



# COUNTY OF ROCKLAND

## SEWER DISTRICT NO. 1

4 Route 340  
Orangeburg, New York 10962  
(845) 365-6111  
Fax. (845) 365-6686

C. SCOTT VANDERHOEF  
County Executive

JULIUS GRAIFMAN  
Chairman  
CHRISTOPHER P. ST. LAWRENCE  
Vice-Chairman  
DIANNE T. PHILIPPS, P.E.  
Executive Director

April 27, 2010

Mr. Michael Klein  
Town Attorney  
Town of Ramapo  
237 Route 59  
Suffern, NY 10901

Re: Project Grand Slam  
Pomona Road & Firemen's Memorial Drive  
Tax Lots 89/33.14-1-2, 5 & 6 (4./42A1, 43C1 & 34A2)

Dear Mr. Klein:

Our office has received and reviewed a layout plan that was last revised on April 21, 2010, which Leonard Jackson Associates prepared for the above referenced project. We thank you for the opportunity to comment on this project. Our comments are as follows:

1. This project lies wholly or partly within Tax Lots 33.14-1-2 (formerly 4./42A1), 33.14-1-5 (formerly (4./43C1), and 33.14-1-6 (formerly 4./34A2), which the United States Environmental Protection Agency (EPA) has designated as Environmentally Sensitive Areas (ESAs).
  - a. Prior to connecting any building to sanitary sewers, the project sponsor must obtain a waiver of the EPA's grant condition, which restricts sewer connections from ESA lots. Any sewer application for these parcels cannot be approved until the EPA and New York State Department of Environmental Conservation (DEC) approve the waivers.
  - b. An ESA waiver request must be submitted to this office **along with the correct number of plans and narratives** as indicated below. The District cannot forward an ESA waiver request to the EPA and DEC until **seven (7)** copies of the information outlined below are submitted to this office:
    - i. **PROJECT PLANS:** Please provide a detailed site plan of the existing and proposed topography, drainage, soils, etc., and other features of the site.
    - ii. **ESA BOUNDARY DELINEATION:** Please provide a precise delineation of the ESA boundary on the same scale as the aforementioned site plan. Also, provide a

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brief written report that delineates the boundaries of both the wetland and the 100-year flood plain boundaries.

- iii. **EROSION AND SEDIMENTATION CONTROL (E&SC) PLANS:** Please provide a complete erosion and sediment control plan for the entire site to protect the ESA wetland and floodplain both during and after construction (include standard notes and details).
  - iv. **ESA CHARACTERIZATION AND EVALUATION:** Please describe the current wetland features of the ESA wetland areas on the site in terms of the following parameters: acreage, flora, fauna, wildlife habitat, soils, rock, flood control, and the surrounding setting. Please also evaluate the wetland values in accordance with the latest available U.S. Army Corps of Engineers Wetland Evaluation Manual. Also, please quantify the floodplain characteristics and evaluate the effects of your project on it.
  - v. **EFFECTS OF MODIFICATIONS:** Please explain how the proposed site disturbances would affect the site features and values discussed in response to Item 4 above.
  - vi. **ESA MITIGATION:** Please provide a detailed narrative discussion of your proposed mitigation plan in order to comply with the standards for waiver approval listed below. As necessary, the plan should include the creation of new wetland acreage of, at a minimum, equal size and value to that which would be lost.
  - vii. **STANDARDS FOR WAIVER APPROVAL:** The standards applied by the EPA and DEC for ESA Waiver Approval are similar to the DEC standards for a Freshwater Wetland Permit. There will be a sufficient demonstration of:
    - (1) no net loss of wetland acreage or wetland values;
    - (2) no reasonable non-wetland alternate locations existing on the site for this development;
    - (3) minimization of loss of wetland and wetland values;
    - (4) mitigation of any loss of wetland acreage or wetland values;
    - (5) no appreciable increase in turbidity or sedimentation in the wetland or any watercourses above background levels; and
    - (6) no net increase in downstream flooding during storm events.
- c. Once the above requirements have been met, our office will forward the required information to the EPA and DEC. It should be noted that six (6) of the seven (7) sets as requested above are required for EPA and DEC purposes.

2. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" must be submitted to and approved by this office

before any sewage is discharged into the District's sewerage system. **The facility owner or manager must sign the wastewater questionnaire.**

3. The sewers within this project will connect directly to the District's Summit Park Interceptor sewer on Pomona Road.
  - a. A hookup permit must be obtained from the District, prior to starting the sewerage portion of this job. Details for connecting to the District's sewer must be approved prior to construction.
  - b. The contractor must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland and Rockland County Sewer District No. 1** from any claims arising from work performed on our facilities.
4. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
  - a. Drawing No. 3 (Grading, Drainage and Utility Plan) shows a proposed sanitary manhole, which would be a "doghouse" manhole, on the District's sewer main on Pomona Road. However, the detail drawings do not include a doghouse manhole detail. Attached please find the District's Doghouse Manhole Detail. Please have the design engineer include it on the drawings.
  - b. Drawing No. 3 shows a "4"Ø Sanitary" lateral from the south side of the facility that connects to the proposed 2" force main. Please have the design engineer fix this.
  - c. The "Wye Connection Detail to Main Sewer Line" on Drawing No. 8 [Construction Details (Sheet 2 of 5)] does not conform to District and regional standards for sanitary sewer construction. Please have the design engineer remove the detail.
  - d. The rim elevation of the proposed manholes must be at least one foot (1') above the 100-year floodplain. Otherwise, watertight manhole frames will be required. Attached please find the District's Watertight Manhole Frame & Cover detail.
5. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project.
6. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with *mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.*

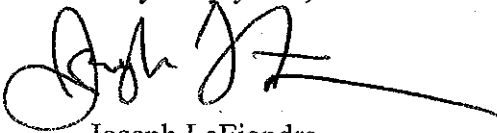
April 27, 2010

7. We request that submission of as-built drawings of the proposed sanitary sewer extension to Rockland County Sewer District No. 1 be made a condition of granting a Certificate of Occupancy.
8. As-built drawings of the proposed extension to the District's mainline sanitary sewer **must** be submitted to Rockland County Sewer District No. 1 upon completion of the project.
9. Details for the sanitary sewer extension, service connections, pump and force main are subject to approval by the Town of Ramapo.
10. In accordance with the Rockland County Sewer Use Law as last amended in 2006, the project sponsor will not be required to pay an impact fee for the proposed 3,500-seat outdoor recreation facility, which is a special permit use in the LO District. **However, if the use or occupancy of the site changes, the District will require further review and may impose 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.

Attachments

Very truly yours,



Joseph LaFiandra  
Engineer II

cc: D. Philipps            M. Saber            J. Roth            M. Gross  
Scott McKane, P.E. – Rockland County Department of Health  
Helen Kenny-Burrows – Rockland County Department of Planning  
Paul Gdanski, P.E. – Town of Ramapo DPW  
Leonard Jackson, P.E.

File: TOR 33.14-1-2, 5 & 6 – Project Grand Slam  
ESA  
Reader

ROCKLAND COUNTY SEWER DISTRICT NO. 1  
 ENVIRONMENTALLY SENSITIVE AREAS (ESA)

WAIVER REQUEST

TOWN OF \_\_\_\_\_  
 TAX MAP NO. \_\_\_\_\_  
 LOT AND BLOCK NO. \_\_\_\_\_  
 OWNERS NAME \_\_\_\_\_  
 OWNERS ADDRESS AND PHONE NO. \_\_\_\_\_

EXISTING CONDITIONS:

LOT SIZE IN ACRES \_\_\_\_\_ Acres  
 APPROXIMATE AREA OF ESA \_\_\_\_\_ Acres  
 APPROXIMATE AREA OF ESA WHICH IS  
 A. FLOODPLAIN \_\_\_\_\_ Acres  
 B. WETLAND \_\_\_\_\_ Acres  
 STRUCTURE(S) ON PROPERTY \_\_\_\_\_  
 STRUCTURE(S) CONNECTED TO SEWERS \_\_\_\_\_

WAIVER IS REQUESTED BASED ON THE FOLLOWING:

(PLEASE CHECK IF APPLICABLE AND ATTACH PERTINENT DETAILS IN QUADRUPLICATE)

1. INFRASTRUCTURE ALREADY IN PLACE WHICH IS INTENDED TO SERVICE UNDEVELOPED LOTS:

ROADS \_\_\_\_\_ WATER MAINS \_\_\_\_\_ GAS MAINS \_\_\_\_\_ ELECTRICAL SERVICE \_\_\_\_\_ SEWERS \_\_\_\_\_  
 OTHER \_\_\_\_\_

2. AREA OF VACANT PARCEL(S) IS LESS THAN OR EQUAL TO 1.5 HECTARES (3.7± ACRES). \_\_\_\_\_

3. VACANT PARCEL(S) ARE TOTALLY SURROUNDED BY DEVELOPED PARCELS. \_\_\_\_\_

4. DEVELOPMENT COMMITMENTS (I.E. BUILDING PERMITS, APPROVED SUBDIVISION AND SITES). \_\_\_\_\_

5. LOCATION WITHIN THE FLOODPLAIN (E.G. AREAS AT LOWER ELEVATION ARE MORE SUSCEPTIBLE TO FLOOD LOSSES). \_\_\_\_\_

6. OTHER: (PLEASE LIST): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RECOMMENDATION:

\_\_\_\_\_  
 SIGNATURE (OWNER) DATE

\_\_\_\_\_  
 TOWN OF DATE APPROVED APPROVED SUBJECT TO DISAPPROVED

\_\_\_\_\_  
 ROCKLAND COUNTY SEWER DISTRICT NO. 1 DATE APPROVED APPROVED SUBJECT TO DISAPPROVED

\_\_\_\_\_  
 N.Y.S.DEPT. ENVIRONMENTAL CONSERVATION DATE APPROVED APPROVED SUBJECT TO DISAPPROVED

\_\_\_\_\_  
 U.S.ENVIRONMENTAL PROTECTION AGENCY DATE APPROVED APPROVED SUBJECT TO DISAPPROVED



# COUNTY OF ROCKLAND

## SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

(845) 365-6111

Fax. (845) 365-6686

C. SCOTT VANDERHOEF  
County Executive

DIANNE T. PHILIPPS, P.E.  
Executive Director

JULIUS GRAIFMAN  
Chairman

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD  
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD  
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CW01) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. A plumbing layout of the proposed facility, if available.
3. Details of any existing or proposed grease traps.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth  
Compliance Administrator

JR/PB

ROCKLAND COUNTY SEWER DISTRICT NO. 1  
(845) 365-6111

QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON LOCATION

Name of Project: \_\_\_\_\_  
Address of Project: \_\_\_\_\_ Tax/Lot/Block No. : \_\_\_\_\_  
Applicants' Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
Owner of Property: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
Name of Engineer/Architect: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

- Is this Facility:     An Addition                       New                       Existing     A Change of Ownership
1. Will food be prepared at this location?                       Yes                       No
  2. Food will be served at this location?                       Yes                       No      On reusable plates  Yes       No
  3. Is this a restaurant/cafeteria?                       Yes                       No
  4. Is this a place of worship?                       Yes                       No      If Yes number of families \_\_\_\_\_
  5. Does or will the facility have a fryer?                       Yes                       No
  6. Does or will the facility have a grill?                       Yes                       No
  7. Is there an existing grease trap at this location?                       Yes                       No
  8. If yes to No. 7, then give details: \_\_\_\_\_
  9. Does the facility have a 3-compartment sink?                       Yes                       No
  10. The location of the sewer this facility is or will be discharging to: \_\_\_\_\_
  11. The total seating capacity (excluding the Bar): \_\_\_\_\_      Number of employees: Part Time: \_\_\_\_\_      Full Time: \_\_\_\_\_
  12. Does the facility have a bar?                       Yes                       No      If yes, it's seating capacity: \_\_\_\_\_
  13. Does the facility have a separate water meter?                       Yes                       No      Gallons Per Day, Used or Expected: \_\_\_\_\_
  14. Does the facility provide takeout food?                       Yes                       No      If yes, % takeout: \_\_\_\_\_
  15. Does this facility cater or provide to catering services?                       Yes                       No      If yes, average meals per day: \_\_\_\_\_
  16. Hours of Operation for the kitchen: \_\_\_\_\_
  17. For Banquet Halls, seating capacity: \_\_\_\_\_

Remarks, if any: \_\_\_\_\_

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT:**

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Tel: \_\_\_\_\_

**APPLICATION FOR PERMIT TO CONNECT TO R.C.S.D. NO. 1 SEWER SYSTEM**

The undersigned, being the owner/owner's agent of the property located at \_\_\_\_\_ does hereby request a permit to install sanitary sewage disposal facilities to serve the:

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_  
Other \_\_\_\_\_ facility.

Township \_\_\_\_\_ Tax Location Map \_\_\_\_\_ Block lot \_\_\_\_\_

Proposed date of construction \_\_\_\_\_

Can a connection be made to the local sewer? \_\_\_\_\_ Yes \_\_\_\_\_ No If No, why not? \_\_\_\_\_

1. The proposed facilities include \_\_\_\_\_  
\_\_\_\_\_ to be constructed in complete accordance with plans and specifications attached hereto as exhibit "A"
2. The area of the property is \_\_\_\_\_ sq. ft.
3. The name of the firm which will perform the work is: \_\_\_\_\_  
\_\_\_\_\_ Tel No. \_\_\_\_\_
4. The maximum number of people likely to be served by this facility is \_\_\_\_\_  
\_\_\_\_\_ by (date) \_\_\_\_\_

In consideration of the granting of this permit, the undersigned agrees to abide by all the rules and regulations of the Sewer Law of 1997 and all the future amendments of the Sewer Use Law. A minimum notice of 2 working days before the commencement of work is required. I have read the Procedural Rules For Working on the District's Sewers.

Date \_\_\_\_\_ Signed (Applicant) \_\_\_\_\_

Name \_\_\_\_\_ TEL . NO . \_\_\_\_\_

Address \_\_\_\_\_

=====  
Amount Fee Paid: \$ \_\_\_\_\_ Date \_\_\_\_\_

Received by \_\_\_\_\_

Approval for Construction \_\_\_\_\_ Yes \_\_\_\_\_ No

Inspection Approval \_\_\_\_\_ Date \_\_\_\_\_

Remarks \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Indemnification by Contractors working on Rockland County  
Sewer District No. 1 Properties and/or Facilities**

I agree to defend, indemnify, save and hold harmless the County of Rockland, any Agency, Department or Commission thereof, and Rockland County Sewer District No. 1 from any claims arising out of the work performed under any contract or permits issued by the County of Rockland, and/or Rockland County Sewer District No. 1 to perform work upon owned, rented, or leased Rockland County/Rockland County Sewer District No. 1 Properties and/or Facilities.

I also agree to comply with all O.S.H.A. standards and regulations applicable to Construction, Excavation, and Confined Space Entry requirements, while working upon owned, rented, or leased Rockland County/Rockland County Sewer District No. 1 Properties and/or Facilities.

Name of Firm: \_\_\_\_\_

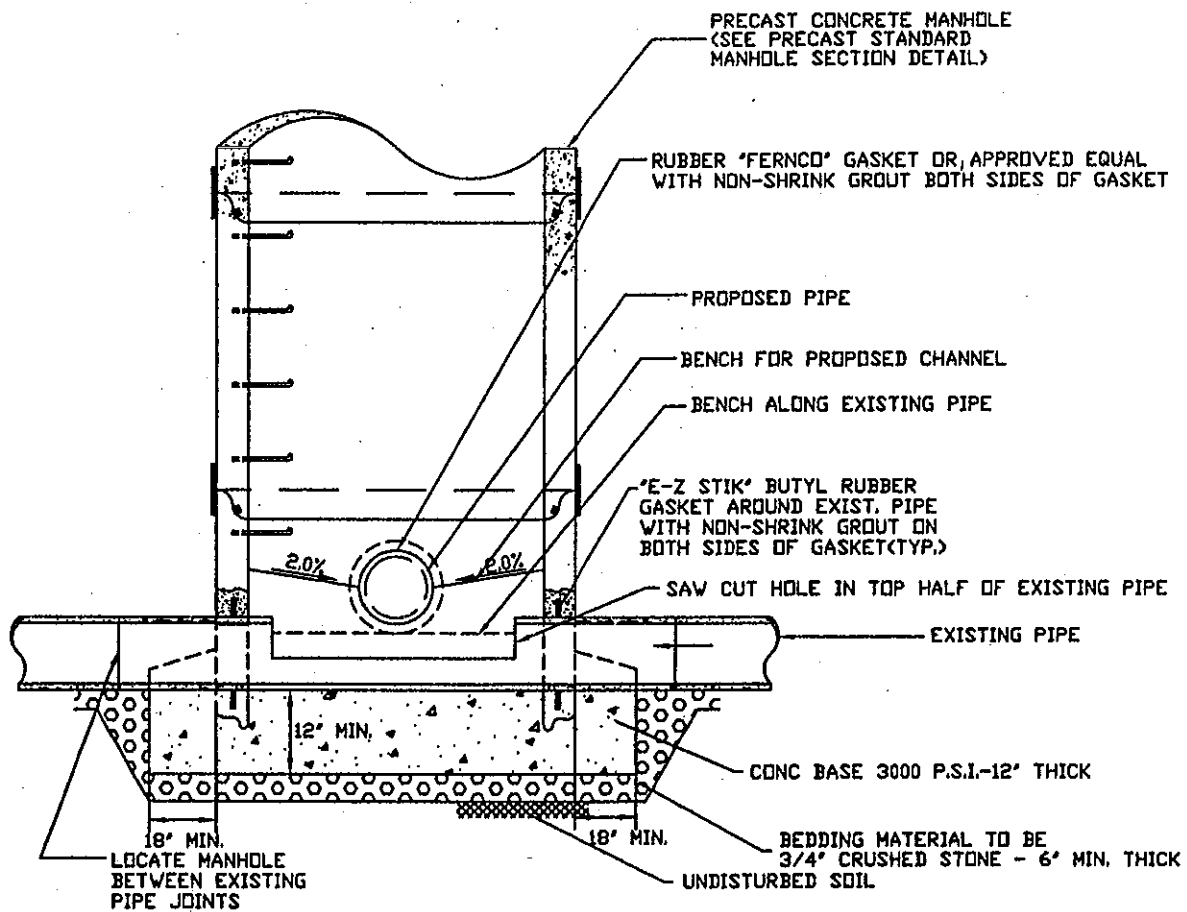
Address of Firm: \_\_\_\_\_

Name and Title of Person: \_\_\_\_\_

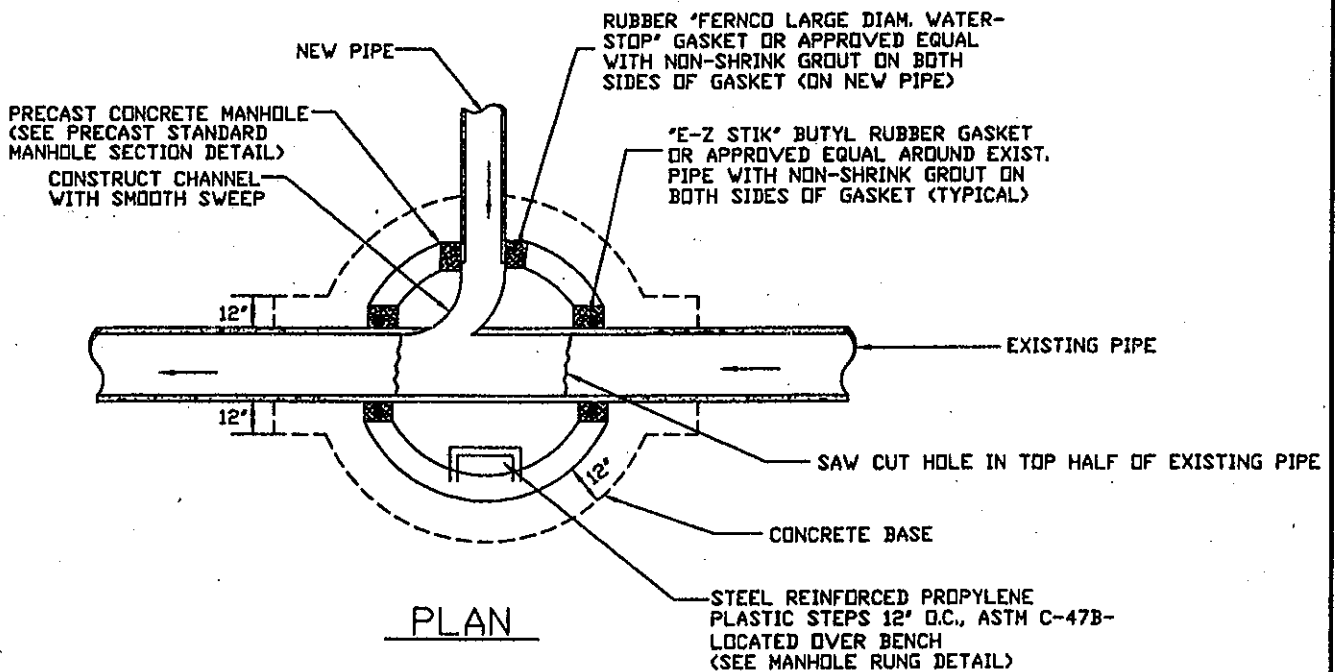
(Must be partner, principal, or owner, or officer of Firm)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



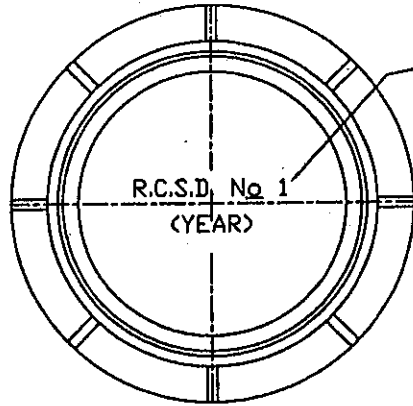
SECTION



PLAN

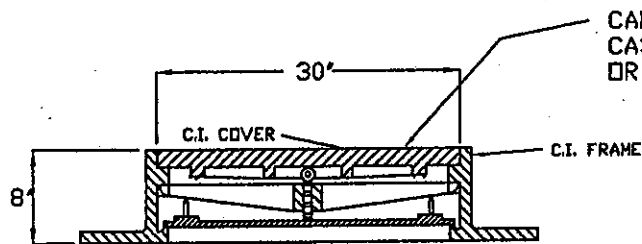
ROCKLAND COUNTY SEWER DISTRICT NO. 1  
 DOGHOUSE MANHOLE DETAIL

N.T.S.



FOR MUNICIPAL SEWERS, PLACE  
THE NAME OF THE MUNICIPALITY  
HERE RATHER THAN RCSD NO1

PLAN



SECTION

ROCKLAND COUNTY SEWER DISTRICT NO. 1  
DETAIL OF STANDARD  
WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

02/01/02