

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

RECEIVED
VILLAGE OF WESLEY HILLS
MAY 21 2025
BUILDING,
PLANNING & ZONING

May 12, 2025

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

Re: Moshe Lichtenstein
4 Grand Park Drive, Monsey
Tax Lot 11/41.14-1-9 (formerly 9./58/G5)

Dear Ms. Schultz:

Our office has received and reviewed an amended site plan that was last revised on January 13, 2025, which Krypton 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 a single-family dwelling, cabana, a tennis court and an in-ground pool on an 51,059 square foot lot in the R-50 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 one (1) unit (e.g., with an apartment, guest suite, 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 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.

Rocklandgov.com

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
Jorel J. Vaccaro, P.E. - Krypton Engineering – 307 McLean Avenue, Yonkers, NY 10705
Moshe Lichtenstein – 4 Grand Park Drive, Monsey, NY 10952

File: TOR 41.14-1-9 – 4 Grand Park Drive
Reader