

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 14, 2025

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

Re: 24 Sandy Brook Drive, Spring Valley
Tax Lot 13/42.05-2-12 (formerly 10./2/AA9)

Dear Ms. Weinraub:

Our office has received and reviewed a site plan that was last revised on February 10, 2025, which Paul Gdanski, P.E. 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 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 variances for an existing single family residence and to construct a Place of Assembly on a 27,406 square foot lot in the 1R-15 District will result in one additional sewer unit. **Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
 - c. If the use or occupancy of the property exceeds two (2) units (e.g., with additional dwelling units, guest suites, a mikvah, if the occupancy of the house of worship exceeds 100 families, a school, a daycare center, or home occupations), the District will require further review and the owner will have to pay an additional impact fee.
 - d. We request that payment of the impact fee be made to the District before the structure is connected to the sewerage system.

Rocklandgov.com

- e. We request that the Board notify the District upon approval of the project.
2. 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 for the place of assembly. **The owner or rabbi must sign the wastewater questionnaire.**
3. Details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
4. Details for the sanitary sewer pumps and connections 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,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory M. Castro J. Roth
Michael Sadowski, P.E. – Town of Ramapo DPW
Paul Gdanski, P.E. PLLC – 3512 Whittier Court, Mahwah, NJ 07430
Joseph Krieger - 24 Sandy Brook Drive, Spring Valley, NY 10977

File: TOR 42.05-2-12 – 24 Sandy Brook Drive
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