

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

February 27, 2025

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 downloaded and reviewed an overall layout plan that was last revised on November 13, 2024, which Langan Engineering 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 application and the requested zone change to 2R-15 for three hundred twenty-six (326) residential units on a project site consisting of a 149.69 acre lot in the former 1R-40 District will result in one hundred eighty-seven (187) additional sewer units. **Therefore, the applicant must submit a check in the amount of three hundred forty-five thousand nine hundred fifty dollars (\$345,950.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
 - c. If the use or occupancy of any residential unit exceeds one (1) unit, (e.g., with additional dwelling units, guest suites, houses of worship, schools, daycare centers, or home occupations), 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.

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- e. We request that the Board notify the District upon approval of the project.
2. The District requires that an engineer perform a flow and capacity analysis of the sewer system before the District approves the connection to the sewerage system. This analysis must take future buildout conditions into account for the flow basin. This flow and capacity analysis must include the Rockland County Sewer District No. 1 Hillcrest Interceptor downstream to the junction of King Terrace in Spring Valley. 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. The District maintains sewers in an easement on the above property.
 - 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 changes done within our easements, and any expenses must be borne by the property owner.
 - 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.
4. 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.
5. 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.*
6. 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 a certificate of occupancy.
7. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.

- a. Please have the engineer submit a foundation analysis to determine if the sanitary sewer is within the zone of influence of the buildings and perimeter wall. If so, precautions such as lowering the footings, underpinning the foundation, or installing sheet piling, must be taken to protect the sewer main, at the owners cost.

8. Details for the sanitary sewer connection 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

cc: M. Saber M. Dolphin M. Castro D. Gregory
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
Micheal Sadowski, P.E – Town of Ramapo DPW
Langan Engineering – 1 North Broadway, Suite 910, White Plains, NY 10601
Ann Cutignola, AICP – Tim Miller Associates, Inc – 10 North Street, Cold Spring, NY
10516
Harvey Klein – 12 College Road, Monsey, NY 10952

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