

Sewer Cost Discussion

We understand that people are very interested in what the proposed sewer system will cost each homeowner. Unfortunately there are a lot of variables so the final cost won't really be known for a long time. This document is an attempt to explain all of the factors so everyone can have as good an understanding as possible.

The discussion should start with the Map Plan and Report. This is a legal document that is part of the formal process to create a sewer district. It has some very strict statutory requirements that define exactly what numbers are included. When this document is submitted to the State Office of the Comptroller the charge to residents can NEVER be higher but can be anything lower. If it is determined that costs will be higher, the entire sewer process must start over from step one. Therefore, all of the assumptions are conservative so the cost number in this document is like a "worst case" and the number from the Map Plan should not be looked at as the expected sewer charge. Copies of the cost calculations and an explanation provided by Delaware, our engineer, have been posted on the "Documents" page.

There are a number of things that we expect will contribute to a lower final actual cost :

Estimates are included for both detailed engineering and construction. When we bid these out and negotiate with engineers and construction companies we would hope to achieve lower costs.

The construction costs include 15 % contingency for unknown issues. We just won't know until the construction is done how much, if any, of the contingency is required.

To date we have assumed no grants are available. Dave Pierce from the Lake Association is working with Dave Decker a town resident who has extensive experience in a lot of the work that has been done in Lake George. The Watershed Management Plan is being updated to include sewers as an integral part of the plan. This is a prerequisite for applying for certain grants which could potentially be used for engineering design. In both the recent Federal and State budgets there appear to be monies that potentially could be available to assist us. The NYS Consolidated Funding Application CFA grants were just released on April 30th. The details of these opportunities are not yet clear but this is being closely monitored by the expert at Delaware our engineer.

The new design we have agreed to with the County Sewer District includes a larger pipe along the west side of the lake. We hope to be able to identify opportunities to connect to additional areas where we can connect at low cost and add units which will drive the cost down for everyone.

Finally there is a change in bond interest rates. It's not absolutely certain but we believe that we will obtain partially subsidized interest from the State Clean Water Revolving fund. In our original guesses about the cost of sewers the assumption contained 40 year bonding. The reduced rate CWRP bonding is at 30 years. This reduced period makes the per year cost higher but because the bond is paid off in 10 less years at a lower rate the savings is substantial.