



November 9, 2018

Mr. Michael Magguilli  
Office of Town Attorney  
Memorial Town Hall  
534 Loudon Road  
Latham NY, 12110

RE: Shelter Cove PDD  
Lot 45 Nantucket Street  
Town of Colonie  
**Proposal PDD amendment**

Dear Mr. Magguilli:

M.J. Engineering and Land Surveying, P.C. (MJ) is submitting the enclosed plan for a PPD amendment to the Shelter Cove PDD legislation. Per the filed subdivision of Shelter Cove Phase 1 plans, 45 Nantucket Street is a corner lot and is required to have double front yard building setbacks of 15 feet per the Shelter Cove PDD legislation. With the double front yard building setback, the requirement of 22-foot rear setback (minimum 18-foot-long driveway), and the angle of Cove Road has resulted in 45 Nantucket Street actual buildable area to be reduced in which an amendment to the Shelter Cove PDD legislation is required.

The proposed change to the Shelter Cove PDD legislation is only for lot 45 Nantucket Street and MJ is requesting the front building setback only on Cove Road be changed from 15 feet to 12 feet.

As this is a change to the Shelter Cove PDD legislation, the enclosed plan will be reviewed by the Planning Board for recommendation to the Town Board. Please let MJ know when this will be on the Planning Board agenda.

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

Sincerely,

James Easton, P.E.  
Project Engineer