

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

November 27, 2023

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

Re: Yitzchok Issac Wieder
49 Tranquility Road
Tax Lot 11/41.09-1-28 (formerly a portion of ESA Lot 8./19/A2)

Dear Ms. Schultz:

Our office has received and reviewed a plot plan that was last revised on September 11, 2023, which Paul Gdanski, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. Approval of this application and the variances for a proposed addition to a single-family dwelling on an 83,880 square foot lot in the R-50 District does not affect any sanitary sewers. The site has a septic system, and there are no sanitary sewers in the vicinity of this lot.
2. The lot that is subject of this application was formerly a portion of Tax Lot 8./19/A2, which the United States Environmental Protection Agency (EPA) has designated as an Environmentally Sensitive Area (ESA).
 - a. If future sanitary sewer lines are extended to this lot, and prior to connecting any building to sanitary sewers, the developer must obtain a waiver of the EPA's grant condition, which restricts sewer connections from ESA lots.
 - b. In addition to 49 Tranquility Road, any sewer application for the following parcels –
 - i. 52 Spook Rock Road (41.09-1-6),
 - ii. 2 Wesley Chapel Road (41.09-1-5),
 - iii. 4 Wesley Chapel Road (41.09-1-29),
 - iv. 47 Tranquility Road (41.09-1-23),
 - v. 45 Tranquility Road (41.09-1-24),

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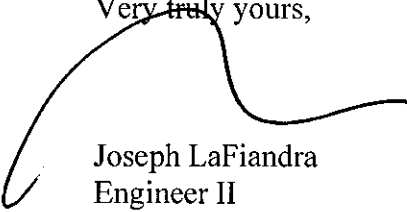
- vi. 43 Tranquility Road (41.09-1-25),
- vii. 44 Tranquility Road (41.09-1-26), and
- viii. 46 Tranquility Road (41.09-1-27) –

which were formerly portions of ESA Lot 8./19/A2, cannot be approved until the EPA and New York State Department of Environmental Conservation approve the waivers for these lots.

- 3. If future sanitary sewer lines are extended to this lot, the property owner will be required to connect to the sewer, and will have to pay an impact fee *if the use or occupancy of the property exceeds one (1) sewer unit (e.g., with an additional dwelling unit, a guest suite, a house of worship, a school, a daycare center, or a home occupation).*

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
Paul Gdanski, P.E. – 633 Woodmont Lane, Sloatsburg, NY 10974-1522
Kalman Herskovits – Construction Expediting, 134 Route 59, Suite 201, Suffern, NY
10901-4917
Yitzchok Issac Weider – 49 Tranquility Road, Suffern, NY 10901-2508

File: TOR 41.09-1-28 – 49 Tranquility Road
ESA
Reader