

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

January 25, 2024

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

Re: Bassie Hurwitz
91 Spook Rock Road
Tax Lot 11/40.16-1-10.21 (formerly a portion of 8./22/A1C5B)

Dear Ms. Schultz:

Our office has received and reviewed a ZBA planimetric plan that was last revised on January 8, 2024, which Sparaco & Youngblood 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 this lot, the owner will be required to connect to the sanitary sewer line and pay an impact fee.

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,


Joseph LaFiandra
Engineer II

cc: M. Saber M. Dolphin
Michael Kezner – Rockland County Department of Planning
Michael Sadowski, P.E. – Town of Ramapo DPW
Steven M. Sparaco, P.E. – P.O. Box 818, Harriman, NY 10926-0818
Bassie Hurwitz – 89 Spook Rock Road, Suffern, NY 10901-2706

File: TOR 40.16-1-10.2 – 89 Spook Rock Road
Reader

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