

Minutes of the Town of Lake George Consolidated Board of Health meeting held on Tuesday, October 18, 2016 at the Town Center, 20 Old Post Road at 3:00 p.m.

Present: Dennis Dickinson, Chairman
Fred Austin

Absent: Mayor Robert Blais

Also Present: Dan Barusch, Adele Behrmann, Jonathan Szemansco and others.

REGULAR MEETING

The meeting was called to order at 3:00 p.m. by Chairman Dickinson.

- 1. Application for Consolidated Board of Health CBOH #7-2016 for Jon Szemansco requesting an 88 ft. horizontal separation distance from a well to a new drywell where 62 ft. will exist and 150 ft. is required; for property located at 23 Vito Road; being Tax Map Nos. 225.12-1-4.1 & 225.12-1-4.2**

Jon Szemansco informs Chairman Dickinson that the test pits were done by Cook's Septic just up from the road and George Yasenchack, who is the engineer and has an office in Glens Falls and Saratoga, logged the information in.

Chairman Dickinson has some concerns about the test pits that are unusual and since he is informed that they have been closed, he asks Dan Barusch if he was present when they were opened up to which Dan replies no however Mr. Szemansco has photos if the Board would like to see them.

Fred Austin is not happy with the information provided considering that the Board provided the applicant with a number of items they required. He feels that someone purchasing the property in the future will not be able to discern much from the submitted set of plans which he believes are the most incomplete sets he has ever seen. As an example, as he mentioned at previous meetings, Fred Austin would like to see a site plan on the map. Another concern is the lack of information on the neighbors; it is important that the neighboring properties' owners be clearly indicated on the plans.

Chairman Dickinson verifies with the applicant that he owns all 4 of the buildings as well as some of the surrounding lots. Jon Szemansco confirms that one of the lots has his secondary residence while the other buildings are rentals one of which has three units, two are 1 bedroom and the other one is three bedrooms. The business is called "The Pines of Lake George." Fred Austin asks that this is indicated on the plan as well.

Chairman Dickinson asks the applicant what and where the disposal area is since he only sees a septic tank for the cottage. Jon Szemansco replies that a dry well is situated right next to the tank and he is replacing it since it's an old one and it's failing. Other reasons for wanting to replace is that it has the old wood framing on top which is beginning to deteriorate and he needs to have it pumped out every few months which shouldn't be the case with a drywell.

Chairman Dickinson states that although according to the test pits he has very good soils, he is concerned with the project. The applicant is not meeting any of the setbacks, sizing or separation distances. The Board needs to know in addition to what he presented the location of the septic for the other two buildings. He understands that they are greater than 100 ft. away however one of the buildings has 5 bedrooms. Mr. Szemansco shows the Board where the other tanks and dry wells are located on a map.

Chairman Dickinson expresses his concern for the soil tests pits since he has never seen tests like these; the applicant replies that the old records from 1986 show the same results.

Fred Austin reminds the applicant that if the top has caved then they are no longer viable to which Mr. Szemansco replies that the previous owner put risers on them years back and so they are currently stable although they fill up which shouldn't happen.

Chairman Dickinson confirms that the applicant owns both lots and although he is not trying to be difficult, he would like to get a chance to think about this application and possibly visit the site to do some more research especially due to the fact that this is a year around rental business. When asked what his main objection is Chairman Dickinson replies that he is not a fan of seepage pits. Dan Barusch asks if they want to do a site visit on their own or meet with the applicant and his engineer at the site; Chairman Dickinson replies that he would rather go on his own.

Fred Austin adds that he thought that they made it abundantly clear at the last meeting that they wanted to see the adjoining owners which still hasn't been done. He'd like to see all the requirements the Board asked for be done so that if someone were to buy this property in the future and wants to do something they can pick it up and know what has been done over the years. The Board instructs the applicant that he needs to show all his adjoining owners referencing the deeds with book and page, including the once across the street; the property lines should be labeled as property lines. Chairman Dickinson states that he is familiar with Country Cottages, one of the adjoining owners, and knows that their system is a bed and they barely got it in; 4 ft. of soil is needed which makes him a little skeptical about the soil pit.

Jon Szemansco adds that another reason for having to do the seepage pit is because there is no space. The area that Chairman Dickinson recommends is a steep hill. Chairman Dickinson replies that once he goes to look at it, he'll have a better idea and so the best thing to do is to table this application until such time the applicant has all the requested information.

A motion is introduced by Fred Austin; seconded by Chairman Dickinson to table the application.

All in favor, motion carries.

Chairman Dickinson states that they don't mean to be difficult and they appreciate his coming in front of the Board but they just have to feel comfortable with his proposal. Jon replies that he understands and asks if he can he have his engineer call with any questions any questions; the Chairman replies yes.

A motion is introduced by Fred Austin; seconded by Chairman Dickinson to adjourn the meeting at 3:25 p.m.

All in favor motion carries.

Respectfully Submitted,

Adele Behrmann
CBOH Clerk