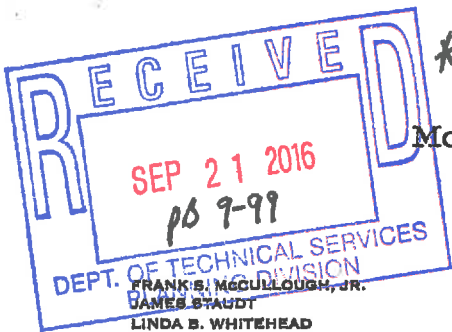


### Right to Know / FOIL

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*\* possible addition to the agenda*

**McCULLOUGH, GOLDBERGER & STAUDT, LLP**  
ATTORNEYS AT LAW  
1311 MAMARONECK AVENUE, SUITE 340  
WHITE PLAINS, NEW YORK  
10605  
(914) 940-8400  
FAX (914) 940-8510  
WWW.MCCULLOUGHGOLDBERGER.COM

FRANK S. MCCULLOUGH (1905-1998)  
EVANS V. BREWSTER (1920-2008)

FRANK S. MCCULLOUGH, JR.  
JAMES STAUDT  
LINDA B. WHITEHEAD  
SETH M. MANDELBAUM

JOANNA C. FELDMAN  
DEBORAH A. GOLDBERGER  
EDMUND C. GRAINGER, III  
PATRICIA W. GURAHIAN  
MEREDITH A. LEFF  
RUTH F.-L. POST  
KEVIN E. STAUDT  
STEVEN M. WRABEL

CHARLES A. GOLDBERGER  
KEITH R. BETENSKY  
COUNSEL

September 21, 2016

- Copies..... <sup>1</sup> Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- MGS#2224.03..... Legal Dept. DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_

Chairperson Loretta Taylor and  
Members of the Planning Board  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, New York 10567

**Re: Application of Beaver Brook Cortlandt, LLC (formerly Furnace Dock, Inc.),  
16 lot cluster subdivision, Furnace Dock Road** 9/27/16

Dear Chairperson Taylor and Members of the Planning Board:

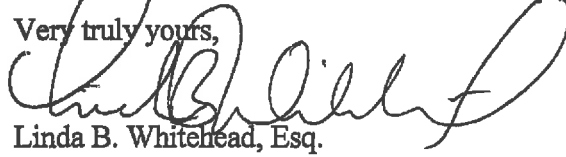
As you will recall, by Resolution No. 17-11 dated July 6, 2011, the Planning Board granted conditional final plat approval for the above referenced application. You have previously granted nineteen (19) ninety (90) day extensions of the conditional approval.

Due to the timing and current circumstances, we are respectfully requesting a twentieth (20<sup>th</sup>) ninety (90) day extension, which would extend the conditional approval until January. Our engineer has made most, if not all, of the plan revisions requested by the Town and is preparing a response memo addressing the comments from the Town Engineer, which we anticipate will be submitted to the Town shortly.

We have prepared the Petition for the formation of the Drainage District and are just awaiting the attachments from the engineer. A draft of the Petition has been forwarded to the Village Attorney. As soon as the Town Engineer has approved the changes to the plans, we will resubmit the plat to the Department of Health for re-approval. It is our belief that all the conditions of the approval can be met and the plat can be made ready for filing in the next few months.

Thank you for your continued cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Linda B. Whitehead". The signature is fluid and cursive, with a large initial "L" and "W".

Linda B. Whitehead, Esq.

cc: Ron York  
Cosmo Marfione, P.E.  
Dan Ciarcia, P.E.  
Gary Peresiper

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 9-99**

**DRAFT**

**RESOLUTION NO. 22-16**

**WHEREAS**, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code submitted by **Beaver Brook Cortlandt, LLC** for a 16 lot cluster subdivision of a 42.43 acre parcel of property as shown on a Final Plat entitled "Subdivision Plat for Furnace Dock, Inc" latest revision dated April 11, 2011 prepared by Scott B. Gray, L.S and on a 12 page set of improvement drawings entitled "Furnace Dock Subdivision" prepared by Dan Ciarcia PE, latest revision dated April 14, 2011 was approved by Planning Board Resolution 17-11 adopted on July 6, 2011, and

**WHEREAS**, the subject property is located on the north side of Furnace Dock Road, 1,500 feet east of Albany Post Road and is designated on the Town of Cortlandt Tax Maps as Section 55.19, Block 1, Lot 1, and

**WHEREAS**, by Resolutions 3-12, 11-12, 21-12, 29-12, 4-13, 15-13, 28-13, 42-13, 3-14, 12-14, 21-14, 29-14, 2-15, 6-15, 12-15, 16-15, 1-16 & 11-16 the Planning Board previously granted nineteen (19) 90-day time extensions the latest of which expired on September 17, 2016, and

**WHEREAS**, by a letter dated September 21, 2016 Linda Whitehead, Esq. requested additional time extensions of Final Plat Approval to satisfy conditions of said approval, and

**WHEREAS**, given the unique circumstances associated with this application the Planning Board agrees to grant two (2) additional 90-day time extensions of Final Plat approval however the Board strongly urges the applicant to meet the conditions of approval and file the subject plat prior to the expiration of this time extension.

**NOW THEREFORE BE IT RESOLVED**, that the request of Linda Whitehead, Esq. for the 20<sup>th</sup> and 21<sup>st</sup> 90-day time extensions of the above mentioned Final Plat is **APPROVED** said extensions to expire on March 16, 2017, and

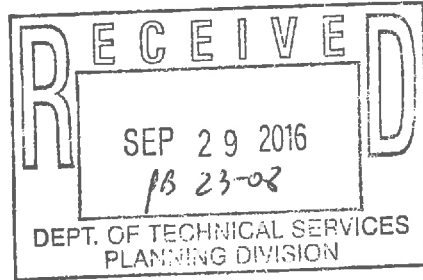
**FURTHER BE IT RESOLVED**, that the applicant is hereby required to submit a written status report to the Planning Board at the January 2017 meeting to update the Board on the progress towards meeting the conditions of approval.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 4, 2016**

**Chris Kehoe**

**From:** Maria Cipriano <mcipri7283@aol.com>  
**Sent:** Wednesday, September 28, 2016 10:32 AM  
**To:** Chris Kehoe  
**Subject:** Reduction of Bond

*if possible addition to Ne agenda*



82 Furnace Dock Road  
Croton-on-Hudson, NY 10520  
September 28, 2016

Mr. Chris Kehoe  
Planning Department  
1 Heady Street  
Cortlandt Manor, NY 10567

RE: Subdivision Joseph Wallace Drive East

Dear Mr. Kehoe,

We are writing to you to request a bond reduction for the properties at Joseph Wallace Drive East. The original bond is for \$60,000 and we would like it to be reduced to \$35,000. The reason we want to have it reduced is because there were two things that had to be completed, bringing in Con Edison and the top coat of blacktop. Con Edison has completed all their work and all that is left to do is the top coat of blacktop, which will not be done until all the houses are complete.

We would appreciate your prompt attention to this matter, as the bond is up for renewal on October 6th.

Sincerely,

Angelo and Maria Cipriano

*7*  
Copies..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.P.C.  
..... Applicant  
.....  
.....  
Sent 9/29/16



**TOWN OF CORTLANDT**  
**DEPARTMENT OF TECHNICAL SERVICES**  
**ENGINEERING DIVISION**

Michael Preziosi, P.E.  
 Director – D.O.T.S

Arthur D'Angelo, Jr., P.E.  
 Deputy Director  
 D.O.T.S – Engineering

Edward Vergano, P.E.  
 Senior Civil Engineer

Town Hall, 1 Heady Street  
 Cortlandt Manor, NY 10567  
 Main #: 914-734-1060  
 Fax #: 914-734-1066

**Town Supervisor**  
 Linda D. Puglisi

**Town Board**  
 Richard Becker  
 Debra A. Costello  
 Francis X. Farrell  
 Seth M. Freach

**MEMORANDUM**

To: Planning Board

Cc: Chris Kehoe, AICP – Deputy Director – Planning, Department of Technical Services  
 John Klarl, ESQ. – Deputy Town Attorney

From: Michael Preziosi, P.E. – Director, Department of Technical Services

Date: September 29, 2016

RE: PB 23-08: Joseph Wallace Drive East – Mountain View Estates  
 Bond Reduction Request #1  
 Bond #3350697

I have reviewed the September 28, 2016 “Bond Reduction Request Letter” to the Planning Board submitted by Maria Cipriano, owner of the 5-lot subdivision known as Mountain View Estates.

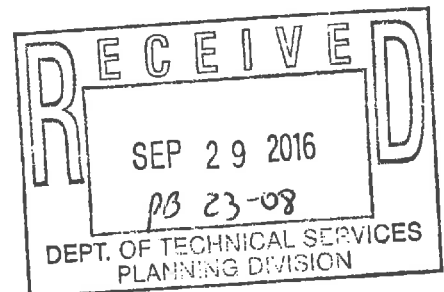
Engineering staff have reviewed the request and are in agreement that the bond can be reduced from \$60,000 to \$35,000 which will cover the cost of the installation of the top course of pavement.

Please do not hesitate to contact me with any questions pertaining to this matter.

Copies .....

- ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- .....
- .....

Sent 9/29/16



**WHEREAS**, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code was submitted by **John P. Alfonzetti, P.E., for the property of Angelo Cipriano**, for a 4 lot major subdivision of 9.25 acres as shown on a Final Plat entitled "Subdivision Plat for Mountain View Estates" prepared by John Muldoon, PLS, latest revision dated December 21, 2012 and on an 8 page set of drawings entitled "Integrated Plat Plan" prepared by John Alfonzetti, P.E latest revision dated December 3, 2012, and

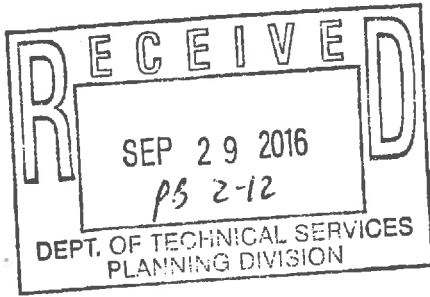
**WHEREAS**, as required by condition #7 of Planning Board Resolution No. 8-13 Angelo Cipriano posted a \$60,000 performance bond guaranteeing the completion of all site improvements and the certified installation of the proposed monuments which was accepted by Town Board Resolution 303-14 adopted on November 18, 2014, and

**WHEREAS**, by a letter dated September 28, 2016 Angelo and Maria Cipriano requested a reduction in the performance security from \$60,000 to \$35,000, and

**WHEREAS**, Michael Preziosi, PE, Director of the Department of Technical Services has reviewed the request and finds that \$35,000 is the required security to cover the remaining subdivision improvements at this time.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board recommends to the Town Board that the performance security for the MountainView Estates subdivision be reduced as recommended to \$35,000.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 4, 2016**



Dickerson Pond  
Condo I  
Condo II  
DPA  
341 Furnace Dock Road  
Cortlandt Manor, NY 10567

Copies ..... 1 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 9/30/16

Town of Cortlandt Planning Board  
One Heady Street  
Cortlandt Manor, NY 10567

Dear Board Members:

It has come to the attention of the Presidents of Condo I, II and DPA at Valeria that Toll Brothers has asked for a performance bond decrease based on roads that have been partially completed at the Valeria project. We have concerns regarding this reduction based on their performance with other contractual obligations. Part of the agreement that was reached between Toll and the Valeria community was to renovate the existing Clubhouse, parameters for which were set forth in a lengthy and thorough legal document. This document provides for a completion date of February 2017 for all renovations.

In August 2015, Toll received a permit for demolition for investigative purposes. The demolition and some remediation was done. The community was told the renovation would be completed this fall. Toll has failed to move forward with any sense of urgency or good faith resulting in the closing of our pool for the entire 2016 season. No construction activity has been done to date, we still do not have final approved plans and Toll will not commit to have the Clubhouse and pool completed for the 2017 season. This could possibly impact Charles Cook pool next season with over one hundred families without a pool. In addition to the Valeria residents who have enjoyed this property and its amenities for 30 years, new resident who have purchased homes on the Toll-acquired Valeria land currently do not have the recreational facilities they were promised.

There has also been an ongoing problem with construction traffic on our existing roads. This has been disruptive to the neighborhood and not properly addressed by Toll Brothers. Construction vehicles continue to travel on Condo II and DPA



roads with no regard for the residents. Signs were placed prohibiting construction vehicles on the portion of the road maintained by DPA and Condo II. A chain was put up across the road to block these vehicles. Since there is no one policing this, the chain is removed daily and the signs are ignored.

Every effort has been made to partner with the developer, but it appears to have become a one way street. We bring this to the Planning Board's attention to make them aware that the residents are outraged that Toll continues to not meet their legal contractual commitments.

We ask you to seriously consider not granting concessions to an organization that projects such indifference to its neighbors and the citizens of the Town of Cortlandt.

We also respectfully ask that the Planning Board notify the Board presidents when future Toll issues are on the agenda.

Sincerely,

Stuart H Rickett  
DPA President



Wayne LoPrete  
Condo I President

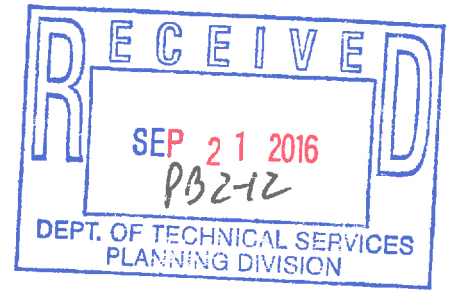


Tina Rickett  
Condo II President



# Toll Brothers

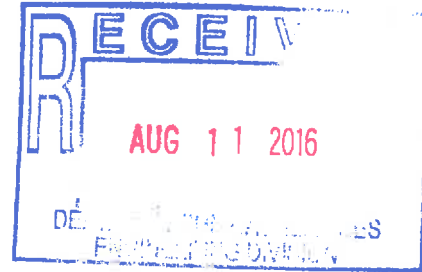
America's Luxury Home Builder®



August 12, 2016

Loretta Taylor  
Planning Board Chairperson  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

RE: Valeria Subdivision  
Furnace Dock Road  
Town of Cortlandt, NY  
Bond Reduction Request #3



Dear Ms. Taylor,

I am sending this letter as a request to reduce our Performance Bond #39BSBGG1370 in connection with the above referenced project.

In consideration of the work complete to date, I am requesting the above referenced bond be reduced from \$4,995,000 to \$2,300,817. Attached are the following documents supporting this request.

1. Bond Reduction Request #3 Worksheet, dated 8/12/16.
2. Improvement Location Survey – Section III as prepared by CMG Engineering, Surveying and Landscape Architecture.
3. Improvement Location Survey – Section IV as prepared by CMG Engineering, Surveying and Landscape Architecture.

Please place this matter on the next available Planning Board agenda for consideration.

Should you have any questions or require additional, please feel free to contact me at (845) 897-8900.

Sincerely yours,

Casey M. Devlin, P.E.  
Director of Land Development

cc: Michael Preziosi, P.E., Town of Cortlandt  
Chris Kehoe, Town of Cortlandt  
Charlie Crawford, TBI  
File

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..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 9/21/16

## Bond Reduction Request #2 - August 12, 2016

**Site Work**
**Project: Valeria**
**Section III- Town homes**
**Location: Cortlandt, N.Y.**
**Date: 07/20/07**
**Pages: 1 of 4**
**Construction Section III**

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Clearing & Grubbing	Acre	10	\$4,500.00	\$45,000	100%	\$45,000	\$0
Erosion Control/Silt Fence	LF	1,400	\$2.30	\$3,220	90%	\$2,898	\$322
Grading	SF	45,000	\$1.80	\$81,000	90%	\$72,900	\$8,100
Cut To Fill	CY	41,278	\$10.00	\$412,780	95%	\$392,141	\$20,639
Boulder Retaining Walls	SF	29,000	\$12.00	\$348,000	100%	\$348,000	\$0
General Blasting	CY	30,361	\$10.00	\$303,610	100%	\$303,610	\$0
Trench Blasting	CY	7,123	\$15.00	\$106,845	100%	\$106,845	\$0
<b>Pavement - Roads</b>							
Street Grading	SF	63,000	0.25	\$15,750	100%	\$15,750	\$0
-8" Item-4	SF	63,000	\$1.46	\$91,980	100%	\$91,980	\$0
-4" Asphalt Base	SF	63,000	\$2.06	\$129,780	100%	\$129,780	\$0
-2" Asphalt Top	SF	63,000	\$1.15	\$72,450	0%	\$0	\$72,450
Resurfacing Existing Roads	TON	150	\$75.00	\$11,250	100%	\$11,250	\$0
<b>Pavement - Driveways</b>							
-8" Item-4	SF	26,274	\$1.46	\$38,360	53%	\$20,331	\$18,029
-4" Asphalt Base	SF	26,274	\$2.06	\$54,124	53%	\$28,686	\$25,438
-2" Asphalt Top	SF	26,274	\$1.03	\$27,062	53%	\$14,343	\$12,719
Belgium Block Curb	LF	3,800	\$12.00	\$45,600	90%	\$41,040	\$4,560
<b>Sanitary Sewer System</b>							
Sewer Lateral	LF	3,000	\$15.00	\$45,000	100%	\$45,000	\$0
-8" PVC	LF	2,818	\$40.00	\$112,720	100%	\$112,720	\$0
-Manholes w/frame & cover	EA	23	\$2,500.00	\$57,500	100%	\$57,500	\$0
<b>Water Distribution System</b>							
-6" DIP	LF	160	\$45.00	\$7,200	100%	\$7,200	\$0
-8" DIP	LF	2,951	\$50.00	\$147,550	100%	\$147,550	\$0
-Hydrants	EA	8	\$3,500.00	\$28,000	100%	\$28,000	\$0
-Tap/lateral/curb box	EA	57	\$500.00	\$28,500	100%	\$28,500	\$0
Water Laterals	LF	3,150	\$12.00	\$37,800	100%	\$37,800	\$0
Water Meter Pits-Small	EA	4	\$3,000.00	\$12,000	100%	\$12,000	\$0
Water Meter Pit-Large	EA	1	\$12,000.00	\$12,000	100%	\$12,000	\$0
<b>Storm Drainage System</b>							
-8" HDPE	LF	90	\$30.00	\$2,700	100%	\$2,700	\$0
-15" HDPE	LF	2,550	\$35.00	\$89,250	100%	\$89,250	\$0
-18" HDPE	LF	180	\$40.00	\$7,200	100%	\$7,200	\$0
-24" HDPE	LF	20	\$51.00	\$1,020	100%	\$1,020	\$0
-30" HDPE	LF	220	\$62.00	\$13,640	100%	\$13,640	\$0
Outlet Structure	EA	1	\$8,000.00	\$8,000	100%	\$8,000	\$0
-Catch Basins - Type CI w/ frame & grate	EA	21	\$2,500.00	\$52,500	100%	\$52,500	\$0
-Drain Inlets - Type DI w/ frame & grate	EA	2	\$1,000.00	\$2,000	100%	\$2,000	\$0
-Manholes w/ frame & cover	EA	9	\$2,400.00	\$21,600	100%	\$21,600	\$0
-Water Quality Basin	CY	3,143	\$12.00	\$37,716	100%	\$37,716	\$0
-Grass/Fabric Lined Swales	SF	73,000	\$0.15	\$10,950	100%	\$10,950	\$0
<b>Page Total</b>				<b>\$2,521,658</b>		<b>\$2,359,400</b>	<b>\$162,258</b>

Construction Section III Continued....

Construction Section III					Percent (%)	Work	Work
Item	Unit	Quantity	Cost	Amount	Complete	Complete	Remaining
Concrete Sidewalk	SF	910	\$3	\$2,730	100%	\$2,730	\$0
Street Signs	EA	16	\$125.00	\$2,000	100%	\$2,000	\$0
Landscaping							
-Street Trees (2"+ caliper, 7'+ Tall)	EA	246	\$150.00	\$36,900	60%	\$22,140	\$14,760
-Entrance -Main/New off Furnace Dock	LS	2	\$6,000.00	\$12,000	100%	\$12,000	\$0
General Plantings	EA	1,060	\$75.00	\$79,500	60%	\$47,700	\$31,800
Hydro Seeding	SF	420,000	\$0.08	\$33,600	60%	\$20,160	\$13,440
				<b>Page Total</b>		<b>\$104,000</b>	<b>\$60,000</b>
				<b>Total Construction Costs Section III</b>		<b>\$2,463,400</b>	<b>\$222,258</b>

## Construction Section IV

Item	Unit	Quantity	Cost	Amount	Percent (%)	Work	Work	
					Complete	Complete	Remaining	
Clearing & Grubbing	Acre	22	\$4,500.00	\$99,000	95%	\$94,050	\$4,950	
Erosion Control/Silt Fence	LF	8,000	\$2.30	\$18,400	75%	\$13,800	\$4,600	
Grading	SF	69,000	\$1.80	\$124,200	75%	\$93,150	\$31,050	
Cut To Fill	CY	64,411	\$10.00	\$644,110	75%	\$483,083	\$161,028	
Boulder Retaining Walls	SF	52,000	\$12.00	\$624,000	50%	\$312,000	\$312,000	
General Blasting	CY	\$95,241.00	\$10.00	\$952,410	80%	\$761,928	\$190,482	
Trench Blasting	CY	9,500	\$15.00	\$142,500	80%	\$114,000	\$28,500	
Pavement Spec (Town/Private Roads)								
Street Grading	SF	120,000	\$0.25	\$30,000	60%	\$18,000	\$12,000	
8" Item 4	SF	120,000	\$1.46	\$175,200	60%	\$105,120	\$70,080	
-4" Asphalt Base	SF	120,000	\$2.06	\$247,200	60%	\$148,320	\$98,880	
-2" Asphalt Top	SF	120,000	\$1.15	\$138,000	0%	\$0	\$138,000	
Resurfacing existing Roads	TON	200	\$75.00	\$15,000	100%	\$15,000	\$0	
Pavement - Driveways								
8" Item 4	SF	44,560	\$1.46	\$65,058	7%	\$4,554	\$60,504	
-4" Asphalt Base	SF	44,560	\$2.06	\$91,794	7%	\$6,426	\$85,368	
-2" Asphalt Top	SF	44,560	\$1.03	\$45,897	7%	\$3,213	\$42,684	
Belgium Block Curb	LF	9,800	\$12.00	\$117,600	60%	\$70,560	\$47,040	
Sanitary Sewer System								
Sewer Lateral	LF	4,000	15	\$60,000	50%	\$30,000	\$30,000	
-8" PVC	LF	5,386	40	\$215,440	50%	\$107,720	\$107,720	
-Manholes w/frame & cover	EA	41	2,500	\$102,500	50%	\$51,250	\$51,250	
Sewer Lift Station /Emergency Generator	EA	1	25,000	\$25,000	100%	\$25,000	\$0	
Water Distribution System								
-6" DIP	LF	126	\$45.00	\$5,670	50%	\$2,835	\$2,835	
-8" DIP	LF	4,615	\$50.00	\$230,750	50%	\$115,375	\$115,375	
-Hydrants w/ Valves Boxes	EA	16	\$3,500.00	\$56,000	50%	\$28,000	\$28,000	
-Tap/lateral/curb box	EA	97	\$500.00	\$48,500	50%	\$24,250	\$24,250	
Water Laterals	LF	4,300	\$12.00	\$51,600	50%	\$25,800	\$25,800	
Water Mater Pits	EA	6	\$1,500.00	\$9,000	100%	\$9,000	\$0	
Water Mater Pit-Large	EA	1	\$12,000.00	\$12,000	100%	\$12,000	\$0	
Storm Drainage System								
-15" HDPE	LF	2,770	\$35.00	\$96,950	60%	\$58,170	\$38,780	
-18" HDPE	LF	440	\$40.00	\$17,600	40%	\$7,040	\$10,560	
-24" HDPE	LF	20	\$51.00	\$1,020	100%	\$1,020	\$0	
Corr. Steel Pipe	LF	170	\$64.00	\$10,880	100%	\$10,880	\$0	
Outlet Structure	EA	6	\$8,000.00	\$48,000	83%	\$39,840	\$8,160	
-Catch Basins - Type CI w/ frame & grate	EA	31	\$2,500.00	\$77,500	60%	\$46,500	\$31,000	
-Manholes w/ frame & cover	EA	10	\$2,400.00	\$24,000	80%	\$19,200	\$4,800	
-Water Quality Basin	CY	18,408	\$12.00	\$220,896	85%	\$187,762	\$33,134	
-Grass/Fabric Lined Swales	SF	94,000	\$0.15	\$14,100	80%	\$11,280	\$2,820	
				<b>Page Total</b>	<b>\$4,857,774</b>		<b>\$3,056,124</b>	<b>\$1,801,650</b>

**Construction Section IV Continued**

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Concrete Sidewalk (4')	SF	1,710	\$3.00	\$5,130	0%	\$0	\$5,130
Street Signs	EA	23	\$125.00	\$2,875	0%	\$0	\$2,875
Landscaping							
-Street Trees (2"+ caliper, 7'+ Tall)	EA	268	\$150.00	\$40,200	10%	\$4,020	\$36,180
-Entrance -Main/New off Furnace Dock	LS	1	\$45,000.00	\$45,000	0%	\$0	\$45,000
General Plantings	EA	1,143	\$75.00	\$85,725	10%	\$8,573	\$77,153
Hydro Seeding	SF	936,000	\$0.08	\$74,880	20%	\$14,976	\$59,904
<b>Page Total</b>				<b>\$253,810</b>	0%	\$0	\$253,810
<b>Total Construction Costs Phase IV</b>				<b>\$5,111,584</b>		<b>\$3,056,124</b>	<b>\$2,055,460</b>

**Off Site Construction**

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Sniffen Mt./Furnace Dock Road Re-Alignment	Total	1	\$101,650.00	\$101,650	100%	\$101,650	\$0
Sewerage Treatment Plant Parking/Road	Total	1	\$63,000.00	\$63,000	100%	\$63,000	\$0
Gravel Parking Lot for Trails	Total	1	\$23,100.00	\$23,100	0%	\$0	\$23,100
Ash Land Fill Capping	Total	1	\$25,116.00	\$25,116	100%	\$25,116	\$0
<b>Page Total</b>				<b>\$212,866</b>	0%	\$189,766	\$23,100
<b>Total Site Labor and Material Construction/Improvements Costs</b>				<b>\$7,799,972</b>		<b>\$5,709,290</b>	<b>\$2,300,817</b>
5% Of Construction and Improvement Costs for Town Inspection and Monitoring Fees =				<b>\$390,000</b>			