

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 23, 2025

Ms. Regina Rivera
Planning and Zoning Board Clerk
Village of Montebello
1 Montebello Road
Suffern, NY 10901

Re: Abe Kohn
17 Sterling Forest Lane, Montebello
Tax Lot 17/48.11-1-13 (formerly 13./34/D55A)

Dear Ms. Rivera:

Our office has downloaded and reviewed a site plan that was last revised on April 9, 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 to construct a pool, patio, fire pit, addition and fence at a 1-family residence on a 26,995 square foot lot in the RR-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., if the in-ground pool is rented out to the public, or with another dwelling unit, a 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. Please advise the property owner that Section 902(B)(19) of the *Sewer Use Law* specifically prohibits the discharge of swimming pool drainage (not filter backwash) into the sanitary sewer system.
3. All permits, fees and inspections associated with sanitary sewer connections to the sewer main on Viola Road are the responsibility of the District. A hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
4. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.

Rocklandgov.com

5. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo.

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. – 633 Woodmont Lane, Sloatsburg, NY 10974-1522
Yossi Walter – Fast Forward Permits, P.O. Box 141, Tallman, NY 10982-0141
Abe Kohn – 17 Sterling Forest Lane, Montebello, NY 10901

File: TOR 48.11-1-13 – 17 Sterling Forest Lane
Reader