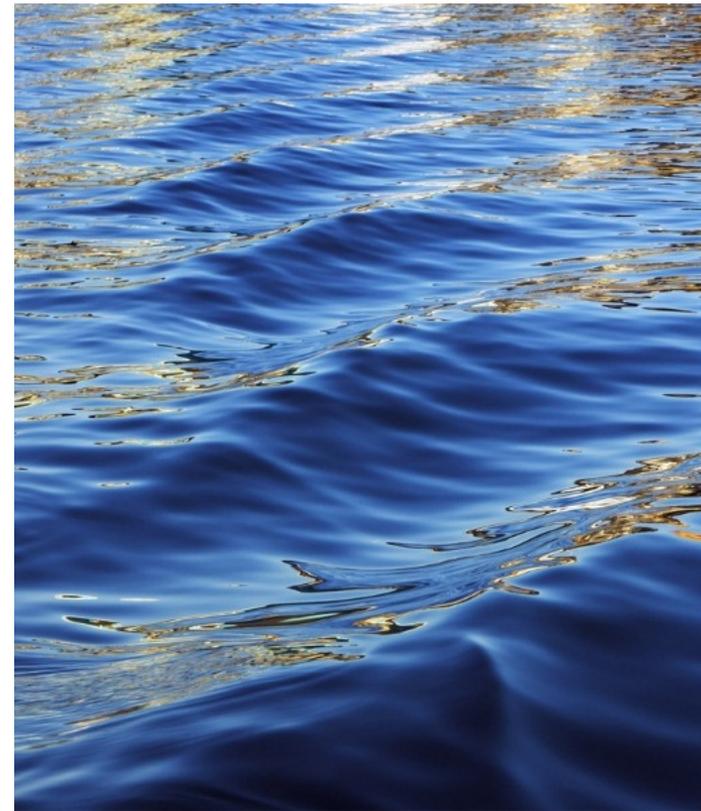




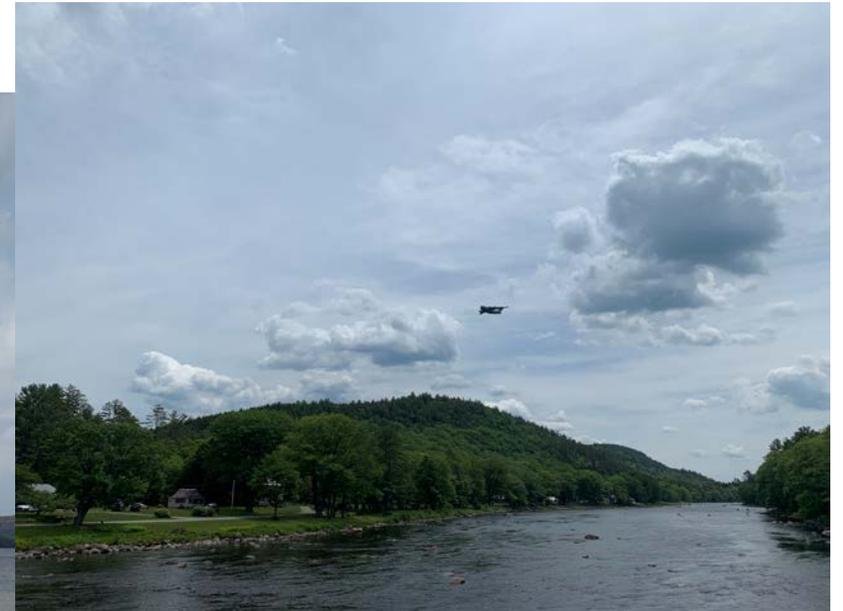
Septic Inspection at Transfer

September 29, 2021



Warren County – Proposed Septic Inspection at Transfer Law

- Special Septic Committee
- Supervisors Braymer, Magowan, Frasier, Bruno, Leggett, Smith, and Thomas
- Objective: Protect natural resources and human health



Presentation to Committee by Realtors Association - 2019

Executive Summary: Short Term Rentals and Septic Inspections

Six-in-ten support allowing short-term rentals in Warren County. Most residents (60 percent) are in favor of allowing property owners to rent out their properties for short term stays, while just 27 percent oppose the idea (another 13 percent are unsure). Three-quarters of residents are at least a little familiar with the short-term rental approach. Support for the concept is correlated with familiarity: the more familiar residents are, the more supportive they are. Demographically, younger, wealthier, and more educated residents are more strongly supportive.

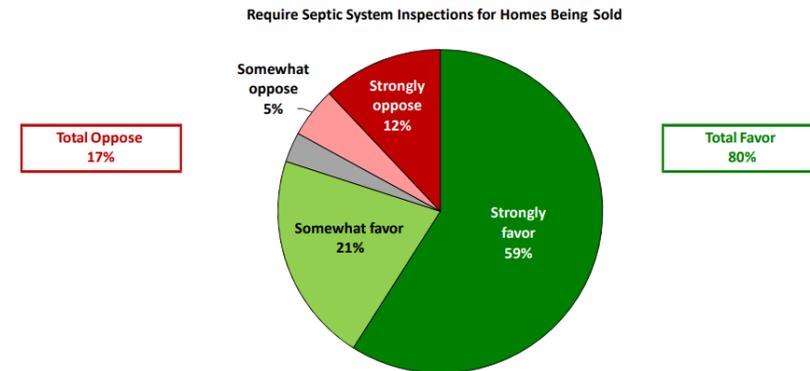
Residents favor having short-term rentals pay lodging taxes but are mixed on limiting their use. Over sixty percent of residents support requiring short-term rentals to pay the same local hotel and lodging taxes as small inns and bed and breakfasts. When it comes to limitations, however, residents are torn: about half support limiting density of short-term rentals in an area or limiting the number of nights per year a property can be rented out. In addition, small majorities *oppose* requiring a minimum length of stay – whether it is 3 nights or 5 nights.

Strong support for requiring septic system inspections when selling a home. Eight-in-ten residents support requiring a septic system inspection upon the sale of a home or property so that any problems found can be fixed at that time. Most of those (six-in-ten overall) **STRONGLY** support the proposal. Even among those who own septic systems, 78 percent are in support (55 percent strongly).

Reducing pollution in local lakes and rivers strongest reason to support inspection requirement. Nearly two-thirds of residents said they are **MUCH** more likely to support the proposal (84 percent more likely overall) when they hear the goal of the law is to make sure broken septic systems are repaired in order to reduce pollution leaking into local lakes and rivers. Only 32 percent say they are *less* likely to support it when they hear that septic system repairs range from a few thousand dollars to tens of thousands of dollars.



Broad Majority Favor Requiring Septic System Inspections for Homes that are Being Sold in Warren County



Q.14 As you may know, Warren County is considering a proposal that would require a septic system inspection upon the sale of a home or property. If any problems were found with the system, those problems would have to be fixed before the property could be sold. The buyer and seller would negotiate a process for paying for the repairs. In general, would you say you (ROTATE) favor or oppose a required septic system inspection for homes that are being sold in Warren County?



County Sought Septic Grant \$\$ From NYS - 2019

Warren County Board of Supervisors

WARREN COUNTY MUNICIPAL CENTER
1340 STATE ROUTE 9
LAKE GEORGE, NEW YORK 12845-9803

Telephone 518-761-6535
Fax 518-761-7652



Ronald F. Conover, Chairman

Amanda Allen, Clerk of the Board

May 17, 2019

Ken Kosinski, Chief, Watershed Implementation Section
Division of Water
New York State Department of Environmental Conservation
Kenneth.Kosinski@dec.ny.gov

Re: New York State Septic System Replacement Program

Dear Mr. Kosinski,

I am writing this letter to request that Warren County be added to the participating county list identified by the DEC as eligible for funding under the New York State Septic System Replacement Program.

We understand that an area's designation as a priority is based on its vulnerability to contamination, population density, soils, hydrogeology, climate, and reasonable ability for septic system projects to mitigate water quality impacts. We also understand that funding is earmarked for those water bodies with Public Access.

Based upon these requirements we have identified the following water bodies for consideration: Lake George, Schroon Lake, Schroon River, Brant Lake, Loon Lake, Glen Lake, Lake Luzerne, Halfway Brook Reservoir and the Hudson River. Attached please find a high level GIS Study outlining each water body including the communities affected, water body size in acres, residential parcels within 250 feet, density and current DEC Classification.

There is no question that access to clean water is vital to public health. Harmful Algal Blooms have become a main contributor of excessive nutrients in our water bodies and a major water quality concern in Warren County. We recognize that water quality, and more importantly drinking water quality, is being impacted by septic systems not functioning optimally or in certain cases, failing. It is our hope that inclusion in this program, and the funding that it provides, will entice many to make the improvements needed to positively impact water quality in Warren County.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald F. Conover".

Ronald F. Conover
Chairman, Board of Supervisors

Presentation to Committee by Planning Dept. – 2019



What Resources are we trying to protect?

Queensbury: surface water
Bolton: surface water, groundwater, soils

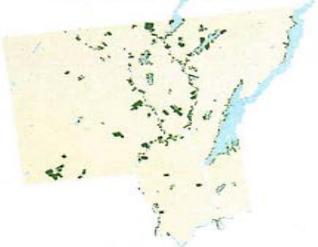
If surface water, only:

- Waterbodies over a determined size?
- Waterbodies of a certain classification?
- Lakes and ponds only, or streams too?



Preliminary Considerations: Resources to Protect

- Lakes and Ponds 20+ acres
- Hudson and Schroon Rivers
- Developed parcels within 250' of above waterbodies



Clean Lakes Collaboration – 2020

Warren County Board of Supervisors

RESOLUTION NO. 37 OF 2020

RESOLUTION INTRODUCED BY SUPERVISORS BRAYMER, DICKINSON, HOGAN, BEATY, MERLINO, SIMPSON AND STROUGH

AUTHORIZING WARREN COUNTY'S PARTICIPATION IN A CLEAN LAKES COLLABORATION DEDICATED TO PROTECTING NEW YORK STATE'S MOST VITAL AND THREATENED ASSET

WHEREAS, the unparalleled array of fresh water lakes and watersheds of New York State and their associated watersheds constitute the State's most valuable asset for drinking water, recreation, tourism, agriculture, flood control, fishing and community health, as well as essential habitat for plant and animal life, and

WHEREAS, the enormous economic value of fresh waters in the State only appreciates as the needs for and pressures on these resources increase, and

WHEREAS, growing scientific documentation presents incontrovertible evidence of mounting threats and impacts on the State's fresh water lakes and their associated watersheds, and

WHEREAS, sources of these threats and impacts commonly include inadequate wastewater and stormwater controls, introduction and spread of aquatic and terrestrial invasive species, excessive use of road salt and warming from climate change, and

WHEREAS, these sources are contributing to measurable declines in the quality of New York's fresh water resources and their natural resilience to change, and

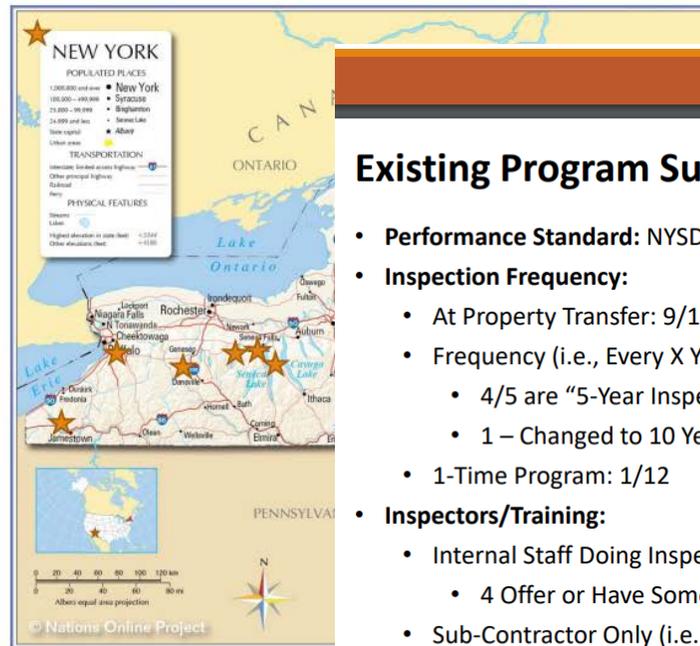
WHEREAS, such declines in water quality are evidenced by the escalating number and frequency of fresh water lakes, including public drinking water supplies, experiencing Harmful Algal Blooms (HABs) with substantial economic, environmental, public health and community costs, and

WHEREAS, successful programs for stopping and reversing water quality declines are being

Lake George Park Commission - 2021

Existing Program Survey (Summary)

- 12 Septic Inspection Systems Programs Researched – 8 In Contact with LGPC Staff
 - Canandaigua Lake Watershed
 - Western Finger Lakes
 - Keuka Lake Watershed
 - Cayuga County
 - Otsego Lake Watershed /Village of Cooperstown
 - NYC/Croton River Watershed
 - Town of Queensbury
 - Town of Bolton
 - Chautauqua County
 - Erie County
 - Maricopa County, AZ
 - Algonquin Highlands, ON

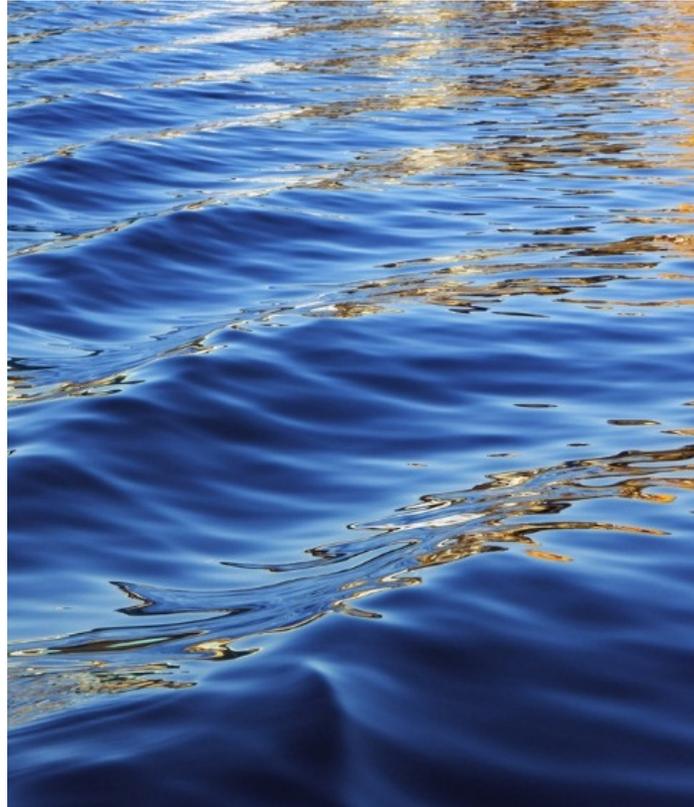


Existing Program Survey (Summary)

- **Performance Standard:** NYSDOH Appendix 75A – All Programs in NY Based
- **Inspection Frequency:**
 - At Property Transfer: 9/12
 - Frequency (i.e., Every X Years): 5/12
 - 4/5 are “5-Year Inspection”, 1 is based one Town, System Age, Distanced to Lake, etc.
 - 1 – Changed to 10 Year Recently – No Change in Laws, Just Practice
 - 1-Time Program: 1/12
- **Inspectors/Training:**
 - Internal Staff Doing Inspections (in-part): 7/12
 - 4 Offer or Have Some Flexibility for 3rd Party Inspection
 - Sub-Contractor Only (i.e. Hauler) Doing Inspections: 5/12
- **Budget/Organization:**
 - Water Purveyors/Watershed Coalition: 4/12
 - Individual Town/County Budget: 8/12



Warren County's Proposal



Applicability

250' of specified waterbodies



Parcels

Warren County Parcels within 250' of Waterbodies Included in Proposed Septic Inspection Law	
<i>Notes: parcel counts are in Warren County only and do not include parcels in Queensbury, Bolton, or Glens Falls. Numbers are estimated and are for discussion purposes only.</i>	
Lake George	
Communities:	Lake George, Hague
Waterbody Size:	29,048 acres
Parcels within 250':	1109
Residential Parcels within 250':	769
Schroon Lake	
Communities:	Chester, Horicon
Waterbody Size:	4,159 acres
Parcels within 250':	247
Residential Parcels within 250':	204
Hudson River	
Communities:	Johnsburg, Chester, Stony Creek, Warrensburg, Thurman, Lake Luzerne
Waterbody Size:	3,839 acres
Parcels within 250':	1073
Residential Parcels within 250':	544
Brant Lake	
Community:	Horicon
Waterbody Size:	1,468 acres
Parcels within 250':	522
Residential Parcels within 250':	256
Schroon River	
Communities:	Chester, Horicon, Warrensburg
Waterbody Size:	671 acres
Parcels within 250':	727
Residential Parcels within 250':	469

Loon Lake

Community:	Chester
Waterbody Size:	613 acres
Parcels within 250':	466
Residential Parcels within 250':	364



Friends Lake

Community:	Chester
Waterbody Size:	450 acres
Parcels within 250':	228
Residential Parcels within 250':	164



Lake Luzerne

Community:	Lake Luzerne
Waterbody Size:	103 acres
Parcels within 250':	172
Residential Parcels within 250':	125



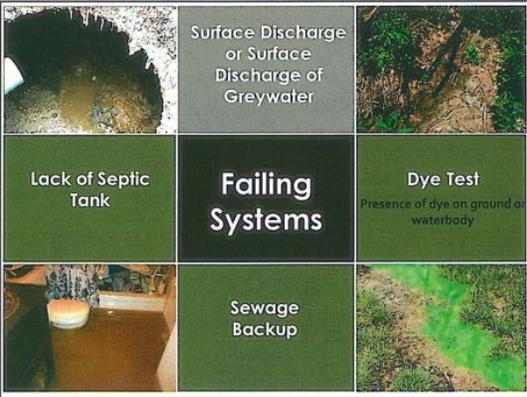
Total Parcels by Town:

Chester:	1078
Hague:	618
Horicon:	882
Johnsburg:	225
Lake George:	503
Lake Luzerne:	582
Stony Creek:	37
Thurman:	101
Warrensburg:	476

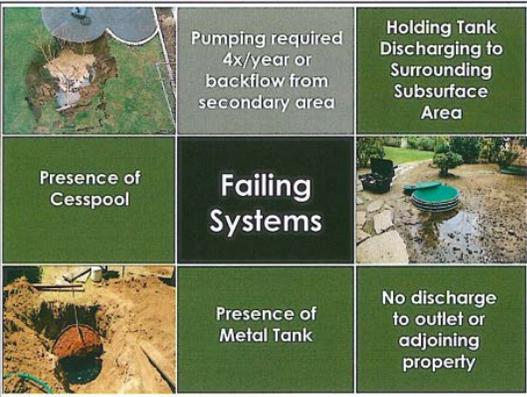
Exemptions/Deferrals



Failures



From Warren County
Planning Presentation



Administration and Enforcement





Next Steps

Questions?