



October 5, 2022

Lysander Town Board  
8220 Loop Road  
Baldwinsville, NY 13027

Re: River Grove Phase II

Subj: Utility Acceptance

Dear Town Board Members:

The developer of the River Grove Phase II project has indicated that he would like to move forward with the dedication of the utilities included in the project at this time. At this time the developer and Home Owners Association have not come to an agreement about the dedication of the portion of Hickory Knoll Lane included in phase II of the project and the portion of River Grove Trail the Town Board indicated they would be willing to accept if core samples indicated that it meet the Town of Lysander road construction specifications. The developer would like to keep the possibility of moving forward with the roadway dedication at a later date if he can come to an agreement with the Home Owners Association.

I have conducted a final punch list inspection of the utilities included in River Grove Phase II 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 \$27,000 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.

The developer will need to provide as-built drawings of all new utilities to be dedicated to the Town prior to acceptance final acceptance by the Town of Lysander Board.

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 sanitary sewer and drainage utilities to be approximately \$75,800 (estimate attached), such that the guarantee could range from \$18,950 (25%) to \$75,800 (100%), at your discretion.

Regards

A handwritten signature in blue ink, appearing to read 'Allen J. Yager', is written over the typed name.

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

Attachments

Cc: Mr. Dan Barnaba, Elden Homes

**Final Punch List**

**River Grove Phase II**

**October 3, 2022**

1. Construct and stabilize swale downstream of storm sewer outfall	\$ 10,000
2. Place topsoil, seed and establish turf adjacent to roadway	\$ 8,000
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. Maintain temporary erosion and sediment control practices	\$ 5,000
5. Install monuments	<u>\$ 2,500</u>
<b>Total</b>	<b>\$ 27,000</b>



## Value of Improvements

### River Grove Phase II

Storm Drainage – 12” Diameter 186 LF @ \$50/LF	\$ 9,300
Catch Basins & Junction Boxes – 3 @ \$2,500/Each	\$ 7,500
Sanitary Sewers – 415 LF @ \$120/LF	\$ 49,000
Sanitary Manholes – 4 @\$2,500/Each	<u>\$ 10,000</u>
<b>Total</b>	<b>\$ 75,800</b>