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November 28, 2018

Mr. Anthony Ruggiero
City Administrator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Riding Ridge Trail – Polo Fields
City of Beacon
Road & Utility Dedication

Dear Mr. Ruggiero:

On October 13th, 2017, our office inspected the road known as Riding Ridge Trail, which is a road that was constructed as part of Phase 3 of the Polo Fields project. We again inspected the road in September of 2018, along with reviewing the road and utilities with the Highway Superintendent and Water & Sewer Superintendent. Based upon our inspections of the road and utilities, and discussions with the Superintendents, at this time the road and associated water, sewer, and storm drainage utilities were found to have been constructed in general conformance with the approved subdivision plans. The water and sewer utilities were tested in accordance with the NYSDEC and NYSDOH standards and requirements when they were constructed and have been in operation since then. The developer has also submitted a plan entitled "As-Built Survey of Riding Ridge Trail", with date of survey being August 17, 2017, and map completed date of September 13, 2017, which was found to be acceptable.

We would recommend that Riding Ridge Trail, along with the water, sewer and storm drainage utilities, be accepted by the City of Beacon once the City Attorney approves the offer of dedication and any other required documents, the developer delivers to the City of Beacon a Maintenance Bond in the value of \$36,727.00 in accordance with Section 192-6, Paragraph "F" of the City Code, and four (4) additional copies of the as-built plan are also submitted to the City of Beacon.

It should be understood, that this letter is regarding the acceptance of this road only and is not to be associated with any acceptance of the sewage pump station located on Fairways Lane.

If you have any questions, or need any further information, please do not hesitate to contact our office.

Very truly

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Michael Manzi, Highway Superintendent
Ed Balicki, Water & Sewer Superintendent
Nick Ward-Willis, City Attorney
Tim Dexter, Building Inspector