



# 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**

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