

**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*

August 13, 2025

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

Re: Ira Wickes/Arborists  
11 McNamara Road  
Tax Lot 11/42.13-1-22 (formerly 10./11/B2)

Dear Ms. Schultz:

Our office has received and reviewed a site plan that was last revised on November 14, 2024, which Civil Tec Engineering & Surveying 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 site are connected 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 for an emergency access road onto a 96,083 square foot lot in the R-35 District,
    - i. to which tax rolls dating back to 2012 assign two (2) sewer units,
    - ii. which contains a commercial structure with a landscaping business, and
    - iii. which contains a residential structure with a two-family dwelling,will result in one (1) 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.**

**Rocklandgov.com**

- c. If the use or occupancy of the property exceeds three (3) units (e.g., with additional dwelling units), 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 structure is 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 Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer-district-1/permits-forms> and approved by this office for the landscaping business. **The owner must sign the wastewater questionnaire.**

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  
Dyan Rajasingham – Rockland County Highway Department  
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue, 2<sup>nd</sup>  
Floor, Suffern, NY 10901-5614  
Ira F. Wickes, Jr. – 11 McNamara Road, Spring Valley, NY 10977-1404  
John Wickes – 18 Montclair Avenue, Airmont, NY 10952

File: TOR 42.13-1-22 – Rockland Tree Experts  
Impact Fees  
Reader