



April 3, 2024

Supervisor Rode Lysander Town Councilors
8220 Loop Road
Baldwinsville, NY 13027

Re: River Grove Phase IIC (AKA River Grove Phase III)

Subj: Utility Acceptance

Dear Town Board Members:

The developer of the River Grove Phase IIC project has indicated that he would like to move forward with the dedication of the utilities included in the project at this time. This phase of the project will only include dedication of storm sewer utilities. The sanitary sewers in this section of the development were dedicated when Phase I of the subdivision was constructed.

I have conducted a final punch list inspection of the utilities included in River Grove Phase IIC project that will be dedicated to the Town of Lysander. Attached is a punch list of work items which remain to be completed. The value of the punch list is \$11,000 which I recommend as the amount of the performance bond or other security to be established by the Town Board and deposited by the developer.

This project will involve the deeding of storm sewer utilities that will require drainage easements. I am not aware that the required utility easements, or other legal documents have been tendered to the Town Attorney. I recommend that the Town Board require the developer to submit the drainage easement agreements referenced above to the Town Attorney prior to final acceptance and dedication of the roadway and utilities by the Town Board. Submission of as-built drawings will also be required prior to the final plot being signed and released for filing at the County Clerk's office.

In addition to the punch list security the developer will also be required to post a maintenance guarantee. The Town Code allows the Town Board to set the amount of the required guarantee between 25% and 100% of the project value. I estimate the value of the storm sewer utilities to be approximately \$38,940 (estimate attached), such that the guarantee could range from \$10,798 (25%) to \$43,190 (100%), at your discretion.

The developer has indicated that he would like the Town to transfer the portion of the letter of credit for Phase II punch list of the project, that can now be released due to the work included in the punch list being completed, to the punch list and maintenance security for this phase of the project.

Regards

A handwritten signature in black ink, appearing to read 'Allen J. Yager', is written over a light blue horizontal line.

Allen J. Yager, P.E.
Town of Lysander Engineer

Attachments

Cc: Mr. Dan Barnaba, Elden Homes

Final Punch List

River Grove Phase IIC

April 3, 2024

1. Raise CB-4 & CB-5 rim elevations to meet edge of roadway	\$ 1,500
2. Place topsoil, seed and establish turf adjacent to roadway	\$ 5,000
3. Clean closed drainage system once all land in the development has been stabilized and the asphalt top course has been placed.	\$ 1,500
4. Install riprap at pond outfalls and forebay overflow	\$ 2,000
5. Install rolled erosion control over pond emergency spill way	<u>\$ 1,000</u>
Total	\$ 11,000



Value of Improvements

River Grove Phase IIC

Stormwater Quality Basin	\$ 9,000
Catch Basins & Junction Boxes – 4 @ \$2,500/Each	\$ 10,000
Storm Drainage – 12” Diameter 263 LF @ \$50/LF	\$ 13,150
Storm Drainage – 18” Diameter 184 LF @ \$60/LF	<u>\$ 11,040</u>
Total	\$ 43,190

