

TOWN OF FARMINGTON
PARKS MASTER PLAN ADVISORY COMMITTEE
MINUTES OF THE SPECIAL WORKSHOP OF SEPTEMBER 21, 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
Mary Neale	Farmington Planning Board Member
MarChelle Ransom	Town Resident
Beth Vercolen	Town Resident
Patricia Wirth	Farmington Conservation Board Member

Committee Member Excused:

Edward McLaughlin Farmington Highway and Parks Superintendent

Staff Present:

William Davis	MRB Group P.C.
James Janulis	MRB Group P.C.
Douglas McCord	McCord Landscape Architecture PLCC
Lyndsey Greene	McCord Landscape Architecture PLCC

Residents Present:

Vincent Abbate, 1783 Estate Drive, Farmington, N.Y. 14425
Adam Bull, 6013 Amber Drive, Farmington, N.Y. 14425
Dr. Michael Casale, Farmington Town Board Member
Joe and Lynn Costello, 5980 Chelsea Place, Farmington, N.Y. 14425
Katie Eppolito, 1795 Estate Drive, Farmington, N.Y. 14425
Robert Fellingner, Estate Drive
Tanya MacNaughton, 1755 Estate Drive, Farmington, N.Y. 14425
Tom Meilutis, 1785 Estate Drive, Farmington, N.Y. 14425
Kathy and Peter Namisnak, 1792 Estate Drive, Farmington, N.Y. 14425
Michelle Pearles, 5975 Chelsea Place, Farmington, N.Y. 14425
Danielle Sklepik, 1786 Estate Drive, Farmington, N.Y. 14425
Julie Wortmann, 1787 Estate Drive, Farmington, N.Y. 14424

1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

Mr. Brand called the Special Workshop to order at 6:30 p.m. at the Mertensia Park Lodge and led the Pledge of Allegiance. He attested that notices of the Special Workshop were sent to committee members, posted on the Town website and sent to the Canandaigua *Daily Messenger* newspaper on September 1, 2015. The Beaver Creek Park Revised Overall Plan and the Section 1 Concept Plan were sent to committee members and the media, and posted on the Town website, on September 16, 2015. The agenda was distributed to committee members and the media, and posted, on September 17, 2015.

Mr. Brand reminded advisory committee members that the committee's charge from the Town Board includes updating the Town's 2008 Park Master Plan that would begin following completion of the Beaver Creek Overall Master Plan and the Concept Plan for Section 1.

2. AUBURN TRAIL PROJECT PROGRESS REPORT

Mr. Brand provided an update on the Auburn Trail project. He displayed photographs of the recent clearing of the trail's proposed three-mile route in preparation for survey work. He explained the first phase of the project, funded by a Federal highway grant, involves completion of preliminary designs and acquisitions of rights-of-way and easements. Public information meetings will be held in 2016; construction is scheduled to begin in 2017.

This project would expand the trail from its current terminus at County Road 41 to Route 332, then to Canandaigua–Farmington Town Line Road, then back to the Auburn Meadows Subdivision Tract, and then north to reconnect with the Auburn Trail to provide a continuous loop. Following this phase, the final section of the trail would run from Canandaigua–Farmington Town Line Road through the Town of Canandaigua to Outhouse Park. Eventually, the trail would link with Ontario Pathways located in the City of Canandaigua and then enable connection to the Finger Lakes Trail.

Mr. Brand said the cobblestone railroad bridge over Beaver Creek is structurally sound but that access to the proposed trail on the south side of County Road 41 at the north end of the project still must be cleared to enable access for survey crews. A portion of the trail will include a link with Route 332 near the Cobblestone Arts Center and the existing sidewalks there to enable access from the Farmbrook neighborhood. Mr. Brand cautioned residents about using the trail at this time, advising them not to trespass, because the Town has not yet acquired rights-of-way and/or easements.

3. OVERALL BEAVER CREEK PARK MASTER PLAN

Mr. Davis and Mr. Janulis presented a status report on the design of the Overall Beaver Creek Master Plan.

Mr. Janulis reviewed the various improvements and amenities that have been proposed in each of the seven sections of the overall park. These include parking areas for access to the Auburn Trail, existing and new walking trails and their connections to the Auburn Trail, and a proposed observation deck and pavilion in Section 3 to provide an overlook onto Beaver Creek. He also discussed a proposed bridge over the creek to provide a connection to Lillybrook Court and explained that providing a number of passive recreational areas and the promotion of existing and new nature trails have been among the objectives.

Mr. Baumler asked about the proposed road connection from the subdivision to Route 332. Mr. Brand explained that a potential additional access into the subdivision off Route 332 opposite the Farmbrook subdivision has been discussed with the developer and adjacent landowners but a timetable for its construction has not been established.

In response to a question about sidewalks, Mr. Brand said that the developer of the Monarch Manor project on the northeast corner of Canandaigua–Farmington Town Line Road and New Michigan Road has an obligation to extend sidewalks from Lillybrook Court along New Michigan Road to the project. He also explained that sidewalks are planned along Canandaigua–Farmington Town Line Road when this road is redesigned.

A resident asked who would maintain the restroom facilities in Beaver Creek Park? Mr. Brand said the Town Parks Department would maintain the facilities.

4. BEAVER CREEK PARK SECTION 1 CONCEPT PLAN PRESENTATION

Mr. McCord presented the revised Concept Plan for Section 1 of Beaver Creek Park, in which the majority of the development would occur.

Among the points he discussed:

- Existing Ponds A and B are part of the park's development for storm-water control. They would be used as natural areas with trails around them and possibly a platform over a portion of one of them.
- Three athletic fields are proposed, i.e., two soccer/lacrosse/all-purpose rectangular fields and one softball/baseball field with a multipurpose infield.
- Proposed amenities in the park would include a lodge, playgrounds, tennis/basketball courts, parking areas, picnic shelters and trail connections. The playgrounds would be located in the vicinity of the lodge. Two playground areas are proposed—one for two- to five-year-olds and the second for five- to 10-year-olds. Horseshoe and bocce ball areas are also planned.

- Park access off Clovertrail Drive has been changed to a full-size 20-foot-wide driveway with a sidewalk along one side. He explained that parking areas have been kept toward the center of Section 1 to minimize their views from the backyards of adjacent homes, as requested by committee members during previous meetings.
- Mr. McCord discussed the trail system that would encircle park. He explained that an 80-foot landscaped buffer to obscure the park's view from the backyards of adjacent homes is planned and the trails would be sited on the inside portion of the buffer to screen its view from nearby homes. He said the outside of the buffer, which would be in view from the backyards of homes, would be more of an open meadow, less frequently maintained and kept in a more natural state.
- He said the arboretum remains in the plan as requested by committee members and that several portions of the walking trail have been adjusted to make connections to the developments to the south of the park. He also noted that the existing hedgerow that now somewhat divides the park and existing trees along the hedgerow would be maintained to the extent possible.
- Mr. McCord discussed the type of security lighting to be used and noted the locations of the lighting at parking areas and the lodge. (It was explained at the previous meeting that the Town of Farmington Code requires dark-sky compliant lighting.)
- There would be no through connection of the interior park road from Amber Drive to Clovertrail Drive. Mr. McCord said a crash gate would be installed for emergency and Town vehicle access only.
- In response to a question, Mr. McCord said seating near the walking trails would be a good addition but the details of seating type and locations have not yet been discussed.
- A resident asked about landscaping on the Clovertrail Drive access driveway. Mr. McCord said fencing or shrubbery could be considered. The resident noted additional landscaping along this driveway would benefit the two property owners adjacent to this access road.

In response to the suggestion at the previous meeting that one of the athletic fields should be eliminated, Mr. McCord presented statistics from the Victor Central School District director of athletics regarding Victor's severely overused fields and the district's inability to restrict use to repair the fields due to the demand. Mr. McCord said statistics from the Canandaigua City School District indicate an increasing enrollment and that the number of school-age students from the area around Beaver Creek Park has increased from 101 in 2012 to 174 in 2015. Mr. McCord presented additional statistics regarding increasing

participation in the various youth athletic programs and said the fields are necessary and would be used to their capacity. *(CLERK'S NOTE: See Appendix 1 at the conclusion of these minutes for Victor Central School District and Canandaigua City School District enrollment figures—JR)*

A lengthy discussion followed primarily—but not limited to—the topic of having three athletic fields in Section 1 of the park.

A resident asked if youth groups would be charged a fee for use of the fields? Ms. LaRue said fees would be charged.

Ms. Vercolen asked if organized teams from the Victor Central School District would be using the fields? Mr. McCord and Ms. LaRue said school teams would not be using the fields; they said teams from clubs and youth groups, i.e., baseball and soccer teams, would be the primary users.

A new resident to Estate Drive who explained that she has lived in Farmington for 32 years asked why so many parking spaces have been proposed for the center of the park? Mr. McCord said a great deal of thought went into the parking plan to assure that there would be enough spaces when each of the park venues is used simultaneously. The resident suggested that a portion of the existing hedgerow could be removed to provide parking areas.

Mr. Baumler said there did not seem to be many choices for the parking locations. Mr. McCord said the fields have been placed as shown on the plan because these are the best locations for them.

Mr. Baumler expressed concern that the concept plan discussions began with having one, and possibly two, athletic fields and now three fields are proposed. He said this park is right in the middle of the neighborhood and the best way to reduce traffic on the residential streets is to reduce the number of fields.

Ms. Vercolen said she has been trying to get her point across that some of the fields proposed for Beaver Creek Park should be relocated to other existing Town parks to minimize the effect of this park on the residents. She also said she was pleased that some of the changes suggested at previous meetings have been taken into consideration.

A resident said Beaver Creek Park is landlocked from a major road. He said most of the users would be residents in the subdivision and he did not care what the Victor school athletic director said concerning the need for more fields. He said kids don't need two full size fields and that too much has been proposed for this location. He urged a reduction in the number of athletic fields and parking spaces. He also objected to having two vehicle access points into the park, which he said is asinine.

Mr. Baumer said the Beaver Creek Park plan is proposing about 185 parking spaces. He compared that number with 90 parking spaces at Mertensia Park. Mr. Davis said the feedback on the number of parking spaces concerned the Mertensia Park lot often being filled to capacity. Mr. Ingalsbe confirmed this, explaining that when his family recently rented the Mertensia Park lodge, there was no room for them to park because all of the fields were in use and the parking lot was full.

Ms. Vercolen said the proposed development of the park is too big and beyond the scope that she and others imagined when they purchased homes in the subdivision.

A resident said the Town has other fields that it has not even mowed and the Town has enough athletic fields.

Mr. Ingalsbe said the highway/parks superintendent has noted that the Town needs additional fields to allow existing fields to be rehabilitated. The resident asked if removing one field from Beaver Creek Park would change all that? Mr. Ingalsbe said it would not help the current situation to reduce the number of fields planned. Mr. Ingalsbe also noted that the number of school-age children in both the Auburn Meadows and the Estates at Beaver Creek subdivisions has doubled in the past four years and that this figure is likely to double again with the full build-out of these subdivisions. *(CLERK'S NOTE: See Appendix 1 at the conclusion of these minutes for Victor Central School District and Canandaigua City School District enrollment figures—JR)*

A resident said she was not told when she purchased her home that this parcel of land would be a Town park. Ms. Vercolen said people were not making informed decisions when they purchased their homes. Mr. Ingalsbe said the use of Town parks are currently maxed out and that this situation does not allow for any down time for the fields to recover.

Mr. Baumler asked who in attendance agrees with having three athletic fields, other than the Town and Recreation Department staff at the meeting? Ms. LaRue said this is not up for a vote. Mr. Baumler said if the Town wants the residents' concurrence, then the Town needs to listen to the residents' opinions. He said the residents are telling the Town they do not want three athletic fields in the park, but the Town is not listening. Ms. Wirth noted that the Town also includes the members of the community who would benefit from the park.

A resident suggested that some of the items such as bocce courts be removed. Ms. Vercolen said this would not eliminate much traffic coming into the park. Ms. LaRue said most of the traffic would be generated from the use of the lodge for reunions, meetings and other gatherings, and not from the use of the athletic fields.

Ms. Vercolen said the Town Board and those affiliated with the Recreation Department keep pushing for more development in the park, but that all the development does not

have to be in this park. She said a compromise is needed and one field or the lodge should be removed from the proposal and relocated to another Town park.

Ms. LaRue said the Recreation Department representatives feel as if they are being attacked and the disagreement over one field is affecting the committee's work. Ms. Vercolen said if public support is sought, the Town has to start listening. She said if this proposal goes forward without any changes people may write to the State to protest the grant.

A resident noted that she paid extra for a cul-de-sac lot on Estate Drive and that although from one perspective parks are important, the Town should be cognizant of the people living around the park. She said she is worried about the effect of the security lights, parking and traffic on the adjacent homes.

A resident who said she works for Ontario County said she has heard about problems in the parks at night and asked if there would be gates installed to close the park? Mr. Ingalsbe said locked gates at park entrances have not been proposed to enable police officers' vehicles to access the park roads after hours if needed. He also noted that the highway superintendent has suggested that perhaps the Clovertrail Drive entrance and some of the parking areas may not need to be plowed during winter months. A resident expressed concern about security for the children using the park, especially in regard to the speed at which some drivers travel through the subdivision already.

Mr. Davis said additional parking spaces have been added to the park during the design process to avoid running out of parking spaces that he said would create an even more dangerous situation. Ms. Vercolen suggested that a traffic study be completed to calculate the parking requirements. Mr. McCord said the number of cars that would enter the park for a typical athletic event is available.

Mr. Davis said the staff would not have reached this point in the park design process if there were not a need for these park amenities. He said the Town's intent was to create a park to fill the need expressed by the Recreation Department. He said the staff is trying to take all of the residents' input into consideration.

A resident asked that the committee readdress all of the concepts to determine which concept everyone thinks is best. Ms. LaRue said the concept presented this evening was the concept to which was agreed at the previous meeting.

Ms. LaRue also noted that if one field were to be removed from the plan, it should not be a field near a pavilion or the lodge area. She said a pavilion or the lodge is used as a staging area for children attending the recreation department's summer programs. She said the location involves a state-required supervision issue to keep all the children from wandering too far into the park unsupervised.

Mr. McCord said the concept plan presented this evening with three athletic fields is the best arrangement of the park. A resident said the vast majority of the residents do not want three fields.

The committee members then discussed several alternate configurations of the concept plan. Following the discussion, the following consensus was reached:

1. Reduce the size of the southeast athletic field to 80% of its current size to about 175 feet wide x 300 feet.
2. The size of the northeast athletic field remains unchanged.
3. Reduce the size of the softball field and relocate it to the north and west.
4. Relocate the lodge, playgrounds, parking and picnic areas north to a more central location.
5. Relocate the arboretum to the northwest around the north pond.
6. Add screening along the southern boundary of the park next to the pond; add screening along the south side of the north pond.
7. Remove a portion of the hedgerow to accommodate the requested relocations.

5. NEXT STEPS—MRB GROUP AND McCORD LANDSCAPE ARCHITECTURE

Mr. Davis explained that the next step would be the revision of the Beaver Creek Park Concept Plan to reflect the changes discussed this evening. He said a draft summary report with cost estimates would be prepared and distributed to the Advisory Committee prior to the public information meeting.

Mr. Brand asked about the role of the committee members at the public meeting. Mr. Allen suggested that the professional staff present the proposal. There was general consensus that this would be the best process. Ms. Vercolen said she would be willing to distribute copies of a flyer about the information meeting to residents in her neighborhood.

6. NEXT COMMITTEE MEETING

The next meeting of the Farmington Parks Planning Advisory Committee will be held on Thursday, October 22, 2015, at 6:30 p.m. at the Farmington Town Hall, 1000 County Road 8, and will include the formal presentation of the Beaver Creek Section 1 Concept Plan to the public.

7. ADJOURNMENT

Mr. Brand adjourned the meeting at 8:20 p.m.

Following the meeting, Mr. Brand secured the building.

Respectfully submitted,

John M. Robortella
Town of Farmington Planning Board Clerk

APPENDIX 1—JR

After the meeting, the following statistics were provided by the Victor Central School District and the Canandaigua City School District:

Victor Central School District:

Number of Farmington, N.Y., students in the Victor Central School District, 2015–2016:
1,610

Number of students transported from the Auburn Meadows/Estates at Beaver Creek areas:
2015–2016: **174 students**
2014–2015: **160 students**
2013–2014: **130 students**
2012–2013: **101 students**

Source:
District Clerk/Secretary to the Superintendent of Schools, Victor Central School District

Canandaigua City School District:

Number of Farmington, N.Y., students in the Canandaigua City School District, 2015–2016:
544

2015–2016: **49 students** K–12 scheduled to ride buses to and from Auburn Meadows
2011–2012: **24 students** K–12 scheduled to ride buses to and from Auburn Meadows

Source:
District Clerk, Canandaigua City School District