



Rockland County

Ed Day, Rockland County Executive

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VILLAGE OF WESLEY HILLS

APR 25 2025

BUILDING,
PLANNING & ZONING

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 22, 2025

Ms. Alicia Schultz
Deputy Village Clerk
Village of Wesley Hills
432 Route 306
Monsey, NY 10952

Re: Mark Friedman
259 Grandview Avenue, Suffern
Tax Lot 11/40.16-1-17 & 18 (formerly 8./22/A1D1 & 8./22/A1D1D)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on January 9, 2025, 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 this application and the variances for a secondary school with three hundred fifty-five (355) students with a dormitory for fifty-four (54) boys plus twenty-four (24) residential units for staff and one residence for the caretaker on a lot with an area of 568,327 square feet in the R-50 District will result in thirty (30) additional sewer units. **Therefore, the applicant must submit a check in the amount of fifty-five thousand five hundred dollars (\$55,500.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
 - c. If the use or occupancy of the property exceeds forty (40) units (e.g., with an increase in residential occupancy or enrollment), 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.
 - e. We request that the Board notify the District upon approval of the project.
2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information

Rocklandgov.com

Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office before any sewage is discharged into the District's sewerage system. **The owner or principal must sign the wastewater questionnaire.**

3. 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. 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.
4. All permits, fees and inspections associated with sanitary sewer connections on Spook Rock Road are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
5. Details for sanitary sewer construction as shown on the plans comply with the District's construction standards.
6. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo.
7. 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 M. Castro D. Gregory J. Roth
Elizabeth Mello, P.E. – Rockland County Department of Health
Michael Sadowski, P.E. – Town of Ramapo DPW
Steven Sparaco - Sparaco & Youngblood, PLLC – 18 North Main Street, P.O. Box 818,
Harriman, NY 10926
David J. Berman - Yeshivas Ohr Reuven – 259 Grandview Avenue, Suffern, NY 10901

File: TOR 40.16-1-17 & 18 – 259 Grandview Avenue
Reader