



# Engineering and Land Surveying, P.C.

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July 26, 2017

Michael Lyons  
Town of Colonie  
Planning and Economic Development Department  
347 Old Niskayuna Rd  
Latham NY 12110



RE: Shelter Cove Phase 1  
Rear Loading Garages  
MJ Project No. 970.05

Mr. Lyons,

When Shelter Cove PDD was developed back in 2003-2004 the original concept plan was to have about half of the single family carriage home lots were to be front loading garages while the other half rear loading garages. As we progressed through the design process/final approval process in 2011 it was determine only a couple carriage homes lots along Nantucket Street could have rear loading garages. Per the final subdivision approval there are 15 carriage homes lots on Nantucket Street that would have rear loading garages out of the whole 113 detached single family home lots for the project (65 Carriage home lots and 48 Single family lots).

A portion of Nantucket Street has been installed, which contains all the 15 rear loading garage carriage homes lots and the town has taken dedicated of the road segment back in 2014. Since 2013 to 2015 there has been 4 homes constructed on these 15 lots, 2 have been sold and other 2 are still for sale. These four homes are clustered together in one block segment of Nantucket Street. There are a total of six building lots for this block and is located between lots 35 and 45 Nantucket Street.

As the rear loading garages homes are not selling for this block the developer of Shelter Cove PDD would like the ability to construct front loading garages on lots 9 other remaining rear loading carriage home lots (17, 19, 21,23, 25, 27,29, 31 and 33 Nantucket Street) on the next block. Enclosed for the Town and Planning Board to consider is front elevation and floor plan of the proposed front loading garages for these 9 lots.

As the approved plans were based upon rear loading garage homes, the only site plan modification that would result by changing these 9 lots from rear loading garages to front loading garages would be the grading plan. The utilities (water/sewer installed), subdivision, setback, sidewalks, signage, etc. will not change as a result of changing these lots to front loading garages. Thus I have enclosed a revised grading plan based upon the actual footprint of the home as this plan would be the only thing affected for these lots from the approved plan set. The revised grading plan of the lots are based upon houses 20 feet from back of sidewalk to allow for cars in drives not blocking the sidewalk (just like other front load garages in approved plan).

The revised grading plan is from the approved grading plan sheet for the area (Sheet C-37 with all cad layers on per TOC requirements for grading plan) and I have only revised the grades within the lots itself to show how the front loading garage carriage homes proposed grading will differ from the approved plan. I have also kept the grading of the rear alley (i.e. did not omit) and



roadways the same per the approved plans so we do not affect the approved stormwater report/stormwater runoff flow patterns to existing catch basins.

In the event that all 9 lots (17, 19, 21,23, 25, 27,29, 31 and 33 Nantucket Street) are built as front loading garages the private 20' wide egress/ingress easement for the rear loading garage access will be abolished.

We would like to request that we can be placed on the next available Planning Board meeting to discuss the proposed change to the PDD.

If you have any questions please feel free in contacting me.

Very truly yours,

James Easton, PE  
Director of Land Development