# ✦ Rockland County
### Ed Day, Rockland County Executive

**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:  8, 10 &12 John Street
     Tax Lot 05/57.55-1-48, 49 &50 (formerly .SV/530B, .SV/530C & .SV/530D)

Dear Mayor Vital:

Our office has downloaded and reviewed a site plan that was last revised on June 26, 2025, 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 to change the zoning from R-2 to GB districts for an 18-unit multifamily structure on a combined 34,178 square foot lot in the R-2 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 eighteen (18) 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. This analyis 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.

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 work on these lots. 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 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
     Janay Jordan – Village of Spring Valley
     Anthony R. Celentano, P.E. – 31 Rosman Road, Theills, NY 10984
     Kalman Herskovits – Construction Expediting, 134 Route 59, Suite 201, Suffern, NY
          10901-4917
     Yehoshua Mendel Frieder – 908 Driggs Avenue, Unit 6-C, Brooklyn, NY 11211

File:  TOR 57.55-1-48 et al. – 8-10-12 John Street
       Impact Fees
       Reader