



November 3, 2023

Lysander Town Board  
8220 Loop Road  
Baldwinsville, NY 13027

Re: Timber Banks Phase 3 Section 3 (Sedge Grass)

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which comprise the Timber Banks Phase 3 Section 3 subdivision. The Timber Banks Phase 3 Section 3 subdivision contains the roadway and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Sedge Grass Road	0.227 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 \$89,400.00 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. Sedge Grass Road west bound at Tall Tree Lane	STOP	R1-C1	30”x30”
2. Sedge Grass Road east bound at Tall Tree Lane	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 and storm sewer to be approximately \$468,000 (estimate attached), such that the guarantee could range from \$117,000 (25%) to \$468,000 (100%), at your discretion.

Regards



Allen J. Yager, P.E.

Attachments

Cc: James Trasher, P.E; CHA  
Joe Alberici, J. Alberici & Sons



**Final Punch List**  
**Timber Banks Phase 3 Section 3**  
November 2, 2023

1. Fine grade swale and establish turf in rear yards of lots 327-334	\$10,000.00
2. Install 810LF perforated 8" storm sewer in rear yards of lots 327-334	\$32,400.00
3. Catch basin cleaning after asphalt top course placement	\$ 6,000.00
4. Install survey monuments	\$ 5,000.00
5. Install asphalt top course with tack coat application	<u>\$36,000.00</u>
<b>Total</b>	<b>\$89,400.00</b>



**Value of Improvements**  
**Timber Banks Phase 3 Section 3**  
November 2, 2023

Roadway – 1200LF @ \$180/LF	\$ 216,000
Storm Drainage – 12” Diameter 433 LF @ \$50/LF	\$ 22,750
Storm Drainage – 18” Diameter 382 LF @ \$70/LF	\$ 26,740
Catch Basins & Junction Boxes – 12 @ \$2,500/Each	\$ 30,000
Sanitary Sewers – 1268 LF @ \$120/LF	\$ 152,160
Sanitary Manholes – 8 @ \$2,500/Each	<u>\$ 20,000</u>
<b>Total</b>	<b>\$ 467,650</b>





