



**Lake George  
Park Commission**

# **Septic Inspections on Lake George**

**Two months in...**

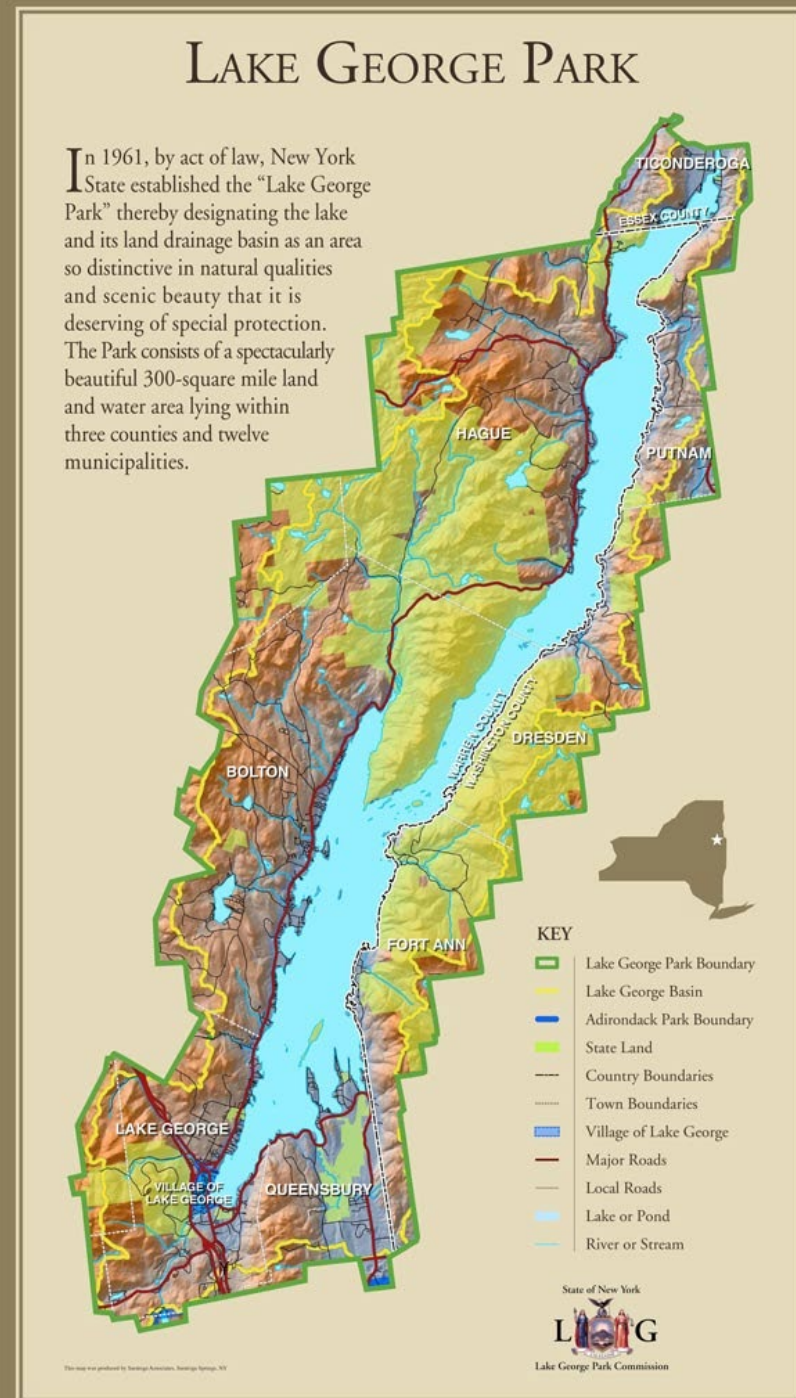


*Photo courtesy of Carl Heilman*



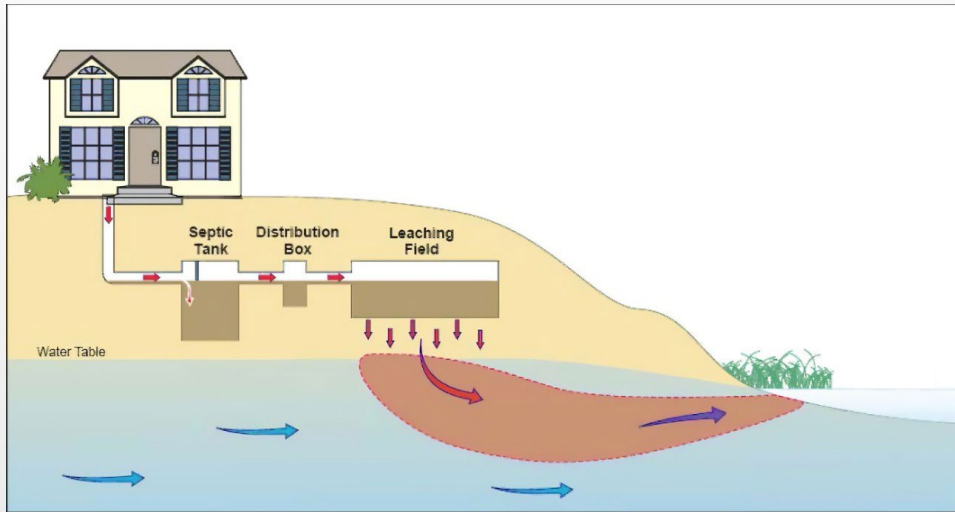
# What is the Lake George Park Commission?

*The Lake George Park Commission is a NYS agency established to oversee and manage the unique resources of the “Lake George Park” especially the lake’s superior water quality.*



# Septic Systems and Lake Water Quality

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Discharge from improperly maintained septic systems can impact lake water quality

System age, maintenance, soil type, depth to bedrock or water table can affect the functioning of a system



# First Steps – Partners and Expertise

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To begin a review of septic systems and potential impacts to Lake George, in June of 2021 the Commission formed an ad-hoc committee of five LGPC Commissioners plus regional experts, including:

1. Tom Snow, Professional Engineer, NYS DEC, Director of NYC Watershed Program
2. Kevin Kenyon, Professional Engineer, NYS Department of Health Glens Falls Office
3. Tom Jarrett, Professional Engineer, Jarrett Engineering
4. Kathy Flacke Muncil, Proprietor of Fort William Henry Resort, business leader
5. Samuel Hall, Chairman, Washington County Board of Supervisors
6. Susan Wilson, Deputy Supervisor, Town of Bolton
7. Walt Lender, Executive Director, Lake George Association
8. Chris Navitsky, Professional Engineer, Lake George Waterkeeper
9. Dan Barusch, Director of Planning and Zoning, Town of Lake George
10. Claudia Braymer, Warren County Supervisor from Glens Falls Ward 3
11. Ethan Gaddy, Planner, Warren County Planning
12. John Graham, Code Enforcement Administrator, Washington County
13. Tom Cunningham, Ticonderoga Town Board
14. Hannah Neilly, Project Coordinator, Essex County Office of Community Resources

**Committee met monthly, 1<sup>st</sup> Thursday of each month at 2pm, via Zoom**

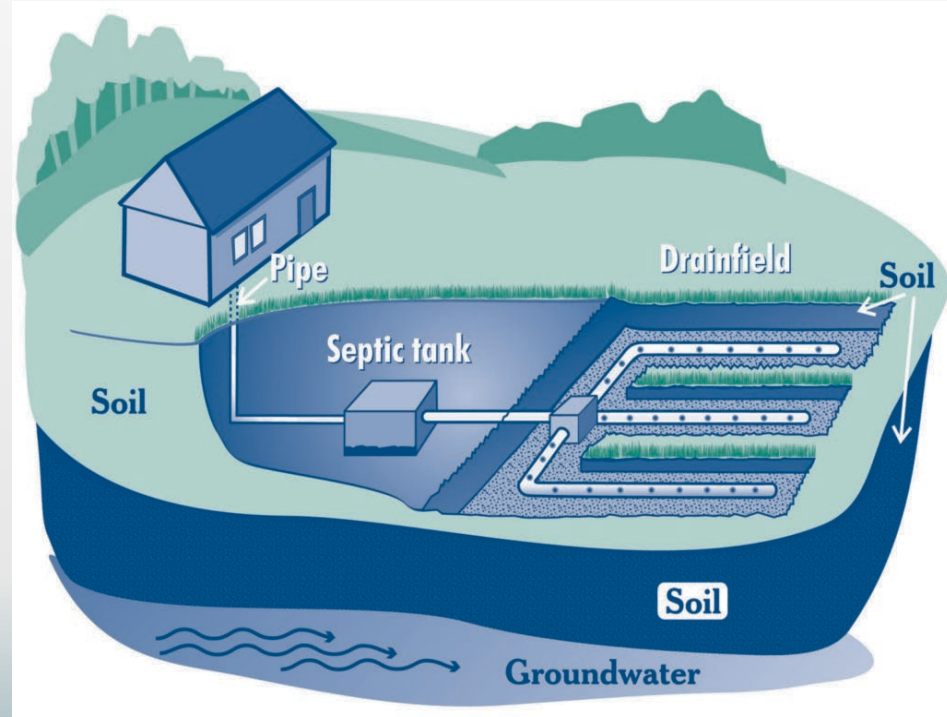
**ALWAYS OPEN TO THE PUBLIC**

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# To Begin, Three Key Items

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1. Literature Review – What do we know about septic system impacts to lakes
2. Other Programs – Research other lakes who have implemented septic system inspection programs, and why
3. Data Analyses – Status of septic systems around Lake George





# Lake George Current Status

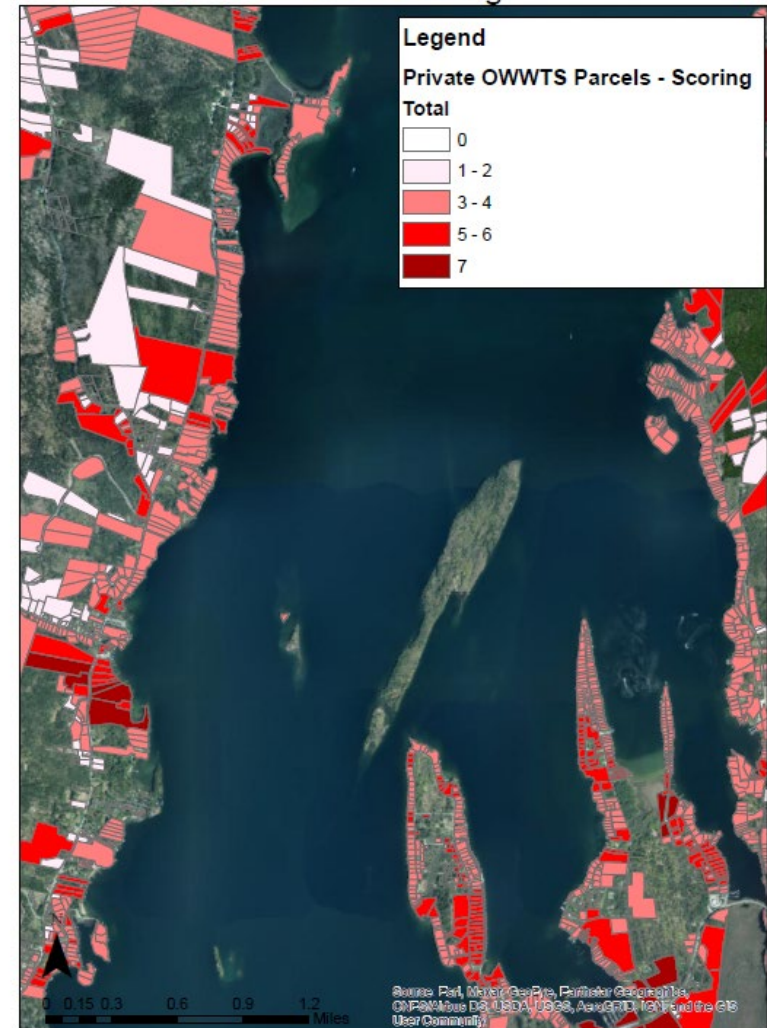
5,950 (69%) of occupied parcels in the LG Park use septic systems (31% on public sewer)

2,700 (45%) of these septic systems are located within 500' of the Lake and 100' of streams

84% of septic systems are located on parcels that have one or more 'limiting factors'

The average age of homes in the LG Park is 50 years old

Lake George Park Private OWWTS  
Parcel Scoring

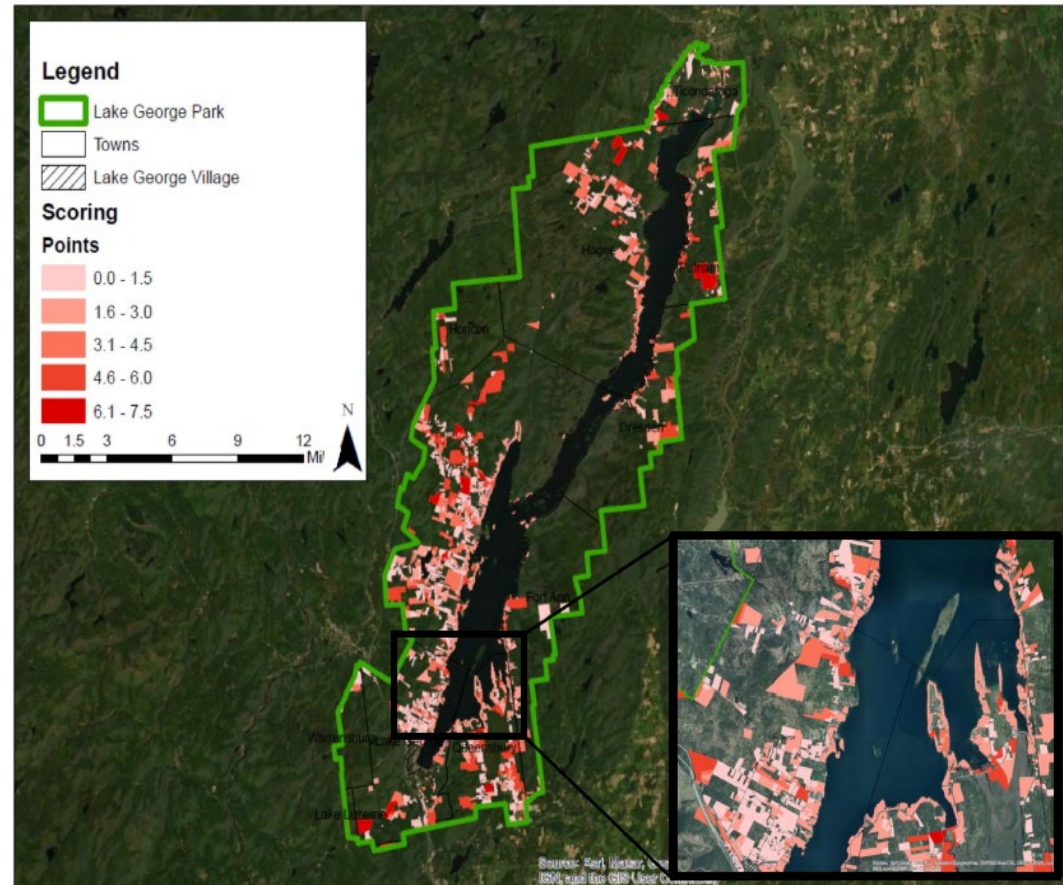


# The Program: Septic Inspections

## LGPC Regulations NYCRR 646-3

- ▶ 1/5<sup>th</sup> of the 2,500 properties will be inspected each year for five years (~500 per year)
- ▶ Each year, letter to those 500 landowners to arrange septic pumpout and inform the Commission
- ▶ Septic hauler to have septic tank and distribution box uncovered
- ▶ LGPC Inspector on-site for pumpout to conduct inspection
- ▶ Follow-up report identifying any issues and needs for repair

Map 15 – OWWT Resources of Concern Scoring



# Cost to Property Owners

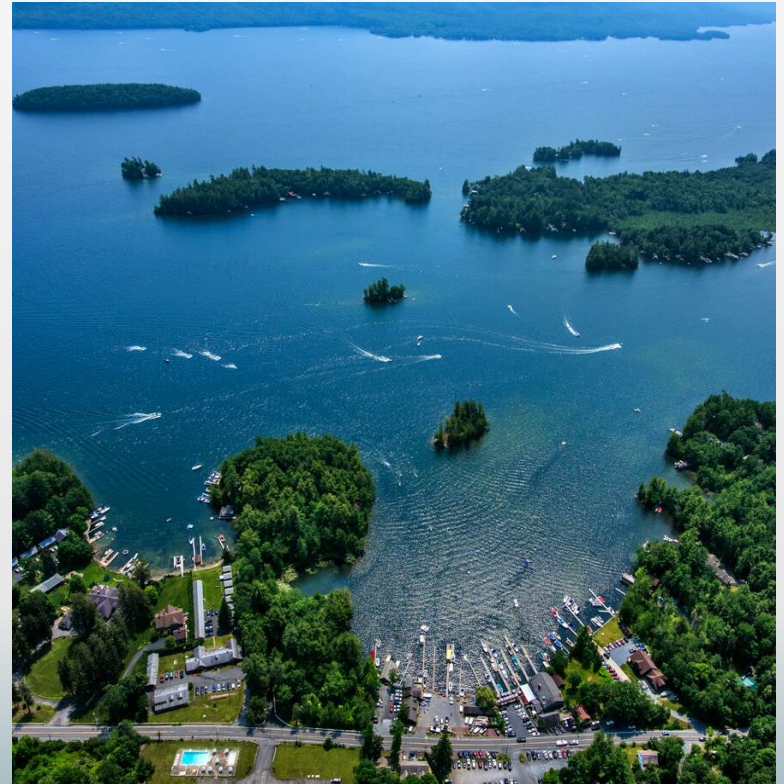
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Residential Property Annual Fee  
\$50

Commercial Property Annual Fee  
\$100

Properties with Holding Tanks  
Annual Fee \$25

Septic Tank Pumpout Fee – Variable  
Cost (\$200-400) every five years  
(should be doing anyways)





# When Issues are Found

- ▶ Failed Systems/Components corrected within six months
- ▶ Substandard Systems (<100% Tank Size, <50 feet from lake or stream) upgraded within 5 years
- ▶ All upgrades/replacements overseen by current review authority (e.g. Town, County)



# ...And So It Begins...



Began May 1, but seasonal people mostly aren't up at their properties yet



Approximately 50 inspections conducted so far (10%) of 2023 total required inspections



Anticipating a large increase in July through October



# Categories of Inspection Results

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1. Pass (meets DOH 75a)
2. Repairs Needed
  1. (short term, within a few weeks)
3. Substandard (but functioning)
  1. Five years to upgrade
4. Failure - specifically defined in LGPC regulation 646-3
  1. Six months to correct, with waivers for challenges



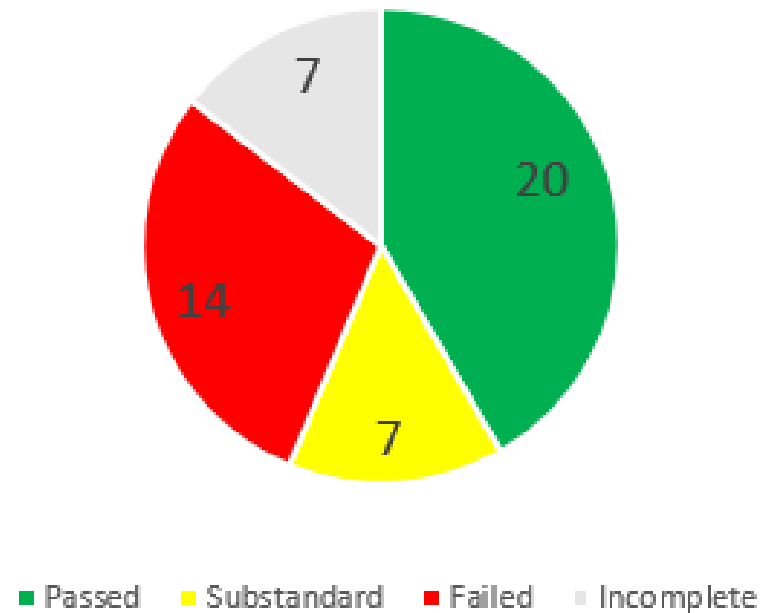


# Results So Far

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- ▶ 48 inspections conducted as of a week ago
  - ▶ (actually 54, but homeowners weren't prepared and we had to reschedule)
- ▶ Findings:
  - ▶ **40% Failure**
  - ▶ 45% Pass
  - ▶ 15% Substandard

LGPC Septic Inspection Status 6/15/23



# Distribution Box Issues

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# No Septic Tank (Cesspools)

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# Pump Station Failure





# Metal Tanks

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# Just Getting Started...



50 inspections out of 2,500 to do (2% done!)

And then we do it again. And again...



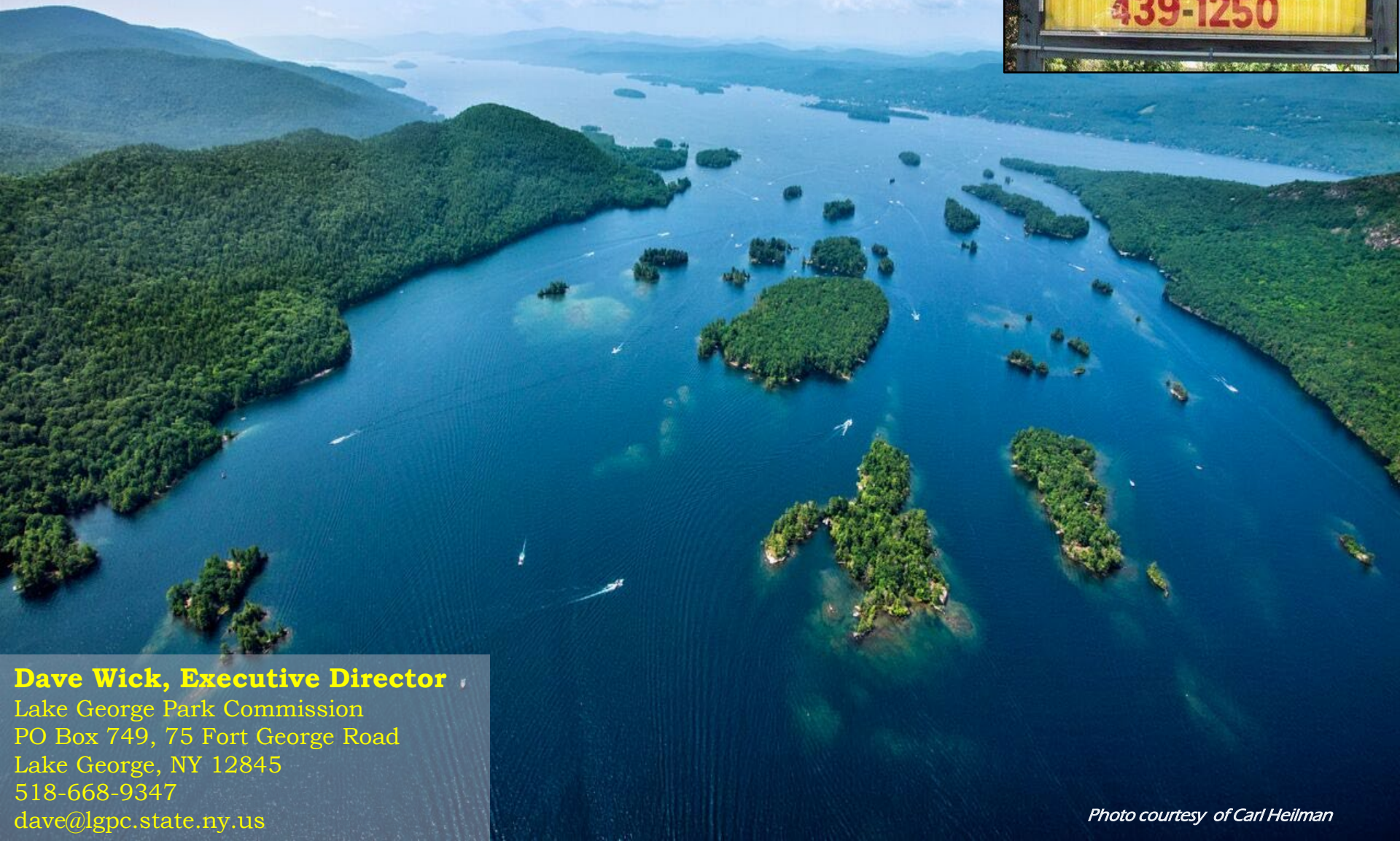
40% failure rate, if it continues, will be a significant challenge for engineers and contractors



Extend timeframes as needed.  
Do it right.



# Thank you Lake Champlain Folks!



**Dave Wick, Executive Director**

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*Photo courtesy of Carl Heilman*