



**Lake George  
Park Commission**

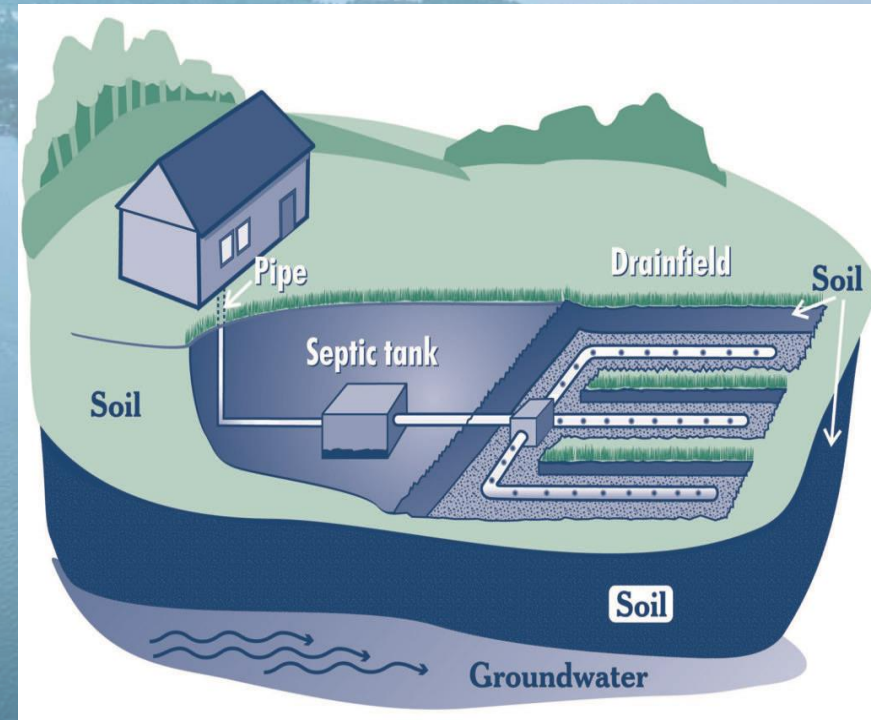
# Septic Inspections on Lake George

## One Season In...

*Photo courtesy of Carl Heilman*

# First: Understand the Issue

1. Ad-Hoc Committee, 18 months
2. Literature Review – What do we know about septic system impacts to lakes
3. Other Programs – Research other lakes who have implemented septic system inspection programs, and why
4. Data Analyses – Status of septic systems around Lake George



# Data Analyses

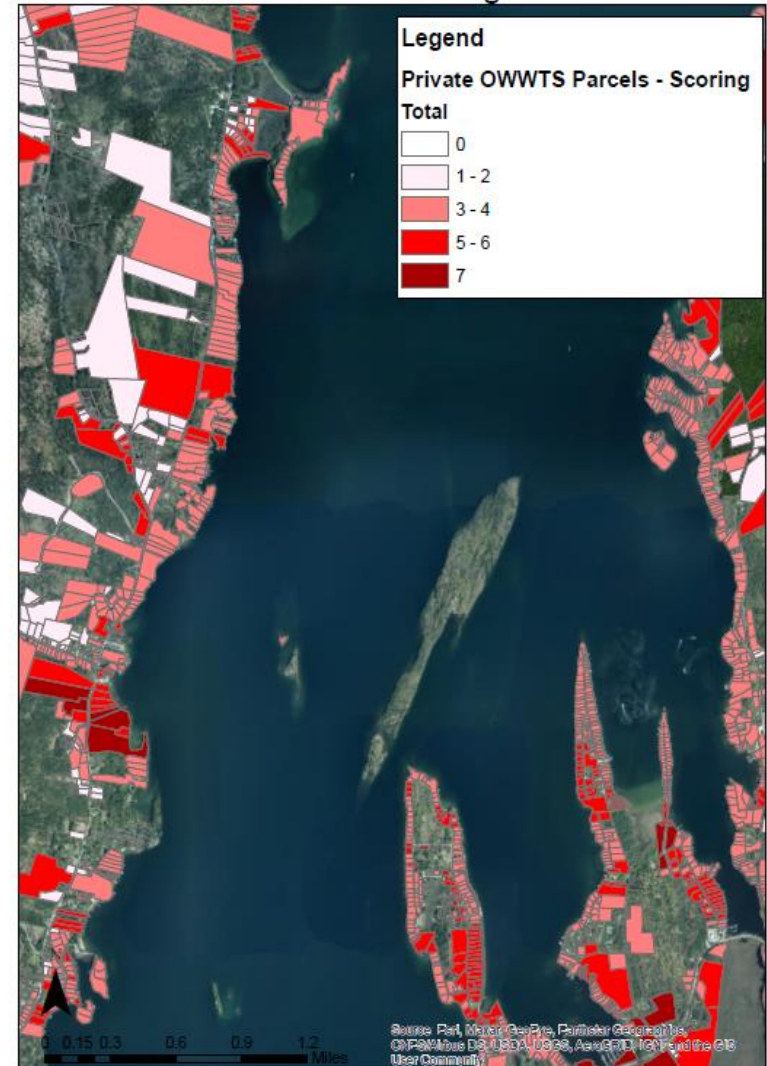
5,950 (69%) of occupied parcels in the LG Park use septic systems (31% on public sewer)

2,500 (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



# How Does It Work?

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



# Cost to Property Owners

---

Residential Property Annual Fee  
\$50

Commercial Property Annual Fee  
\$100

Properties with Holding Tanks  
Annual Fee \$25

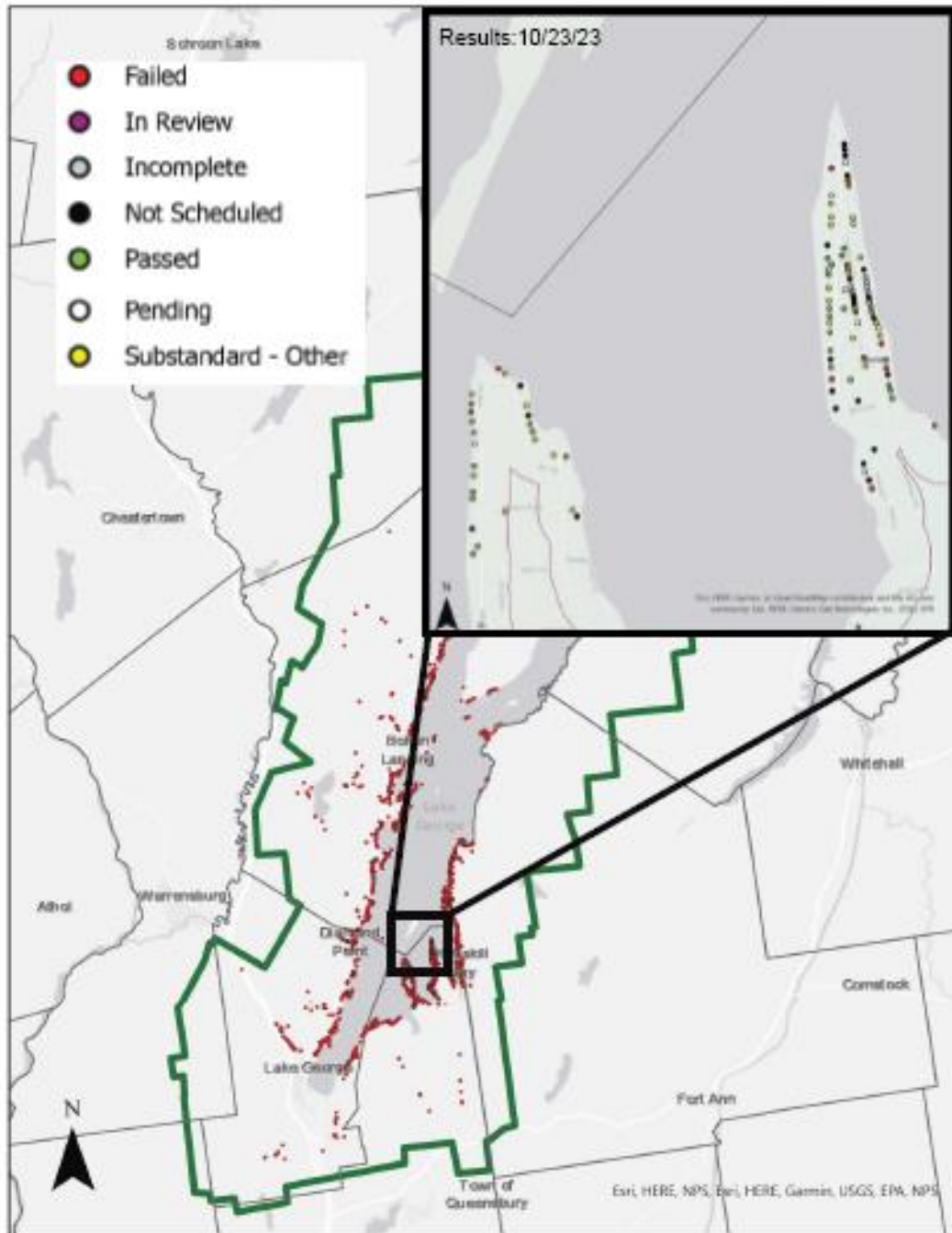
Septic Tank Pumpout Fee – Variable  
Cost (\$200-400) every five years  
(should be doing anyways)

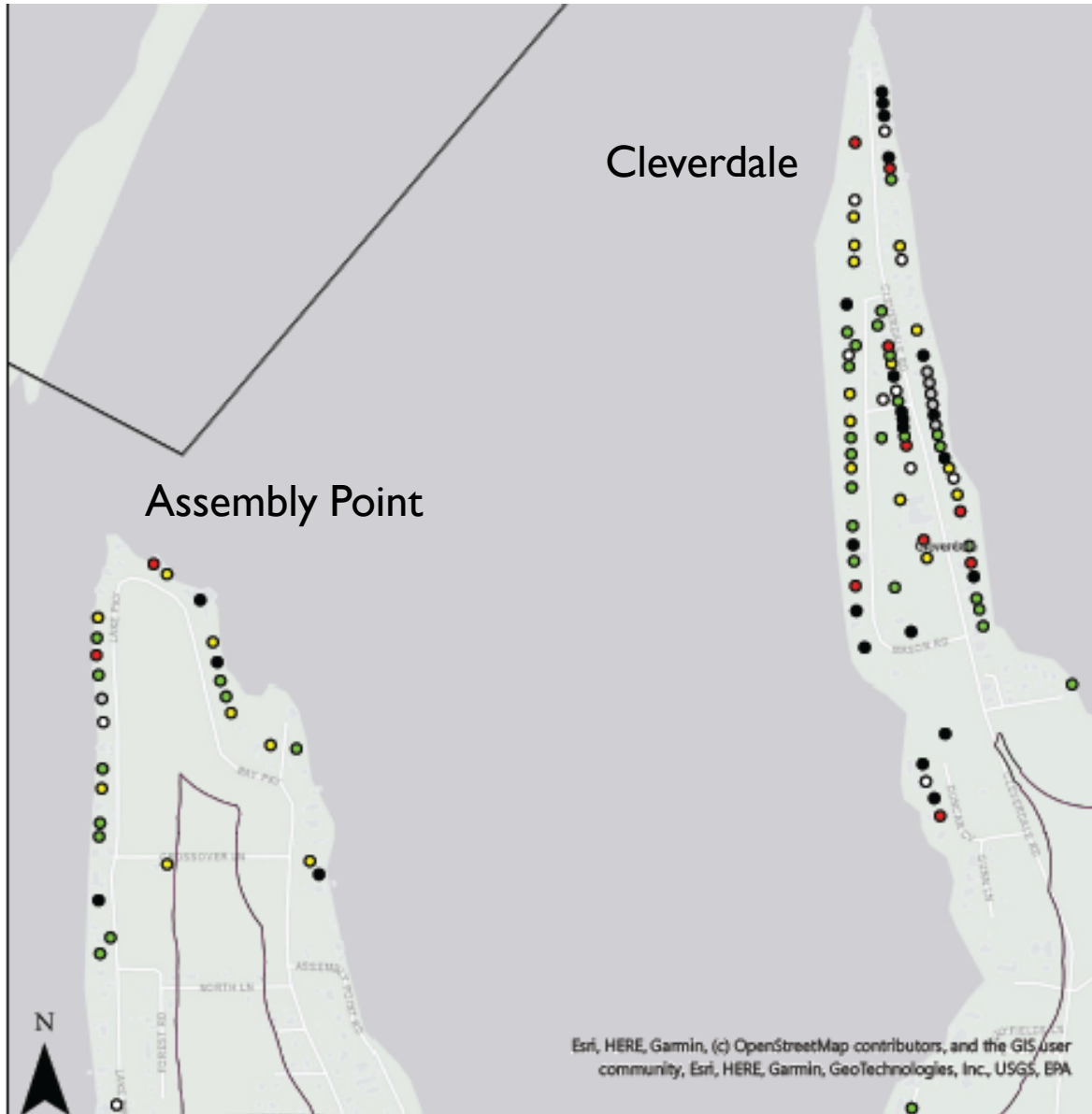
97% payment compliance so far

---



# LGPC Wastewater Treatment System Inspection Program





Cleverdale

Assembly Point

N

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

**2023 Inspection Status**

- Failed
- In Review
- Incomplete
- Not Scheduled
- Passed
- Pending
- Substandard - Other
- WW Sys. Insp. Area

0 325 650 1,300 Feet

# Inspection Outcomes

---

1. **Pass:** No action required, see you in five years
  2. **Repairs Needed:** Fix, and either re-inspect or landowner sends pictures
  3. **Failed Systems:** corrected within six months to one year
  4. **Substandard Systems:** (primarily tank or field size) - upgraded within 5 years
- ▶ All upgrades/replacements overseen by current review authority (e.g. Town, County)
- 



# Year 2023 So Far



Hired two inspectors, started early May but really got going in July when seasonal property owners arrived



320 out of 431 inspections conducted or pending so far, 74% of 2023 total required inspections



We continue to reach out to the remaining hesitant property owners, enforcement may be necessary



# What Are We Seeing?

---

- ▶ Surprising number of cesspools (which are not allowed in NY)
- ▶ Failed Infiltration Beds
- ▶ Old Metal Septic Tanks
- ▶ Repairs to
  - ▶ Distribution boxes
  - ▶ Baffles/outlet T's
  - ▶ Lots of speed levelers



# No Septic Tank (Cesspools)



# Distribution Box Issues

---



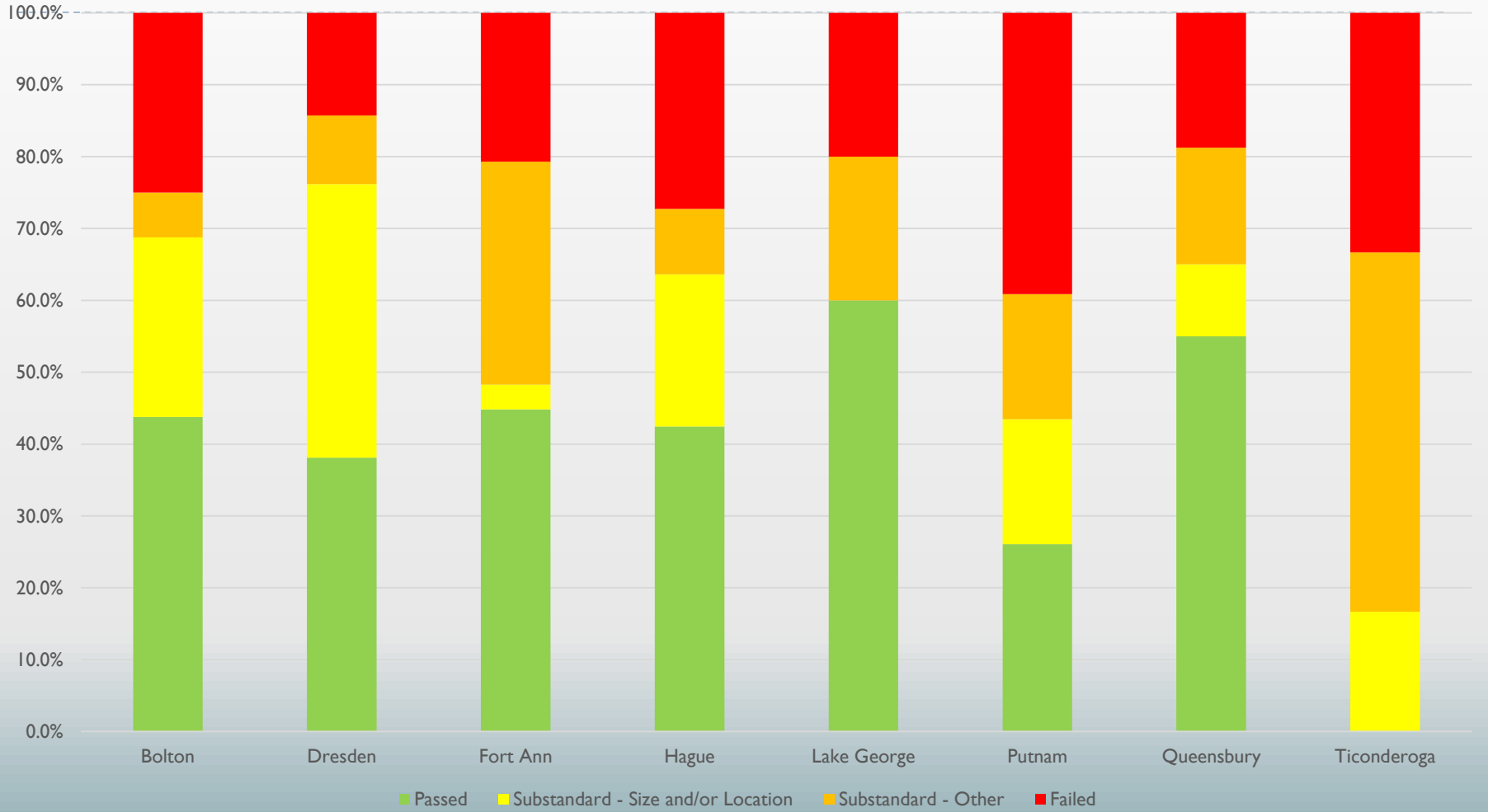
# Pump Station Failure



# Metal Tanks



# Inspection Status - Town



# Results So Far

---

Passed: 45%

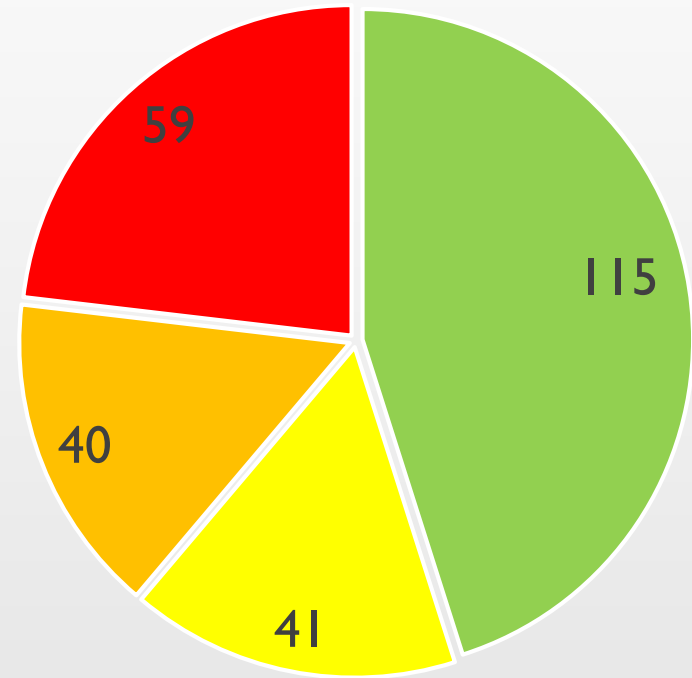
Failed: 23%

Need Repair: 16%

Substandard: 16%

High Level Summary:

- About half pass
- About half need repair or replacement



- Passed
- Substandard - Size and/or Location
- Substandard - Other
- Failed



# Just Getting Started...

---

- ▶ 320 inspections completed out of 2,500 total in 5 years (13% done!). And then we do it again. And again...
- ▶ 23+% failure rate is a significant challenge for engineers and contractors (and property owners), we can extend timeframes as needed
- ▶ State financial assistance was tapped out before we began the program, lobbying for more currently
- ▶ Was this program the right thing to do to protect Lake George? **Absolutely**



Thank you!



**Dave Wick, Executive Director**

Lake George Park Commission  
PO Box 749, 75 Fort George Road  
Lake George, NY 12845  
518-668-9347  
[dave@lgpc.state.ny.us](mailto:dave@lgpc.state.ny.us)

*Photo courtesy of Carl Heilman*