

TOWN OF FARMINGTON
PARKS MASTER PLAN ADVISORY COMMITTEE
NOTES FROM THE BEAVER CREEK PARK SITE WALK, AUGUST 18, 2015

NOTES—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:

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

Residents Present:

Adam Bull, future resident of Amber Drive
 Beverly May, 6017 Amber Drive, Farmington, N.Y.
 Tony and Kitty Pane, 6027 Amber Drive, Farmington, N.Y.
 Jason Ricker, 6023 Amber Drive, Farmington, N.Y.
 Tony Selvaggio, 6015 Amber Drive, Farmington, N.Y. 14425

1. PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

Notice of the Site Walk was posted on the Town web site and was sent to the Canandaigua *Daily Messenger* newspaper on August 7, 2015.

2. SITE WALK NOTES

Mr. McCord and Mr. Janulis led the group on a site walk of Section 1 of Beaver Creek Park—the location of most of the main proposed park improvements—that may include softball and soccer/lacrosse fields, tennis court, basketball court, spray park, picnic shelter, picnic area, playground, arboretum, lodge, restrooms, and parking areas.

Three concept plans prepared by Mr. McCord were distributed to committee members and posted on the Town web site prior to the site walk. Also distributed and posted was a revised Overall Park Improvements Plan depicting all four sections of the park, prepared by MRB Group.

Mr. McCord and Mr. Janulis reviewed the prospective locations of the park improvements and pointed out storm-water retention ponds and the existing land features such as hedgerows and tree lines that would remain in place to help serve as buffers between adjacent homeowners and the park's improved areas. Mr. McCord noted that a berm would be installed to help screen the view of the park's improved areas from the backyards of the homes on Amber Drive.

He explained that the main park entrance and parking area have been proposed off Amber Drive with a secondary access, crash gate for emergency vehicle access, and smaller parking area off Clovertrail Drive. Several committee members expressed the opinion that both access points should be equal in width and parking spaces to avoid having the majority of vehicle traffic entering from Amber Drive.

Screening the parking area with a berm also was suggested. Mr. McCord and Mr. Brand said the parking area should not be screened to the point that it would be difficult to locate or to obscure it to the extent that security would be affected. It was noted that the berm proposed for the area near the backyards of the homes on Amber Drive would be adequate to help screen the view from Amber Drive homeowners.

None of the athletic fields would be lighted. It was noted that some dark-sky compliant security lighting that meets the requirements of the Town of Farmington Code would be considered for the parking areas.

Following are additional comments received during the site walk:

- It is desired that walking trails throughout the park, along Beaver Creek, and from adjacent neighborhoods be linked; Mr. McCord said a stone-dust surface would be easier to maintain for high-traffic trails, although no decision on the trail surface has been made at this time
- Several comments were made regarding having equal access points and parking areas from both Amber Drive and Clovertrail Drive

- Consider plantings that would encourage populations of monarch butterflies
- Consider plantings of native species in the arboretum area of the park; a raised walkway is proposed
- Existing hedgerows and tree lines to remain
- A platform may be considered for closer access to a retention pond
- The large mound of topsoil now stored on the parcel is being used by the developer as new homes are built; this would be removed following completion of the subdivision
- A smaller parking area and possibly an overlook, pedestrian bridge, or restrooms may be considered for other sections of the park for the convenience of those using the trail system
- A grant application to fund improvements will be submitted for 80 percent New York State/Federal funding. Twenty percent of the cost would come from the Town of Farmington recreation reserve account, which is funded by homeowners and developers when new homes and projects are constructed; with this plan, park improvements would not impact the Town property tax

3. **ADDITIONAL COMMENTS RECEIVED**

■ **From Douglas McCord, McCord Landscape Architecture PLLC:**

Farmington Meeting 8-18-15 walk-through

Possible additions to general notes and comments:

- Meeting started at the proposed main entrance of the site. Doug McCord and Mr. Janulis introduced themselves and gave a general description of what the meeting would cover. As everyone walked the site, the three prepared concept plans were explained and the main components of the plans (fields, parking, playground, lodge, spray park, courts, arboretum, picnic shelter and walking paths) were discussed and located. Any questions, comments and/or concerns were acknowledged throughout the site.

Comments/Concerns:

- A discussion about the landscape screen and berm around the outer edge of the site brought attention the concern of the residents that the walking path in that

location was too close to their backyards. There was concern that they would be seeing people as they walked the path and they didn't want people to be able to look into their backyards. One solution they brought up was to keep the path on the other side of the berm only and have more screening.

- One person asked about putting a berm closer to the parking lot to screen it from view. Doug McCord and Mr. Brand explained that some screening might be appropriate but that the parking lot needs to be easy to locate and more importantly, screening would affect safety and security
- A discussion about the park entrances and parking brought up the concern that all of the traffic was coming from the Amber Drive side and that it was unfair to those tenants. It was brought up that both entrances (Amber Drive and Clovertrail Drive) could be equal with equal amount of parking at both entrances of the park. Doug mentioned that a traffic study may be helpful to determine what entrance would be more likely to be used and if the secondary entrance was necessary. Also in this discussion was the idea of connecting the park entrances with a road all the way through the site and having speed bumps to slow traffic for park user safety.
- Have more natural plantings, especially plants that would encourage the population of monarch butterflies around the outer edges of the site and the lakes.
- Lighting would be all dark-sky compliant lighting; there would be no lighting around fields and courts; there would be emergency and security lighting around parking.

■ **From Beth Vercolen:**

I, too, appreciate the time, effort and responsiveness that have gone into the preparations of the concept plans. I must reiterate the position of the Amber Drive residents who were in attendance, and of the Amber Drive committee members, that the access and parking be divided equally between the two subdivisions. It is unfair to ask that we experience an immediate, and permanent, negative effect on our quality of life and (potentially) property values while the Estates at Beaver Creek residents experience no appreciable effect. It is true that the bulk of the Town population lies north of the park, but quite a bit of current and future proposed development is to the south and west. In addition, townspeople drive all over town and into Canandaigua in the course of their daily lives. It is within the realm of possibility that townspeople might have business on the south side and also plan to stop at the park. I am asking for a fair division of access roads and parking so that each development bears some effect of the development. Let's be fair!

■ From Mark Baumlert:

A few inputs to the notes:

1. Acknowledgement of the nice work by the Landscape Architects developing the concepts as well as an overall appreciation for the time everyone took to support the site walk.
2. Positive feedback regarding the concept of the Arboretum.
3. I appreciated the thought that went into the concept layouts, including the design of the two site entrances. Mr. McCord provided a very rational explanation as to why the layouts are shown as they are: the Amber Drive entrance is wider, and the fact that almost all of the town population is on that side of the park and would more than likely be approaching that entrance. I do support the original concepts that limit access on Clovertrail Drive.
4. Although the concept of a spray park is nice, there is a general concern that it will attract individuals from far outside the Town of Farmington. This could increase traffic to the park and result with increased traffic on the residential streets that provide the access to the park.

3. NEXT COMMITTEE MEETING

The next meeting of the Farmington Parks Planning Advisory Committee will be held on Wednesday, August 26, 2015, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8.

Respectfully submitted,

L.S.

John M. Robortella
Town of Farmington Planning Board Clerk

Attachment A: Beaver Creek Park Concept Plan 1

Attachment B: Beaver Creek Park Concept Plan 2

Attachment C: Beaver Creek Park Concept Plan 3

Attachment D: Beaver Creek Park Overall Plan, as revised August 14, 2015