



**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: 9 AUGUST 2023
MEETING DATE: 17 AUGUST 2023
PROJECT REPRESENTATIVE: ACES SURVEYING, JONATHAN MILLEN, LLS

1. The lot lines have been modified resulting in a change of the lot area. Lot 1 was previously 55,987 square feet where it is currently proposed to be 66,238 square feet. Lot 2 was proposed to be 61,610 square feet where it is currently proposed to be 51,361 square feet.
2. The project continues to require zoning variances for lot size. Lot 1 requires 100,000 square feet where 66,238 square feet is provided. Side yard 1 requires 30 feet, 6 feet is provided. Both side yards require 80 feet, 25 feet provided. Lot width requires 150 feet, where 63 feet is provided.
3. If project is successful at the Zoning Board of Appeals, sub-surface sanitary sewer disposal designs will be required.
4. Highway Superintendent's comments on the driveway location should be received.
5. Roadway dedication parcels are proposed.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

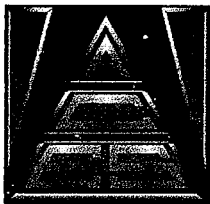
PJH/kbw

NEW YORK OFFICE

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

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111 Wheatfield Drive, Suite 1, Milford, PA 18337
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ACES

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

08/01/23

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** (these are all existing non-conforming conditions). An additional variance will be required for the minimum lot area. As such, there will be an appeal to the Zoning Board of Appeals associated with **Lot #1**.

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.

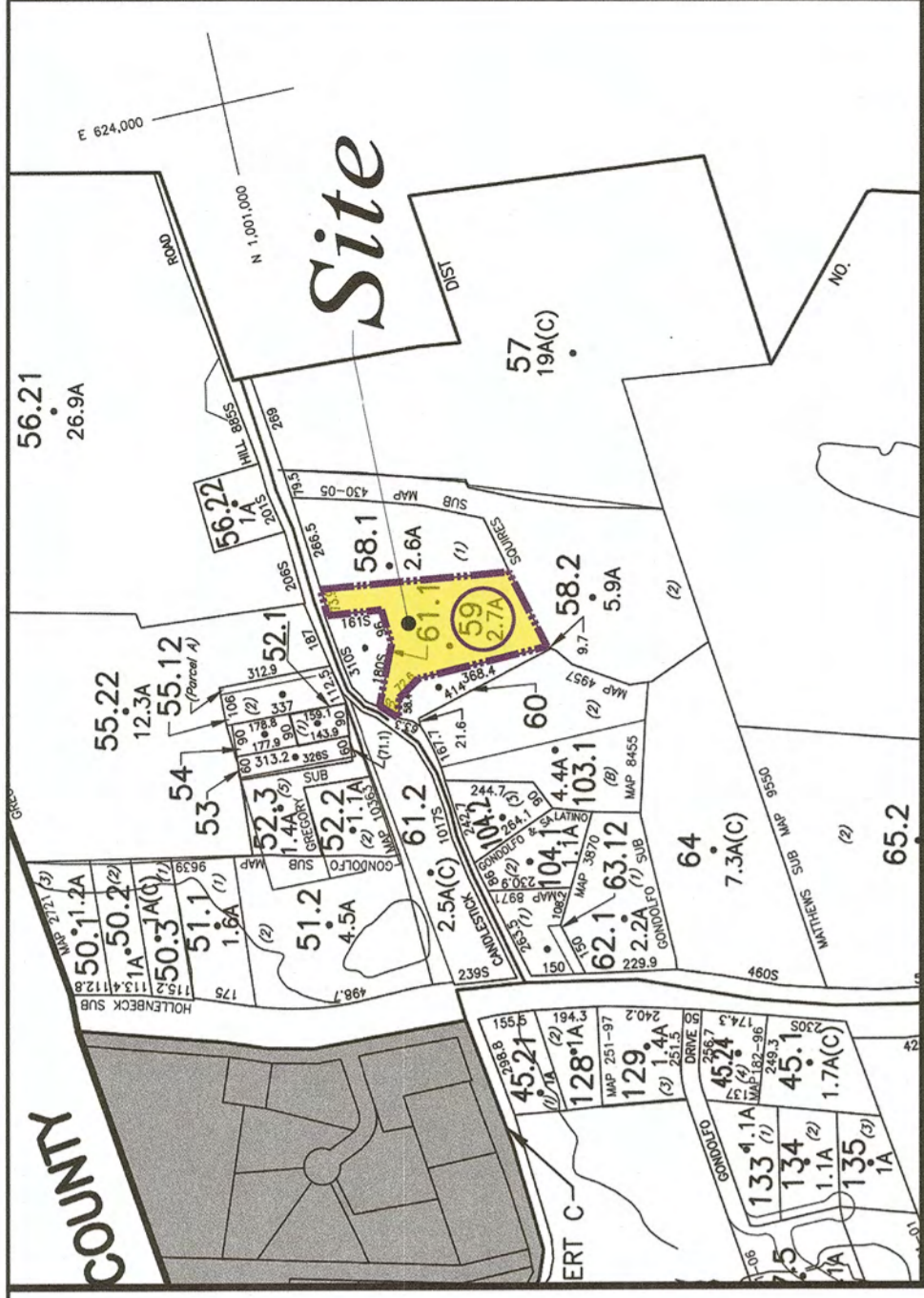
Lot #2 proposes the construction of a single family residence with a new drive, private well and septic. **Lot #2** will meet all Zoning requirements. As such, there are no appeals or relief associated with this parcel.

This is our second submittal due to changes in the proposed lot lines affecting only the plan submittal. Please find attached eleven **Plans Sets**, each consisting of two sheets. 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.

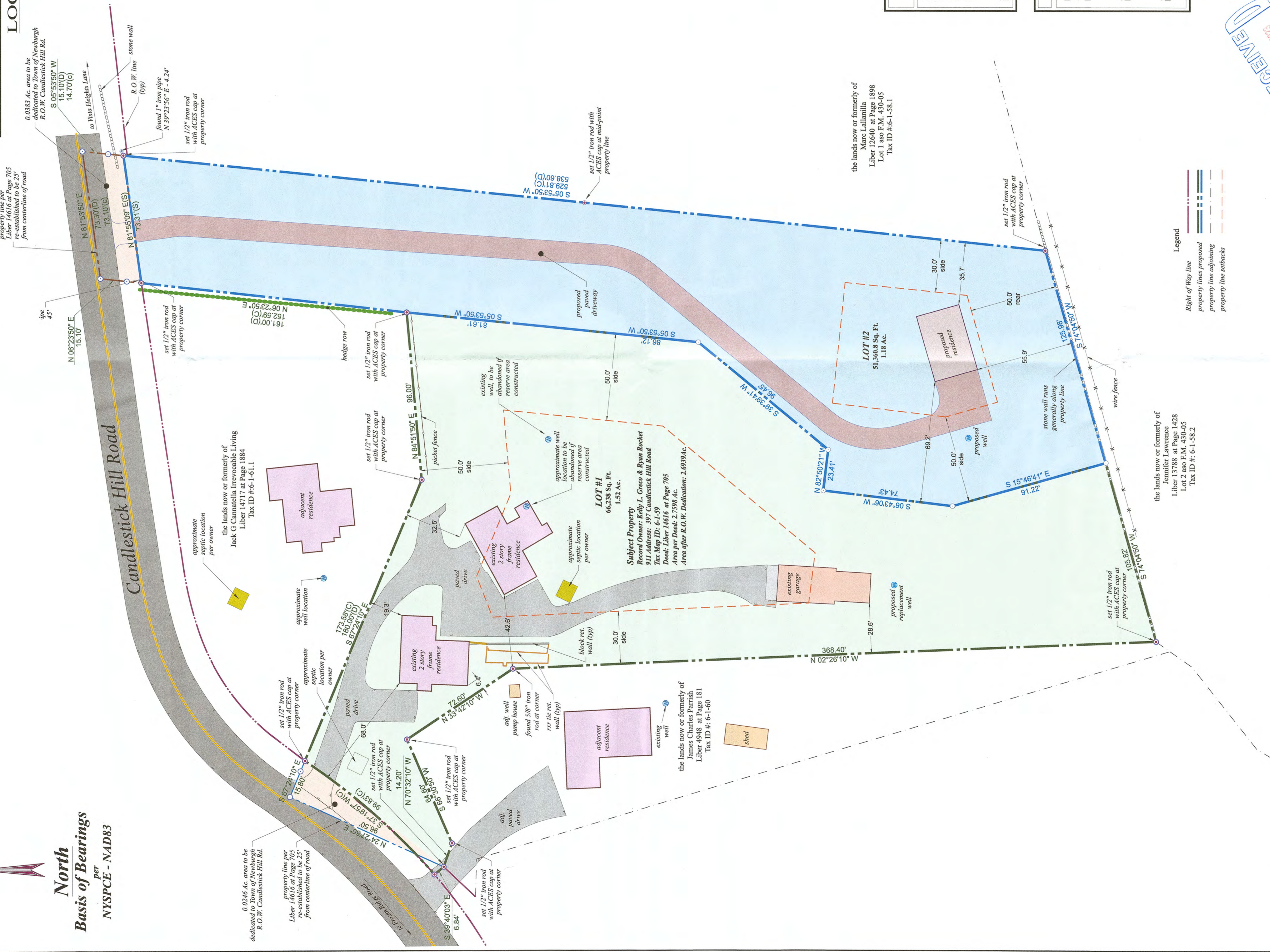
Respectfully Yours,

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 Web: www://acessurveying.com



LOCATION MAP



ZONING SCHEDULE	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE AP	100,000 SF	117,476 SF	69,238 SF	51,361 SF
MINIMUM LOT AREA (2 DWELLINGS)	40,000 SF			
MINIMUM YARDS (rear)				
FRONT	50'	68'	69'	69'
REAR	30'	31.5'	158'	55'
SIDE	30'	9'	9'	35'
ONE	80'	25'	196'	179'
BOTH	150'	485'	485'	529'
MINIMUM LOT WIDTH (rear)	10%	3%	7%	2%
MINIMUM LOT DEPTH (rear)				
MINIMUM FRONT YIELD COVERAGE (%)				
MAXIMUM BUILDING COVERAGE (%)				
MAXIMUM BUILDING COVERAGE (%)				
EXISTING NONCONFORMING				
*NONCONFORMING				

North
Basis of Bearings
per
NTPSPCE - NAD83

SURVEYOR'S NOTES:

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- The certifications herein are not transferrable.
- 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.
- The Official Tax Assessor's Maps for the Town of Newburgh, County, New York.
- A map entitled "Minor Two Lot Subdivision Lands Of Susanne Squares", 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 in the event of any error or omission on the part of the purchaser, including, but not limited to, use of survey or survey sufficient to cause of property or other structures in or near the property lines or indirectly, the setting of fences and/or other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being duly licensed as a Professional Land Surveyor in the State of New York, do hereby certify that this survey was performed in accordance with the NYS Code of Practice for Land Surveys, Section 7209, subdivision 2, of the Education Law, and that I am a duly qualified and licensed land surveyor, and that I am the author of this survey, and that I am a duly qualified and licensed land surveyor, and that I am the author of this survey, and that I am a duly qualified and licensed land surveyor, and that I am the author of this survey.

Jonathian N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

Jonathan N. Millen

STATE OF NEW YORK
JONATHIAN N. MILLEN
LICENSED LAND SURVEYOR

Signature _____ Date _____

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: jmillen@assurveying.com
Prepared For: *Tax Map Parcel*
397 Candlesstick Hill Road
Newburgh NY 12550

DATE: 06/28/2023 REVISION: CHANGES TO LOT LINES/AREAS

Sheet 1 of 2

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.

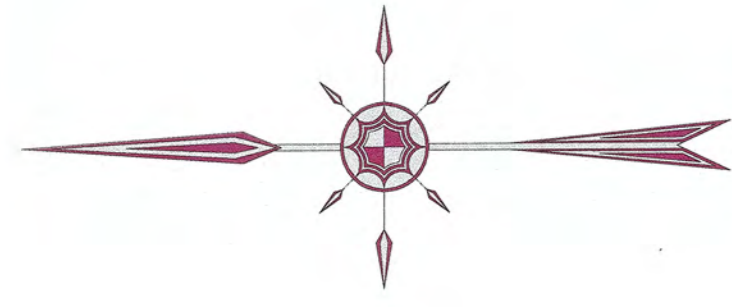
PLANNING BOARD CHAIRMAN _____ DATE _____
Ryan D Rocket
Kelly L Greco

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.

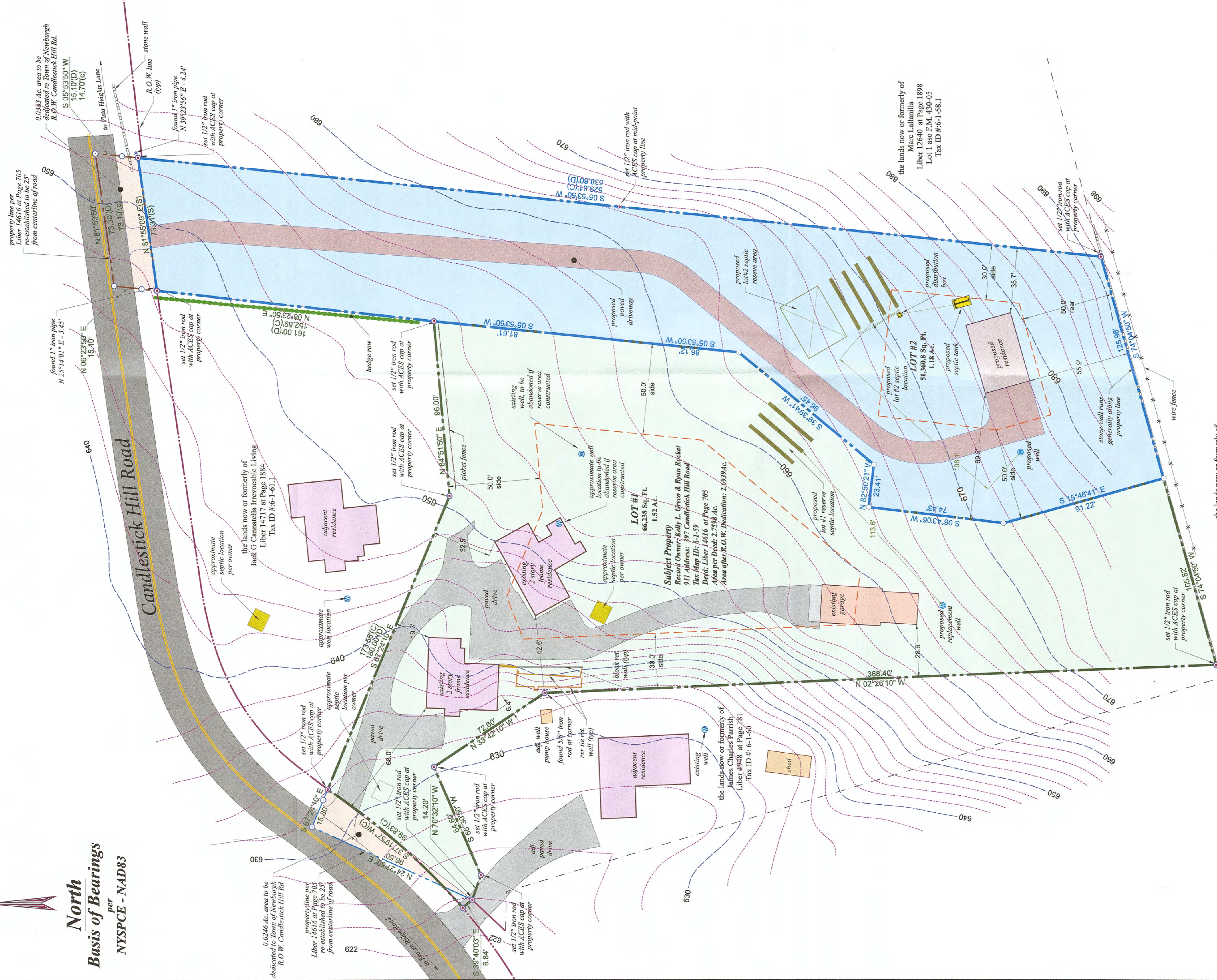
Ryan D Rocket _____ Date _____
Kelly L Greco _____ Date _____

Applicant:
Ryan D Rocket
397 Candlesstick Hill Road
Newburgh NY 12550

DATE: 05/02/2023 SCALE: 1"=30' JOB No.: 23019ROC DRAWN BY: jmm



North
Basis of Bearings
per
NYSPEC - NAD83



Legend

- Right of Way line
- Property lines proposed
- Property lines adjoining
- Property line setbacks
- Contours 2" existing
- Contours 10" existing



Sheet
2
of 2

DATE: 06/26/2023 REVISION: CHANGES TO LOT LINES/AREAS

2 Lot Subdivision

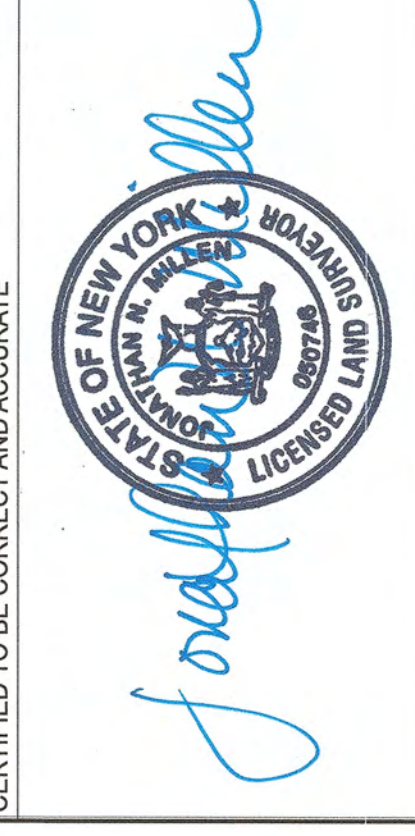
of the lands of
Kelly L Greco & Ryan D Rocket

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Office: 845-943-5198 Field: 914-906-8830 E-Mail: jim@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 10940

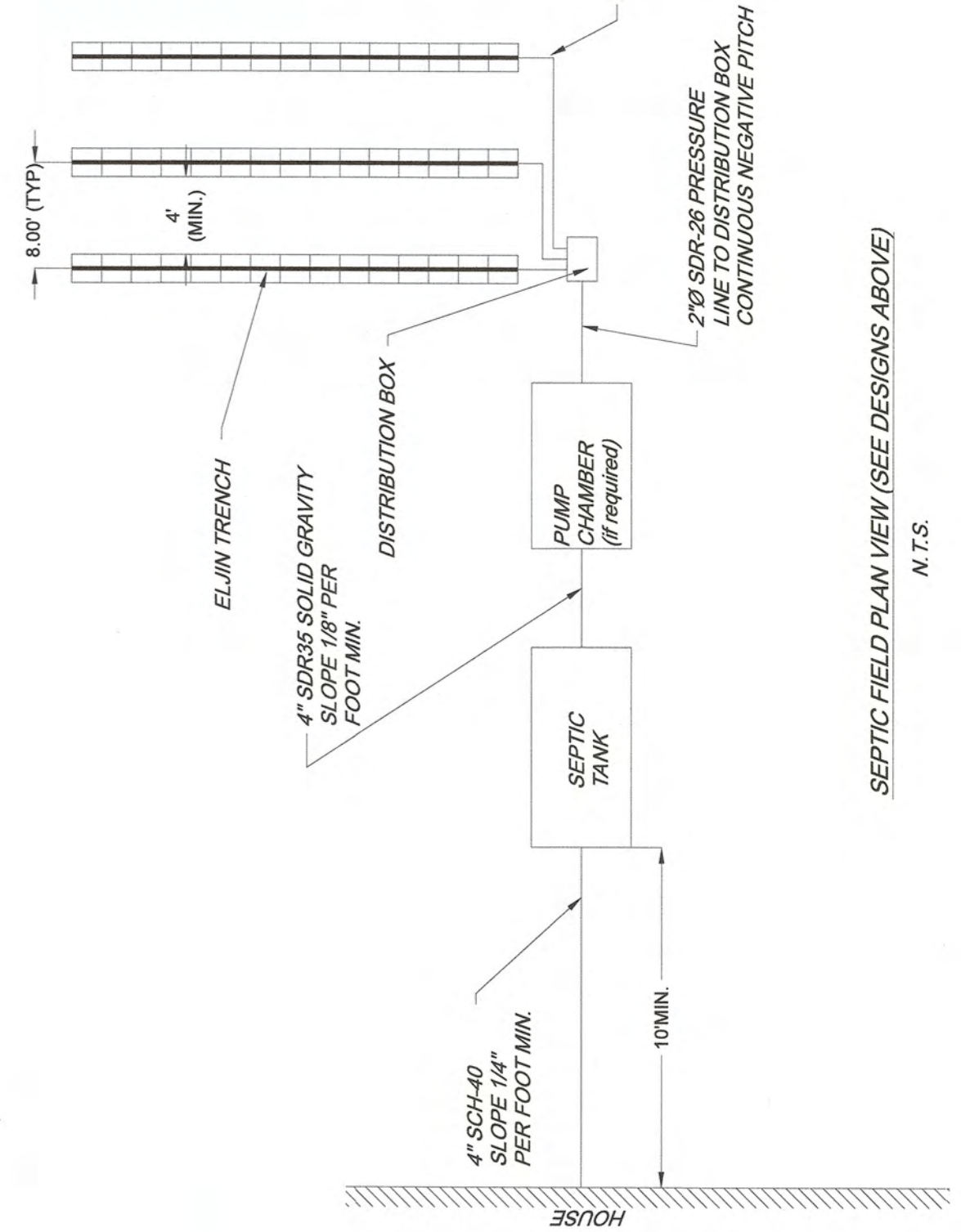


DATE: 05/02/2023 SCALE: 1"=30'
JOB No.: 22019F0C
DRAWN BY: jmm

Jonathan N. Milfen, ILS
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 0507946



the lands now or formerly of
Jennifer Lawrence
Liber 13788 at Page 1428
Lot 2 also F.M. 430-05
Tax ID #: 6-1-58.2



SEPTIC FIELD PLAN VIEW (SEE DESIGNS ABOVE)
N.T.S.