



**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** ROCKET SUBDIVISION  
**PROJECT NO.:** 23-10  
**PROJECT LOCATION:** 397 CANDLESTICK HILL ROAD  
SECTION 6, BLOCK 1, LOT 59  
**REVIEW DATE:** 12 MAY 2023  
**MEETING DATE:** 18 MAY 2023  
**PROJECT REPRESENTATIVE:** ACES SURVEYING, JONATHAN MILLEN, LLS

1. The existing parent parcel is slightly over the size which would permit the two existing houses on the parcel. Two family dwellings not to exceed 2 dwelling units per lot requires 100,000 square foot minimum in the AR Zoning District. The two existing structures are proposed to be placed on a resulting 55,987 square foot parcel. Subdividing the parcel is a self-created non-conformity. Should the applicants continue with the project Zoning Board of Appeals approval for the two family, 2 residences on a single lot where 100,000 square feet is required; 55,987 square feet is proposed.
2. Additional zoning non-conformities must be addressed by the Zoning Board of Appeals, including front yard setback. Structure is located in an area which does not meet lot width. Front yard setback begins where lot width meets the requirements.
3. Side yard setback variances are required for both structures. 30 feet required where 6 foot exists for one structure and side yard 80 feet where 25 feet exists.
4. Designs of subsurface sanitary sewer disposal systems must be submitted.
5. The applicant's representative are requested to evaluate Town Code Section 163-18H regarding length to width ratio.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kbw

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



# ACES

***Automated Construction Enhanced Solutions, Inc.***

*Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting*

05/03/23

Town of Newburgh  
Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

**Attn: John Ewasutyn, Chairman**

Re: **PROJECT SUMMARY:**  
**Type: 2 Lot Subdivision**  
**Owners: Kelly L. Grace and Ryan Rocket**  
**Location: 397 Candlestick Road**  
**Tax Parcel: SBL: 6-1-59**  
**Zoning: AR (per Zoning Map Oct. 22, 2012)**  
**Water & Sewer Service: Private Water and Private Sewer**  
**ACES Project : 22019ROC**  
**Town Project: 2023-09**

## PROJECT NARRATIVE

The proposed project involves subdividing a single existing residential parcel into two residential lots. The existing parcel is **Zoned AR, Residential**. The bulk zoning requirements for **Lot #1** will need **area variances** for **minimum side yard setbacks** and **minimum lot width**. As such, there will be an appeal to the Zoning Board of Appeals associated with this parcel.

**Lot #1** has two existing residences. There is an existing shared drive servicing both. Each residence has their own well and septic system. In the event that either septic system fails there is a note that both wells will need to be abandoned and relocated due to the new construction required in the septic reserve areas. In that event the plan proposes a single new well to provide water service to both residences.

**Lot #2** proposes the construction of a single family residence with a new drive, private well and septic. **Lot #2** will meet all Zoning requirements. As such, there are no appeals or relief associated with this parcel.

Attached please find eleven **Planning Board Applications**, and eleven **Plans Sets**, each consisting of two sheets, eleven **SEAF** forms, eleven lists of **Adjoining Owners** along with four checks. One for the application fee (\$750), one for the SEAF (\$250), one for the Public Hearing (\$150) and one for the escrow (\$2,500). All items will be submitted electronically via e-mail to the Town as well as to Pat Hines (Review Engineer) and Dominick Cordisco Town Attorney.

Respectfully Yours,

**Jonathan N. Millen, L.L.S., President**

---

**Integrity • Trust • Commitment • Excellence • Reliability • Community • Service**  
**Boundary • Geodetic/GPS • As-Built • Construction • FEMA/Flood Map • Site Planning • Subdivision • ALTA/ASCM • Route/ROW • Landfills**  
**1229 Route 300 • Suite 4 • Newburgh, NY 12550**  
**Office: 845-943-7198 • Field: 914-906-8830**  
**E-Mail: [JMillenLLS@acessurveying.com](mailto:JMillenLLS@acessurveying.com) Web: [www://acessurveying.com](http://www://acessurveying.com)**

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** 2023-09  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**  
ROCKET

**2. Owner of Lands to be reviewed:**

**Name** KELLY L GRECO & RYAN D ROCKET  
**Address** 397 CANDLESTICK HILL ROAD  
Newburgh NY 12550  
**Phone** 845-316-5208

**3. Applicant Information (If different than owner):**

**Name** SAME AS OWNER  
**Address** \_\_\_\_\_

**Representative** Jonathan N. Millen, LLS/ACES  
**Phone** 845-943-5198  
**Fax** \_\_\_\_\_  
**Email** JMillen@acessurvering.com

**4. Subdivision/Site Plan prepared by:**

**Name** Jonathan N. Millen, LLS/ACES  
**Address** 1229 Route 300 - Suite 4 - Newburgh, NY 12550  
\_\_\_\_\_  
**Phone/Fax** 845-943-5198

**5. Location of lands to be reviewed:**

397 CANDLESTICK HILL ROAD

**6. Zone** AR  
**Acreage** 2.70

**Fire District** Middlehope  
**School District** Marlboro

**7. Tax Map: Section** 6 **Block** 1 **Lot** 59

**8. Project Description and Purpose of Review:**

Number of existing lots <sup>1</sup> \_\_\_\_\_ Number of proposed lots <sup>2</sup> \_\_\_\_\_

Lot line change \_\_\_\_\_

Site plan review \_\_\_\_\_

Clearing and grading \_\_\_\_\_

Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) \_\_\_\_\_

**10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:**

Signature  Title owner

Date: 05/03/23

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH PLANNING BOARD**

Rocket Subdivision

**PROJECT NAME**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  n/a Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  n/a Flood plain boundaries
16.  Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  Metes and bounds of all lots
18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19.  n/a Show existing or proposed easements (note restrictions)
20.  n/a Right-of-way width and Rights of Access and Utility Placement
21.  n/a Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  Number of lots including residual lot
24.  n/a Show any existing waterways
25.  n/a A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission

30. n/a Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. n/a If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32.  Number of acres to be cleared or timber harvested
33.  Estimated or known cubic yards of material to be excavated and removed from the site
34.  Estimated or known cubic yards of fill required
35.  The amount of grading expected or known to be required to bring the site to readiness
36. n/a Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- 
- 
37. n/a Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- 
- 
38.  List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Jonathan H. Miller  
Licensed Professional

Date: 5/3/23

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Ryan D Rocket

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANTS SIGNATURE**

05/03/23  
\_\_\_\_\_  
**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).



**PROXY**

(OWNER) Ryan D Rocket, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 397 CANDLESTICK HILL ROAD

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 397 CANDLESTICK HILL ROAD

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

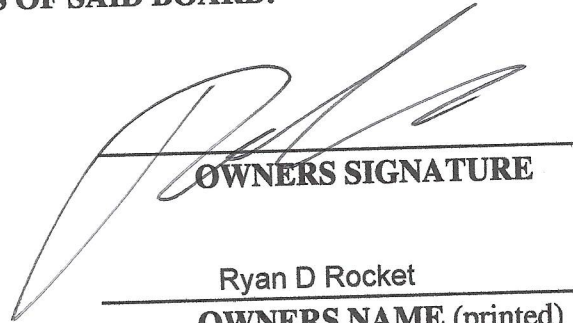
PLANNING BOARD AND Jonathan N. Millen, LLS/ACES IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 05/03/23

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAMES OF ADDITIONAL  
REPRESENTATIVES

  
OWNERS SIGNATURE

Ryan D Rocket  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

Raymond B Mckeiver  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

05/03/23  
DATED

Ryan D Rocket  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

  ✓   NONE

\_\_\_\_\_ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**  
(financial or otherwise)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

\_\_\_\_\_ **TOWN BOARD**  
  ✓   **PLANNING BOARD**  
\_\_\_\_\_ **ZONING BOARD OF APPEALS**  
\_\_\_\_\_ **ZONING ENFORCEMENT OFFICER**  
\_\_\_\_\_ **BUILDING INSPECTOR**  
\_\_\_\_\_ **OTHER**

  05/03/23    
DATED

  Ryan D Rocket    
INDIVIDUAL APPLICANT

\_\_\_\_\_  
CORPORATE OR PARTNERSHIP APPLICANT

BY: \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

## Short Environmental Assessment Form

### Part 1 - Project Information

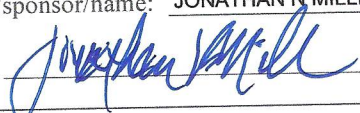
#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

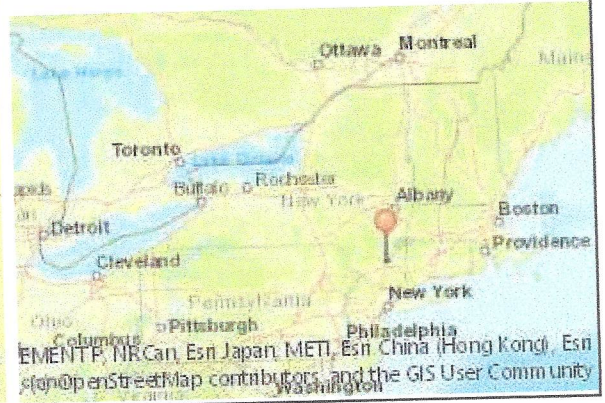
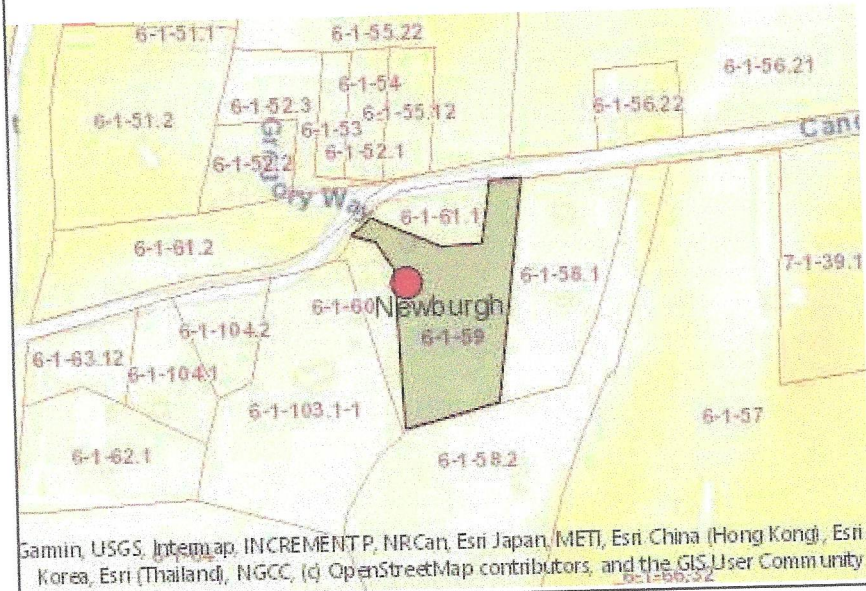
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>ROCKET SUBDDIVISION</b>			
Project Location (describe, and attach a location map): <b>397 CANDLESTICK HILL ROAD</b>			
Brief Description of Proposed Action: <b>PROPOSED SUBDIVISION OF EXISTING RESIDENTIAL LOT. EXISTING AND PROPOSED LOT TO BE SERVICED BY THEIR OWN WELL AND SEPTIC SYSTEMS.</b>			
Name of Applicant or Sponsor: <b>KELLY L GRECO &amp; RYAN ROCKET</b>		Telephone: <b>845-316-5208</b>	
		E-Mail:	
Address: <b>397 CANDLESTICK HILL ROAD</b>			
City/PO: <b>NEWBURGH</b>		State: <b>NY</b>	Zip Code: <b>12550</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>NEWBURGH PLANING &amp; ZBA</b>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ <b>2.7</b> acres	
b. Total acreage to be physically disturbed?		_____ <b>0.50</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ <b>2.7</b> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
	If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply?	NO	YES	
	If No, describe method for providing potable water: _____ PROPOSED ON SITE WELL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities?	NO	YES	
	If No, describe method for providing wastewater treatment: _____ PROPOSED ON SITE SEPTIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>JONATHAN N MILLEN LLS</u> Date: <u>05/03/23</u> Signature: <u></u> Title: <u>5/3/23</u>		

**PRINT FORM**

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

334600 6-1-104.1  
John Montgomery  
421 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-56.22  
William B Noonan  
382 Candlestick Rd  
Newburgh NY 12550

334600 6-1-58.2  
Jennifer Lawrence  
Kevin Lawrence  
377 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-51.2  
John R Colosi  
388 Frozen Ridge Rd  
Newburgh NY 12550

334600 6-1-55.22  
Frank Greco  
Christina Greco  
398 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-61.1  
Jack G Cannatella Irrevocable Living  
Carmen Cannatella Irrevocable Living  
7 Bruce St  
Newburgh NY 12550

334600 6-1-54  
Cody Benedict  
4 Gregory Way  
Newburgh NY 12550

334600 6-1-56.21  
Frank Greco  
Christina Greco  
398 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-62.1  
Rose Marie Fuimarello  
364 Frozen Ridge Rd  
Newburgh NY 12550

334600 6-1-64  
Anthony Corrado  
Donna Corrado  
356 Frozen Ridge Rd  
Newburgh NY 12550

334600 6-1-58.1  
Marc Lallanilla  
379 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-53  
Gina Gregory  
Paula Ferretti  
6 Gregory Way  
Newburgh NY 12550

334600 6-1-61.2  
Francisco R Miranda  
Juana Miranda  
6 Knights Cir  
Newburgh NY 12550

334600 6-1-60  
James Charles Parrish  
399 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-52.3  
John D Gregory Jr.  
Theresa Gregory  
3 Gregory Way  
Newburgh NY 12550

334600 6-1-103.1-1 & 6-1-103.1-2  
Philip L Huggins  
Catherine G Huggins  
403 Candlestick Hill Rd  
Newburgh, NY 12550

334600 6-1-52.2  
Sean R Garrison  
Rhonda L Garrison  
1 Gregory Way  
Newburgh NY 12550

334600 6-1-66.32  
Lawrence Realty Co Inc  
39 Colandrea Rd  
Newburgh NY 12550

334600 6-1-104.2  
Philip L Huggins  
403 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-52.1  
Dennis J Gregory Sr  
2 Gregory Way  
Newburgh NY 12550

334600 6-1-59  
Kelly L Greco  
Ryan D Rocket  
397 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-57  
Chadwick J Shao  
Jeong Eun Um  
373 Candlestick Hill Rd  
Newburgh NY 12550

334600 6-1-55.12  
Domenico and James Reed Supplemental Needs T  
JoAnn Ferretti Reed  
404 Candlestick Hill Rd  
Newburgh NY 12550

**Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550**

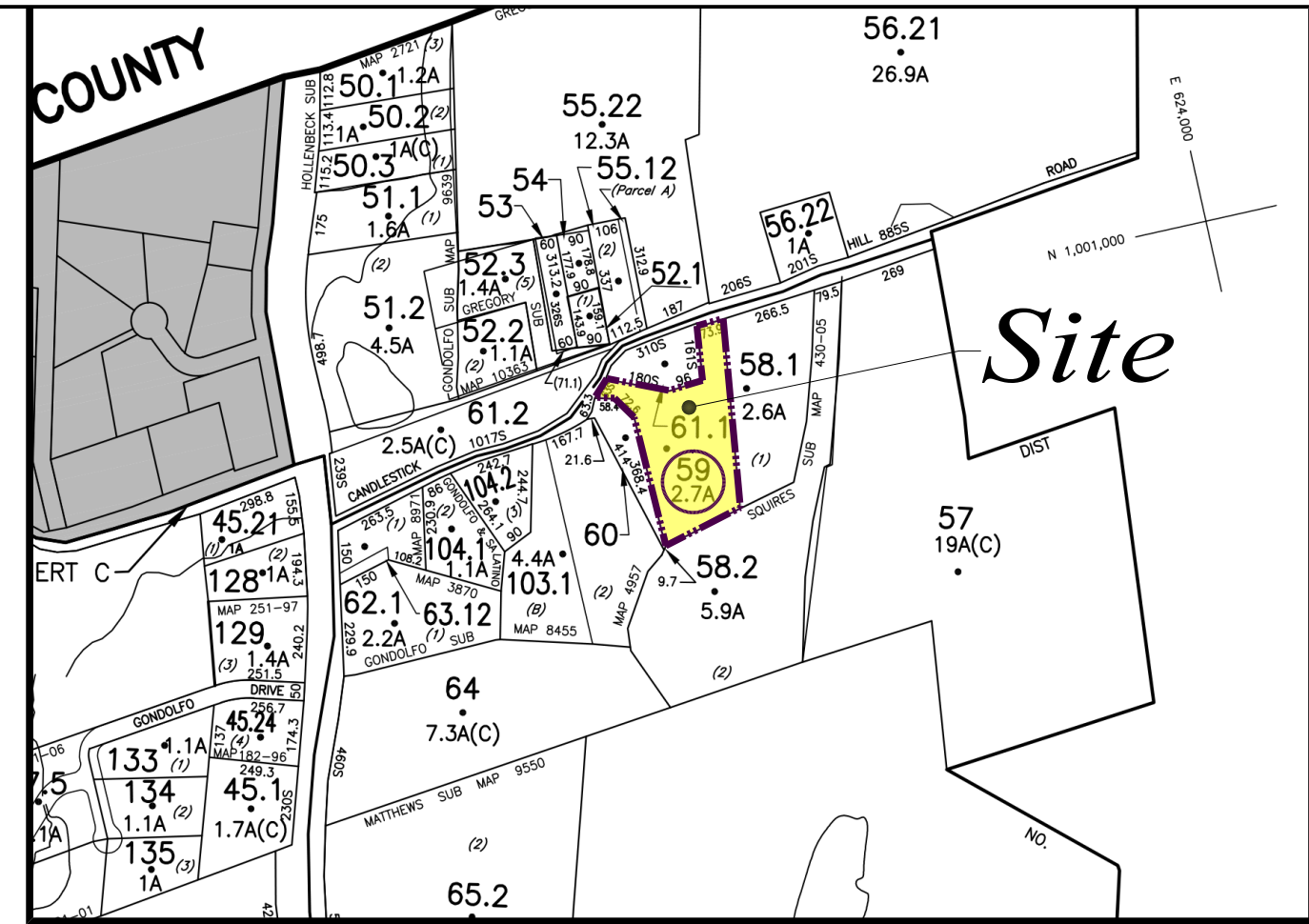
*Done 12/14/22*

**SEG-6 BLK 1 LOT 59**

*pg. 1 of 1*

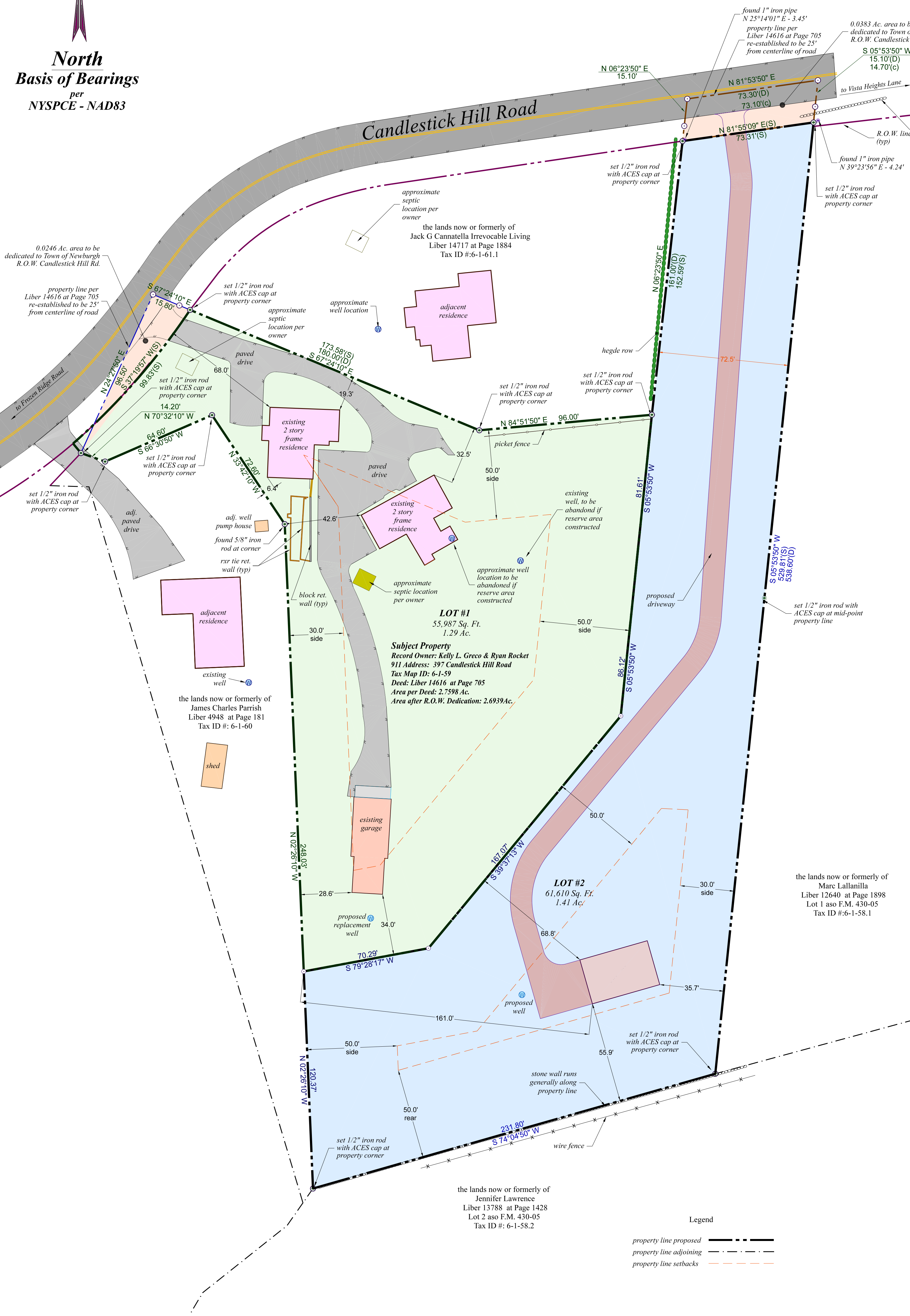


ZONING SCHEDULE				
ZONE: AR	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	40,000 SF	117,476 SF	55,987 SF	61,610 SF
MINIMUM YARDS (feet)				
FRONT	50'	68'	68'	68'
REAR	50'	315'	138'	55'
SIDE				
ONE	30'	5'	5'	35'
BOTH	80'	25'	25'	156'
MINIMUM LOT WIDTH (feet)	150'	63'	63'	173'
MINIMUM LOT DEPTH (feet)	150'	485'	485'	529'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	10%	20%	12%
MAXIMUM BUILDING COVERAGE (%)	10%	3%	7%	2%
*EXISTING NONCONFORMING				
**NONCONFORMING				



LOCATION MAP

**North**  
Basis of Bearings  
per  
NYSPE - NAD83



**TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT**

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

**OWNERS ENDORSEMENT**

I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Ryan D Rocket \_\_\_\_\_ Date \_\_\_\_\_

Kelly L Greco \_\_\_\_\_ Date \_\_\_\_\_

**Applicant:**  
Ryan D Rocket  
397 Candlestick Hill Road  
Newburgh NY 12550

**SURVEYOR'S NOTES:**

- Copyright © 2022, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

**REFERENCES:**

- The Official Tax Assessor's Maps for the Town of Newburgh, County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown:
- A map entitled, "Minor Two Lot Subdivision Lands Of Susanne Squires", filed in the Orange County Clerk's Office on May 27, 2005 as Filed Map No. 130-05.

**CERTIFICATION NOTES:**

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

**SURVEYORS' CERTIFICATION:**

I hereby certify to the herein listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 397 Candlestick Hill Road in the Town of Newburgh, County of Orange, State of New York. Completed on 06/30/2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature \_\_\_\_\_ Date \_\_\_\_\_

Jonathan N. Millen, L.L.S.  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

Legend

- property line proposed
- property line adjoining
- property line setbacks

Graphic Scale: 1" = 30'

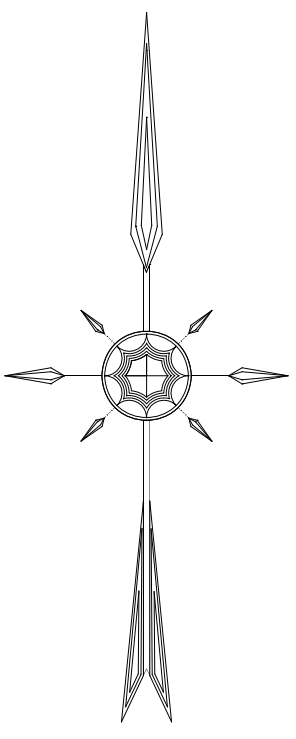
**Jonathan N. Millen, L.L.S.**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050748

**2 Lot Subdivision**  
of the lands of  
**Kelly L Greco & Ryan D Rocket**

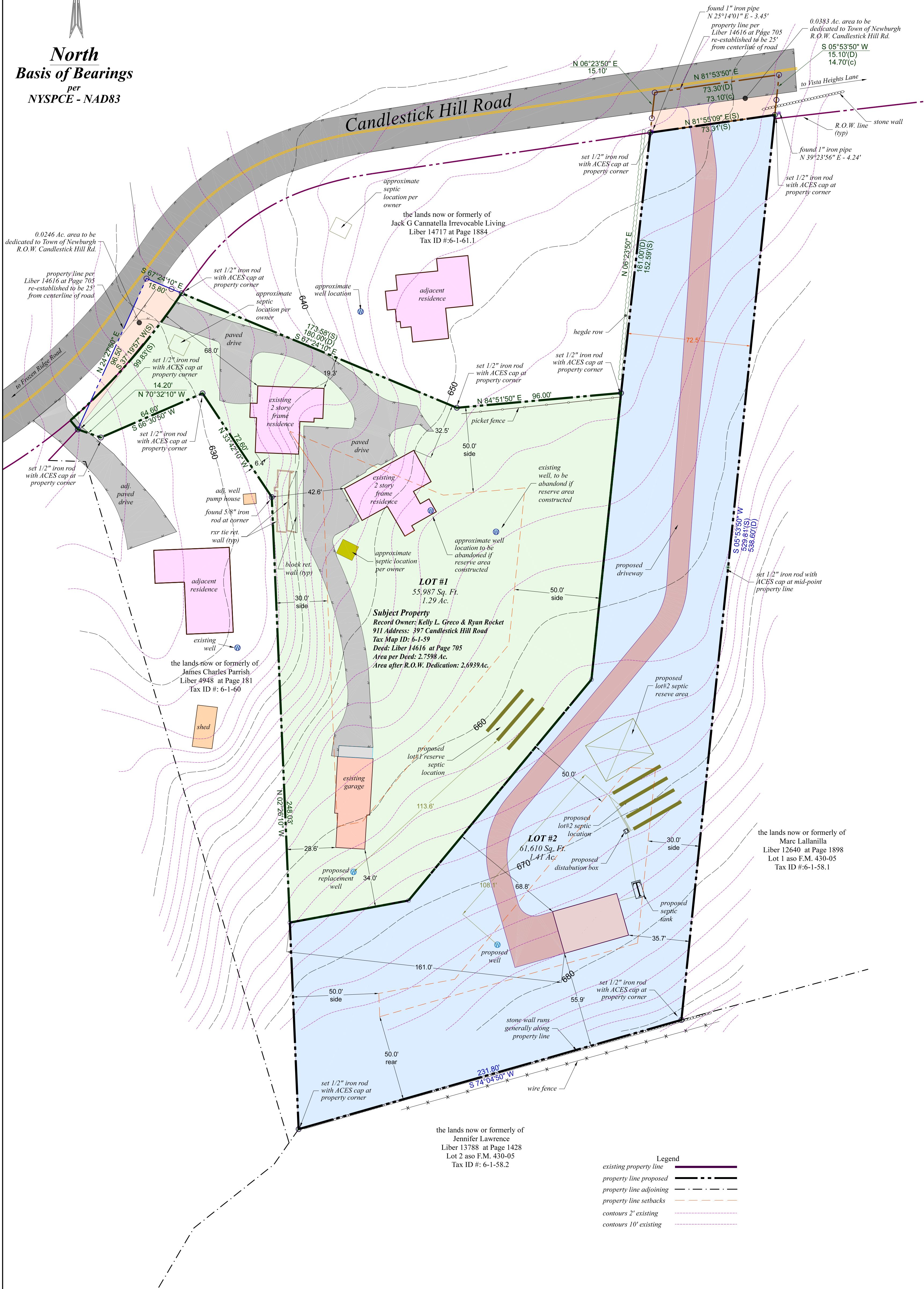
Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmiller@acesurveying.com

Prepared For Tax Map Parcel  
6-1-59  
397 Candlestick Hill Road  
situated in the  
Town of Newburgh  
County of Orange, New York 12550

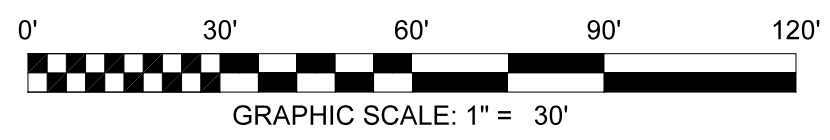
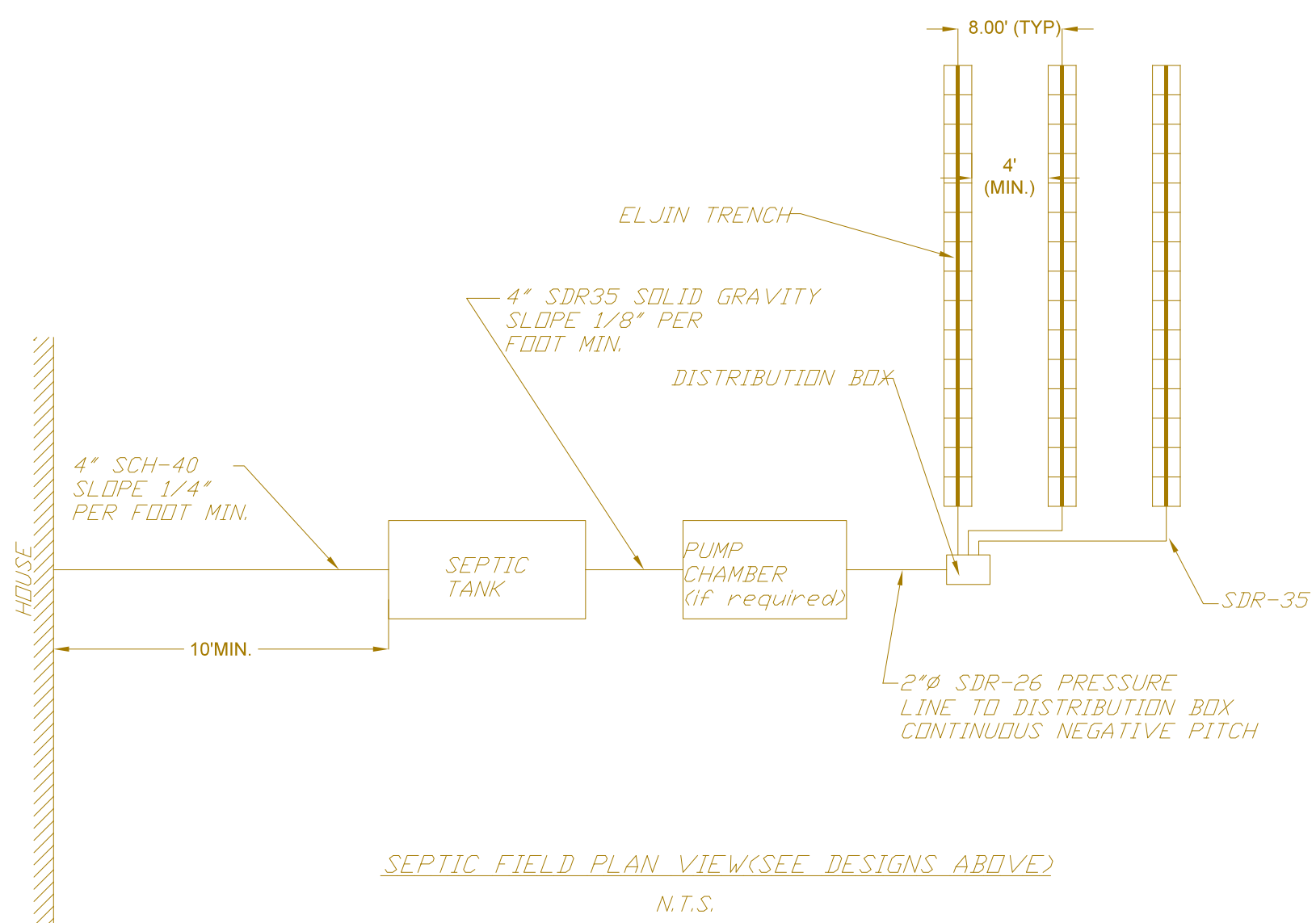
DATE: 05/02/2023 SCALE: 1"=30' JOB No.: 220190RC DRAWN BY: jnm



**North**  
Basis of Bearings  
per  
NYS PCE - NAD83



- Legend**
- existing property line
  - property line proposed
  - property line adjoining
  - property line setbacks
  - contours 2' existing
  - contours 10' existing



**Jonathan N. Millen, LLS**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746

**2 Lot Subdivision**  
of the lands of  
**Kelly L Greco & Ryan D Rocket**

Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcel  
**6-1-59**  
397 Candlestick Hill Road  
situated in the  
**Town of Newburgh**  
County of Orange, New York 10940

DATE: 05/02/2023 SCALE: 1"=30' JOB No.: 22019ROC DRAWN BY: jnm