



August 21, 2025

Lysander Town Board  
8220 Loop Road  
Baldwinsville, NY 13027

Re: Whitetail Woods Section C2

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which compromise the Whitetail Woods Section C2 subdivision. The Whitetail Woods Section C2 subdivision contains the section of Rubicon Road southeast of the intersection of Rubicon Road and Harkins Lane and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Longbow Way	0.132 miles
Spike Horn Path	0.167 miles

The streets were designed and constructed to conform to the Highway Construction Specification Ordinance of the Town of Lysander and are in satisfactory condition.

Attached is a punch list of work items which remain to be completed. The value of the punch list is \$89,600 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 roadways, storm utilities, sanitary utilities. I am not aware that the required deeds, 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 documents referenced above to the Town Attorney and Town Clerk 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.

Concerning the portion of the Highway Ordinance dealing with signs, the Town Highway Superintendent will procure all required street name signs as well as the following signs and ancillary posts for installation by the Town Highway Department. Expenditures by the highway department for sign procurement and labor to install the signs will be billed back to the developers escrow account with the Town.

<u>Location</u>	<u>Legend</u>	<u>MUTCD No.</u>	<u>Size</u>
1. Longbow Way entering Buck Trail	STOP	R1-C1	30"x30"

The Town Code allows the Town Board to set the amount of the required maintenance guarantee between 25% and 100% of the project value. I estimate the value of the roadway, sanitary sewer, water main and storm sewer to be approximately \$284,220 (estimate attached), such that the guarantee could range from \$71,050 (25%) to \$284,220 (100%), at your discretion.

Regards



Allen J. Yager, P.E.

Attachments

Cc: Mr. John Smolen; Smolen Homes



**Final Punch List**  
**Whitetail Woods Section C2**  
August 21, 2025

1. Clean and grade the swale from the outfall of Section C2 to the SWMA	\$30,000
2. Clean and grade the swale from the Stormwater pond running behind Section C1	\$15,000
3. Install survey monuments	\$ 2,500
4. Install asphalt top course with tack coat application	<u>\$42,100</u>

<b>Total</b>	<b>\$89,600</b>
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**Value of Improvements**  
**Whitetail Woods Section C2**  
August 21, 2025

Roadway – 1578LF @ \$180/LF	<u>\$ 284,220</u>
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<b>Total</b>	<b>\$ 284,220</b>
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