



Executive Director
Dr. Lorraine Ruffing

Corresponding Secretary
Beverly Pozzi

Recording secretary
Lorraine Carbognin

Treasurer
Tim Bechard

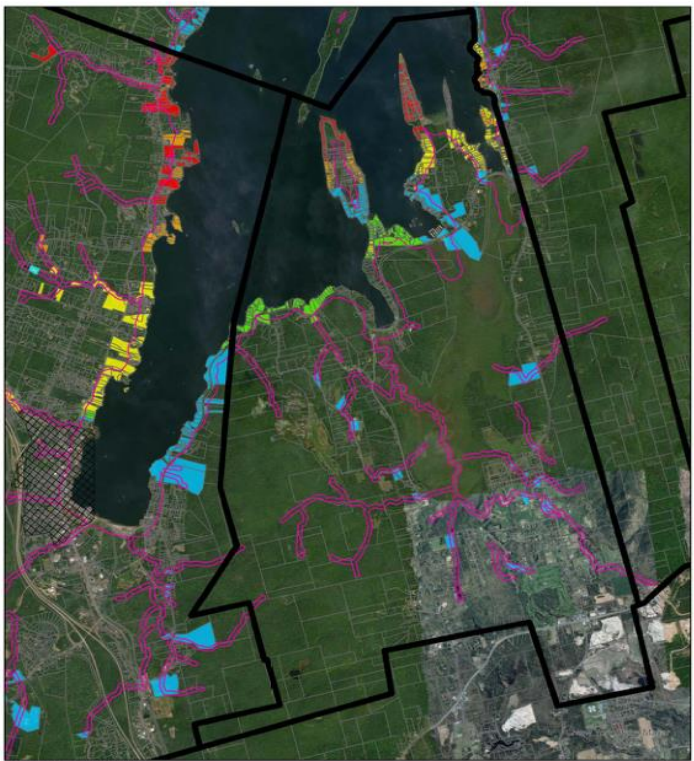
Board of Directors
Chair *Lisa Adamson*
Kathy Bozony
Sarah Brown
Bob Carbognin
Florence Connor
Scott Dubin
Pam Golde
Carole Hunt
Arlene Lotters
Mary Helen O'Keeffe
Eustacia Sander
Ellen Wetherbee

Lake George Park Commission Septic Inspection Program

The LGPC is close to completing the first season of its Septic System Inspection Program. Since the spring of 2023, 320 residences within 500 feet of the Lake or 100 feet of a stream feeding the Lake have had their septic systems inspected. 44% passed and the remaining systems failed. Modifications, repairs or replacement of the wastewater treatment system were required prior to the LGPC signoff (septic system passed). Queensbury's approval rate for this first season was 49%.

What the inspectors have identified:

- A surprising number of cesspools
- Failed absorption fields
- Old corroded metal septic tanks
- Distribution box issues
- Pump station failures and pumps with no alarms



Inspection Schedule
 1 2 3 4 5
 Town of Queensbury
 LGPC Wastewater System Inspection Schedule
 0 2,000 4,000 8,000 Feet
 Inspection Area

Those residents who did not pass at their initial inspection are given the time to complete necessary repairs or if required, replace the system. It should be noted that the septic haulers vary in price for the septic inspections. The Coalition is compiling a spreadsheet of the costs so that residents know what each septic hauler is charging. If you have had your system inspected, please contact lorrainerruffing@hotmail.com to share the details. This will help others to make informed decisions.

□

LGPC Inspection Map

*Pink line is boundary line for 500ft distance from Lake
The various colors indicate year of inspection.*

TIPS to keep your Septic System Healthy

Whether your inspection has been completed, or will be scheduled, there are steps you can take to maintain your septic system in optimal condition. Pumping out the septic tank is part of the LGPC inspection and must be done when the inspector is present. In all subsequent years, your septic system maintenance is your responsibility.

Suggestions to keep your septic system effectively operating:

- Use water efficiently. The more wastewater produced, the more wastewater the soil must treat. Reducing water use can extend the life of the absorption field - Consider water-saving fixtures and appliances, including shower heads and faucet aerators, high-efficiency toilets, dishwashers and washing machines; run only full loads of dishes and laundry; repair leaky faucets and toilets.
- Be sure to use septic safe toilet tissue, and don't flush any other products.
- Flour, oil, grease and fats should be wiped out and tossed before washing down the sink drain. Never pour paints or other chemicals down the drain.
- Your septic system contains a collection of living organisms that digest and treat household waste. Pouring certain chemicals down your drain can kill these organisms and harm your septic system.
- Bleach should be used very sparingly, as it kills the bacteria needed to break down waste.
- Never drive or park vehicles on your absorption field.
- Be sure gutters and sump pumps empty water a good distance away from the absorption field.
- Avoid planting trees and shrubs near the absorption field, as roots can interfere with wastewater treatment pipes, BUT do plant grass on the absorption field as grass has shallow roots and helps to prevent erosion.
- Garbage disposers are considered an "additional bedroom" when sizing a septic system! A garbage disposer adds ground up food particles to the solids in your tank and adds additional stress to your septic system.
- To pump or NOT to pump? During the 5 years between scheduled LGPC inspections, residents may need to have their septic tank pumped out or may require maintenance. Having your tank checked by a septic hauler equipped with a Sludge Analyzer will reveal the depth of sludge in your septic tank and whether the tank requires a pump out. Request that (cont)



your septic hauler brings a Sludge Analyzer to determine the health of your system and the necessary frequency of septic tank pump outs.

The Lake George Association can Help reduce the cost of septic system repairs and replacements:

1. The LGA is offering \$1500 toward the engineering costs of septic replacement. To apply, sign up for the free [Lake Protector Profile App](#) and tap LGA Grants on lower left of page. Program deadline is December 30,2023.
2. Two local banks have partnered with the LGA to offer low and no interest loans for septic system upgrades and replacement.

Adirondack Trust has zero interest loans for qualifying property owners; contact Matthew Harrison, VP Residential Lending @ 518-584-5844, ext 2222

Glens Falls National Bank has low interest loan options for qualifying property owners; contact Christine Fowler, Lake George Office Branch Manager @518-668-5461

Queensbury Comprehensive Plan Update

The last Queensbury Comprehensive Land Use Management Plan was completed in 2007. It's now time for an update. Pam Golde from Assembly Point is on the committee to update the code. A draft plan should be ready for discussion in January 2024.

The plan will

- Identify the future vision for land use
- Establish policies and actions
- Facilitate public and private investments.

Most importantly the updated plan will give direction to making changes in the zoning codes because the codes have to match the plan.

At a public meeting on October 25, Queensbury residents were asked “where do we want to be” and “how do we get there”? The vision for the future will require a strategy and actions to achieve that vision. Residents were asked to come up with a vision statement or words that could describe a future Queensbury. Residents want a community that is “prepared, family-oriented, safe, cohesive, and green.”

Queensbury's Comprehensive Plan Goals

Promote the protection of natural resources such as the water, air, Critical Environmental Areas and wetlands. Increasing development in Queensbury does not have to equal a loss of open space, views, or community character.

HAB Update

Three Harmful Algal Blooms (HABs) were spotted in 3 different bays on Lake George on September 12, 2023. Two were in Bolton Landing, on Basin Bay and Huddle Bay. The third, in Oneida Bay was the first HAB found in the northern basin. Photos for all 3 were sent to the NYS



Department of Environmental Conservation (DEC), where they were confirmed as HABs and added to the interactive map maintained by the agency. The Jefferson Project* tested and reported that none of the blooms were toxic.

To date, fortunately, none of the HABs in Lake George have been toxic, but we do not know if that will continue to be the case. And even if a HAB is not toxic, we are still cautioned to avoid drinking or recreating in the affected water. The team of scientists at the Jefferson Project study the data that they collect on the Lake to answer the many questions we have about

HABs ...What causes HABs to form? Why do some become toxic? How far from the bloom is water affected? As we await answers to our questions, we continue to watch for algae growth along our shorelines, and promptly report suspected blooms to the LGA and the DEC. The LGA has initiated an [AlgaeWatch](#) program, where volunteers monitor areas of shoreline near their home or business and report findings to the LGA.

[*The Jefferson Project is a collaboration of scientists from Rensselaer Polytechnic Institute, IBM Research and the Lake George Association. This team uses sophisticated technology to monitor conditions in Lake George and collects and analyzes data to understand the current and future health of the lake. You may have seen a monitoring station called a vertical profiler floating out on the Lake. There is one at the entrance to Harris Bay.]



Jefferson Project Vertical monitoring station

Short Term Rentals

The “destination location” of Lake George makes rental properties desirable for many homeowners and vacationers alike. Rentals from lodging units helps many owners earn extra income during the tourist season while offering affordable alternatives for visitors to the area. The flip side of this is the effects a short-term rental can have on the neighboring properties and the community. The frequent turnover of renters can affect the privacy and ambience of a neighborhood by continually rotating new faces into adjacent homes and properties. Some residents feel that the presence of renters “robs” the neighborhood of community support and volunteerism.

The town of Queensbury has tried to balance the rights of the homeowners who wish or must, due to financial pressures, rent their properties with the concerns of neighbors living nearby. Standards have been set for safety (including requirements for smoke and carbon monoxide detectors, exterior doors, egress window or door and fireplace precautions), garbage removal and “quiet hours.” From May 15 through September 15 each year, a short-term rental cannot be rented for less than 5 consecutive days, nor more than 120 days in any calendar year. Also, a **MAXIMUM OCCUPANCY** for each rental is set at 2 people per bedroom PLUS 2 additional people. Example- a 3-bedroom rental is allowed 8 occupants. The number of bedrooms in a home determines the size of the septic tank required to accommodate the occupants. If renters host more guests than allowed, there is the possibility of overburdening the septic system.

You May Have Noticed... Bubbles?



East side Assembly Point



West side Assembly Point

Sudsy White foamy patches floated close to and along the shoreline of the Lake in late October. Because this was close to the time of year the Lake has experienced HABs in the past, some concerned residents took photos and contacted Lake George limnologist, Dr Carol Collins, who explained that as temperatures drop, the organic material from decaying plants and (cont)

animals can reduce the surface tension of the water. When the wind blows down the Lake or waves wash against the shore, foamy bubbles are produced. Depending on the movement of the water, they can also appear as white streaks in the water. (Both photos above were taken 10/30/23)

Tree Cutting

APWQC Board member and Lake Parkway resident had 2 large dying trees near the shoreline, a beech with beech rot and an ash, infected with the emerald ash borer. Because the ash was within 32 feet of the lake, removal required town approval by Bruce Frank, Queensbury Code Compliance Officer. He visited the site, confirmed that the 2 trees were dying and that they presented a potential hazard.



These 2 large trees drew up tremendous amounts of groundwater, preventing water runoff and underground water pollution from reaching the Lake.

HOW MUCH WATER DOES A TREE DRINK?

A healthy 100-foot-tall tree has about 200,000 leaves. A tree this size can take 11,000 gallons of water from the soil and release it into the air again, as oxygen and water vapor, in a single growing season (from US Forest Service.gov)

NOTES

- We welcome new members to join our Coalition. Your participation in our efforts would be greatly appreciated. The following committees are in need of members: Grant Procurement, Membership & Summer Social Planning, Newsletter Website & Design Team, APWQC Signage Trail Maintenance, Terrestrial Invasive Management Team, Action Team(attendance at planning/zoning board meetings, letter writing).
- Contact us via email @ apwqc7@gmail.com Please consider a tax-deductible donation to the Assembly Point Water Quality Coalition.
Address: 66 Bay Parkway, Lake George, NY 12845

The Assembly Point Water Quality Coalition wishes You & Yours



A Happy Holiday Season!

The Assembly Point Water Quality Coalition, Inc. is a 501c3 non-profit corporation committed to improving and restoring water quality and compromised ecosystems in the Lake George Lake Champlain Basin by supporting policies, regulations and practices which preserve and protect waters and watersheds.

