



Lake George Septic Systems and Water Pollution

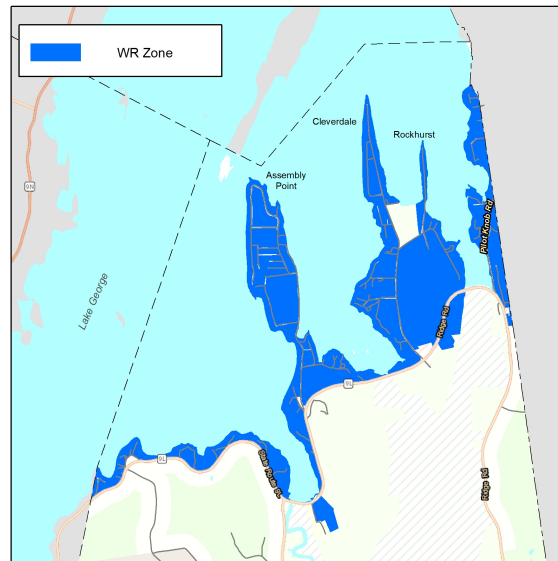
Assembly Point is a densely populated peninsula on Lake George where little is known about the age and status of 70% of existing septic systems. In 2017, the Town of Queensbury requested information on the location, type, capacity and age of septic systems on Assembly Point.

The Town found that excess nutrients and pollutants were being increased by the presence of inadequately functioning septic systems proximate to Lake George and water bodies. The majority of homes on Assembly Point depend on Lake George for their drinking water and faulty septic systems can be a major source of water pollution to Lake George.

A properly designed and maintained Onsite Wastewater Treatment System (OWTS) significantly reduces pollutants that jeopardize Lake George drinking water and water quality.

New Law on Septic Inspections in Town of Queensbury

On October 15, 2018 the Town Board approved Local Law, “[Septic Inspection Upon Property Transfer](#)” effective [January 1, 2019](#). The law requires that the septic system is functioning properly upon conveyance of a property. After inspection, a letter of acknowledgement confirming that the OWTS is function properly is required prior to property transfer.



Town of Queensbury, George Hilton

*The Law applies to conveyances (sale or transfer of title) of real property located wholly or partially in the **Waterfront Residential Zone** where the property utilizes an onsite wastewater treatment system.*

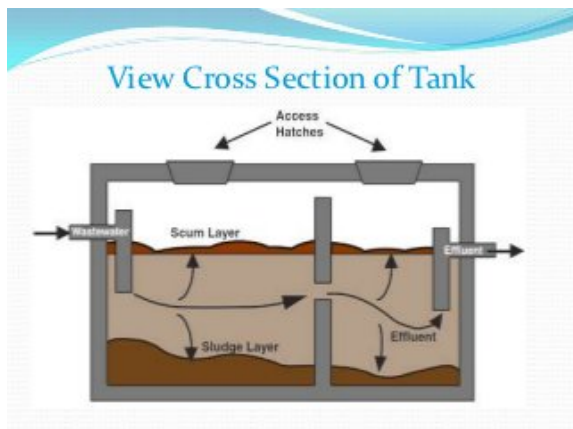
Obtaining a Letter of Compliance

Contact the Town Building and Codes Enforcement Office* to inspect the septic system before the property is transferred. This inspection will include a septic tank pump out and distribution box assessment. No conveyance shall take place until the seller has obtained a [letter acknowledging compliance with the law and that the system is adequately functioning](#).

If the system is determined to be failing or inadequate, a written notice of violation will be issued. The property owner has six months to remedy or June 1, which ever comes first, any violation after which the property owner will be subject to a fine of \$950 per week. For more details see Town Code Chapter 137 posted at www.queensbury.net.



biocellwater.com/2018/06/27/general-binding-rules-explained/



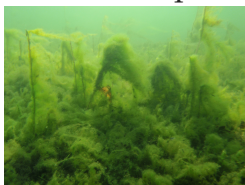
Signs of Failing Septic Systems

Failures:

- Corroded and/or undersized metal septic tank;
- A cesspool;
- Direct pipe surface discharge of grey water to drywell, waterbody or ground.
- A holding tank that leaks sewage;

Failing:

- Standing water or soggy ground near the septic system;
- Sewage backup in drains or toilet; Bad odors around your house
- Gurgling sounds or slowly draining sinks in home;
- Lush grass growth over absorption field;
- Excessive growth of aquatic plants or algae in lake adjacent to home.



Tips for Property Owners

All septic systems have a limited life expectancy. If you have a failed system, contact an engineer to determine what type of system is suitable given the characteristics of your property.

- Locate and sketch your septic system.
- Identify if the septic tank is within 250 gallons of required size;
- Install a riser to grade on the inlet and outlet of the septic tank for easy access;
- Inspect septic tank (inlet and outlet) every 2 years;
- Measure level and analyze sludge to determine frequency of pump outs;
- Install a green buffer with trees and shrubs between absorption field and lake.

This new law is an initial step to improve the water quality of Lake George. Our drinking water will be better protected when there is lake-wide adoption of the law.

*Produced by the Assembly Point Water Quality Coalition in partnership with the Lake Champlain Basin Program, Warren County Soil and Water and the *Town of Queensbury (518) 761-8200.*

Septic Maintenance Record

Date	Hauler	Work done

Sketch of Your Septic System

