

**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 16, 2026

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

Re: Vicot Chery  
318 Roosevelt Avenue, Spring Valley  
Tax Lots 57.56-1-7.3 (Formerly SV./1069A)

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 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 not 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 the conversion of existing retail space into an auto-body shop on a 77,327 square foot lot in the PLI District will result in no additional sewer units.
  - c. **If the use or occupancy of the property exceeds seventy-seven (77) units (e.g., additional occupancy), the District will require further review and the owner may have to pay an additional impact fee.**
  - d. We request that the Board notify the District upon approval of the project.
2. 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.**
3. If there is any sewer construction, 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

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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, if any, must comply with the District's construction standards and should 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            S. Flanagan-Ramos        J. Roth  
Michael Sadowski, P.E. – Town of Ramapo DPW  
Janay Jordan – Village of Spring Valley  
Vicot Chery – P.O. Box 200, Monsey, NY 10952

File: TOR 57.56-1-7.3 – 318 Roosevelt Avenue  
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