

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 11, 2025

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

Re: 91 Spook Rock Road, Suffern
Tax Lot 11/40.16-1-10.22 (formerly a portion of 8./22/A1C5B)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on January 17, 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. Approval of this application and the variances the proposed one-family dwelling on a 45,227 square foot lot in the R-50 District, which was created from the 2-lot subdivision of a 92,431 square foot lot (40.16-1-10.2), 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 public sewers are extended to this lot, the District will require further review and the owner will have to pay an impact fee.**
2. Details for septic system construction are subject to approval by the Rockland County Health Department and the Town of Ramapo.
3. If future sanitary sewer lines are extended to the site, the property owner will be required to connect to the sewerage system.

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
Paul Gdanski, P.E. PLLC – 633 Woodmont Lane, Sloatsburg, NY 10974
Jacob Fried – 91 Spook Rock Road, Suffern, NY 10901-2706

File: TOR 40.16-1-10.2 – 91 Spook Rock Road
Reader

Rocklandgov.com