

## 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*

July 12, 2024

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

Re: Illinois Properties 26, LLC  
775 & 785 North Main Street (Route 45)  
Tax Lots 13/42.18-2-24 & 842.18-2-24 (formerly 10./41/C2C & 10./41/C2B)

Dear Ms. Weinraub:

Our office has received and reviewed a site plan that was last revised on April 12, 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 sewer from this project would connect to the District's sewer system.
  - a. Upon review of this application, 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 and the zone change from 1R-25 to NCD, as requested, for a 45,439 square foot office building on a 126,998 square foot site, to which tax rolls dating back to 2012 assign six (6) sewer units, will result in six (6) additional sewer units. **Therefore, the applicant must submit a check in the amount of eleven thousand one hundred dollars (\$11,100.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
  - c. If the use or occupancy of the site exceeds twelve (12) units, 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 proposed addition to the existing office building is connected to the sewerage system.
  - e. We request that the Board notify the District upon approval of the project.

**Rocklandgov.com**

2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**
3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
5. Any existing sewer connection proposed to be abandoned must be plugged at the easement boundary with a permanent watertight plug or cap encased in concrete.

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            M. Castro            D. Gregory            J. Roth  
Michael Kezner – Rockland County Department of Planning  
Michael Sadowski, P.E. – Town of Ramapo DPW  
John R. Atzl, P.L.S. – Atzl, Nasher & Zigler P.C., 234 North Main Street, New City, NY  
10956-5302  
Hillel Kahan – 51 Forest Road, Suite 316-84, Monroe, NY 10950-2948

File: TOR 42.18-2-24 – 775 & 785 Route 45  
Impact Fees  
Reader