

Mr. Durr asked what the status of application #0004-16, subdivision for John Gallup was, the Clerk responded they asked for an extension because they have not gotten the completed survey from the surveyor yet. Mr. Durr agreed to table the application.

Application#: 0005-16, Primax Properties, LLC., site plan / special use permit and lot line adjustment proposed Dollar General

Chris Boyea and Caryn Mlodzianowski of Bohler Engineering MA, LLC represented the applicant. Mr. Boyea stated they are here to continue the dialog for the proposed Dollar General, he stated they have been here several times so he would summarize where they left off, he said he will list the items requested by the Board at the September 26th meeting of this Board and discuss how they addressed them so they can move forward, he stated at the 9/26 meeting they reviewed the SEQRA, State Environmental Quality Review Form to determine what additional information may be required for this Board to be comfortable with taking any position on the project;

1. More detailed traffic analyze was requested, Mr. Boyea stated the applicant had submitted standards for traffic from past history but this Board requested a traffic study specific to this project, So they hired a professional to analyze the available information in manuals but also they prepared detailed traffic counts for area facilities, they prepared 3 different studies, Mr. Boyea said he believes they took the highest level out of all 3 studies and made the conclusion that the amount of traffic generated by this facility is fairly insignificant to the capacity of the current operation of the State Highway.
2. They were asked to hire a 3rd party consultant, and it needed to be an independent 3rd party, for a study on the impact of the property values adjacent to the project, that was done by the Town's Consulting Engineer, Paul Olund, providing a list of names he felt was capable and they choose one. The study compared this location to similar commercial properties in Saratoga County and it included if properties sat in the market longer, maybe, and was it worth more money as commercial, possibly, the net result was there will not be a substantial impact on adjacent property.
3. They were asked to submit a complete Storm Water Management Report. He in stated they went through all the pollution control and they are very fortunate to have great sandy soils, the ground water table is very deep, and the report documents nothing will leave the site, less will leave the site than before and this project will be an improvement to the lot and there will not be a substantial impact on the environment. The Town's Engineer reviewed it and had one or two questions about a culvert pipe leaving the site up front that they can address, there was nothing substantial that they don't agree with and that can't be addressed.
4. They were asked to perform a photo simulation, Mr. Boyea stated they hired a company that specializes in photo simulation, he then displayed the results. That was to assess the preferred elevation how it would look from different vantage points. Two are specific one from each direction of the road. Mr. Boyea then discussed the trees blocking the neighbors house from one direction. Different angles were compared.

Mr. Durr stated there is a picture they do not have a copy of, Mr. Boyea agreed and stated because he did not feel this Board would "buy" that view, he said they moved down the road more for a better vantage point. He then agreed to submit copies for the file. Discussion ensued on the photos and the row of trees between the proposed building and the neighbors.

Mr. Parzych (neighbor) asked how tall the fence would be, Mr. Boyea responded 6', Mr. Parzych then stated the building looks very tall and he thought his wife had asked for an 8' fence. Mr. Parzych then asked why one picture was further away than the others. Mr. Durr stated he thought there was more vegetation and fencing blocking the houses. Mr. Parzych interjected yes, and the building was to be back further. Mr. Durr stated they need more landscaping in the