



Saving your Lake:

Practical observations from a local official

LOWER HUDSON LAKES

NYS FEDERATION OF LAKE
ASSOCIATIONS (NYSFOLA)

Warren Lucas, Supervisor Town of North Salem

WHAT IS YOUR GOAL?



MANY TOOLS • ONE GOAL



The 4 Essential Ingredients for a Successful Lake Sewer Project

All four are needed—remove one and the project can't stand.



1. SUPPORTIVE RESIDENTS

A community that understands the problem and is committed to the solution.



2. SUPPORTIVE MUNICIPAL LEADERS

Elected officials who champion the project and help navigate approvals, funding, and public concerns.



3. ENGINEERING & ENVIRONMENTAL DATA

Technical evidence that documents the problem and supports the solution—essential for grant funding.



4. FUNDING

Grants, low-interest loans, and local resources to pay for engineering, design, and construction.



COMMUNITY SUPPORT + LOCAL LEADERSHIP + TECHNICAL DATA + FUNDING = SUCCESS

Working together today for cleaner water tomorrow.

1. Involved and Supportive Residents

A united community working together to protect Peach Lake



Peach Lake Environmental Coalition (PLEC)



Outlet Committee

Monitoring and protecting the lake outlet



Lake Ecology Committee

Studying water quality and the health of Peach Lake



Outreach Committee

Educating residents and building community awareness



Grant Committee

Pursuing grants and funding opportunities

COMMUNITY COVERAGE AREA



OUR COMMUNITY – STRONG SUPPORT AROUND PEACH LAKE

455 total homes represented

	Vails Grove Cooperative	177
	NWCC HOA	84
	Pietsch Gardens Cooperative	95
	Bloomerside Cooperative	99



455 NEIGHBORING HOMES – ONE UNITED VOICE

Protecting our lake for today and for future generations.

GETTING TO YES

How Community Support Was Built



RESULTS

Budget Growth Demonstrates Long-Term Community Support

2014

\$468,000



2026

\$408,000

PLEC cooperative boards became key partners throughout the process. Support increased steadily as residents saw project benefits and costs became better understood.



300+

Residents attended the initial Bloomerside meeting



95%

Approval in HOA/Co-op votes



District-Funded

Installation for Every Property

COMMUNITY CONCERNS

Building Community Support for the Peach Lake Sewer Project



ADDRESSING COST CONCERNS

- ✓ Bloomer Side Cooperative meeting
- ✓ Over 300 residents attended
- ✓ Open discussion of costs



ENGINEERING TRANSPARENCY

- ✓ Engineers presented MPR findings
- ✓ Alternatives reviewed
- ✓ Questions answered publicly



NO COST TO INDIVIDUALS

- ✓ Connections installed by District
- ✓ No construction burden
- ✓ Simplified participation



COMMUNITY LEADERSHIP

- ✓ PLEC support was critical
- ✓ Cooperative Boards engaged
- ✓ Support grew over time



DISTRICT BUDGET IMPACT

2014 BUDGET
\$468,000



2026 BUDGET
\$408,000

Major infrastructure improvements completed while reducing annual district costs.

2. Political Support

WE'RE ASKING FOR YOUR PARTNERSHIP

— TO PROTECT OUR LAKE FOR GENERATIONS TO COME —



**TOGETHER, WE CAN KEEP OUR LAKE
CLEAN, HEALTHY & HERE FOR GENERATIONS.**

UNDERSTAND YOUR GOALS

Sell your goal

- Sewers
- MS4 Stormwater
- Environmental

Multi year

- Studies
- Grant applications
- Bidding contracts

Be positive

CITIZENS MAKING THE DIFFERENCE



REGISTER TO VOTE

Your voice matters.



ATTEND PUBLIC MEETINGS

Stay informed and make your voice heard.



VOLUNTEER

Get involved and make an impact.



VOLUNTEER ON LOCAL BOARDS & COMMITTEES

Help guide decisions that protect our lake.



RUN FOR MUNICIPAL BOARD

Step up. Lead. Make a difference.

3. ENVIRONMENTAL DATA

CSLAP



WATER QUALITY SAMPLING



LONG-TERM TRENDS



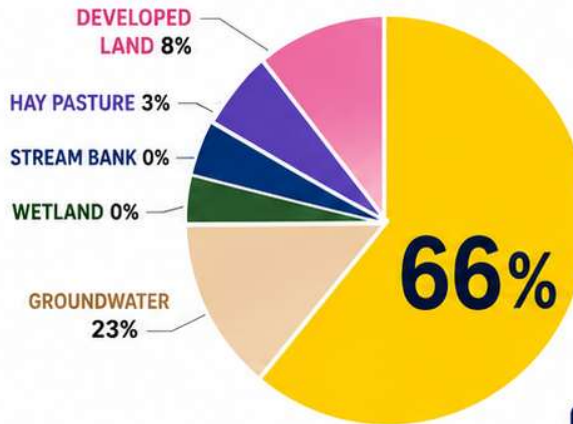
CITIZEN VOLUNTEERS



UNDERSTAND OUR LAKE

25+ YEARS OF MONITORING

WHAT WAS CAUSING THE PROBLEM?



66%
SEPTIC SYSTEMS

CAMDUS TMDL STUDY (2009)

DATA CREATES SOLUTIONS



CSLAP



CAMDUS



ENGINEERING



GRANTS



SEWER

DATA → FUNDING → SOLUTIONS

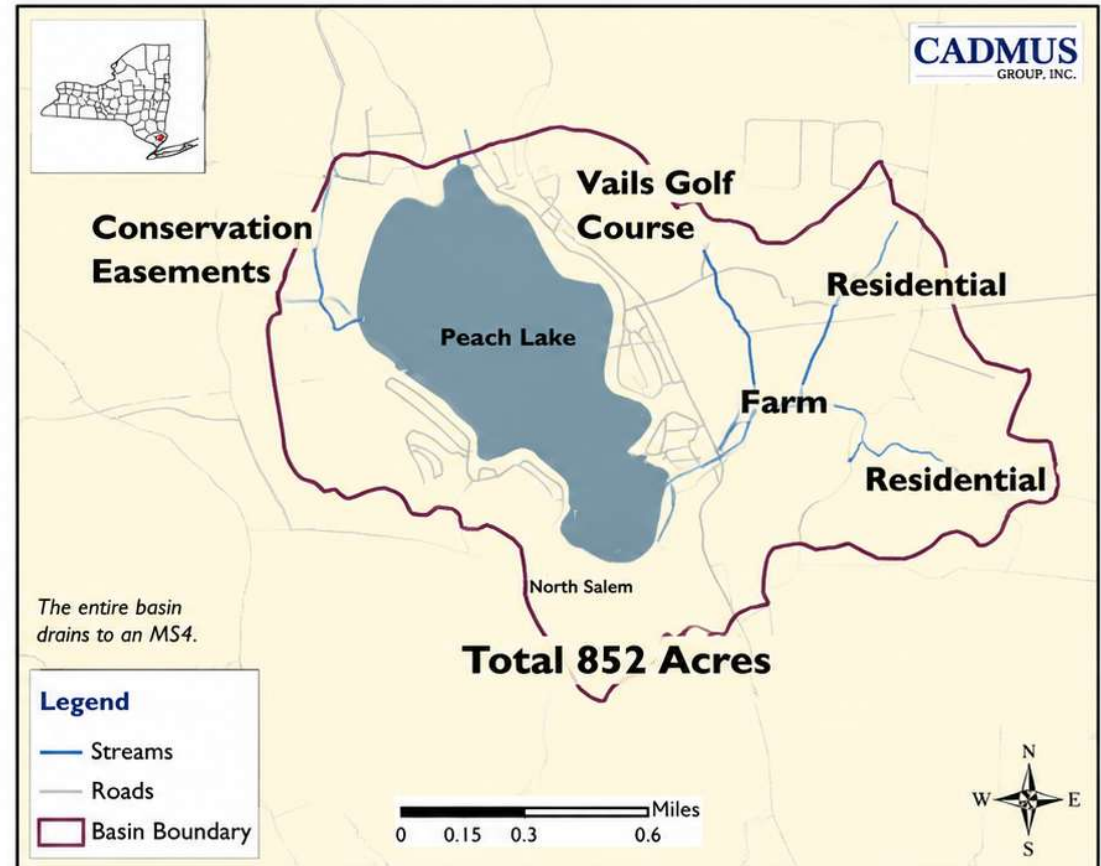
Data about your Lake

In and Out: The Stormwater Basin

- Besides the homes?
- Stormwater: **East of Hudson Watershed Corporation**

Land Use Category	Acres	% of Drainage Basin
Agriculture	201	23.6%
Hay & Pasture	201	23.6%
Cropland	0	0%
Developed Land*	226	26.7%
Low Intensity	214	25.2%
High Intensity	12	1.5%
Forest	385	45.3%
Wetlands	38	4.4%
TOTAL	850	100%

What does the stormwater basin look like?



Data about your Lake

CAMDUS TMDL Phosphorus 2009

$$TMDL = \Sigma WLA + \Sigma LA + MOS$$

Source	Total Phosphorus Load (lbs/yr)			% Reduction
	Current	Allocated	Reduction	
Agriculture**	20.06	20.06	0	0%
Developed Land (non-regulated MS4 groundwater)	33.40	31.40	2.00	6%
Septic Systems	188.13	0.00	188.13	100%
Forest, Wetland, Stream Bank, and Natural Background**	20.47	20.47	0	0%
LOAD ALLOCATION	262.06	71.93	190.13	73%
Developed Land (regulated MS4 stormwater)	23.90	22.80	1.10	5%
Point Sources	0	0	0	0%
WASTELOAD ALLOCATION	23.90	22.80	1.10	5%
LA + WLA	285.96	94.73	191.23	67%
Margin of Safety	---	71.96	---	---
TOTAL	285.96	166.69	---	---

TMDL: More Than Sewers

Addressing Runoff From Developed Lands



Stormwater Treatment

Contech Jellyfish Filters
Remove Phosphorus



8 Phosphorus Removal Sites

Contech Jellyfish Units

Removing Phosphorus Before It Reaches Peach Lake
Part of the Total Maximum Daily Load (TMDL) Solution



The New York State Harmful Algal Bloom (HAB) initiative was a \$65 million, multi-agency program launched by former Governor Andrew Cuomo to aggressively combat and mitigate toxic algae blooms in lakes across Upstate New York.

As part of the rollout for the initiative, SUNY New Paltz hosted the first of the state's four regional HAB summits on February 27, 2018.

North Salem News



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The war on weeds: North Salem nonprofit raising funds to save Peach Lake



Eurasian watermilfoil is an aggressive, fast-growing aquatic plant that is threatening Peach Lake in North Salem.

PHOTO COURTESY OF UW SEA GRANT

Posted Friday, October 3, 2025 10:02 am



**Let's
Ride!**
Playland
PlaylandPark.org

PEACH LAKE EFFORTS:

PROTECTING • RESTORING • PRESERVING

A Commitment to Clean Water & a Healthy Future



OUR MISSION

To protect Peach Lake through science, planning, infrastructure improvements, and community collaboration.

BY THE NUMBERS



\$33.15M

Invested to Date



450+ HOMES

Connected to Sewer



20+ YEARS

of Dedication



COUNTLESS

Lives Impacted

KEY ACHIEVEMENTS AT A GLANCE



WATER QUALITY STUDIES

Ongoing studies to understand and protect Peach Lake's ecosystem.



SEWER INFRASTRUCTURE

Sewer plant built and 450+ homes connected—reducing septic impact.



COMMUNITY COLLABORATION

Informational meetings and partnerships with agencies and stakeholders.



GRANTS & FUNDING

Secured grants and approvals totaling over \$33.15 million.



OUTLET RESTORATION

Studies and cleanouts to improve water flow and water quality.



ONGOING COMMITMENT

Looking ahead with planning, monitoring, and continued investment.

OUR PARTNERS



NYS DEC
New York State
Department of
Environmental
Conservation



FEMA
Federal Emergency
Management
Agency



NYS EFC
New York State
Environmental
Facilities Corp.



DASNY
Dormitory Authority
of the State of
New York



**Westchester
County**
Supporting a
Strong & Resilient
Community



Our Community
Working together
for a cleaner,
healthier lake

♥ TOGETHER, WE KEEP PEACH LAKE CLEAN, SAFE & BEAUTIFUL FOR GENERATIONS TO COME.

A HISTORY OF ACTION: TIMELINE OF PEACH LAKE INVESTMENTS

2004	Sterns and Wheeler septic study	\$25,000
2004	Phosphorus impact study	\$25,000
2007 – 2010	Grant applications	
2007	IMA with Southeast 74/26% split	
2009	CAMDUS TMDL Study paid for by DEC and FEMA	\$125,000
2009 – 2010	Informational meetings at Lake Pavilions	
2010 – 2011	Negotiated splits with NYC DEP	
2010	Map Plan and Report to the State for district approval	
2010	Final Approvals from NYS EFC and grant approvals. Total cost	\$31+M
2011	Start building Sewer Plant	
2012	Finishing Sewer to 450 homes: \$23.8 M total, North Salem \$5.8M bond	\$23.8 M
2017	Contech Jellyfish DEC and EOHWC grant	\$812,000
2018	NYS DEC HAB grant. Alum distribution study by NYS.	\$500,000
2021	Flooding Study, DASNY Senator Harckham	\$100,000
2024 – 2026	Outlet Study FEMA and Westchester County	\$319,000
2024	PLEC Little Bear Consulting Water Quality	\$90,000
2024	PLEC Outlet cleanout	\$50,000
2025	PLEC Gala to raise money for Procella Cor treatment	\$100,000

INVESTING IN PEACH LAKE'S FUTURE

