

**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*

August 9, 2024

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

Re: Summit Patio Homes  
29 Summit Park Road  
Tax Lot 13/42.10-1-45 (formerly 10./18 & 10./19)

Dear Ms. Weinraub:

Our office has received and reviewed a subdivision plat that was last revised on January 18, 2024, which Sparaco & Youngblood, PLLC 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 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 the special permit application for an active adult residential community consisting of sixty (60) townhouse units and a clubhouse on an 8.54-acre lot in the 1R-35 District will result in fifty-two (52) additional sewer units, for which the District received a check in the amount of ninety-six thousand two hundred dollars (\$96,200.00) on July 26, 2017 from Summit Patio Homes LLC.
  - c. **If the use or occupancy of any townhouse exceeds one (1) unit (e.g., with an apartment, a house of worship, a guest suite, a school, a daycare center, or a home occupation), or if the in-ground pool rented out to the public, the District will require further review and the owner will have to pay an additional impact fee.**

2. The District has received and reviewed the Sanitary Sewer Analysis for this project that was last revised on November 8, 2010, which concluded that the receiving sewers have adequate capacity at peak flow under the proposed condition.
3. 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.
4. Details for any sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
5. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.
6. If any existing sewer connection has to be disconnected, the connection must be plugged between the edge of the right-of-way and the curb line 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                      D. Gregory  
Michael Kezner – Rockland County Department of Planning  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Steve Sparaco, P.E. - Sparaco & Youngblood, PLLC – 18 North Main Street, P.O. Box  
818, Harriman, NY 10926  
Michael Tauber – 10 Jeffrey Place, Monsey, NY 10952

File: TOR 42.10-1-45 – Summit Carriage Homes  
Reader