

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

April 21, 2025

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

Re: 619 Union Road, Spring Valley
Tax Lot 13/50.05-1-18 (formerly 15./5/C)

Dear Ms. Weinraub:

Our office has received and reviewed a site plan that was last revised on February 10, 2025, which Josip Medic, P.E. 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 a 2 lot subdivision each lot having a two-family residence on a 47,798 square foot lot in the 2R-15 District 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 the property exceeds four (4) unit (e.g., with an apartment, guest suites, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**
2. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
3. Details for the sanitary sewer pumps and connections are subject to approval by the Town of Ramapo.
4. 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,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory
Michael Sadowski, P.E. – Town of Ramapo DPW
Josip Medic, P.E. – 379 Brookfield Drive, Jackson, NJ 08527
Binyamin Amona – 14 Glen Eagle Court, New City, NY 10956

File: TOR 50.05-1-18 - 619 Union Road
Reader