



**CITY OF BEACON  
CITY COUNCIL**

**RESOLUTION NO. 40 OF 2022**

**RESOLUTION ACCEPTING AN OFFER OF DEDICATION OF WATER AND SEWER  
INFRASTRUCTURE AT RIVER RIDGE**

**WHEREAS**, River Ridge Views, LLC (“Applicant”) obtained approval from the City of Beacon Planning Board by Resolution dated March 13, 2018 for an 18-unit residential development along with associated infrastructure at 12 Ferry Street/Wolcott Avenue (a.k.a. Parcel L) pursuant to certain plans entitled, “River Ridge Townhouses,” prepared by Aryeh Siegel, Architect (the “Project”); and

**WHEREAS**, the Project included the installation of certain public infrastructure, including water and sewer infrastructure to be dedicated to the City of Beacon;

**WHEREAS**, the Applicant completed installation of the public water and sewer infrastructure and submitted an as-built survey along with an Offer of Dedication and a Bill of Sale for such improvements; and

**WHEREAS**, by letter dated February 1, 2022 the City Engineer advised that construction and testing of the water and sewer systems were observed by the City Engineer’s office and they were constructed in general conformance with the approved plans and all testing was conducted in compliance with the NYSDOH and NYSDEC requirements with acceptable results and therefore the City Engineer recommends acceptance of the water and sewer infrastructure as described in the Offer of Dedication.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Beacon hereby accepts the Offer of Dedication and Bill of Sale for the above-referenced water and sewer infrastructure as described therein, subject to the following conditions to be satisfied by the Applicant:

1. Submission of a one-year maintenance guaranty in a form acceptable to the City Attorney in an amount to be approved by the City Engineer.
2. Payment of all outstanding fees and professional review fees.

**BE IT FURTHER RESOLVED**, that the “Site Plan Bond” (performance bond) previously submitted by the Applicant, issued by Selective Insurance Company of America in the amount of \$260,000.00 and bearing Bond No. B 1211269, as well as a Surety Rider dated January 31, 2019, (together the Site Plan Bond and Surety Rider are referred to herein as the “Bond”), which Bond guarantees completion of all public improvements including sewer, water stairs and walkway, lighting, and as-built plans and engineering, as listed in the Performance Bond Estimate for River Ridge dated 11/29/18, last revised 1/14/19, which was accepted by the City Council by Resolution in February 2019, is hereby released due to the completion of the secured improvements.

**BE IT FURTHER RESOLVED**, that the Mayor and/or the City Administrator are authorized to execute any forms and documents necessary to effectuate the purpose of this Resolution.

<b>Resolution No. 40 of 2022</b>		<b>Date: <u>February 22, 2022</u></b>					
<input type="checkbox"/> <b>Amendments</b>		<input type="checkbox"/> <b>On roll call</b>		<input type="checkbox"/> <b>2/3 Required</b>			
<input type="checkbox"/> <b>Not on roll call.</b>				<input type="checkbox"/> <b>3/4 Required</b>			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		<b>Paloma Wake</b>	<b>x</b>				
		<b>Justice McCray</b>	<b>x</b>				
		<b>George Mansfield</b>	<b>x</b>				
		<b>Wren Longno</b>	<b>x</b>				
<b>x</b>		<b>Molly Rhodes</b>	<b>x</b>				
	<b>x</b>	<b>Dan Aymar-Blair</b>	<b>x</b>				
		<b>Mayor Lee Kyriacou</b>	<b>x</b>				
		<b>Motion Carried</b>	<b>x</b>				