

**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: 33-37 North Myrtle Avenue, Spring Valley  
Tax Lot 05/57.30-2-32.1 & 33.1 (formerly SV./385/B1 & B3)

Dear Mayor Vital:

Our office has downloaded and reviewed a site plan that was last revised on January 16, 2026, 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 application and the variances to rezone two properties, 57.30-2-32.1 & 33.1, to the R3 district for a 16-unit multi-family on two (2) four (4) story structures on a 28,120 square foot combined lot in the former R2 District will result in twelve (12) additional sewer units. **Therefore, the applicant must submit a check in the amount of twenty-two thousand two hundred dollars (\$22,200.00) payable to Rockland County Sewer District No. 1 within thirty (30) days.**
  - c. **If the use or occupancy of the property exceeds sixteen (16) 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.**

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- 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.
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 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.
  4. Details for sanitary sewer construction must comply with the District's construction standards and be shown on the plans.
  5. 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  
Mike Sadowski, P.E. – Town of Ramapo  
Janay Jordan – Village of Spring Valley  
Anthony R. Celentano, P.E. – 31 Rosman Road, Theills, NY 10984  
Abraham Z Weitz – 4 Murray Drive, Airmont, NY 10952

File: TOR 57.30-2-32 – 33 North Myrtle Avenue  
Impact Fees  
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