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VILLAGE OF WOODBURY
BUILDING DEPARTMENT

Office Location: 455 Route 32, Highland Mills, NY 10930

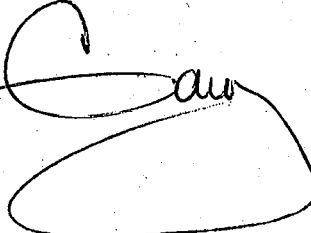
Mailing Address: P.O. Box 546, Central Valley, NY 10917

Gary Thomasberger, Building Inspector/Code Enforcement Officer

John Hand, Asst. Building Inspector/Code Enforcement Officer

Email: woodbldept@yahoo.com

TO: Timothy Egan, Mayor
Village Board Trustees

FROM: Gary Thomasberger,
Code Enforcement Officer 

RE: CVPM Bond release

DATE: December 30, 2020

CC: Desiree Potvin, Village Clerk
Dennis Lindsay, Village Engineer
Kelly Naughton, Village Attorney

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I have received correspondence from H2M engineers regarding the completion of the site work at the CVPM property (copy enclosed).

As per H2M letter and at the request of the developer I would recommend that the Village Board release \$30,000.00 and retain \$10,000.00 as a performance bond to be held until the required fencing on backorder is installed.

This would be subject to approval by Village Counsel.

If you have any questions, please let me know.



architects + engineers

2 Executive Boulevard, Suite 401 tel 845.357.7238
Suffern, NY 10901 fax 845.357.7267

MEMORANDUM

TO: Gary Thomasberger, Building Inspector
FROM: Dennis G. Lindsay, PE
Natalie D. Barber, PE
SUBJECT: Central Valley Property Management – Punchlist & Sign-Off
DATE: December 29, 2020
CC: Randy J. Haverilla, PE, Mickey Phillips, Rob Weyant, Jerry Casasa

H2M performed site inspections on December 10, 2010, December 16, 2020, and most recently on December 22, 2020 for the referenced development. The following describes the remaining punchlist items and disposition of conditions related to final site acceptance.

Punchlist – The following are items that should be corrected, but would not impact issuance of a Certificate of Occupancy because they do not pose any life safety issues:

- 1. Site Stabilization
2. Complete (460-LF) of Privacy Fencing along eastern property line Bond
3. Provide Gates on Dumpster Enclosures
4. Remove Porta-San

Bond Reduction/As-Builts – As noted at the pre-construction meeting, as-built documents should be submitted for Building Department records prior to bond release or reduction. The Developer posted a \$40,000 restoration bond for the project (\$30,000 as a Letter of Credit and \$10,000 Cash). They are requesting the \$30,000 LOC be released and the Village hold the \$10,000 Cash as surety that the punch-list items described above will be completed. We take no exception subject to approval by Counsel.

SWPPP Notice of Termination (NOT) – Recently, we were asked to complete the NOT for this project. Upon review of the site conditions, we have determined the site is not sufficiently stabilized per the NOT requirements. This form cannot be completed at this time. In our opinion this does not prevent your issuance of a CO provided you agree this is not a life safety issue and the site manager agrees to maintain the site free from hazardous conditions.

Compliance with Resolution of Approval – The developer must comply with the following condition of approval:

Specific Condition No. 18 – In accordance with §267-10 of the Village Code a maintenance easement and agreement for maintenance and repair of stormwater facilities must be executed subject to review and coordination with Village Counsel.

X:\WDBY\Woodbury\Correspondence 2008 to Present\Correspondence 2013 - 2020\Correspondence 2020\Thinsbrg CVPM Punchlist Ltr.doc



December 16, 2020

VIA EMAIL

Gary Thomasberger, Code Enforcement Officer
Village of Woodbury Building Department
P.O. Box 1004
Highland Mills, NY 10930

Re: **Central Valley Property Management**
Tax Map 230-7-17, 18, 19

Dear Mr. Thomasberger:

This letter shall certify that the lighting, landscaping and associated improvements have been installed in general conformity to the approved Site Plans. The proposed vinyl fencing has not been installed due to shortage in the supply chain as a result of COVID-19. The Applicant requests to bond the fencing until the product is available and installed per approved plan. Enclosed are the cost estimates dated December 13, 2018 indicating that the fence amount is \$7,015.00. Based on the project completion, we are requesting that the Letter of Credit for \$30,000.00 be released and the \$10,000.00 in cash be retained until the fence is installed in accordance with the approved plans and signed off on by our office.

The Owner will be seeking a Certificate of Occupancy in the very near future. Thank you in advance for your attention to this matter. Should you have any questions, please do not hesitate to call our office.

Very truly yours,
ESPOSITO & ASSOCIATES

Steven T. Esposito, RLA

STE:skr
Enclosure

ecc: Nabil Awad
Jerry Casesa
Dennis Lindsay, PE

Site Improvement Cost Estimate				
CVPM- Proposed Retail / Residential Mixed-Use Building				
279 Route 32, Central Valley, NY 10917				
Item	Quantity	Unit	Unit Price	Amount
Demolition & Clearing	1	LS	\$ 5,000.00	\$ 5,000.00
Silt Fence	415	Lf	\$ 4.00	\$ 1,660.00
Cuts	962	CY	\$ 3.00	\$ 2,886.00
New Pavement	3,191	Sy	\$ 34.00	\$ 108,494.00
Belgium Block Curb	1,040	Lf	\$ 16.00	\$ 16,640.00
DOT Curb	340	Lf	\$ 15.00	\$ 5,100.00
Concrete Sidewalk	3,770	Sf	\$ 6.00	\$ 22,620.00
24" HDPE Pipe	83	Lf	\$ 70.00	\$ 5,810.00
18" HDPE Pipe	53	Lf	\$ 60.00	\$ 3,180.00
15" HDPE Pipe	355	Lf	\$ 50.00	\$ 17,750.00
12" HDPE Pipe	94	Lf	\$ 40.00	\$ 3,760.00
Catch Basins & Grates	7	Ea	\$ 1,500.00	\$ 10,500.00
ADS Stormtech System	1	LS	\$38,000.00	\$ 38,000.00
Sewer Service	1	LS	\$ 2,000.00	\$ 2,000.00
Water Service including new hydrant	1	LS	\$ 10,000.00	\$ 10,000.00
Signs	23	Ea	\$ 175.00	\$ 4,025.00
Parking Lot Lighting	4	Ea	\$ 600.00	\$ 2,400.00
Striping	1	LS	\$ 1,000.00	\$ 1,000.00
Guard Rail Refurbish/Paint	1	LS	\$ 2,600.00	\$ 2,600.00
Fencing	460	Lf	\$ 15.25	\$ 7,015.00
Landscaping	1	LS	\$ 22,000.00	\$ 22,000.00
Total				\$ 292,440.00

December 13, 2018