

# Batavia Town Park Master Plan

Accepted by the Batavia Town Board  
June 30, 2010



ingalls  
planning & design



*Stuart I. Brown Associates, Inc.*

*Planning and Management Consultants  
A Division of LaBella Associates, P.C.*



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# Project History and Methodology

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Town Board members John Gerace and Patti Michalak and Town Engineer Steve Mountain served as a Steering Committee to guide the process of preparing a preliminary concept for the Town Park. In 2009, the Town retained the consulting team of Stuart I. Brown Associates and Ingalls Planning and Design to prepare a Conceptual Plan for the development of the Town Park. The consultants met with the Steering Committee in June 2009 to review the status of the property and to discuss the overall direction for the park's development.

On January 27, 2010, the consultants facilitated an interactive public workshop at which neighbors, residents, and representatives of community organizations contributed their ideas for a theme, facilities, and programs that would be suitable for the new Town park. Documentation of the ideas that resulted from the workshop is included in Appendix A.



Based on the input obtained from the Steering Committee and the public, the consultants prepared a Conceptual Plan for the development of the Batavia Town Park. The Conceptual Plan in Figure 7 presents graphically the proposed facilities that would be incorporated into the Park. The following narrative reviews the context and methodology for the preparation of the Plan, describes the site, analyzes the opportunities presented by existing site conditions, presents the design considerations associated with the proposed facilities, and presents an implementation strategy, including descriptions of funding opportunities.

## Planning Context

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### **Town of Batavia Comprehensive Plan – 2007**

The Town of Batavia Comprehensive Plan, which was adopted in 2007, included the following Parks, Recreation and Community Facilities Goal:

- Work with governmental and private entities to increase the number and enhance the quality of recreational opportunities available to Town residents.

The Plan also included the following overview of existing park and recreational facilities in the Town.

- The only park currently maintained by the Town of Batavia is Kiwanis Park, located on the south side of West Main Street Road. The park includes playground equipment, picnic facilities and athletic fields.



- Genesee County maintains two County Parks—Genesee County Park and Forest in Bethany and DeWitt Recreation Areas in the City of Batavia. The Genesee County County Park The Genesee County Fairgrounds is located south of East Main Street Road.
- Privately owned facilities include the Terry Hills Golf Club, a public 27-hole golf course located in the southeastern part of the Town, and the privately-owned Area 51 motocross park is located on Harloff Road. Terry Hills Golf Club includes a nine hole the golf course, a full-service restaurant and banquet facility and a miniature golf course. Area 51 sponsors competitive races and offers a motocross school, track rentals and snow tubing in the winter.
- A network of snowmobile trails provides recreational opportunities to Batavia residents and others. The trails are maintained by local snowmobile clubs.

A map from the Town’s 2007 Comprehensive Plan, which depicts the locations of existing public parks and private recreational facilities in the Town, is provided as Appendix B.

# Inventory and Analysis of Existing Site Conditions

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## Location

The proposed Batavia Town Park is located along Galloway Road in the northwestern part of the Town of Batavia, just south of the intersection with Downey Road. (See Figure 1: Site Location Map.)

## Size

The entire site consists of 64.5 acres, as determined by a boundary survey completed in 2008. (See Figure 2: Boundary Survey.) The site consists of two parcels. The eastern parcel, comprising 21.8 acres, was formerly used by the Village of Oakfield as a water works facility and was acquired from the Village of Oakfield in 2008. The western parcel, comprising 42.7 acres, was acquired from Andrew Harrington in 2007. A portion of this parcel had been rented to a local farmer for agricultural production.

## Topography

As depicted in Figure 3: Existing Site Conditions and Analysis, the elevation of the site slopes downward from 915 feet above sea level along Galloway Road to 875 feet in the southern portion of the site. Much of the site contains gentle slopes of 3-5% or more dramatic slopes of 8-10%. A large level area is located at the center of the site and surrounding the existing water department building.

*The change in elevation from the street results in a quiet, secluded effect at the pond and in the wooded areas of the site. The topography of the site may be suitable for a natural amphitheater. Slopes may be used as sledding hills during the winter months. The large level area may be suitable for kite flying, flying discs or ball toss.*

## Natural Features

### Pond

The western parcel includes a man-made pond of approximately 2/3 acres. The pond is deep enough to support fish propagation. The water supply for the pond is the small seasonal stream which flows across the southern portion of the site.



View of pond and existing dock

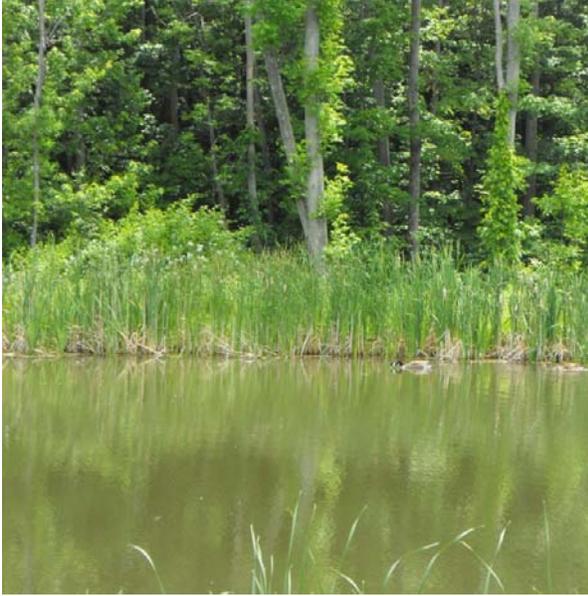


Pond, dock and pavilion

A small dock and an open-sided pavilion are located at the southwest end of the pond. The pavilion has electrical service.



Existing pavilion adjoining the dock



Summer views of pond,  
pavilion and adjoining  
woods



*The pond presents opportunities for fishing, wildlife observation, reflection and photography.*

#### Wetlands and woodlands

Both State and Federally regulated wetlands are located on the site. (See Figure 4: Natural Features.) Approximately six acres of NYS Class 2 Wetland (OK-23) are located at the rear of the site, within the wooded area. Approximately 11.1 acres of Federally regulated wetlands are located in three locations in the site:

| ATTRIBUTE | SYSTEM     | SUBSYSTEM | CLASS                    | SUBCLASS           | Acres |
|-----------|------------|-----------|--------------------------|--------------------|-------|
| PEM5E     | palustrine | emergent  | narrow-leaved persistent | seasonal saturated | 0.6   |
| PFO1E     | palustrine | forested  | broad-leaved deciduous   | seasonal saturated | 6.4   |
| PFO1A     | palustrine | forested  | broad-leaved deciduous   | temporary          | 4.0   |

The wetland located along the eastern access road is classified as an “emergent” wetland, seasonally saturated, with narrow-leaved persistent vegetation.<sup>1</sup> The wetlands to the rear of the property are forested, seasonal saturated or temporarily flooded, with broad-leaved deciduous vegetation.<sup>2</sup>

Approximately 25.7 acres of the site (40%) is wooded. Most of the wooded areas are in the southern portion of the property and coincide with wetlands.

*The extensive wetlands and wooded areas on the site are suitable for trails, wildlife observation, reflection. Any development within the wetlands will need to avoid impacting the sensitive vegetation and hydrology of the site.*



Woods in southern part of site

<sup>1</sup> Palustrine Persistent Emergent Wetlands contain a vast array of grasslike plants such as cattails (*Typha* spp.), bulrushes (*Scirpus* spp.), saw grass (*Cladium jamaicense*), sedges (*Carex* spp.); and true grasses such as reed (*Phragmites australis*), manna grasses (*Glyceria* spp.), slough grass (*Beckmannia syzigachne*), and whitetop (*Scolochloa festucacea*.)

<sup>2</sup> Forested wetlands normally possess an overstory of trees, an understory of young trees or shrubs, and a herbaceous layer. Common dominant trees are species such as red maple, American elm (*Ulmus americana*), ashes (*Fraxinus pennsylvanica* and *F. nigra*), black gum (*Nyssa sylvatica*), tupelo gum (*N. aquatica*), swamp white oak (*Quercus bicolor*), overcup oak (*Q. lyrata*), and basket oak (*Q. michauxii*). Wetlands in this subclass generally occur on mineral soils or highly decomposed organic soils. Citation: Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Online. <http://www.npwrc.usgs.gov/resource/wetlands/classwet/index.htm> (Version 04DEC1998).

## Soils

As depicted in Figure 5: Soils and summarized in the following table, the predominant soil types at the site are Cazenovia silt loam, Ovid Silt loam soils, and Lakemont silty clay soils, which are part of the Cazenovia-Ovid Association. According to the Genesee County Soil Survey, these soils are typically “deep, well-drained to somewhat poorly drained soils having a moderately textured subsoil.” They are high-lime soils that developed mainly on glacial till. Limitations to use of these soils, particularly for the installation of septic systems, are related to their clayey subsoils.

*Soil types will need to be considered in the siting of park components in general, and septic systems in particular.*

| Soil Type   | Acres | Note |
|---|-------|------|
| CeB Cazenovia silt loam, 3 to 8 percent slopes                  | 12.4  | 1    |
| CeC Cazenovia silt loam, 8 to 15 percent slopes                 | 12.0  |      |
| CgD3 Cazenovia silty clay loam, 15 to 25 percent slopes, eroded | 0.0   |      |
| Fo Fonda mucky silt loam  | 1.4   | 3    |
| GnB Galen very fine sandy loam, 2 to 6 percent slopes           | 0.1   | 1    |
| La Lakemont silty clay loam                                     | 12.4  |      |
| Le Lamson mucky very fine sandy loam                            | 0.2   | 3    |
| OvA Ovid silt loam, 0 to 3 percent slopes                       | 5.1   | 2    |
| OvB Ovid silt loam, 3 to 8 percent slopes                       | 17.1  | 2    |
| Pd  | 1.9   | 3    |
| <b>Total:</b>   | 62.5  |      |

### Notes:

- 1 Prime Farmland
- 2 Prime Farmland if drained
- 3 Muck

## Former Water Works Buildings

Several buildings associated with the site’s previous use as a water works are located on the site. The locations of the buildings are depicted in the survey map (See Figure 2.)

Former Water Works. The main building is a one-story metal barn on a concrete slab. A septic holding tank, which must be pumped periodically, provides for sanitary waste disposal. Heat is provided with propane. The building currently houses a water service main, which will be used by park facilities and for fire protection within the park.

*The former water works’ main building, due to its location near the large level area and along an existing access road, has the potential to be adapted for use as a park lodge and restroom facility. Substantial remodeling and potential enlargement of the building would be needed, as well as installation of an appropriate septic system.*



Former water works building – View toward the east

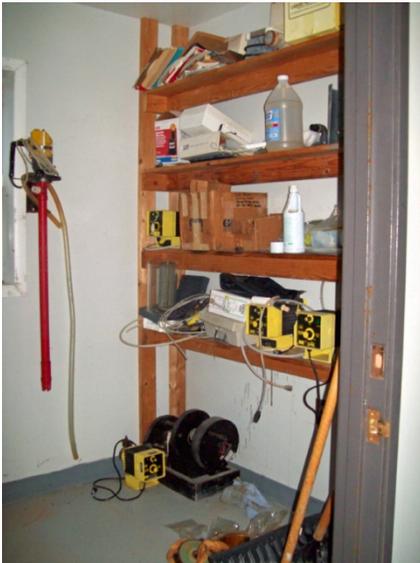


Former water works building – View toward the northeast

The building consists of a large L-shaped front room and a smaller rear room, one restrooms and two storage closets.



Former water works building - Main room



Storage closet



Storage closet

The building floor is concrete.



Concrete floor

A room in the rear of the building is currently used for storage.



Water Department building: Rear room

Abandoned Water Tower. An abandoned 350,000 gallon water tank remains on the property. It is no longer used as part of the Village of Oakfield's water system, but has potential for Park use.



Abandoned water tower

*The abandoned water tower has the potential to be adapted as a climbing feature or to house webcam and/or security cameras.*

Former Well Houses

Several former well houses are also located on the site. Access roads through the southern part of the site provided access to the wells.

*The access roads offer views of the natural features of the site and could be adapted as hiking or multi-use trails. The wells located within the well houses would need to be secured. The well houses themselves could serve as educational reminders of the historic use of the site.*



Well house – northwest of water works building



Well house in southern part of site



Well house in southern part of site



Access drives to well houses provide vistas of the sites open areas.



## Status of Water Facilities

The site is no longer used for water supply. The wells are not used and the water tower is empty.

The former transmission main that goes through the former water works building is now used as a domestic and fire protection service main for the park.

## Existing agricultural storage buildings

An agricultural storage building is located near Galloway Road. The building has been partially renovated but remains in poor condition.



Existing barn: View from north  
(Galloway Road)



Existing barn: View from south



Interior

*The barn has potential for reuse as a part of an agricultural demonstration or education facility. If the building is not proposed for reuse, the lumber could be reclaimed for use in other park buildings.*

## Access Roads

Three existing access drives connect the site to Galloway Road.

- A driveway to the former water works facility is located along Galloway Road at the intersection with Downey Road.



Access road to main building and abandoned water tower

- A driveway provides access to the former agricultural buildings west of the intersection of Galloway and Downey Roads.



Existing driveway to agricultural storage building

- An unimproved access road connects Galloway Road to the pond.



Access to pond – from Galloway Road

*The existing access drives would require upgrading to serve as public entrances to the park.*

## Neighboring Land Uses

The site is within a predominantly agricultural area of the Town.



Portions of the site have historically been used for agricultural production

Nearby residences include two dwellings located along Galloway Road east of the driveway to the former water works building, and one located along Downey Road just north of the intersection with Galloway Road. A residence is located approximately 2,500 feet west of the main entrance to the park.

Figure 6: Neighboring Land Uses depicts the land uses of parcels located within  $\frac{1}{4}$  mile,  $\frac{1}{2}$  mile and 1 mile from the park's center point.

# Guiding Principles

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General principles for the development of the Batavia Town Park were established by the Steering Committee early in the process. The following principles form the basis for the Conceptual Plan

1. Focus on passive recreation
  - The park is intended for “passive” recreational activities such as picnicking, nature walks, and reflection rather than “active” activities such as organized sports.
2. Emphasize sustainability
  - Adapt existing buildings for park use to the extent feasible. If buildings are not suitable for reuse, reclaim the building materials to the extent feasible.
  - Incorporate energy efficiency and utilize sustainable energy sources such as solar and wind
  - Utilize native plants in landscaping
  - Utilize permeable pavement, rain gardens and/or other innovative stormwater management techniques
  - Retain wetlands, woods and other significant natural features and incorporate them into the design of the park
3. Utilize natural setting
  - The park design and activities should natural setting, including the pond, wetlands and woods
4. Incorporate agricultural uses/ maintain harmony with neighboring agricultural uses
  - As part of the site was historically used for agricultural production, and much of the surrounding area continues to be farmed, the park design should acknowledge and be consistent with neighboring agricultural uses
5. Incorporate activities for all four seasons and all age groups
  - Facilities should be available throughout the year. A variety of activities and programs should be available for for youth, young adults and older adults.
6. Consider ongoing maintenance costs and logistics
  - In developing plans for park facilities and programming, the cost of ongoing maintenance needs to be considered as well as capital costs.
7. Involve community organizations in development, maintenance and programming
  - Partnerships with community organizations would help to ensure that the park serves the needs of all segments of the community.

# Design Considerations for Individual Components

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The recommended components of the Batavia Town Park and their layout on the site are depicted graphically in Figure 7. The Conceptual Plan incorporates most of the suggestions provided by the Steering Committee and the public, conforms to the Guiding Principles and makes use of the natural features of the site.

The natural slopes of the site are significant. The graphic in Figure 8 demonstrates how the topography impacts the Conceptual Plan.

## Existing building/ Restrooms

- The Town has replaced the roof.
- Additional restrooms are needed. Access from outside the building is preferred.
- The former transmission main has been converted to a water service main, which will be used for domestic and fire protection for the park.
- Holding tank will need to be replaced with septic system.
- Design considerations for the building should address the following:
  - What is the purpose of the building?
    - Educational displays?
    - Classroom?
    - Park office?
  - What size building is needed? Is an addition needed? Does the existing floor plan need to be modified?
  - How many restrooms are needed?
  - What facilities should be included in the building? Kitchen? Fireplace/ wood stove?
  - Consider placing first aid kits in vending machine, and defibrillator behind glass, similar to a fire extinguisher, to connect to 911 when glass is broken.
  - What type of outdoor lighting is needed? Consider security and use of the facility during evening hours.
  - Are improvements needed to the heating system or other internal components?
  - Ensure that facilities are accessible to persons with disabilities
  - Incorporate energy efficiency and other sustainable practices

An architectural and facility design study needs to be completed to determine the future uses and design of the building and to identify the physical improvements that will be required.

## Trails

- Motorized vehicles will not be permitted (snowmobiles, ATVs, motorbikes).
- Certain trail segments will be identified in the conceptual plan as limited to foot traffic only. Most trails will be open to bicyclists as well.
- Most of the trails will be wheelchair accessible. However, not all trails need to be accessible.
- Emergency phones will be installed along the trails.
- Signs will be placed at the trail intersections to indicate distances
- Alternative and reclaimed materials should be considered for the trail surfaces. For example, consider “FlexPave”, which is manufactured from recycled tires and other materials. Cost is high (\$16/ sq. ft.) but may be offset by lower maintenance and installation costs. Boardwalks may be constructed through the wetlands to minimize disturbance to ecologically sensitive vegetation. FlexPave could be affixed to the boardwalk to reduce maintenance costs
- Interpretive signage, exercise stations, and other trail accoutrements can be added after the trail is constructed.
- Trails through wetlands should be boardwalk construction that does not impact the vegetation.
- Delineation of the wetlands should be completed to ensure that designated wetlands are properly protected.

## Pond

- Upgrade the dock to meet ADA guidelines for accessibility
- Install a recirculating fountain improve the aesthetics of the pond
- Pond enlargement is not included in the initial design. A larger pond (10-15 acres) would be suitable for paddle boats, kayaks and canoes
- Current pond size supports fish propagation. Develop appropriate regulations regarding to ensure that users comply with NYS regulations and that the fish population can be sustained.
- Swimming is not included in the initial concept design.

## Picnic Pavilions

- Eight pavilions are proposed in various locations.
- Sizes are proposed to vary – from 14’ x 20’ to 20’ x 40’.
- One pavilion near the pond and the west entrance will be equipped with restrooms.
- Outdoor patios or similar covered spaces adjoining the pavilion should be established.
- Pavilions will not be heated. However, all will have electricity.
- Consider whether outdoor lighting is needed – for security or other purposes.
- Use recycled materials to the extent possible. Consider using timber from the farm structure that is proposed to be demolished.

## Access Roads

- Two access roads from Galloway Road are proposed. The locations coincide with the existing access points to the former water department building and to the pond. The driveway to the existing barn would be abandoned. Additional points of access are not recommended in order to limit potential traffic conflicts along Galloway Road.
- Parking is proposed to be permitted along the interior roads. This will reduce the need for large parking areas and encourage drivers to maintain low speeds.
- Install appropriate berms or landscaping at park entrances to control access. Currently, vehicles can drive around the locked gate to enter the site at the eastern access driveway.
- Secure gates will be installed at both entrances. The parking lot at the west entrance will be accessible at all hours, to allow the public to access the trails in the park.
- Consider the use of permeable pavement and other innovative techniques to manage stormwater.

## Amphitheater

- Central location selected – farther from neighboring residences; large open area for audience
- Additional design is needed to determine appropriate size of amphitheater. For this study, a 14' x 30' stage is envisioned. Create grass tiers for seating.

## Water Tower

- 350,000-gallon water tank could be used for water storage or to assist with fire protection within the park.
- The tower could be modified for use as a climbing feature or observation deck.
- Install a web cam and/or security cameras on the tower.

## Gazebo

- The Gazebo would be located to be visible from the access road.
- Location on the north side of the pond will provide appropriate lighting and backdrop for wedding pictures.
- Need to determine appropriate size.

## Agricultural Demonstration/ Agriculture-related Recreation

- A corn maze would be an appropriate attraction. Could be developed by a private entity.
- A community garden is a possible use of a portion of the park.

- Agriculture as one of the park’s themes will be realized in part by the use of split rail perimeter fencing.
- As neighboring properties will continue to be used for agricultural production, appropriate buffers should be integrated into the design to minimize the potential for conflicts with neighboring agricultural uses.

## **Ice Skating Rink**

- Would require staffing.
- Lighting should be provided to accommodate use during the evening hours
- Consider developing a facility that could be used for basketball, tennis, roller hockey or as a spray park during the summer months
- The proposed park lodge could be used for skate rentals and as a “warming hut.”

## **Playground**

- Location near building/ restrooms and main parking lot

## **Flat Lawn Play Area**

- Maintain large open area for disc toss, kite flying, etc.

## **Ball Field**

- For recreational use only. Not intended for competitive athletics.
- Include backstop, benches.

# Additional Considerations

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## Mosquito Control

- Install bat houses in the open areas of the park (not in the woods) to help control mosquitoes.
- Spraying may be required to control mosquitoes.

## Security

- Security cameras will be installed at several locations in the park. If the water tower remains, cameras could be mounted to it.
- The Town should take all steps legally available to it to ensure that registered sex offenders cannot reside near the park.

## Programming

- Maintain communications with schools, Boy Scouts, Girl Scouts and other organizations

## Future Expansion

- Acquire additional land to the south of the park site to expand the amount of wetlands and wooded areas that are available for nature observation, hiking and environmental education.
- Acquire land that would connect the park to Harloff Road to the south, in order to improve pedestrian and bicycle access from other areas of the Town.

# Implementation Strategy

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The Conceptual Plan depicts the long range development plan for the Batavia Town Park. As the Town does not have the resources to develop the entire park at once, components to be developed in the first phase have been identified. (See Figure 9: Phase I Plan.)

Expansion of the natural areas of the park is recommended as land becomes available. The acquisition of additional woodland and wetlands would enhance the natural setting and provide additional opportunities for environmental education and nature-based recreation such as hiking, cross-country skiing and wildlife observation.

## Cost Estimates

Estimated costs for the development of all components shown in the Conceptual Plan are provided in the table on the following page. Cost estimates for the those components proposed for development during Phase I have been provided in a separate table.

## Funding Sources

The Town should pursue funding through the NYS Office of Parks, Recreation and Historic Preservation (NYS OPRHP) for development of the components identified in the Conceptual Plan. The Town previously received funding through NYS OPRHP for the acquisition of land for the park.

## Programming

The Town should develop and maintain partnerships with Genesee County as well as private organizations such as the Boy Scouts, Girl Scouts, Cornell Cooperative Extension of Genesee County and ARC as it continues to plan for, develop and establish programming for the park. Partnerships with local civic organizations are also essential to involve the community in development of park facilities and the establishment of programs and activities at the park.

## Maintenance

Park maintenance will include mowing, maintaining buildings and facilities, monitoring security cameras, periodic patrols, and locking and unlocking gates. Coordination will be required with the County Sheriff's Department for security.

As Genesee County currently operates a network of parks and employs staff to maintain the park system, the Town of Batavia should explore the potential for an inter-municipal agreement to allow County staff to work with Town staff to maintain and/or improve the park. The knowledge, skills and

experience of County staff would be invaluable to the Town of Batavia as it carries out the development of the Batavia Town Park.

## **Phasing**

Development of the Town Park in phases is recommended. Phased development will enable the Town to provide the highest priority components to the public in a short time frame, so that the park will be able to be enjoyed. The components recommended for Phase I include the fishing dock, trails, restrooms and picnic pavilions, as well as improvements to the access road to the pond and through the western portion of the park.