

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
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RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

March 13, 2026

The Honorable Shenley Vital, Mayor
Village of Spring Valley
200 North Main Street
Spring Valley, NY 10977

Re: Spring Gardens
192 North Main Street & 7 Ewing Avenue
Tax Lots 50.79-2-2 & 3 (Formerly SV./967 & SV./1154)

Dear Mayor Vital:

Our office has downloaded and reviewed a site plan that was last revised on August 8, 2024, which Anthony R. Celentano, P.E., 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 would connect 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 the Rockland County Sewer Use Law as last amended in 2010. Impact fees enable the District to invest in future sanitary sewer improvement projects.
 - b. Approval of this special permit application and the variances for two (2) lot subdivision with a 4 story commercial consisting of a 18,400 square foot building with 2 stories of warehouse, 2 stories of office space and a utility basement with a ceiling height of less than 7'6" on lot 1 and a 10-unit multi-family structure on lot 2 on a 46,584 square foot lot in the GB District will result in eleven (11) additional sewer units. **Therefore, the applicant must submit a check in the amount of twenty thousand three hundred fifty dollars (\$20,350.00) payable to Rockland County Sewer District No. 1 within thirty (30) days.**
 - c. **If the use or occupancy of the property exceeds eighteen (15) units (e.g., with additional dwelling units, guest suites, a house of worship, a school, a daycare center, or home occupations), 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 structures are connected to the sewerage system.**
 - e. We request that the Board notify the District upon approval of the project.

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2. The District requires that an engineer perform a flow and capacity analysis of the sewer system before the District approves the connection to the sewerage system. If the flow from this project requires improvements to the District's infrastructure, the applicant may be required to pay for an equivalent value of sewer improvements that is greater than the minimum impact fee stipulated above.
3. 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 commercial building. **The owner must sign the wastewater questionnaire.**
4. All permits, fees and inspections associated with sanitary sewer connections within the Village of Spring Valley 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.
5. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
6. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete, and will require a permit from the District with submittal of the County Planning Information Certification.

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. Castro S. Flanagan-Ramos J. Roth
Michael Sadowski, P.E. – Town of Ramapo DPW
Janay Jordan – Village of Spring Valley
Anthony R. Celentano, P.E. – 31 Rosman Road, Theills, NY 10984
Binyamin Amona – 14 Glen Eagles Court, New City, NY 10956

File: TOR 50.79-2-2 & 3 – Spring Gardens
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