

Planning Board Public Hearing
Jeremy Treadway-ADK,MX
Site Plan – Proposed Motorcross Track
Town of Fort Ann, NY
July 25, 2016

A Public Hearing was held by the Planning Board of the town of Fort Ann, County of Washington, and the state of New York was held at the Fort Ann Central School, 1 Catherine Street, Fort Ann, NY on the 25th day of July 2016 at 7:00 pm.

PRESENT: Donald Bedeaux Chairman
 William Hohmann Vice Chairman
 Brian Mattison
 Butch (Lewis) Barrett
 Chad Wilson
 Richard Winchell
 Jeff Meyer, Esq Attorney
 Deborah Fified Secretary

ABSENT: Curt Rehm

OTHERS PRESENT: Don Siano, Carol Barnes, Jamie Anson, Dan Monahan, Jon Lapper, Jeremy Treadway, Patricia Carte, Lindsay Carte, Matt Steves, Debra Foote, David Foote, Paul Lapan, Kendra Cartier, Ruth Cartier, Rod Aldrich, Don Schuster

OPEN PUBLIC HEARING:

Chairman Donald Bedeaux called the public hearing to order. Jeremy Treadway is proposing to build a Motorcross Track located at 10786 State Route 149, Fort Ann NY 12827.

Jon Lapper, Esq, Attorney for Jeremy Treadway: Opened up by stating that Ken Tingley, Editor with the Post Star, came to the site a few days after the last meeting and in turn wrote a column about the motorcross track. At the last meeting, some people objected to how rural the area is. It is a mixed area, with some residents, a gravel pit, airport, and waste station, which is why Jeremy chose this site. At the meeting, they were asked to submit their application materials to the Town engineers, Highlander Engineering and Novus Engineering for the sound study. Per letter from Highlander, they stated they were satisfied with traffic letter, stormwater plan and site plan. Raised some issues with parking and inclement weather. Jeremy will do whatever to address these issues. Letter from Novus Engineering, they weren't as familiar with project as we had hoped. Weren't aware that track is not year round, will not be running at night, no speakers and no music. Jeremy is proposing a quiet core be installed on exhaust system of all bikes to reduce the decibel levels. This is now being done in California. Riders have to purchase the kit.

Jeremy Treadway/Applicant: Has been in direct contact with companies that build exhaust systems, who are in direct contact with the AMA. He will mandate that the quiet core be installed, and if not, they will not be allowed to race.

Chairman Bedeaux thanked Jeremy, and then asked if everything was satisfied with Highlander Engineerir except for the parking?

Tom Hutchins w/Hutchins Engineering: He is addressing three of the items raised by Highlander Engineering. They are prepared to make improvements to the parking as the Board sees fit. Chairman Bedeaux asked how many parking areas now as there is no blacktop. Jeremy Treadway responded by saying there is parking in front and to west of club house. They have parked at least 50 cars there and on two extension roads. Tom Hutchins then explained proposed parking for pit area.

The Board now made comments: Chairman Bedeaux- would like an additional noise study done, with DEC and DOT comments. Board will not go any further until full noise study is done based on what Novus is addressing. Jon Lapper- has a response letter from Sterling Engineers RE Novus. Feels the quiet core will help. There are DEC standards required, but not a DEC review to this project. DOT does not have a requirement either. Was hoping to get a decision tonight. Jeremy changing standards for bikes should satisfy Novus. William Hohmann- wants to see those standards submitted to Novus before going any further. Jon Lapper- is there any room this summer for a special meeting regarding Novus. Butch Barrett- asked how Novus Engineering report relates to Sterling. Jon Lapper- he feels Sterling fully responded to letter from Novus. Butch Barrett- on last page of table 1, I would like more detail on the distance from the residents. Rodney Aldrich w/Sterling presented a map of sound distance from the 14 closest homes. William Hohmann- questioned the vegetation as to when track will run, as seasons will change sound. Someone replied late April thru late October. Butch Barrett- how did they come up with the numbers for sound, were bikes actually used. After explanation by Sterling, it was determined it was done mathematically without bikes. Brian Mattison asked if there were any actual letters from DOT. Jon Lapper- their letter says that DOT has no jurisdiction. Attorney Jeff Meyer- what the Board had asked DOT for on the Dollar General was not jurisdictional but for an inquiry as to the traffic impact which is what is usually asked for.

Jeremy Treadway/Applicant: he will be living on property. Didn't invest this money to be shut down in a year. Wants the place to be a sport and a place that people can come to for years. So if there are issues in future that he is not doing his job policing the site, there will be no second chance for a racer. He wants this to be long term.

Board now made further comments: William Hohmann wants to contact sound company for a sound check for nursing homes as there is an elderly woman who lives on property adjoining site. Jeremy stated that Sterling is designing a berm specifically for this reason that he believes is 10' high. William Hohmann wants this included in the test from Sterling. Attorney Jeff Meyer- in looking thru site plan map, berm is only 8' high. As to recommendations from Novus and response from Sterling, the largest recommendation from Novus is they want more detailed ambient sound study done. He recommends a response from Novus prior to the Board taking any action. Because the Board is just receiving this information and the public has not had a chance to see it, would like public hearing kept open so the public can review and comment. Attorney Meyer also mentioned there is some confusion as to what the Board is looking for from DEC. It is not relevant to noise but relevant to endangered species. Someone commented it had been included in the EAF. Attorney Meyer added that Novus did not have complete information because a lot is what has been discussed at the meetings. He would like everything sent back to Novus be reduced to writing.

Chairman Bedeaux: Wants to hear more from Novus and something from DOT. Would like to table meeting till next month.

Motion made by Richard Winchell at 8:15pm to adjourn public hearing, seconded by Butch Barrett.

Vote: Ayes- 6 Nays 0 Abstain 0

Deborah A. Fifield,
Planning Board Secretary
Town of Fort Ann



