

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

May 23, 2024

Ms. Allison Weinraub
Village Clerk-Treasurer
Village of New Hempstead
108 Old Schoolhouse Road
New City, NY 10956

Dear Ms. Weinraub:

Re: 103 Brick Church Road
103 Brick Church Road, New Hempstead
Tax Lot 13/50.05-1-11.1 (formerly 15./52/A1)

Our office has received and reviewed a General Municipal Law (GML) review application that was last revised on April 2, 2024 for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the Board of Trustees of the Village of New Hempstead serving as lead agency for this review.
2. Pursuant to the Rockland County *Sewer Use Law* as last amended in 2010, please be advised of the following:
 - a. The zone changes proposed would result in sewer units above that in which development by right under the original zoning regulations would result. An impact fee will be required in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. If a land use approval [i.e., by the Village Board, Planning Board, or Zoning Board of Appeals (ZBA)] or building permit will result in additional sewer units because of the zone changes, the applicant will have to submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) per additional unit payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.
 - c. If the use or occupancy of a property exceeds the number of units for which a project sponsor applied, or in which development by right under the original zoning regulations would result, the owner will have to pay an impact fee.
 - d. We request that payment of impact fees be made to the District before structures are connected to the sewerage system.

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- e. We request that the Village Board, Planning Board, ZBA or Building Department notify the District upon approval of applications that require payment of impact fees.
3. The District maintains sewers in an easement on the above property. Although this site plan does not affect the easement, we would like to state the following for the record:
- a. No permanent structures may be built within our easements.
 - b. If any foundation work or other types of major excavation work is to be done within close proximity to the easement boundary, we must be notified forty-eight (48) hours in advance. Shoring or other types of precautions may be needed to protect the sewer main. The property owner must also pay these expenses.
 - c. To prevent any damage from occurring to the existing main, the District must be notified when the land within the easement is to be modified. This includes but is not limited to regrading, raising or lowering of manhole frames, or working in close proximity to sewers and manholes within the easement. Our office must approve any construction to be done within our easements.
 - d. A contractor must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the County of Rockland and Rockland County Sewer District No. 1 from any claims arising from work performed within our easements.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory
Michael Kezner – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Shajan Thottakara, P.E. – Rockland County Drainage Agency

File: TOR 50.05-1-11.1 – 103 Brick Church Road
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