

**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*

June 12, 2024

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

Re: Union Road Townhomes  
618 Union Road (aka 103 Brick Church Road)  
Tax Lot 13/50.05-1-11.2 (formerly a portion of 15./5/A, 15./5/B & 15./21/A1A)

Dear Ms. Weinraub:

Our office has received and reviewed a conceptual site plan that was last revised on May 16, 2024, which Atzl, Nasher & Zigler prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

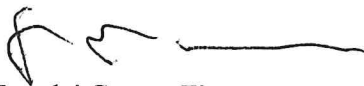
1. The sanitary sewers from this project would connect to the District's sewer system.
  - a. Upon review of this information, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
  - b. Approval of this special permit application for a proposed 55-unit active adult residential community with an outdoor pool and an indoor pool on a 404,608 square foot lot in the 1R-40 District will result in forty-nine (49) additional sewer units. **Therefore, the applicant must submit a check in the amount of ninety thousand six hundred fifty dollars (\$90,650.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
  - c. If the use or occupancy of the property exceeds fifty-seven (57) units (e.g., with additional dwelling units, guest suites, a house of worship, a school, a daycare center, a home occupation, if the community building has a kitchen, or if the community building or pools are available to non-residents), the District will require further review and the owner will have to pay an additional impact fee.
  - d. Payment of the impact fee must be made to the District before the structures are connected to the sewerage system.
  - e. We request that the Board notify the District upon approval of the project.

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2. The District requires that the engineer perform a flow and capacity analysis of the sewer system before the District approves the connection to the sewerage system. If the flow from this project requires improvements to the District's infrastructure, the applicant may be required to pay for an equivalent value of sewer improvements that is greater than the minimum impact fee stipulated above.
3. Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office for the community building before any sewage is discharged into the District's sewerage system. **The property owner must sign the wastewater questionnaire.**
4. Please advise the property owner that Section 902(B)(19) of the *Sewer Use Law* specifically prohibits the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system.
5. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
6. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project.
7. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with *mortar in and out, and then to be coated with Infi-shield® EPDM rubber seal wrap or approved equal.*
8. We request that submission to Rockland County Sewer District No. 1 of an as-built drawing of the proposed sanitary sewer extension be made a condition of granting certificates of occupancy.
9. Details for sanitary sewer connections are subject to approval by the Town of Ramapo.

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

Attachments

cc: M. Saber                      M. Dolphin                      D. Gregory                      J. Roth  
Michael Kezner – Rockland County Department of Planning  
Elizabeth Mello, P.E. – Rockland County Department of Health  
Michael Sadowski, P.E. – Town of Ramapo DPW  
John R. Atzl, P.L.S. – Atzl, Nasher & Zigler P.C., 232 North Main Street, New City, NY 10956-5302  
Berel Karniol – Union Village LLC, 1 Executive Boulevard, Suite 201, Suffern, NY 10901-4175

File: TOR 50.05-1-11.2 – Union Road Townhomes  
TOR 50.05-1-11 – New York Country Club  
Reader

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**COMMERCIAL/NON RESIDENTIAL WASTEWATER DISCHARGE QUESTIONNAIRE**

Dear Sewer System User:

Federal & State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and to ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District enforces an Industrial Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with proper operation.

The Rockland County Health Department and the town's building department planning board and environmental control department may need comments from this office prior to action by their department on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form: CWO2) and mail it back to the above address along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street including any manholes. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. If the project involves any food preparation or dispensing of prepared food, please use questionnaire Form CW01 which shall be completed to determine the size of the grease trap or other pretreatment requirements.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence, please refer to the Tax Map, Block and Lot number of the property and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information, please call this office.

Very truly yours,

Joan Roth  
Compliance Administrator

**ROCKLAND COUNTY SEWER DISTRICT NO. 1**

(845) 365-6111  
FAX (845) 365-6686

**COMMERCIAL WASTEWATER DISCHARGE QUESTIONNAIRE (CW02)**

[Note: Food Preparers must use form CW01]

Name of Project: \_\_\_\_\_

Address of Project: \_\_\_\_\_ Tax/Lot/Block No.: \_\_\_\_\_

Applicants' Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Owner of Property: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Name of Engineer/Architect: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

1. Is this Facility:             An Addition         New             Existing         Change of Ownership

2. The facility will be used as?     Manufacturing     Retail Stores     Warehouse     Commercial Office

Medical/Dental Office     Laboratory     Food Prep.     Other

3. In brief, the Services, Products or Activities to be carried on at this location: \_\_\_\_\_

4. Total Area (in square feet): \_\_\_\_\_ Total Parking Spaces at this lot: \_\_\_\_\_

5. Source of the Water Supply: \_\_\_\_\_

6. Number of Tenants at this property:        Current: \_\_\_\_\_ Future: \_\_\_\_\_

7. Total number of people who will work at this location: \_\_\_\_\_

8. Will other than Normal Domestic Wastewater be discharged?     Yes         No         Do Not Know

9. Estimated Water Consumption (in Gallons per Day): \_\_\_\_\_

10. Do Regulations require a Permit/Application to any Local, State or Federal Agencies for Water/Air/Solid Waste Discharge:

Yes     No    If yes, which one?     NYSDEC     USEPA     RCHD     Other: \_\_\_\_\_

11. The location of the sewer this facility is or will be discharging to: \_\_\_\_\_

12. Any sewer manhole on the property?             Yes             No

13. Chemicals other than Janitorial/Office Supplies stored at this location?         Yes             No

Remarks, if any: \_\_\_\_\_

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name/Title: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_

**COUNTY PLANNING INFORMATION CERTIFICATION**

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought]\_\_\_\_\_

Property Address\_\_\_\_\_

Tax Map/Block/Lot\_\_\_\_\_

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A.  The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B.  The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C.  The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
  - a. a copy of the Commissioner of Planning's report is attached to this Certification
  - b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D.  The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
  - a. a copy of the Commissioner of Planning's report is attached to this Certification
  - b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
  - c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E.  I request that the requirement of this Certification be waived because:
  - a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
  - b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
  - c. Other: \_\_\_\_\_

[Dept use only: \_\_\_\_\_granted; \_\_\_\_\_denied]

***I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.***

Name of Applicant: \_\_\_\_\_  
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please note title of signatory if Applicant is a corporation)

use E, b  
**For disconnections that have not completed County Planning process**