

**TOWN of LYSANDER**  
**8220 LOOP ROAD**  
**BALDWINSVILLE, NEW YORK 13027**  
**315-638-4264**

March 31, 2021

Lysander Town Board  
8220 Loop Road  
Baldwinsville, NY 13027

Re: Timber Banks Section 3 Phase 4

Subj: Road & Utility Acceptance

Dear Town Board Members:

I have conducted a final punch list inspection of the following street and utilities which compromise the acceptance of the roads and utilities included in Timber Banks Section 3 Phase 4 project. The Timber Banks Section 3 Phase 4 project contains the roadway and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Tall Tree Lane	0.158 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 \$31,000 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.

Please note that in addition to the street, this project will involve the deeding of drainage facilities and sanitary sewer facilities. The necessary special districts is in place, however I am not aware that the required deeds, utility easements, or other legal documents have been tendered to the Town Attorney. The developer will need to provide as-built drawings of all new infrastructure to be dedicated to the Town prior to acceptance of the roadway and utilities prior to final acceptance.

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 roadway, sanitary sewer and drainage utilities to be

approximately \$283,425 (estimate attached), such that the guarantee could range from \$70,856 (25%) to \$283,425 (100%), at your discretion.

Regards

A handwritten signature in black ink, appearing to read 'Allen J. Yager', written in a cursive style.

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

Attachments

Cc: James Trasher; CHA Associates

**Final Punch List**

**Timber Banks Section 3 Phase 2**

March 30, 2021

1. Furnish and install 1 1/2" Type 6F asphalt top course and tack coat	\$ 23,000
2. Place topsoil, seed and establish turf in road right-of-way	\$ 4,000
3. Clean closed drainage system once all land in the development has been stabilized and the asphalt top course has been placed.	\$ 2,000
4. Install monuments	\$ 2,000
<b>Total</b>	<b>\$ 31,000</b>

## Value of Improvements

### Timber Banks Section 3 Phase 4

Roadway – 834LF @ \$170/LF	\$ 142,000
Storm Drainage – 12” Diameter 535 LF @ \$45/LF	\$ 24,075
Storm Drainage – 18” Diameter 840 LF @ \$55/LF	\$ 46,200
Storm Drainage – 24” Diameter 195 LF @ \$70/LF	\$ 13,650
Catch Basins & Junction Boxes – 11 @ \$2,500/Each	\$ 27,500
Sanitary Sewers – 250 LF @ \$110/LF	\$ 27,500
Sanitary Manholes – 1 @\$2,500/Each	<u>\$ 2,500</u>
<b>Total</b>	<b>\$ 283,425</b>