

**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: 118, 120, & 122 Lake Street  
Tax Lot 05/57.32-1-10.1, 10.2, 10.3, 11 & 12 (formerly parts of SV 8./B/24)

Dear Mayor Vital:

Our office has received and reviewed information that the Journal News published on March 6, 2026, in the Legal Notices for the above referenced application to the Village Board for the public hearing on March 17, 2026. Our comments are as follows:

1. The sanitary sewer from this project would connect to the District's sewer system.
  - a. Upon review of this information, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
  - b. Approval of this special permit application for the variances and zone change from R-2 to PRD Districts for a 34 residence multi-family complex on a 39,972 square foot lot in the R-2 District will result in twenty-six (26) additional sewer units. **Therefore, the applicant must submit a check in the amount of forty-eight thousand one hundred dollars (\$48,100.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
  - c. **If the use or occupancy of the property exceeds thirty-four (34) units (e.g., with additional dwelling units, a guest suite, a school, a daycare center, a house of worship, or home occupations), the District will require further review and the owner will have to pay an additional impact fee.**
  - d. We request that payment of the impact fee be made to the District **before the structure is 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 narrative states that the project consists of thirty-one (31) units, but the plans show thirty-four (34) units. Please clarify how many units are being proposed.
3. 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. This analysis must take future buildout conditions into account for the flow basin. 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.
4. The District has received and reviewed a grading & utility plan that was last revised on December 1, 2024, which Anthony R. Celentano, P.E. prepared and submitted for this project. The utility plan proposes to re-route the existing Spring Valley sewer main through an easement on the project site.
  - a. Any approved easement must be dedicated to the Village of Spring Valley.
  - b. The re-routed sewer main is in close proximity to the proposed structures. The engineer must determine if the sewer main is within the zone of influence of the structures. If so, precautions such as underpinning the foundation or installing sheet piling, must be taken to protect the sewer main.
5. 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 the sewerage portion of this job. This will require approval of the details, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
  - a. The District will not approve the permit until the requirements in this correspondence are fulfilled (e.g., payment of the impact fee, submittal of the capacity analysis, filing of the easement, submittal and approved of the geotechnical analysis for the zone of influence, etc.).
6. 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.
7. 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.*
8. We request that submission of an as-built drawing of the re-routed sanitary sewer main to Rockland County Sewer District No. 1 be made a condition of granting certificates of occupancy.

9. Details for sanitary sewer construction must comply with the District's construction standards and must be shown on the plans.
  - a. The grading & utilities plan shows the east building connection going directly into the manhole. Building connections must be connected to the sewer main through a wye or approved saddle connection, not to the manhole.
  - b. The drawings must include a sewer profile of the proposed re-routed sewer main.
  - c. The use of asbestos cement pipe as shown on the plans is not approved by the District. Any new sewer main must be constructed of SDR-35 PVC pipe.
10. 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  
Elizabeth Mello, P.E. – Rockland County Department of Health  
Edward Markunas – Rockland County Office of Buildings and Codes  
Michael Sadowski, P.E. – Town of Rambo DPW  
Janay Jordan – Village of Spring Valley  
Anthony R Celentano, P.E. – 31 Rosman Road, Theills, NY 10984  
Issac Aisman – 24 Margetts Road, Monsey, NY 10952

File: TOC 57.32-1-10.1, 10.2, 10.3, 11 & 12 – 118, 120, & 122 Lake Street  
TOC 57.32-1-10 (8-B-24) – Tash Subdivision  
Impact Fees  
Reader