

**HORICON TOWN BOARD
REGULAR MEETING**

**APRIL 17, 2025
6:00 PM**

| | | |
|----------------------------|-----------------|---------------|
| Present at meeting: | Michael Geraci | Supervisor |
| | Kayla Carlozzi | Councilmember |
| | Scott Hayes | Councilmember |
| | Teri Schuerlein | Councilmember |
| | Krista Wood | Town Clerk |
| Absent: | John Francisco | Councilmember |

Also in attendance: Becky Ross, Curt Smith, Joan Johnson, Janet Early and Jim Ventura, Mike and Kathy Hill, Wayne Butler, HS Darian Granger, Matt Wood, Lynn Keil, Jim Walas, Patrick and Kristina Carras, and Dave Hatin (Lake George Park Commission).

Supervisor Geraci opened the regular meeting at 6:00 pm.

Approval of Minutes: Minutes of the March 20, 2025 meeting were approved by Motion of Councilmember Carlozzi and Councilmember Schuerlein.

Ayes: 4 (Carlozzi, Schuerlein, Hayes, Geraci) Absent: 1 (Francisco) Nays: 0

Presentation – NYS Lake George Park Commission to discuss septic inspections (copy of presentation attached)

Supervisor Geraci explained that Dave Hatin, of the Lake George Park Commission, is going to give a brief overview of an important issue which is septic inspections. He said if the Board feels like they would like to follow up on this then he suggests the Board hold an informational meeting possibly mid-summer.

Financial Report – April 2025 Vouchers and Abstracts:

RESOLUTION #62-2025

Councilmember Carlozzi and Councilmember Hayes introduced Res. No. 62 and moved its adoption:

RESOLUTION TO AUTHORIZE PAYMENT OF APRIL 2025 ABSTRACTS

RESOLVED, that the Horicon Town Board does hereby authorize the payment of the April 17, 2025 Abstracts as follows:

General Vouchers #4 \$ 38,318.20

Highway Vouchers #4 \$ 468,654.64

Ayes: 4 (Carlozzi, Hayes, Schuerlein, Geraci) Absent: 1 (Francisco) Nays: 0

Correspondence to the Board:

- NYS Agriculture and Markets RE: Dog Control Officer Inspection Report
- APA RE: Review of variance determination for Brant Lake Camp is complete.
- Friends of the Library RE: Letter of thanks for the Town's support

Reports: Town Clerk, Justice, Zoning, Assessor, Tax Collector, NWEMS, Transfer Station, Library, Historian, Historical Society, and Fire Department.

Supervisor Geraci asked ZA Leggett for an update on the Short-Term Rental applications. ZA Leggett said they received four applications in March, and they have received another eight to ten in the past two weeks.

Supervisor's Report – see copy attached.

Town Board Liaison Reports – see copies attached.

Additional comments:

Councilmember Carlozzi noted that work continues on development of the new website. She said the Chamber is working on a branding campaign and they are sending out a survey. She noted this is not to be confused with the Town's Comprehensive Plan survey; these are two completely different projects.

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Councilmember Hayes said he helped with the Easter event and noted it is nice to see the kids here at the Town Hall. He said softball season has started and the dugouts need to be painted; he asked if Robbie could paint them. Supervisor Geraci said he will check with Robbie.

Councilmember Schuerlein said she went to the Museum Annex with Kathy Hill, and said a lot of work has been done on the building since she was there last. She stressed to Kathy Hill that the building needs to be utilized much more. She strongly recommended the Town Board schedule an informational meeting in July regarding the septic inspections and decide if this is something the Town wants to pursue.

Resolutions:

Councilmembers Schuerlein and Carlozzi introduced Resolutions #63 to #68 and moved their adoption:

Ayes: 4 (Schuerlein, Carlozzi, Hayes, Geraci) Absent: 1 (Francisco) Nays: 0

RESOLUTION #63-2025

RESOLUTION TO AUTHORIZE SUPERVISOR TO SIGN AGREEMENT WITH WARREN COUNTY FOR COMMUNITY ELDERLY SERVICES

RESOLVED, that the Horicon Town Board does hereby authorize the Supervisor to sign the agreement with Warren County, on behalf of the Warren-Hamilton Counties' Office for the Aging, for reimbursement in 2025 in the amount of \$2,000.00 for community services (transportation) for the elderly residents within the Town.

RESOLUTION #64-2025

RESOLUTION TO HIRE JOHN DOWER AS SEASONAL PARKS AND RECREATION LABORER

RESOLVED, that the Horicon Town Board does hereby hire John Dower as a seasonal Parks and Recreation Laborer, with a start date of April 21, 2025, at a pay rate of \$17.22 per hour.

RESOLUTION #65-2025

RESOLUTION TO HIRE KEVIN MONROE AS SEASONAL PARKS AND RECREATION LABORER

RESOLVED, that the Horicon Town Board does hereby hire Kevin Monroe as a seasonal Parks and Recreation Laborer, with a start date of May 5, 2025, at a pay rate of \$17.22 per hour.

RESOLUTION #66-2025

RESOLUTION TO AUTHORIZE APPLICATION FOR 2025 CFGMR GRANT

RESOLVED, that the Horicon Town Board does hereby authorize Supervisor Geraci to apply for a 2025 Community Fund for Gore Mountain Region grant in the amount of \$5,000.00 (\$3,500 for additional refurbishments to the Heintzelman Library, \$1,500 for additional cemetery headstone repairs).

RESOLUTION #67-2025

RESOLUTION TO AUTHORIZE EXPENDITURES FOR THE FISHING DERBY AND POSTING OF THE MILL POND

RESOLVED, that the Horicon Town Board does hereby authorize radio coverage to advertise the annual fishing derby at the Mill Pond in Brant Lake at a cost not to exceed \$450.00. The Board further authorizes payment in the amount of \$300.00 to the Chestertown Conservation Club to be used for prizes for the fishing derby, and be it further

RESOLVED, that the Town Board does hereby authorize the posting of "NO FISHING" signs from the time the Mill Pond is stocked until the day of the derby which will be Saturday, May 17, 2025. Expenditures to come from A6410.4.

RESOLUTION #68-2025

RESOLUTION TO AMEND JOB TITLES PER WARREN COUNTY CIVIL SERVICE

RESOLVED that the Town Board of the Town of Horicon does hereby change the following job titles as follows:

Change Library Clerk Part-time to Clerk

Change Library Assistant Clerk Part-time to Clerk Part-Time

Change Transfer Station Attendant to Recycling Attendant

Old Business

Property Reval: Supervisor Geraci explained that the Board has given him authorization to sign a contract with Maxwell Appraisals for the revaluation; no contract has been signed yet as they are still in discussion. He said the Board will likely make a final resolution at the May 15th meeting.

Request to name private road: Supervisor Geraci said Patrick Carras had requested that the Town Board name a private road that will provide access to his property so he can obtain a 911 address. Supervisor Geraci said the issue is the Board does not believe Mr. Carras has discussed this with the property owner. Lynn Keil, owner of the property the road will cross, said she wants a discussion with Mr. Carras about this as she was unaware that he wanted to name the road, and she has issues with it. Supervisor Geraci suggested Mr. Carras discuss this with Lynn Keil and ZA Leggett and come back to the May 15th meeting.

New Business

Agreement to expend highway funds: Supervisor Geraci asked HS Granger to review the work he plans to do. HS Granger gave a brief overview. Supervisor Geraci asked HS Granger what the average cost is to pave one mile of road; HS Granger said it is approximately \$300,000.

RESOLUTION #69-2025

Councilmember Hayes and Councilmember Carlozzi introduced Res. No. 69 and moved its adoption:

RESOLUTION TO APPROVE AGREEMENT TO EXPEND HIGHWAY MONIES

RESOLVED, that the Town Board of the Town of Horicon does hereby approve the 2025 Agreement to Expend Highway Monies, submitted by the Highway Superintendent, in the amount of \$526,825.00 as follows:

- 1) \$136,150.00 for reconstruction of a .35-mile section of road from Streeter Pond Rd to Harris Road
- 2) \$206,545.00 for reconstruction of a .60-mile section of road from Valentine Pond Rd to 499 Johnson Rd
- 3) \$184,130.00 for reconstruction of a .29-mile section of road from East Shore Dr to Beechtree Lane

Ayes: 4 (Hayes, Carlozzi, Schuerlein, Geraci) Absent: 1 (Francisco) Nays: 0

Request to reduce speed limit on Valentine Pond Road and East Shore Drive: Supervisor Geraci explained that in order to have a speed limit reduced the Town must ask the County to petition NYS DOT to make the change.

RESOLUTION #70-2025

Councilmember Schuerlein and Councilmember Hayes introduced Res. No. 70 and moved its adoption:

RESOLUTION TO REQUEST SPEED LIMIT REDUCTION ON EAST SHORE DRIVE AND VALENTINE POND ROAD

WHEREAS, the current speed limits on Valentine Pond Road (County Rt. 55) and East Shore Drive (County Rt. 15) pose risks to all users of the roadways, especially to pedestrians and bicyclists, and

WHEREAS, reducing the speed limits would help mitigate the potential for injuries and crashes, and enhance the overall safety and well-being of our community, now, therefore be it

RESOLVED, that the Town Board of the Town of Horicon does hereby request Warren County DPW, on behalf of the Town of Horicon, to petition the NYS Department of Transportation for consideration of reducing the speed limits in two locations as follows:

- Enact a 40mph speed limit for the entire length of Valentine Pond Road, (County Rt. 55). There are currently sections that have a 55mph speed limit.
- Enact a 35mph speed limit for the entire length of East Shore Drive (County Rt. 15). There are currently sections that have a 40mph speed limit.

Ayes: 4 (Schuerlein, Hayes, Carlozzi, Geraci) Absent: 1 (Francisco) Nays: 0

Privilege of the Floor... no comments

Announcements...

- The Memorial Day Parade is May 26th at 9:30am in Pottersville.
- Woofstock is May 31st and June 1st.

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Adjourn... There being no further business to attend to the meeting was adjourned at 6:44 PM by MOTION of Councilmember Hayes and Councilmember Carlozzi, all in favor.

Respectfully Submitted:

Town Clerk



**Lake George
Park Commission**

Wastewater Regulations & Septic Inspections

Town of Horicon, 4/17/2025

Photo courtesy of Carl Hellman

Septic Systems and Public Health

UNOFFICIAL COMPIATION OF CODES, RULES AND REGULATIONS OF THE STATE OF
NEW YORK TITLE 10. DEPARTMENT OF HEALTH. CHAPTER II. PART 75. STANDARDS FOR
INDIVIDUAL ONSITE WATER SUPPLY AND INDIVIDUAL ONSITE WASTEWATER
TREATMENT SYSTEMS. APPENDIX 75-A.

APPENDIX 75-A

WASTEWATER TREATMENT STANDARDS - RESIDENTIAL ONSITE SYSTEMS
(Statutory Authority: Public Health Law, 201(1)(b))

SECTION

75-A.1 Introduction

75-A.2 Regulation by other

75-A.3 Sewage flows

75-A.4 Soil and site appraisal

75-A.5 House or building se

75-A.6 Septic tanks and Enl

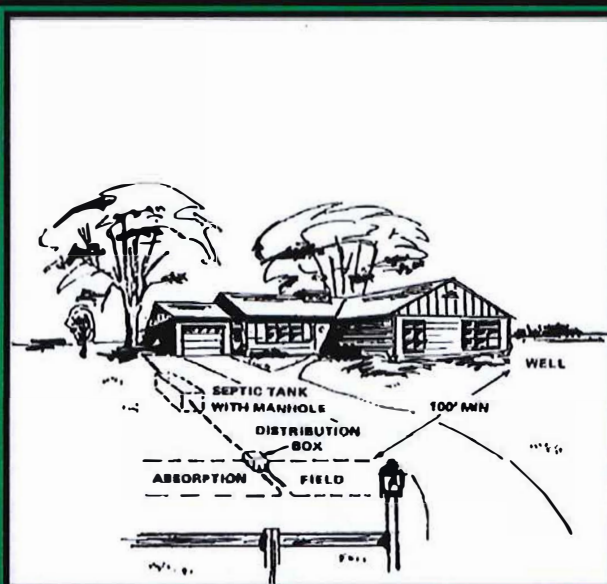
75-A.7 Distribution devices

75-A.8 Conventional subsu

75-A.9 Alternative subsurf

75-A.10 Other systems

75-A.11 Specific Watvers



"WASTE TREATMENT HANDBOOK
INDIVIDUAL HOUSEHOLD SYSTEMS"
1976

- ▶ Concept of septic systems originated in France ca. 1860
- ▶ Common in suburban and rural areas throughout US
 - ▶ 25% US Households
- ▶ 1970's regulations standardized design and install
 - ▶ Tank Size
 - ▶ Leach Field Size
 - ▶ Site Characteristics
- ▶ Protective of public health
 - Pathogens including bacteria and viruses

Partners and Expertise

- Ad-Hoc Committee
 - 5 LGPC Board Members
- Panel of Regional Experts:
 - DEC, DOH, Planners, CEOs, PE's, Elected Officials, Business Leaders
- Monthly Meetings: July 2021-Feb 2022
 - Public meetings with Regional Experts

1. LGPC Committee members:

1. Ken Parker, Chair
2. Bill Mason
3. Cathy LaBombard
4. Dave Floyd
5. Joe Stanek

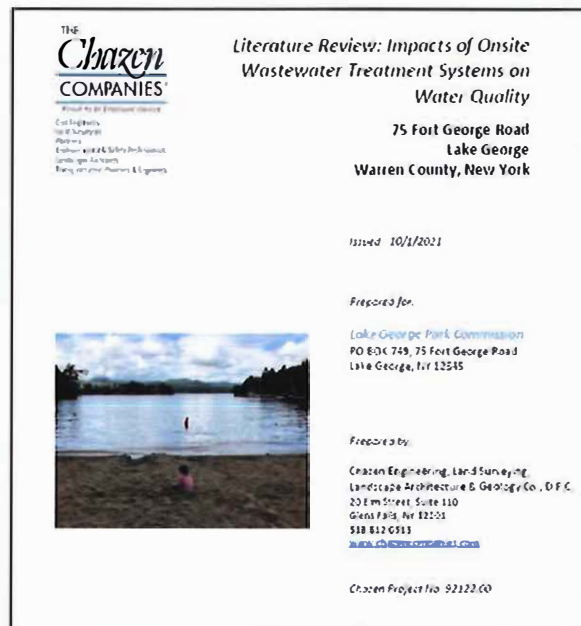
2. Advisory members to the Committee:

1. Tom Snow, NYS Department of Environmental Conservation, Director of NYC Watershed Program
2. Kevin Kenyon, Professional Engineer, NYS Department of Health Glens Falls Office
3. Tom Jarrett, Professional Engineer, Jarrett Engineering
4. Kathy Flacke Muncil, Proprietor of Fort William Henry Resort, business leader
5. Susan Wilson, Deputy Supervisor, Town of Bolton
6. Walt Lender, Executive Director, Lake George Association
7. Chris Navitsky, Professional Engineer, Lake George Waterkeeper
8. Dan Barusch, Director of Planning and Zoning, Town of Lake George
9. Claudia Braymer, Warren County Supervisor from Glens Falls Ward 3
10. Ethan Gaddy, Planner, Warren County Planning
11. Samuel Hall, Chairman, Washington County Board of Supervisors
12. John Graham, Code Enforcement Administrator, Washington County
13. Tom Cunningham, Ticonderoga Town Board
14. Hannah Neilly, Project Coordinator, Essex County Office of Community Resources

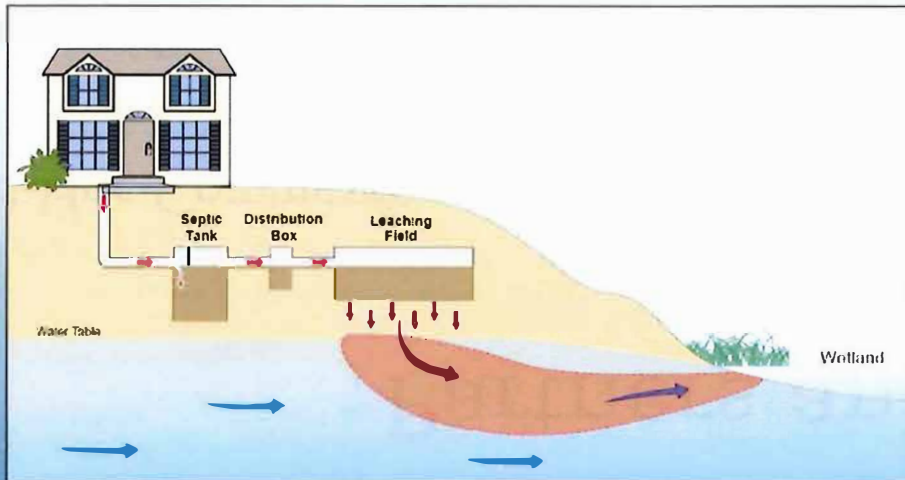


Literature:

Septic Systems and Water Quality

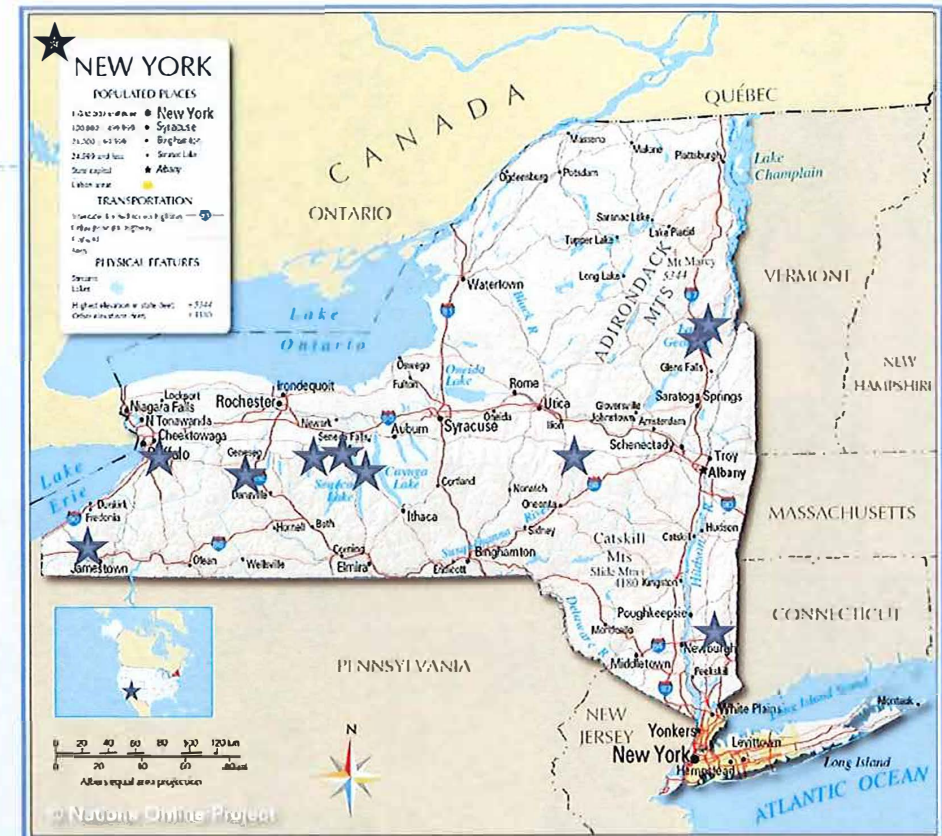


- ▶ Improper design, construction, or maintenance can impact water quality:
 - ▶ Bacteria, nutrients, etc.
 - ▶ EPA estimates 10-20% fail/malfunction
- ▶ Contributing Factors:
 - ▶ Density of systems, system age, soil type, depth to bedrock and water table
 - ▶ EPA: Potential for regional groundwater contamination when >1 system / 16 acres
- ▶ More Dirt Means More Treatment
 - ▶ Phosphorus retention largely occurs in unsaturated soils beneath the drain field
 - ▶ Increased depth, is increased retention
- ▶ Examples in Practice
 - ▶ APA: 4' to SHGW for conventional systems
 - ▶ Queensbury: 3' separation in waterfront zone



Management Options: Other Septic Programs

- ▶ Routine Pump-out and Septic Inspection
 - ▶ Locate System
 - ▶ Review for Discharges
 - ▶ Inspect Integrity of the Parts: Tank, Piping, etc.
 - ▶ Leachfield Function
- ▶ 13 Septic Inspection Systems Programs Researched
- ▶ Several other lakes in NYS have been inspecting septic systems for upwards of 20 years
- ▶ Local Examples: Queensbury and Bolton
- ▶ Programs vary in costs and logistics, but the intent and outcomes are the same: protecting public health and water quality through routine septic inspection



| Program | Program Manager/Contact Information | Program Description | How Funded? | Why Created? | Inspection Fee? |
|----------------------|---|---|---|---|-----------------|
| Kauka, NY | Colby Fennell, Manager (315) 336-5181 colby@johndwater.com | The town provides local authority for both new and replacement construction of septic systems, as well as the Town's 1020 lot of lake or water body, and has Property Transfer Inspection Program. A licensed Manager oversees the program and provides technical assistance on the County's approval of septic system knowledge and experience (i.e., regulatory, procedures, program management and municipal affairs). | Fees and Dedicated Funds from Back Town | Tourism and tax base. The municipalities are recognized that there was no uniformity in regulations and enforcement. | \$56 |
| Canandaigua, NY | Tyler Chiles, Town Canandaigua Lake inshore inspector (518) 336-8715 Tyler@chiles.com | Canandaigua Lake Inshore Inspection Program - Administered through Ontario DECOD, built on a model for a lake that has been passed by all boats. Paid by water purveyor by using the 1020 lot of lake or water body, and approved system. Issues with lot and water on inspection. Issues no failures based on DECOD definition within 200 ft of lake. Inspection every 5 years. | Fees and water purveyor | 2014 Canandaigua Lake Inshore Management Plan recognized there was a need for a more uniform regulatory system created in response to outbreaks of waterborne diseases. | \$175 |
| Canajoharie, NY | Canajoharie SACC (518) 232-4518 canajoharie@sacc-nys.org | Canajoharie SACC - Provides property transfer and regular inspections based on distance from lake and town. | Fees | To eliminate public health hazards and protect waters and ground water by enforcing water quality standards administered by court, cooperative authority. | \$150 |
| Orangetown, NY | Amy Wilson, OCCA Executive Director (607) 547-4134 director@sacc-nys.org | Village of Orangetown Lake Inspection in 2005. Requires 5 year inspections in proximity to adjacent resources. | Most funding by OCCA and the Clark Foundation Fees | State's Orangetown began monitoring water near septic systems in the lake and noticed a could be indicator in 2006. | \$50 |
| Hempstead Harbor, NY | Ted Gerace (516) 336-1453 ted.gerace@sacc-nys.org | As Ontario outside of Canandaigua is unincorporated, non-regulatory, low-to moderate fees. Most no sections and for deed transfer, sometimes from change of use or capacity. SACC or CTV inspector issues some letters as a continued regulatory response to a local property related story. 1 year in Canandaigua. SACC inspection provides the homeowner with an unbiased, neutral assessment of their septic system. | Fees, Other SACC CH | To preserve the water quality of Hempstead Harbor and surrounding ecological resources. | \$275 |

Septic Inspections LGPC Regulations NYCRR 646-3

- ▶ April 2023, New Regulations Established for the Lake George watershed
- ▶ Routine 5-yr Septic Inspections: 1/5th of the 2,450 properties will be inspected each year for five years
- ▶ Each year, letter to those ~500 landowners to arrange septic pumpout and inform the Commission
- ▶ Landowner coordinates with a hauler & has all tanks and distribution box uncovered
- ▶ LGPC Inspector is on-site for pumpout to conduct inspection



Funding Inspections LGPC Regulations NYCRR 646-3

Residential System

Annual Fee \$50

Commercial System

Annual Fee \$100

Holding Tanks for Res/Com

Annual Fee \$25 / \$50

Septic Tank Pumpout Fee to Hauler

Variable \$200-400 every five years



What are we looking for?

Function, Size, & Location

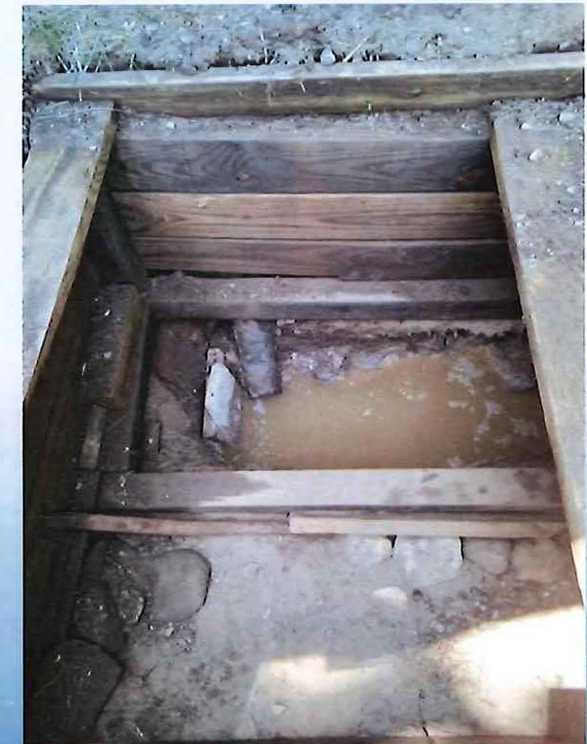
▶ **Failing** Wastewater Treatment System:

- ▶ 1) Discharge wastewater to surface waters or the ground surface
- ▶ 2) Lack of a soil absorption system
- ▶ 3) Metal tanks
- ▶ 4) Cesspools
- ▶ 5) A backup of sewage into the dwelling, septic tank, or distribution box
- ▶ 6) Septic Tank < 50 % required size



▶ **Substandard** Wastewater Treatment System:

- ▶ 1) Septic tank that has less than 100% of the required capacity
- ▶ 2) Absorption area that has less than 75% of the required capacity
- ▶ 3) Absorption area < 50 feet to Lake George or a regulated stream
- ▶ Substandard "Other" = Repairs: d-boxes, baffles, pump alarms, speed levelers missing in distribution box



- ▶ Exempt from "Substandard" are systems that received a construction permit from the appropriate Review Authority for 5 years

The Process of Getting through an Inspection

- ▶ Notification from LGPC
- ▶ Scheduling the Inspection
- ▶ Exposing all elements septic system prior to inspection
- ▶ The onsite Inspection
 - ▶ Locate System
 - ▶ Review for Discharges
 - ▶ Inspect Integrity of the Parts: Tank, Piping, etc.
 - ▶ Is Leach field Functioning
 - ▶ Issuing the Findings Report



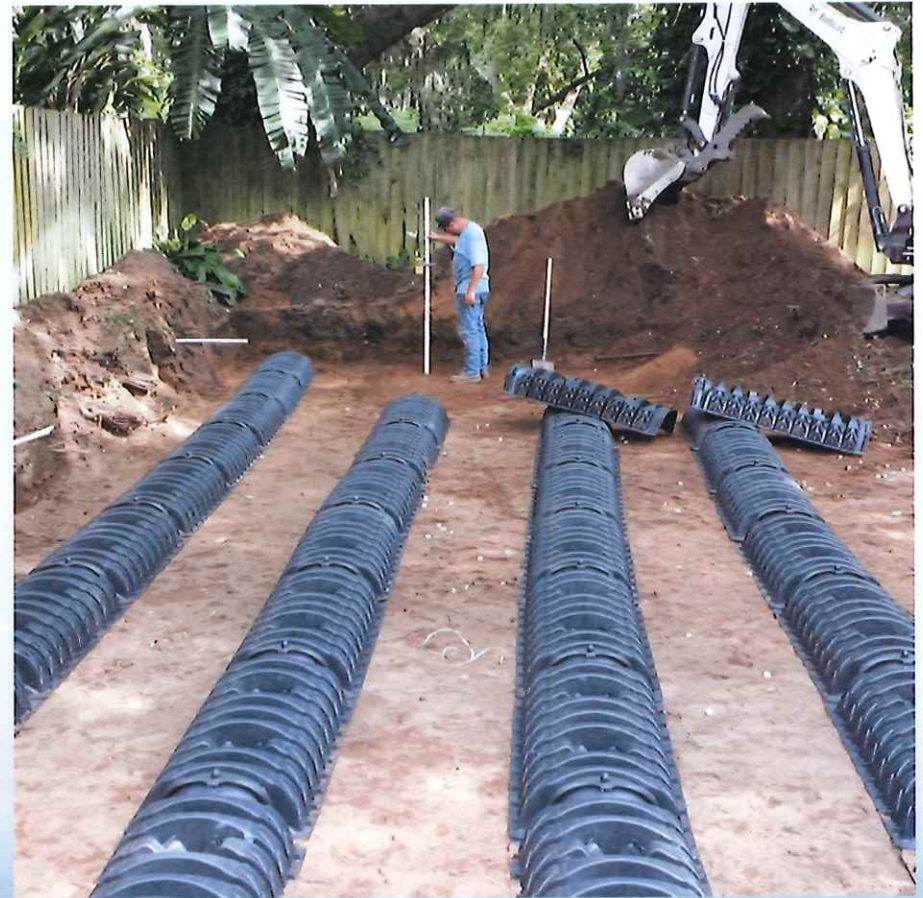
Follow-up if needed



Inspection Outcomes & Timeframes

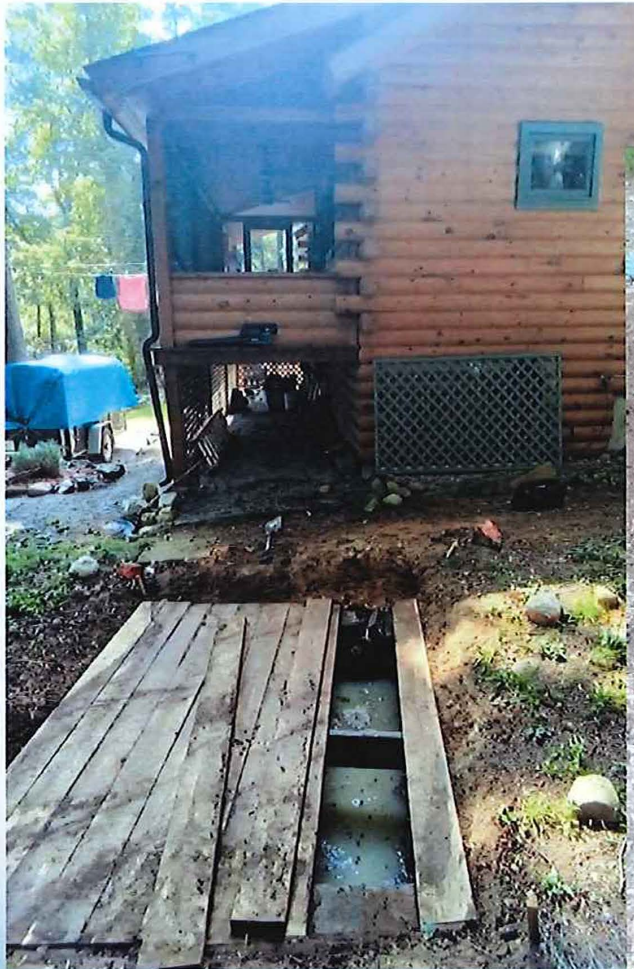
1. **Pass:**
 1. See you in five years
 1. Septic Size, Location, & Function are all good
2. **Repairs Needed:**
 1. Quick fix and either re-inspect or landowner sends documentation
3. **Failed Systems:**
 1. Corrected within 6 months
4. **Substandard Systems:**
 1. Upgrade within 5 years (e.g. tank size)

All upgrades/replacements permitted by current review authority (e.g. Town)



Examples of “Failed”

- Cesspools
- Old Metal Tanks
- Sewage Backup
- Leach Field Failed
- Seepage Pit(s) Failed



Examples of “Substandard”

Substandard Examples:

- Undersized Absorption Area
 - Commonly seepage pits
- Undersized Septic Tanks



TABLE 3
MINIMUM SEPTIC TANK CAPACITIES

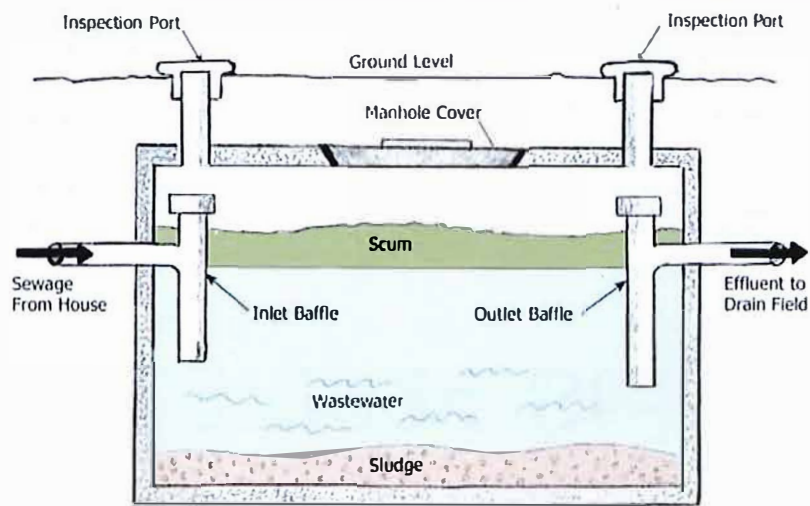
| Number of Bedrooms | Minimum Tank Capacity (gallons) | Minimum Liquid Surface Area (sq. ft.) |
|--------------------|---------------------------------|---------------------------------------|
| 1, 2, 3 | 1,000 | 27 |
| 4 | 1,250 | 34 |
| 5 | 1,500 | 40 |
| 6 | 1,750 | 47 |

NOTE: Tank size requirements for more than six bedrooms shall be calculated by adding 250 gallons and seven square feet of surface area for each additional bedroom. A garbage grinder shall be considered equivalent to an additional bedroom for determining tank size.

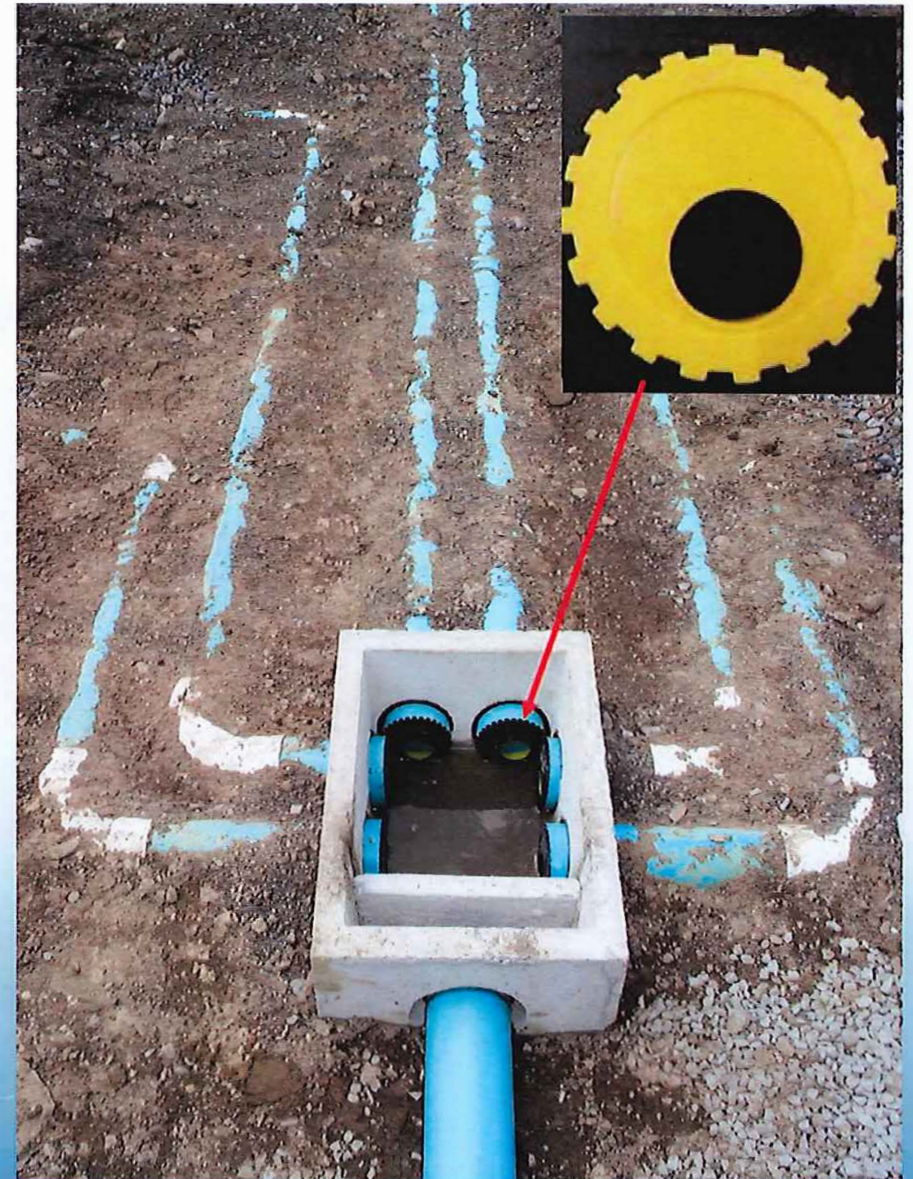
Examples of “Needs Repair”

Repair Examples:

- Inlet or Outlet Baffles missing
- Distribution Box out of level
- Pump station high level alarm missing or not working



Septic Tank Cross-Section

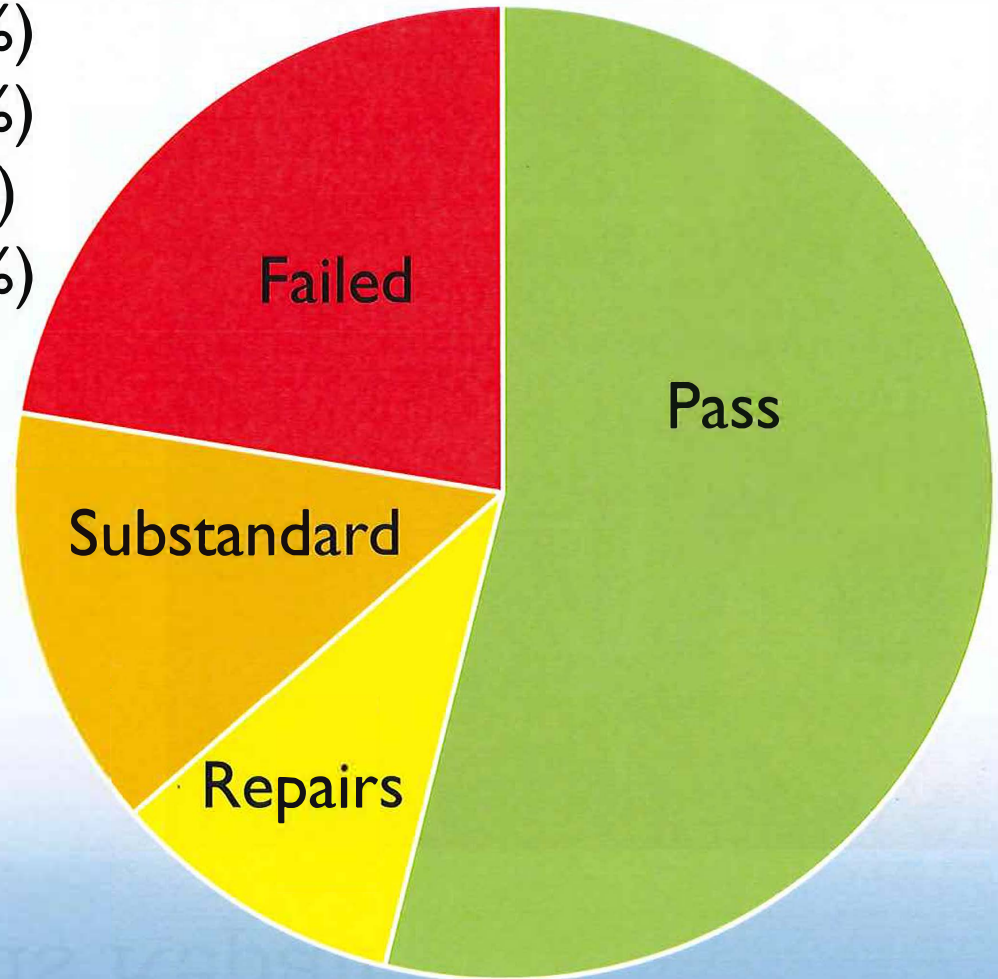


2023-2024 Status of Inspected Systems

Passed: 54 % (was 39%)
Need Repair: 10% (was 22%)
Substandard: 14% (was 16%)
Failed: 22% (was 23%)

High Level Summary:

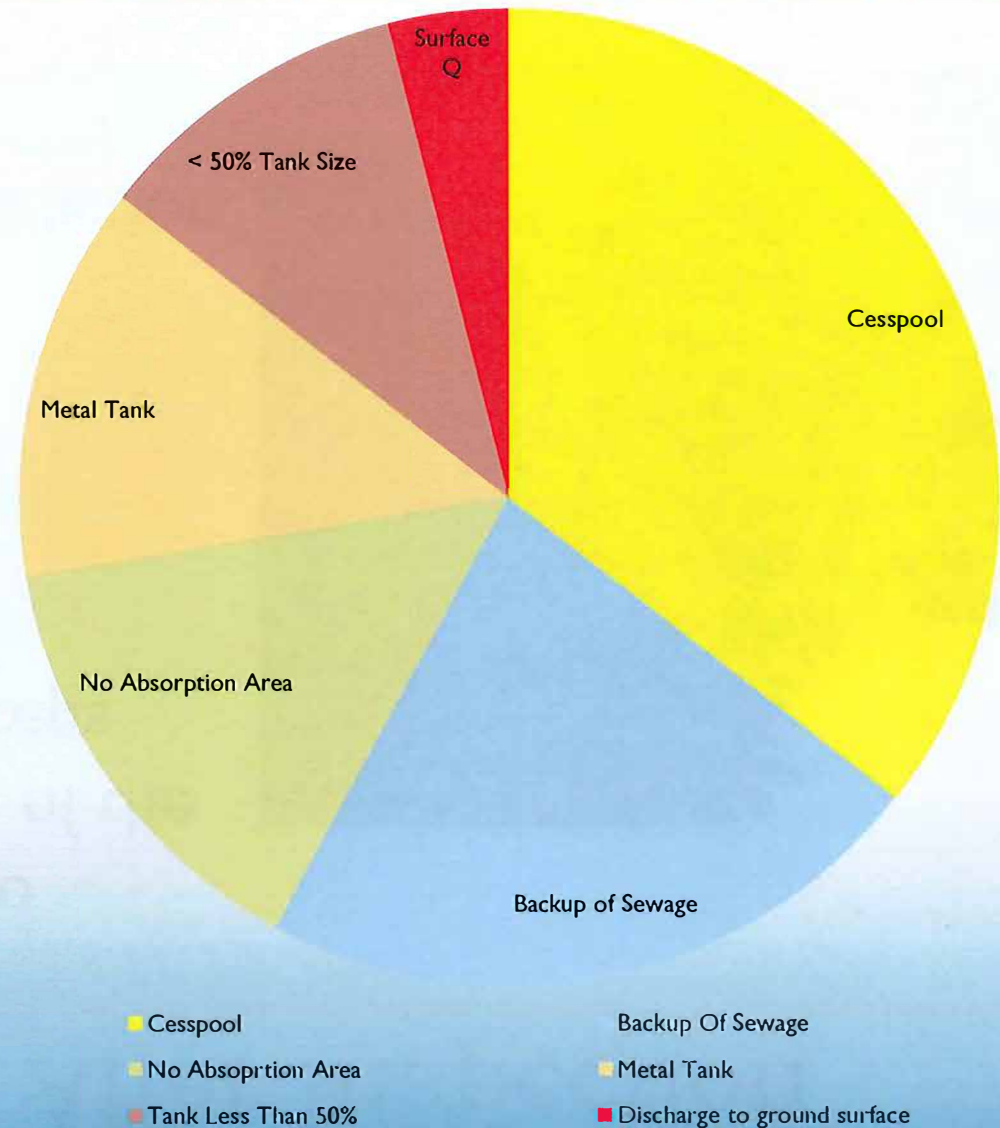
- About 1/2 pass
 - After Simple Repairs
- About 1/2 need repair or replacement
- Systems are being fixed!



2023 Failed Inspection Results

Failed Systems

| | |
|-----------------------|----|
| Cesspools: | 27 |
| Backup of Sewage: | 17 |
| No Absorption Area: | 11 |
| Metal Tank: | 10 |
| Tank Size < 1/2 : | 8 |
| Discharge to Surface: | 3 |



Administration After Inspection

- ▶ LGPC provides a letter to landowner advising them of the system status and next steps
- ▶ Review authority Cc'd
 - ▶ Begin permit process
- ▶ LGPC has no permit jurisdiction
 - ▶ Remains with Review Authority



Following Permit and Construction

- ▶ Landowner Provides Permit, As-Built Approvals/Plans to LGPC
- ▶ LGPC Septic inspection is scheduled for 5 years-out
- ▶ And we start all over...



Thank you!

SEPTIC TANKS PUMPED
SWIMMING POOLS FILLED
NOT SAME TRUCK
439-1250

Dave Hatin

Lake George Park Commission
PO Box 749, 75 Fort George Road
Lake George, NY 12845
518-668-9347
daveh@lgpc.state.ny.us

Photo courtesy of Carl Heilman