the best-case scenario. She said a park with this density of development really needs ingress and egress from a main road, not through residential neighborhoods. She said this concept was a compromise and the basic question is how dense in activity should this particular piece of land be?

Mr. Miller asked from where park users would be coming? He said this would not only be neighborhood park but also a multi-use Town park and that without an entrance off a main road, Amber Drive was not designed for the increased traffic. Ms. LaRue said that although most of the park users would be from the adjacent subdivisions, groups from other towns, such as Canandaigua, do apply to use Town facilities on occasion, such as at Mertensia Park.

Ms. Vercolen said the day programs planned for the lodge would also increase traffic coming into the park. She said that although she appreciated that MRB Group and Mr. McCord have been receptive to the residents' concerns and have tried to manipulate the locations and sizes of the fields and amenities within the park, it was still her opinion that there is too much "stuff" for this particular piece of land. She suggested that other Town parks be retrofitted to meet the growing needs of the Town.

Ms. LaRue said most users of the park would be from Ms. Vercolen's neighborhood.

Mr. McCord said the other Town parks are filled with existing fields and courts and there is little room available for their expansion.

A resident asked about the timeframe for completion of the project? Mr. McCord said once construction begins, the work could take between six months and one year. Mr. Brabant said extensive mass grading is not required and there would not be as much activity to develop the park as typically exists for construction of a subdivision.

Mr. Allen, who noted that the 30 acres of the parkland are located within the residential neighborhood, said if the developer had not donated the parkland to the Town, there could have been 30 more acres of homes. He said a park would create less traffic and fewer people than 30 acres of homes would have created, and that a park is "way better" than more homes.

## **5. NEXT STEPS**

Mr. McCord said development of a cost estimate and summarizing all of the work needed for development of Section 1 of Beaver Creek Park are the next steps, followed by establishment of a town-wide Parks and Recreation Master Plan. He said an inventory and analysis of the existing Town parks would be followed by a needs assessment and identification of proposed improvements in each of those facilities. Among the areas to be studied are the identification of improvements that can be made within the parks by current Town staff, identification of work that would have to be completed by outside contractors, calculations of the costs and funding availability?

Mr. Brand said cost estimates for development of Section 1 and the other sections of the park would be presented to the Advisory Committee for review and then to the Town Board. Then the Advisory Committee would commence work on updating the Town Parks and Recreation Master Plan that would then be presented to the public at an informational meeting and that would become the basis for a grant application in 2016.

Mr. Baumler said what was presented this evening accurately reflects what had been discussed at the previous committee meeting and that it represented a good compromise. He thanked the Town staff and consultants for their work.

Mr. Brand and Mr. Ingalsbe noted that meeting minutes, updated maps and other materials pertaining to the committee's meetings are posted on the Town website. Mr. Brand suggested that those interested in receiving the meeting minutes directly via e-mail should provide their e-mail addresses to the clerk.

## **6. NEXT COMMITTEE MEETING**

The next meeting of the Farmington Parks Planning Advisory Committee will be held in December, date and time to be announced.

## **7. ADJOURNMENT**

Mr. Brand adjourned the meeting at 8:00 p.m.

Following the meeting, Mr. Ingalsbe secured the building.

Respectfully submitted,

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L.S.  
John M. Robortella, Town of Farmington Planning Board Clerk

## **APPENDIX I—JR**

### **Town of Farmington Parks**

Beaver Creek Park  
87 acres

Farmington Town Park  
26.4 acres

Mertensia Park  
22.5 acres

Pumpkin Hook Park  
14.5 acres

Farmbrook Park  
9.6 acres

Farmington Grove Park  
9 acres

Undeveloped Land off Martz Road  
5 acres

Proposed Dog Park off Hathaway Drive  
Approx. 3.5 acres

Quaker Meetinghouse Park  
½ acre