

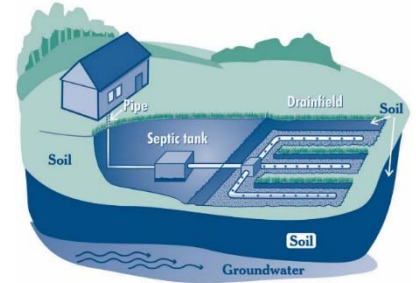


Ken Parker
Chairman

Dave Wick
Executive Director

TO: Lake George near-shore and streamside property owners
DATE: February 3, 2023
SUBJECT: Septic System Inspection Program Begins Spring 2023

As the NY State Agency charged with protecting the water quality of Lake George, the Commission has been engaged for almost two years to better understand impacts from septic systems on the lake. One of the results of this effort has been the creation of a new five-year rotating septic system inspection program which will include all properties within 500 feet from the lake shoreline and within 100 feet of streams feeding the lake.



The purpose of this initiative is to confirm the functionality of existing septic systems and ensure long term maintenance of these systems given the close proximity to Lake George and its tributary streams. If systems are found to be substandard, property owners would be given time to correct or upgrade the system as needed. Key points to the program are as follows:

1. All properties with septic systems in this program are required to have their septic tank pumped by a licensed hauler and inspected by the Commission once every five years. If you are receiving this letter, your property has been determined to be in the inspection program area.
2. The 2,700 properties in the septic inspection area will be divided among the five-year rotating inspection period, equating to approximately 540 inspections each year.
3. The annual fee/cost to residential property owners in the inspection area is \$50 per year (\$100 for commercial properties), which will cover most of the cost of the program. A bill will be sent to all properties in early March of each year.
4. Each year in early April, one-fifth of the 2,700 property owners will receive a letter from the Commission indicating the requirement to contact a septic hauler of their choice to set up a tank pumpout and opening of the system's distribution box, any time from May through November.
5. Once you have scheduled your tank pumpout, you need to contact the Commission at least one week in advance of the pumpout so we can come out and conduct the inspection during the scheduled pumpout service. This scheduling method allows maximum flexibility for the property owner's schedule.
6. If you maintain a septic 'holding tank' as opposed to a full system, or have an 'enhanced treatment unit' with annual professional inspection and maintenance, please contact the Commission.
7. If you feel that you have received this letter in error, please contact the Commission to discuss.
8. Considerable information on this program including a 'Frequently Asked Questions' is on the Commission's website at www.lgpc.ny.gov, or contact the Commission office with any questions.

Thank you for everything that you do to keep Lake George safe and clean for future generations.



Lake George Park Commission

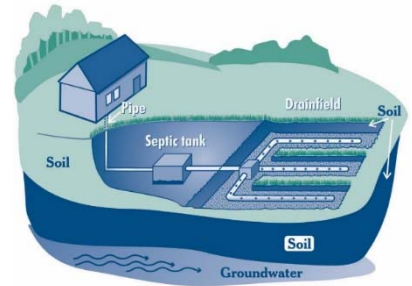
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TO: The Property Owner at This Address
DATE: April 7, 2023
SUBJECT: Your Septic System Inspection – Scheduled for 2023

As you know, the Lake George Park Commission is conducting inspections of septic systems surrounding Lake George and its tributary streams following the enactment of new wastewater regulations in the Park. You should have received an invoice for \$50 (residential property fee) or \$100 (commercial property fee) in March of this year, following several letters about the program. If you haven't already, please pay this fee at your earliest convenience.

The septic system at your property is scheduled to be inspected this season (2023), concurrent with a pumpout of your septic tank at a date and time of your choosing, between May 1st and October 1st of this year.



To set up your pumpout, and inspection by the Commission, please take the following easy steps:

1. Contact your preferred septic hauler to schedule a pumpout of your septic (or holding) tank. Several providers operate in the Lake George region, easily found by a quick internet search.
2. Schedule the pumpout any day, Monday through Saturday, between 8am and 4pm.
3. Once you have your pumpout scheduled, contact the Commission at septic@lgpc.state.ny.us or 518-668-9347 to let us know when the pumpout will occur. We will ensure that an inspector is there for the pumpout, and we will send you a confirmation email with some additional information.
4. Prior to the inspection, the septic tank inlet and outlet ports must be uncovered, as well as the distribution box, and any seepage pits/drywells. Your septic hauler can assist with those tasks. Make sure to mention this when you schedule your pumpout, as they may want to come out in advance to expose those ports.
5. The property owner or your agent must be there for the pumpout and inspection. If the access ports are clear when our inspector arrives, the whole process takes less than an hour.
6. If systems are found to be substandard, property owners would be given time to correct or upgrade the system as needed.

That's it, pretty straight forward. Considerable information on this program including a 'Frequently Asked Questions' is on the Commission's website at www.lgpc.ny.gov, or contact the Commission office with any questions.

Thank you!



Lake George Park Commission

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Executive Director

WASTEWATER INSPECTION SITE PREPARATION & PROCESS

Thank you for coordinating a wastewater inspection with the Lake George Park Commission. Below is some general guidance and an overview of the wastewater inspection process.

Who should attend?

- Landowner or representative with access to the dwelling
- DEC Registered Septic Hauler

What should be done prior to inspection?

- Prep the system for inspection by uncovering all septic tank and holding tank inlet and outlet ports, any distribution boxes, pump stations, and any seepage pits/drywells. These system elements must be uncovered by the landowner, their representative, or hauler prior to the scheduled inspection time.

How long does a wastewater inspection take?

- If the system is uncovered prior to inspection as described above, an inspection generally lasts 1 to 2 hours.

What does a typical inspection involve?

- Water Flows: By regulation as well as standard professional practice, the review of a wastewater system includes running water fixtures to (a) see how liquid levels in the system react, and (b) confirm that all fixtures drain to the system.
 - o Please note, turning on individual water fixtures and concurrently confirming that effluent is flowing to the wastewater system may require coordination between Commission staff, the hauler, and the landowner or responsible individual present. All water fixtures will need to be confirmed to flow to the system including sinks, dishwashers, toilets, tubs, jacuzzi tubs, washing machines, and showers.
- Pump-Out: Following review of water flow noted above, Commission staff must witness the wastewater tank and any pump stations being pumped-out by a DEC registered septic hauler.
 - a. Please note, it is important that the system not be pumped in advance of Commission staff arrival; this would necessitate a new inspection date.
- System Sizing: Per DOH and DEC, system loading is gauged by the number of Bedrooms and Garbage Grinder/Disposals associated with a wastewater system. Using available real property data as the baseline for information, staff will inquire about these features.
- System Location: Staff will seek to gain an understanding of the layout of the system on the property and it's position relative to any nearby water resources (i.e. Lake, streams).

What happens after inspection?

- Following the inspection, Commission staff will generate a report that identifies if the system is compliant with applicable regulations or if any remediation is necessary. If the system is compliant, the next inspection will be due in 5 years. If the system requires remediation, a letter with next steps and timelines will be provided.

Thank you again for scheduling a wastewater inspection. Please call us if you have any changes in the inspection details. In the interim, we'll look forward to seeing you soon



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Guidance on the Wastewater System Remediation Process

This flyer is to help guide you through the next steps that need to be taken to remediate your property's septic system.

Design and approvals

1. New septic systems and substantial system modifications in NYS require design by a licensed engineer. There are several qualified civil engineers in the region. If you have a preferred excavation contractor, you can reach out to them and see if they have a preferred engineer. The local permit authority may also be able to provide recommendations.
2. Once you retain an engineer, they will develop a design for a system and assist you with the permit approval process. Our agency, the Lake George Park Commission, is not involved in septic system approvals. Depending on the location of the system, the permitting agency would be one of the following: Town of Queensbury, Town/Village of Lake George, Town of Bolton, Town of Hague, Town of Ticonderoga, or Washington County Code Enforcement. For larger systems involving 1,000 gpd, a construction permit from NYS DEC would be required.
3. When you have permit approval from the proper authority, your contractor can begin the work to install the new system. Once the new system is installed, inspected by the permitting authority, and signed off by your engineer, the system will be considered compliant.
4. Once remediated, provide the Commission a copy of the new construction permit and associated as-built certifications/inspections by your engineer and review authority.

Low interest financing and potential grant funds

1. The nonprofit Lake George Association is offering needs-based grants for wastewater costs, and has worked with local lenders to help secure low interest financing for wastewater systems.
 - a. Loan Interest Loan Program: www.safesepticsystems.org
 - b. Grants for Septic Replacement Costs: <https://lakegeorgeassociation.org/lake-impact-fund>
2. The Counties administer a NYS grant to help Lake George basin property owners replace their old, failed systems. This funding is limited, but could be a resource for you. Contacts are:
 - a. Warren County Planning: <https://www.warrencountyny.gov/planning>
 - b. Washington County Planning: <https://www.washingtoncountyny.gov/316/Planning>
 - c. Essex County Planning: <https://dos.ny.gov/location/essex-county-planning-agency>

Please contact the Lake George Park Commission office if you have any questions regarding your inspection or your next steps.

Your efforts to upgrade your wastewater system are important to protect public health, your property values, and preserve the long-term water quality and ecology of Lake George. Thank you.



April 2023

TO: Wastewater Review Authorities & Professional Engineers
SUBJECT: Septic Design Standards for the Lake George Watershed

The LGPC septic regulations for the Lake George Basin (6NYCRR 646-3) include the routine inspection of near shore septic systems by Commission staff, as well as new Design Standards for all septic systems in the watershed. The review and permitting of wastewater systems remains with the current review authorities (i.e. Towns, Counties, DOH, etc.), and so it's important that each reviewing agency and design professional understands and employs these new standards. Whether wastewater construction permits are issued in response to the findings of a LGPC septic inspection, or if a wastewater permit is issued as part of routine planning/building review, all new and replacement septic systems in the watershed are subject to the design standards of 646-3.

Design Standards for All New and Replacement Septic Systems are as follows:

1. Soil absorption areas must be located 36" above bedrock and seasonal high groundwater, and located a minimum of 100' to any lake, DEC AA-S stream, or APA wetland
2. Similar to NYC watershed standards, no reduction in absorption area/trench length shall be afforded to Enhanced Treatment Units (ETUs) or Open-Bottom Gravelless Chambers
 - a. Reductions remain available for systems such as gravelless media-wrapped corrugated pipe sand-lined systems and gravelless geotextile sand filters (e.g. Presby, Eljen)
3. Redevelopment projects may not utilize existing septic systems which are non-compliant with design standards at the time of construction. Septic systems must be brought into compliance. 'Redevelopment Project' is defined as the demolition or abandonment of an existing structure and the construction of a new structure
4. Variances: A system that cannot meet the above standards requires a variance. Any septic system that requires a variance or deviation from the design standards noted above or from DOH 75-A or DEC Design Standards for the sizing of an absorption area or septic tank must employ additional methods, measures, and/or practices determined to be the most practical and effective for reducing the introduction of phosphorus to the environment. Such measures shall be appropriate for the site and commensurate with the variance, waiver, or deviation requested. Such measures may include but shall not be limited to enhanced treatment units, absorption area dosing, phosphorus filters, filtration media, enhanced absorption area characteristics (e.g. soil depth), and holding tanks. Any such measure must be consistent with generally accepted engineering practices, and shall be supported by certified third party testing and/or research published in professional, peer reviewed journals.

We thank you all for your shared interest and efforts to protect Lake George and its surrounding communities. Please feel free to contact the Commission office with any questions on the above.