

HARPERSFIELD PLANNING BOARD
NOTICE OF CONTINUATION OF PUBLIC HEARING
ON PROPOSED SITE PLAN AMENDMENT / CHANGE IN SCOPE OF USE FOR
NEW YORK SAFETY TRACK/ MOUNTAIN TOP AIRFIELD, LLC

PLEASE TAKE NOTICE that the Town of Harpersfield Planning Board will continue a public hearing on April 24, 2024 at 7:00 p.m. at the Harpersfield Town Hall, located at 25399 NY-23, Harpersfield, New York, 13786, on an application from Mountaintop Airfield, LLC (the "Applicant") for a site plan amendment to construct new improvements and expand the scope of land use activities on the site of its' existing motorcycle training facility known as New York Safety Track (the "Project"). The existing motorcycle training facility ("Existing Track") is located on 134-acres of land identified as Tax Parcels 10.00-1-13.41 and 10.00-1-13.42, located at 394 Zimmerman Road in the Town of Harpersfield (the "Property"). The Applicant has proposed the following new improvements on the Property: 1) Construction of a second, 0.7 mile 18' wide asphalt mini-track ("New Track"), and associated tree clearing, grading, paving, landscaping, and drainage infrastructure, and; 2) Construction of a new 125' by 175' paved "staging area" for motorcycles and vehicles. In addition, the Applicant has proposed the following change to the scope of its approved land use activities: 1) Expansion of the type of vehicles to be used on the Existing Track, to include all types, model and years of automobiles, motorcycles, go-karts, and mini-bikes; 2) Holding racing events on the Existing Track and New Track; 3) Racing and training on the Existing Track and New Track at the same time; 4) Expansion of operating hours to allow use of the facility from 9:00 am to 10:00 pm, with racing events and training occurring between the hours of 9:00 am and 6:00 pm, other recreational use of the track occurring until 8:00 pm with the facility remaining open to guests until 10:00 pm. Under the proposed new scope of use, there would be up to twenty (20) riders using the Existing Track and twenty (20) riders using the New Track at any given time (total 40 riders at once for racing events). When instruction is taking place, there would also be up to five (5) instructors on each track at one time (total 50 riders and instructors at once when instruction is taking place). The applicant requested that the New Track be approved for use by all makes and models of mini-bikes, go-karts, motorcycles and automobiles and requested that the Existing Track and New Track be authorized to operate 5 to 7 days per week during the track season. After the public hearing was opened in July 2023, the Applicant represented the following: only mini-bikes and go-karts would be used on the New Track, the use of motorcycles and automobiles on the New Track will be prohibited, the Existing Track and New Track will be limited to operating 2 to 4 days per week during the track season, racing on the New Track and Existing Track will be prohibited, and that both tracks will only be used for training. On January 31, 2024, the Applicant submitted an amended application requesting authorization for construction of the New Track (and related berm) and Staging area. The amended application includes a new "Project Narrative" that states "days and times of operation are the same for both the existing track and proposed mini track [New Track]" and "applicant does not propose any change to how property is currently used other than the improvements referenced herein".

All previously submitted application documents, including but not limited to a plan set with existing and proposed conditions (including proposed operational conditions), a Noise Study and Stormwater Pollution Prevention Plan (SWPPP) submitted by the Applicant, and response to comments from the Planning Board's consultant engineers, are available for review at the Town Clerk's office. A complete copy of the Applicant's January 31, 2024, submission is also available for inspection. Interested members of the public are encouraged to attend and comment on the proposed project. The Planning Board will also consider any written comments that are received.