



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

PROJECT NAME: ROCKET SUBDIVISION
PROJECT NO.: 23-10
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 59/397 CANDLESTICK HILL ROAD
REVIEW DATE: 15 MARCH 2024
MEETING DATE: 21 MARCH 2024
PROJECT REPRESENTATIVE: ACES SURVEYING, JONATHAN MILLEN, LLS

1. The project received numerous variances from the Zoning Board of Appeals on 21 November 2023.
2. Property dedications are proposed along the frontage for highway purposes. Legal paperwork should be submitted for review.
3. The plan for the subsurface sanitary sewer disposal system serving proposed Lot #2 requires an Engineer stamped plan.
4. Highway Superintendents comments on the location of the proposed driveway serving Lot #2 should be received.
5. Due to the length of the driveway, an emergency pass-by or turn around area should be proposed in compliance with NYS Fire Code.

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

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

03/08/24

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: 2023-10

PROJECT NARRATIVE II

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 multiple **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 that service 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.

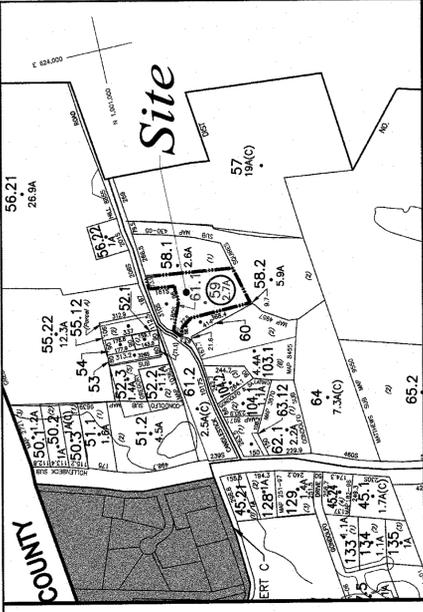
Upon recommendation by the Planning Board for consideration of said variances, the project was presented to the Zoning Board of Appeals and on 11/22/2023 all of the requested variances were granted.

This is our second submittal for review by the Planning Board. Please find attached eleven **Plans Sets**, each consisting of three 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,



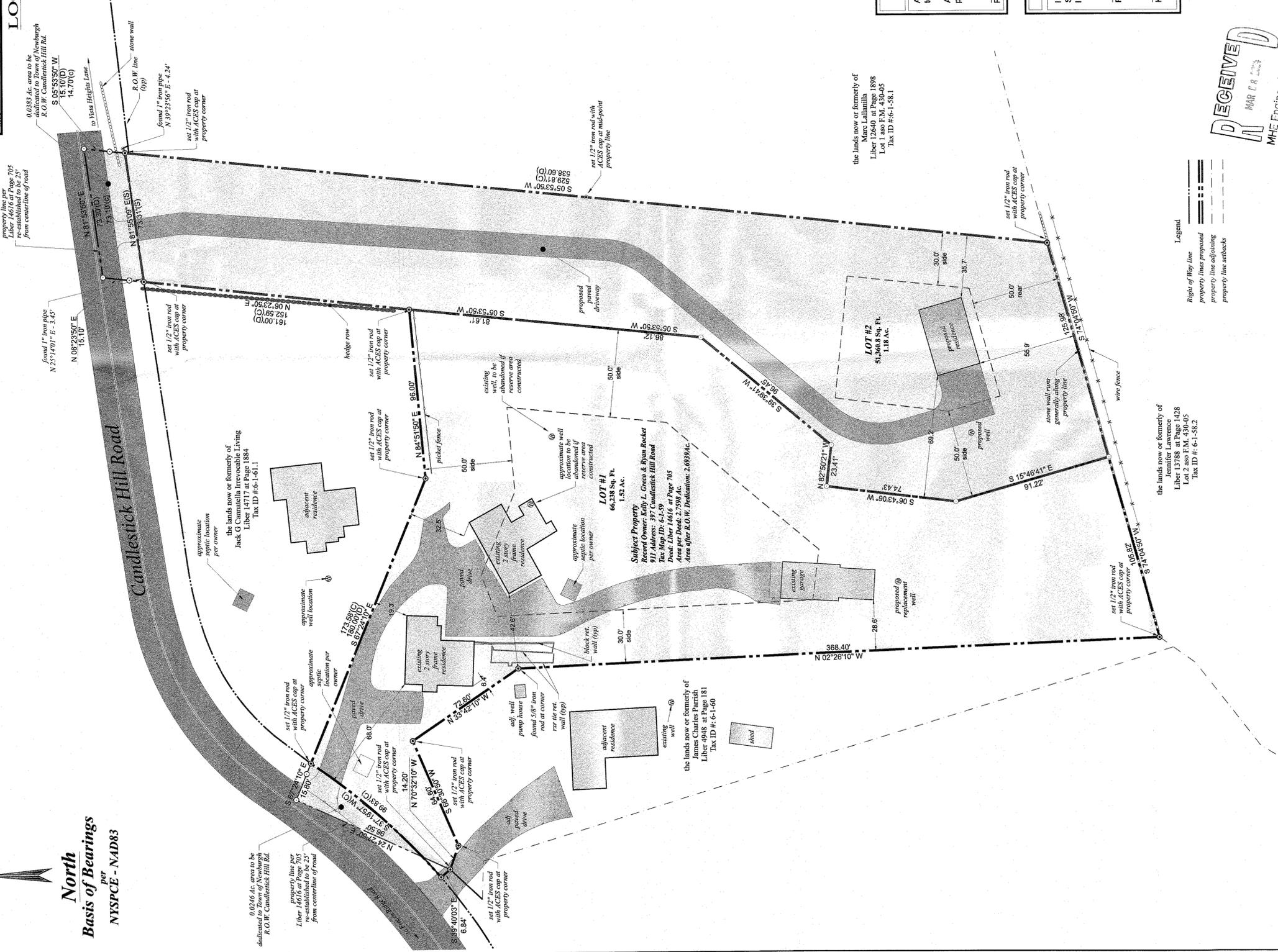

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1229 Route 300 • Suite 4 • Newburgh, NY 12550
Office: 845-943-7198 • Field: 914-906-8830
E-Mail: JMillenLLS@acessurveying.com Web: www://acessurveying.com



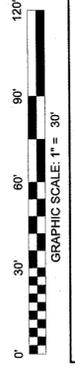
LOCATION MAP

ZONING SCHEDULE	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE: AR	100,000 SF	117,419 SF	~66,238 SF	51,361 SF
MINIMUM LOT AREA	50'	50'	68'	65'
MINIMUM YARDS (rear)	30'	33'	50'	35'
FRONT	150'	150'	150'	150'
SIDE	10%	2%	7%	2%
ONE				
BOTH				
MINIMUM DEPTH (rear)	150'	150'	150'	150'
MINIMUM DEPTH (front)	10%	2%	7%	2%
MAXIMUM BUILDING COVERAGE (%)	10%	2%	7%	2%
MAXIMUM LOT SURFACE COVERAGE (%)	10%	2%	7%	2%
*NONCONFORMING VARIANCE GRANTED 11-29-23				
*EXISTING NONCONFORMING VARIANCE GRANTED 11-22-23				

North
Basis of Bearings
per
NYS PCE - NAD83



Legend
 Right of Way line
 property lines proposed
 property line adjusting
 property line setbacks



Jonathan N. Milfen, LLS
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED TO BE CORRECT AND ACCURATE
 N.Y. LIC. NO. 050746



RECEIVED
 MAR 14 2023
 MHE Engineering, D.P.C.

**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.

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 Rockett
 Kelly L Greco

Date
 Date

Applicant:
 Ryan D Rockett
 397 Candlestick Hill Road
 Newburgh NY 12550

Sheet
 1
 of 3

DATE: 03/09/2024 | REVISION: MISC. CHANGES/ADDITIONS TO ZONING TABLE

2 Lot Subdivision

of the lands of
Kelly L Greco & Ryan D Rockett
 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: jmilfenlls@assurveying.com
 Prepared For: *For Mr. & Mrs. Parese*
 397 Candlestick Hill Road
 situated in the
 Town of Newburgh
 County of Orange, New York 12550

DATE: 10/04/2023 | SCALE: 1"=30' | JOB No.: 22019R0C | DRAWN BY: jfm

REFERENCES:
 1. The Official Tax Assessor's Maps for the Town of Newburgh, County, New York.
 2. Various Deeds of Record - Liber and Page and Document ID as shown:
 3. 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 person listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 8 Suburban class and represents the result of an actual on the ground field survey, per record document, per the land shown hereon, located at 397 Candlestick Hill Road in the Town of Newburgh, County of Orange, State of New York. Completed on 03/02/2022, 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 as to the best of my knowledge and belief, the same are correct and accurate as the lines of actual possession are the same".

SURVEYOR'S NOTES:
 1. Copyright © 2022, Jonathan N. Milfen, LLS. 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.
 2. Unauthorised 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 1209, subdivision 2, of the New York State Education Law.
 3. The surveyor has made a field with embossed seal and 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 unauthorised copy.
 4. 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. and as to the best of my knowledge and belief, the same are correct and accurate as the lines of actual possession are the same".
 5. The certifications herein are not transferable.
 6. 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.
 7. This survey is subject to the findings of a Title Report and or Title Search.
 8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing lines of actual possession are the same".
 9. Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

Signature _____ Date _____

Jonathan N. Milfen, LLS
 1229 Route 300 - Suite 3
 Newburgh, NY 12550

