

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

March 13, 2026

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

Re: PS John LLC

43, 41, 31-35, 29, 27 & 25 Johnson Street, 1 Hoyt Street, and 3 Hoyt Street
Tax Lots 05/57.30-2-2 (formerly .SV/356/A2), 57.30-2-3 (formerly .SV/356/A1), 57.30-2-36
(formerly .SV/355), 57.30-2-37 (formerly .SV/354), 57.30-2-38 (formerly .SV/353), 57.30-2-39
(formerly .SV/352), 57.30-2-40 (formerly .SV/351 & .SV/350/B) and 57.30-2-41 (formerly
.SV/350/A & .SV/349)

Dear Mayor Vital:

Our office has downloaded and reviewed a site plan that was last revised on December 23, 2025, which Brooker Engineering 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 application and the variances to rezone two properties, 57.30-2-32.1 & 33.1, to the former R2 district for a 60-unit multi-family on two (2) four (4) story structures on a 39,982 square foot lot and 44,082 square foot lot in the former R2 District will result in forty-one (41) additional sewer units. **Therefore, the applicant must submit a check in the amount of seventy-five thousand eight hundred fifty dollars (\$75,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days.**
 - c. **If the use or occupancy of the property exceeds sixty (60) 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.**

Rocklandgov.com

- e. We request that the Board notify the District upon approval of the project.
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. All permits, fees and inspections associated with sanitary sewer construction within the Village of Spring Valley are the responsibility of the District. A permit must be obtained from the District prior to starting any construction on the sewerage system. 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.
5. Any existing sewer connections 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 application. 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
Elizabeth Mello, P.E. – Rockland County Department of Health
Michael Sadowski – Town of Ramapo DPW
Janay Jordan – Village of Spring Valley
Brian A. Brooker P.E. – Brooker Engineering, 74 Lafayette Avenue, Suite #501, Suffern, NY
10901
Salomon Mikel – 22 Waverly Place, Monsey, NY 10952-2540
Berel Karniol – 23 Elish Parkway, Spring Valley, NY 10977
Ezriel P. Tauber – 199 Lee Avenue, Suite 214, Brooklyn, NY 11211-8919

File: TOR 57.30-2-2 – 43 Johnson Street
TOR 57.30-2-3 – 41 Johnson Street
TOR 57.30-2-36 – 31-35 Johnson Street
TOR 57.30-2-37 – 29 Johnson Street
TOR 57.30-2-38 – 27 Johnson Street
TOR 57.30-2-39 – 25 Johnson Street
TOR 57.30-2-40 – 1 Hoyt Street
TOR 57.30-2-41 – 3 Hoyt Street
Impact Fees
Reader