

## Scope comments from the Town Codes Officer, Engineer and Counsel

### Flood Plains

- 1) Provide discussion of impacts to surrounding properties and mitigation measures associated with raceway location in the 100 year flood plain.

### Noise

- 1) Provide measurement (not qualitative description, see Draft Scope, pg. 9) of existing noise levels and a calculation of projected noise levels at the following locations:
  - A) Central Square Middle School
    - i) at the property line where classroom space is nearest to the race track; and
    - ii) at the property line where outdoor school facilities (e.g. playing fields) are closest to the race track.
  - B) Residences
    - i) at the property line of the nearest residential structures, N-S-E-W. (Given the public interest in noise impacts, 8 compass points might be appropriate).
- 2) Measurement of existing noise levels should include measurements representative of day/night noise levels.
- 3) Calculation of projected noise levels should include all types of events anticipated, including:
  - A) Road circuit automobile racing (with & without mufflers)
  - B) Dirt track automobile racing
  - C) Kart racing
  - D) Drag racing (unless affirmatively excluded by project sponsor)
  - E) Drift racing (unless affirmatively excluded by project sponsor)
  - F) Snowmobile racing ( unless affirmatively excluded by project sponsor)
  - G) Horse racing (harness or otherwise)

H) Music concerts/performances

Calculations for mechanized racing should use as their basis the vehicle/racing type with the greatest sound energy at the source and provide by way of comparison the source sound energies of the other (subsumed) vehicle/racing types. See 1/30/13 Scoping Transcript (A.M.) at 44 as to club racing v. Formula I and potential difference in noise impact.

- 4) Noise calculations should include the effects of any public address system proposed to be used, crowd noise, engine noise and tire squeal.
- 5) Include especially noise impacts to day/night Middle School operation, see, Traffic (Alternate Access).

**Project Description (Alternatives)**

- 1) Thoroughness of discussion on alternative project scale, timing and magnitude of construction/operation and alternative site design and layout will be especially important.

**School Security**

- 1) Provide a discussion of safety/security impacts including:
  - A) Middle School safety in the event of errant race cars;
  - B) Vehicular and pedestrian intrusion of race patrons onto school property;
  - C) Interaction between raceway traffic and school bus traffic.
- 2) Provide a typical/anticipated annual schedule of raceway events (with anticipated number of patrons) relative to
  - A) The typical middle school calendar; and
  - B) The typical Brewerton Raceway schedule.

**Stormwater**

- 1) Provide pre-construction and post-construction calculation of stormwater runoff and analysis of sufficient detail to demonstrate that proposed stormwater control mechanisms are adequate. (Reference to NYSDEC erosion and stormwater control policy and guidance would be appropriate). See also 1/30/13 Scoping Meeting Transcript (A.M.) at 17.

### **Synthetic Dirt Management**

- 1) Describe any post use storage, cleaning or disposal (including volumes) associated with use of the proposed synthetic dirt material (SNYDI).
- 2) Provide an analysis of particulate matter generation (and deposition) related to the use of natural or synthetic dirt in proposed dirt track motor sports and horse racing operations and from unpaved parking areas.

### **Traffic (Alternative Access)**

- 1) Site access is proposed via use of a temporarily closed southbound Interstate 81 rest area.

Describe one or more alternative access plans and their traffic impacts (traffic study) in the event NYSDOT/FHWA fails to approve, fund or construct the proposed southbound exit and entrance ramp from Interstate 81 to U.S. Route 11 along the common boundary between the project site and the Middle School property (or other proposed improvements, e.g. signalization/turn lane construction).

- 2) Address especially potential traffic, safety and noise impacts to Middle School operation. See, Noise, School Security.
- 3) Address cumulative impacts when considered together with Brewerton Speedway operation.
- 4) Discuss impacts associated with utility construction/operation.
- 5) Address mass transit (CENTRO) features/capacity.
- 6) Address on and off site pedestrian circulation and safety.

### **Utility Capacity**

Such as:

Water;  
Sewer;  
Electric;  
Gas; and  
Solid Waste Disposal.

- 1) Provide project requirement (in GPD, kW, dekatherms or ton/day for example) and statement of available system capacity (in same units) with support from the service provider. General statements from the project sponsor (or the service provider) that adequate capacity exists or is available will likely not be considered

adequate. The objective is to provide the Town with sufficient information so as to support the Town's evaluation of adequacy and impact.

- 2) Note in this regard as to waste water treatment requirements and capacity to meet them, relevant parameters are average and peak volumes, BOD loadings, and slug characteristics. See also, 1/30/13 Scoping Meeting Transcript (A.M.) at 17.

### **Visual Impacts/Lighting**

- 1) As part of the visual impacts assessment, provide:
  - A) Measurement (in foot candles, at ground level) of existing light levels:
    - i) at the property line where outdoor middle school facilities (e.g. playing fields) are closest to the race track;
    - ii) at the property line of the nearest residential structures (use 8 compass points);
    - iii) at adjacent public rights-of-way (including especially Interstate 81 and Route 11).
  - B) Calculation of post-development light levels (in foot candles at ground level) during each of the several types of race track events. See Noise, paragraph 3, above, calculated at the locations of existing light level measurement (see Visual Impacts/Lighting, paragraph (A) above).
  - C) Provide line of sight analysis showing that no illumination source (lamp) will be visible from adjacent properties or public rights-of-way. See Hastings Zoning Code §1230.3.

### **Waste Management**

- 1) Describe hazardous material storage, use, and disposal impacts (including any fire/explosion hazard) related to mechanized racing operations (e.g. fuels, lubricants, solvents).
- 2) Describe waste management impacts including odors related to horse racing operations.