Highway Superintendent

From: Town Supervisor <supervisor@townofgardinerny.gov>
Sent: Thursday, February 12, 2026 12:54 PM
To: Highway Superintendent
Cc: Municipal Bookkeeper
Subject: Fw: Scenic Meadow Performance Bond Reduction
Attachments: Scenic Meadow - RED Bond-Reduction-Ltr-2-12-26.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Internal (supervisor@townofgardinerny.gov)

Safe Spam Phish More...

Brian,
Please fill me in on this.

Arlene,
FYI

Thanks.
Mike

Michael Hartner
Supervisor, Town of Gardiner
PO Box 1
Gardiner, NY 12525
supervisor@townofgardinerny.gov
845-255-9675 ext. 101
845-532-7143 (Cell)

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not an intended recipient, please contact the sender by reply e-mail and destroy all copies of the message.

From: tharvey@renniadesign.com <tharvey@renniadesign.com>
Sent: Thursday, February 12, 2026 12:26 PM
To: Town Supervisor <supervisor@townofgardinerny.gov>
Cc: Highway Clerk <highwayclerk@townofgardinerny.gov>; Highway Superintendent <highwaysuper@townofgardinerny.gov>; paul@kellarjaiven.com <paul@kellarjaiven.com>; 'Theodore Foscolo'

<ted@thpcllc.com>; 'Michael A. Bodendorf, P.E.' <mbodendorf@hudsonlanddesign.com>
Subject: Re: Scenic Meadow Performance Bond Reduction

Hello Supervisor Hartner,

Please see the attached letter that recommends acceptance of a reduced performance bond amount of $279,020, pending the submission of the reduced bond documents and their acceptability from the town attorney and ultimately acceptance by the Town Board.

We have copied the builder's representatives on this email, with our recommendations to them in the last paragraph and also attached the reduction request received from the builder for your reference.

There is no action required on your part on this, at this time, except to be aware and prepared to review and hopefully accept the reduced bond at the March meeting.

Let me know if you have any questions/comments on this matter.

Best Regards,

Thomas Harvey
Project Engineer
RENNIA ENGINEERING DESIGN, PLLC.
6 Dover Village Plaza, Suite 5
PO Box 400
Dover Plains, NY 12522
Tel: (845)-877-0555 ext. 111

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

February 12, 2026

Gardiner Town Board
2340 State Route 44/55
Gardiner, NY 12525

Attn: Supervisor Hartner (via email)

Re: Scenic Meadow Estates
Performance Bonding
Review Comments

Dear Supervisor Hartner and Town Board Members,

On February 11, 2026, our office received a performance bond reduction request, dated February 9, 2026, by Hudson Land Design. The request is a reduction of the originally posted bond from $1,143,382 down to **$279,020**, which is about 24.4% of the original amount. This reduction in the Performance Bond was requested pursuant to the roadway and related utility improvements that have been completed to date.

We have reviewed the submitted Bond Reduction Request and a partial As-Built, dated October 9, 2025, as well as our inspections between June of 2025 and September 2025.

Based upon our review and observations at this site inspections, our office is in agreement that a substantial portion of the work has been completed with the remaining outstanding items to be completed noted on the attached bond worksheet.

Based on our review of the record, our field observation visits and in reliance on the Construction As-Built provided to us, this office recommends that the Town Board consider reducing the performance bond for the above referenced subdivision from $1,143,382 down to **$279,020**.

Based on this, our recommendation to the applicant is to proceed with obtaining the documentation of the reduced bond amount and have that submitted to the Town Board for their attorney to review prior to the expiration of the current bond on February 19, 2026. If that documentation is acceptable to the attorney to the Town, the Town Board could vote to approve the reduction at the March meeting.

Please contact me with any questions at (845) 877-0555.

Sincerely,

Thomas Harvey
Project Engineer

Ecc: Brian Stiscia, Highway Superintendent
Paul Kellar, Town Attorney
Ted Foscolo, Builder
Michael Bodendorf, P.E., Builder's Engineer

HUDSON
LAND DESIGN

Civil and Environmental Engineering Consultants
174 Main Street Beacon, NY 12508 (Main Office & Mailing Address)
13 Chambers Street Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

February 9, 2026

Mr. Michael Hartner
Town of Gardiner Town Board
2340 State Route 44/55
Gardiner, NY 12525

Re: Scenic Meadow Estates Subdivision – Subdivision Road (Scenic Meadow Drive)
Performance Bond Reduction
1-11 Scenic Meadow Drive
New Paltz, NY 12561

Mr. Hartner and members of the Gardiner Town Board,

On behalf of the owner (Hudson Creekside, LLC), for the Scenic Meadow Estates Subdivision project in the Town of Gardiner, Hudson Land Design (HLD) respectfully requests a reduction of the performance bond for the project in consideration of the items that have been constructed and/or partially completed at the site.

HLD performed a site inspection to determine what items listed on the original Scenic Meadow Drive Street Performance Bond estimate (dated 7/18/2023 and revised/corrected on: 8/1/2023, 11/12/2024, 6/17/2025, and 2/9/2026) have been constructed or installed at the site. A determination was then made on the level of progress (from 0% to 100% completion) made for each bond item (partially, or fully completed) to calculate the remainder bond that would be required to complete any outstanding items.

The construction items discussed in this bond reduction are limited to the access road and drainage infrastructure for the subdivision, which has been named "Scenic Meadow Drive" by the Town of Gardiner. The road is to be dedicated to the Town of Gardiner upon completion of the project.

Based upon our observations at the site, the following is our determination of work completion for the bond items per category:

Road Work

Construction of the Scenic Meadow Drive, from the subbase level up to the asphalt binder course, has been completed. Therefore, foundation course is 100% completed, the asphalt binder course is at 75% completion, and the top asphalt course is 0% complete. The shaping of the roadside shoulders is at 75% completion. The required compacted gravel along the road shoulder is 100% completed; however, some roadside ditches still require final grading to be completed. The curb for the NYSDOT entrance (at Route 32S) has been 100% completed. There is a section of curb that was damaged during construction that needs repair. Therefore, the curb has been set to 75% completion. The stream crossings along the subdivision road, including the "bridge crossing" and "crossing B" (aka 60" culvert crossing) have been 100% completed. The guiderails for the bridge crossing have been 100% completed and boulder barriers and reflectors have been installed at crossing B (as agreed to by the Town Highway Superintendent for the barriers on crossing B).

Storm Water Measures

The majority of the roadside ditches, driveway culverts, bioretention basins have been constructed to various stages of completion. Some of the items cannot be fully confirmed complete either due to snow coverage on site or due to potential of disturbance in the future. All bioretention areas on site have, at minimum, been rough graded and their berms stabilized. The rip rap weirs, inlet 24" HDPE pipes, and rip rap aprons for the 24" pipes have all been completed on all the basins. The outlet control structures and underdrains for the basins are still under construction at the time of this letter. The remaining work for the basins will need to be completed once weather conditions allow for operations to resume.

Erosion Control

At the time of the writing of this letter, all areas on and adjacent to the road (including the roadway, shoulders, and roadside ditches) have been stabilized with paving, hay mulch, or has developed to 80% grass coverage. Construction of the road crossings and the stabilization of the areas adjacent the crossings have also been completed. Therefore, Erosion Control, has been removed from the areas it was implemented as all contributing areas are stabilized (temporarily or final). A 25% bond for the silt fence will remain until project closeout in case soil disturbance is necessary such as for maintenance and/or repairs. All other E&SC measures have been removed.

Miscellaneous

Items listed in this category tend to pertain to items that would be done at the tail end of construction. Currently, the only items completed in this category are signs on the road. The other items in the miscellaneous list, like the final cleaning of the drainage system and painting of paving markings, can only be done at the tail end of the project once all construction on site has been completed and the asphalt top course is placed (to be completed at the tail end of the project). The as-built drawings for the subdivision road will also be completed once all

construction work for the road is done. There are no plans to submit a partial as-built for the reduction, and the full as-built drawings will be provided when the road bond is to be closed out.

Please find attached the reduced performance bond table that was prepared to summarize the level of completion for each of the bond items. The level of completion for each item was used for calculating the updated (reduced) bond value based upon a percent completion as of February 9, 2026. Therefore, based upon the completed items, the owner is respectfully requesting that the original bond amount of $1,143,382 be reduced to **$279,020**. This number represents the reduced bond amount of $253,654 plus 10% ($25,366), as required per code section 184-14(B)(2), which equals to $279,020.

Should you have any questions or comments, please feel free contact me at 845-440-6926 or via email at MBodendorf@HudsonLandDesign.com.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Hudson Creekside, LLC
Daniel G. Koehler, P.E. (HLD File)