

January 25, 2024

Mr. John Moffitt - Supervisor
Town of Mendon
16 West Main Street
Honeoye Falls, NY 14472

RE: MENDON GREEN SUBDIVISION - LETTER OF CREDIT REDUCTION

Dear Supervisor Moffitt:

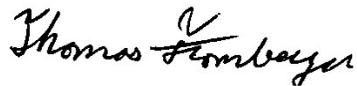
The owner of Mendon Green Subdivision is requesting that the project's letter of credit be reduced to the lowest possible value based on the work completed to date. We have reviewed the project status with the code enforcement officer, the Town of Pittsford, are familiar with the project, and offer the following comments for consideration.

- It is our understanding that the following items still need to be completed on site prior to acceptance of dedication and completion of the project. Top course of pavement, street trees, final site walk and stabilization in select areas.
- In accordance with the Town of Mendon Design Criteria & Construction Specifications for Land Development, streets proposed for dedication shall be considered only when 60% of the homes have been issued a certificate of occupancy or after seven (7) years have passed when all proposed improvements have been completed in accordance with the approved plans. The site improvements have reached substantial completion. A recommended seven (7) year time clock would begin January 1, 2024 to January 1, 2031. A two (2) year maintenance bond is required upon receipt of dedication to insure against unexpected maintenance and defects for the final completed items.
- In regard to Labella's letter dated October 30, 2023, we do not agree that establishing a five (5) maintenance bond is needed. A two (2) year maintenance bond is only required at the time of dedication.
- The last letter of credit release was dated July 11, 2023 with a total amount remaining of \$339,893.62.

- We are recommending the letter of credit be reduced and **\$150,000.00** be retained in the letter of credit for outstanding items to be completed.

If you have any questions or need additional information, please let me know.

Respectfully Submitted,



Thomas Fromberger, PE
MRB Group

Cc. Corey Gates – Mendon Code Enforcement Officer
Katrina Allen – Mendon Building Clerk
Jake Calabrese, PE – MRB Group