

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 3, 2024

Ms. Amanda Bettello
Deputy Village Clerk-Treasurer
Village of New Hempstead
108 Old Schoolhouse Road
New City, NY 10956

Re: Congregation Knesset Israel
698 Union Road
Tax Lot 13/50.05-1-5 (formerly 15./4/B)

Dear Ms. Bettello:

Our office has received and reviewed a preliminary sketch plat that was last revised on March 20, 2024, which Weinberg Lim Engineering prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for construction of new one-family dwelling on a 29,418 square foot lot to be created from the 2-lot subdivision of a 114,372 square foot lot in the 1R-40 District with an existing one-family dwelling to be demolished and an existing synagogue to remain does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of either lot exceeds one (1) unit (e.g.,**
 - a. **if the proposed one-family dwelling has additional dwelling units, a guest suite, a school, a daycare center, a house of worship, or a home occupation; or**
 - b. **if the existing synagogue has a mikvah, any residential occupancy, a school, a daycare center, a catering hall, or a congregation of 100 families),**

the District will require further review and the owner will have to pay an impact fee.

2. 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 synagogue. **The owner or rabbi must sign the wastewater questionnaire.**

Ms. Amanda Bettello

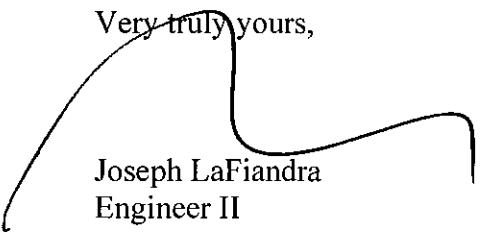
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3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
 - a. Pursuant to Section 603B of the *Sewer Use Law*, "A separate and independent street lateral and building lateral shall be provided for every tax lot."
4. Details for sanitary sewer connection are subject to approval by the Town of Ramapo.
5. Any existing sewer connection proposed to be abandoned 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,



Joseph LaFiandra
Engineer II

Attachments

cc: M. Saber M. Dolphin D. Gregory J. Roth
Michael Kezner – Rockland County Department of Planning
Michael Sadowski, P.E. – Town of Ramapo DPW
Avi Weinberg – 7 Patricia Lane, Spring Valley, NY 10977-1603
Zalman Lewis – Congregation Knesset Israel, 698 Union Road, Spring Valley, NY 10977-2102

File: TOR 50.05-1-5 – Congregation Knesset Israel
Reader

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WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and 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 ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWOL) and return it to the Sewer District at 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. 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. Details of any existing or proposed grease traps.
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

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (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.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No

2. Will food be served at this location? Yes No On reusable plates Yes No

3. Is this a restaurant/cafeteria? Yes No

4. Is this a place of worship? Yes No If Yes, number of families _____

5. Does or will the facility have a fryer? Yes No

6. Does or will the facility have a grill? Yes No

7. Is there an existing grease trap at this location? Yes No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? Yes No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? Yes No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

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: _____ Tel: _____

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