

# Dam Project Update

February 28, 2018

## *District Board Members*

Lawrence Rossini, Chairman  
Louis Cascino, Vice Chairman  
Doreen LoSauro, Secretary  
Bridget Bergonzi  
Kevin Boyle  
Margaret Collins  
Christopher Vohl

## Beaver Dam Lake Protection and Rehabilitation District

557 Shore Drive, New Windsor, NY 12553 -- 845-496-6190 -- [beaverdamlake@gmail.com](mailto:beaverdamlake@gmail.com)  
Web Page: [www.orangecountygov.com/532/Beaver-Dam-Lake](http://www.orangecountygov.com/532/Beaver-Dam-Lake)

**IT IS IMPORTANT TO READ BOTH PAGES OF THIS UPDATE**

## **Dam Rehabilitation Project Moving Into Construction Phase**

**Construction Documents Issued For Competitive Bid  
Bid Opening Scheduled For March 19<sup>th</sup>**

**Construction Planned To Begin Late Spring / Early Summer**

**Lake To Be Drained For Most Of 2018 And Possibly Into 2019 Due To Construction**

### **Project Overview**

This is a complex project being managed by the Orange County Department of Public Works (DPW) for the residents of the Beaver Dam Lake Protection and Rehabilitation District. Work to be performed consists of structural improvements, repairs and modifications needed to conform to current Federal and State dam safety requirements. The cost of all work and services provided by Orange County is back-charged to Lake District property owners and there are no Orange County general fund taxpayer dollars being expended on this project.

### **Project Developments as of February 28, 2018**

- Dam property boundary surveys were completed during summer and fall of 2017
- Revised engineering plans and specifications were completed in January of 2018
- Project work area was marked at the dam site on Feb 21<sup>st</sup> to enable tree clearing to begin and be completed by the end of March as per NY State Department of Environmental Conservation regulations
- **Construction bid documents have been finalized and were issued for competitive bid on February 20<sup>th</sup>**
- **Pre-Bid Conference was held on Feb 26<sup>th</sup> at DPW in Goshen followed by a tour of the dam site at BDL.** (Attended by OC DPW, OC General Services, Engineers, Contractors and Lake District Board Chairman)
- **Construction bid opening date is scheduled for March 19<sup>th</sup>**
- Lake draining and construction start is now anticipated to begin late spring / early summer of 2018
- Construction may take up to two years to complete
- Substantial completion of construction is projected by November 30, 2018.
- The lake will be refilled only after construction is substantially complete and a re-filling plan is approved by the NY State Department of environmental conservation.
- Remaining construction is projected to be completed during 2019
- **The lake will remain drained through 2018 and possibly into 2019 to accommodate construction**

**It must be stressed that these projections are the best estimates currently available from Orange County DPW and are always subject to change due to administrative issues, weather and unforeseen difficulties related to work on a structure that is well over 100 years old.**

(continued on next page)

## **For Safety Reasons The Dam Site Is A Restricted Area -- Not Open To Residents Or The Public**

### **Project Plans and Specifications**

Project plans are posted on the official BDL Lake District web page under "Dam Rehabilitation Project" at: <https://www.orangecountygov.com/532/Beaver-Dam-Lake>

Potential bidders can obtain the official project bid document package from the Orange County Department of General Services.

### **Project Costs**

The cost of this project was estimated to be \$3,700,000 (including engineering, project management and construction) as of October 2014. However, this figure is subject to change due to improvements in the economy, variations in construction costs, increases in interest rates and other factors. More accurate cost figures will be available towards the end of March once the construction bids are opened and analyzed.

### **Project Funding**

The cost of this project will be paid for by the taxpayers of the Lake District over a period of 15 years as previously explained in newsletters, mailings and e-mails as well at several informational meetings. More accurate cost figures will be available after the construction bids are opened in late March. Project costs will be offset by a NY State Environmental grant of almost \$1 Million. The remaining cost of the project will be paid for solely by the taxpayers of the Lake District over a period of 15 years. The cost of all work and services provided by Orange County is back-charged to the Lake District and there are no Orange County general taxpayer dollars being expended on this project. At the December 2014 Lake District elections, 87% of the district voters supported the project and the proposed financing method.

### **Lake District Tax Assessments - Corrections**

As stated in previous updates, Orange County had to demonstrate to the NY State Comptroller that no benefited property was excluded from paying a fair share of Lake District taxes. In order to meet this requirement, a review of all properties located in the Lake District was performed. Several benefited properties were found to be paying no Lake District tax at all. A number of others where homes had been built over the past several years were still being assessed as vacant lots. Several multiple family homes were found to be assessed as single family. At least two properties were found to be assessed at more than they should have been. The cumulative total amount of lost revenues to the Lake District over the past 10 years has been estimated at over \$90,000. These lost revenues have been absorbed by the remaining taxpayers of the Lake District.

**Orange County DPW and other County agencies are aware of these inequities and the Lake District Board expects Orange County to implement the necessary corrections in the near future.**

### **Additional Information**

Additional information will be communicated by e-mail as developments occur and will also be posted on the official web page for the Beaver Dam Lake Protection and Rehabilitation District under "Dam Rehabilitation Project" at the following link: <https://www.orangecountygov.com/532/Beaver-Dam-Lake>

Lawrence Rossini, Chairman  
Beaver Dam Lake District Board