

## Town of Ulysses Board of Zoning Appeals

### **Notice of Public Hearing**

On December 16, 2015 at 7:00 PM at Ulysses Town Hall, 10 Elm St, Trumansburg, NY, the Town of Ulysses Board of Zoning Appeals will hold a public hearing to consider an appeal by Francesca Crannell and M. Kent Garrison for an area variance under Article IX Section 212-54 E of the Town of Ulysses Zoning Chapter 212.

This is for the purpose of constructing single family residence where the rear yard setback would be 35.8 feet, and the minimum rear yard setback is 50 feet in the LS-Lakeshore District. The property is located at 32 Maplewood Rd, Town of Ulysses, Tax Parcel Number is 27.-5-11.

The above application is open to inspection at the Town of Ulysses Zoning Office and on the Town website: [ulysses.ny.us](http://ulysses.ny.us). Persons wishing to appear at such hearing may do so in person or by other representative. Communications in writing in relation thereto may be filed, by 5 PM on the day of the hearing, with the Zoning Office at [Kiley@ulysses.ny.us](mailto:Kiley@ulysses.ny.us) or at the following address: Town of Ulysses Zoning Office, 10 Elm St, Trumansburg, NY 14886.

**Application to the Board of Zoning Appeals for Area Variance(s)  
Town of Ulysses, New York**

**A. Statement of Ownership:** The applicant(s) Francesca Cannell and Kent Garrison  
is/are the owner(s) of the property located at 32 Maplewood Rd  
Tax Parcel Number 2765-11; in the current zoning district Lakeshore.

The property was acquired by the applicant(s) on (date) May 29<sup>th</sup> 2008.

**B. Appeal:** Appeal is desired on the following section of the Zoning Law of the Town Code: 9.6  
212-54 E DK

**C. Reason for Request for Area Variance(s):** An area variance is requested for relief of a dimensional or similar requirement. In the space below (or attach additional sheets), consider the review criteria and describe the practical difficulties that prevent you from abiding by the zoning law.

The proposed building is 35' 9 1/2" from rear set back.  
The property to the west is undeveloped, there are no neighbors

Kent Garrison  
Applicant Signature

Address 35 Maplewood Rd

Phone number/email 607-275-7977 mkentgarrison@gmail

**For office use**

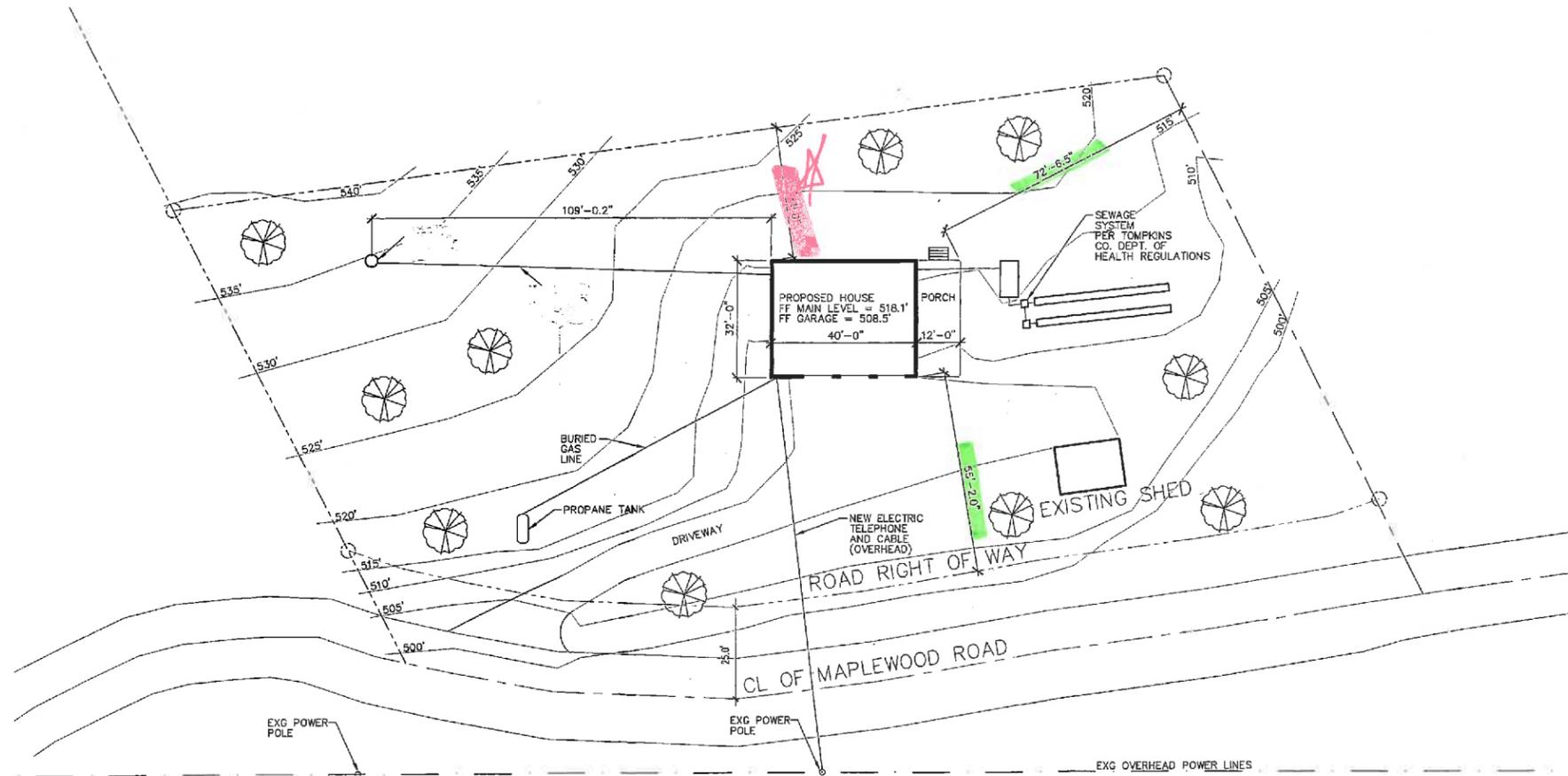
Date Received 12/9/15

Date of Hearing 12/16/15

Date of Action \_\_\_\_\_ and action \_\_\_\_\_

SITE NOTES

1. CONTRACTOR TO HAVE A LICENSED SURVEYOR TO LOCATE OR LAYOUT THE PROPERTY, SETBACK LINES AND BUILDING CORNERS BEFORE DIGGING THE FOUNDATION TO ENSURE COMPLIANCE WITH THE ZONING AND/OR DEED RESTRICTION REQUIREMENTS.
2. STOCKPILED TOP SOIL TO BE USED FOR FINISH GRAVING OVER EXCAVATED AND DISTURBED AREA.



1 Site Plan  
1" = 20'-0"

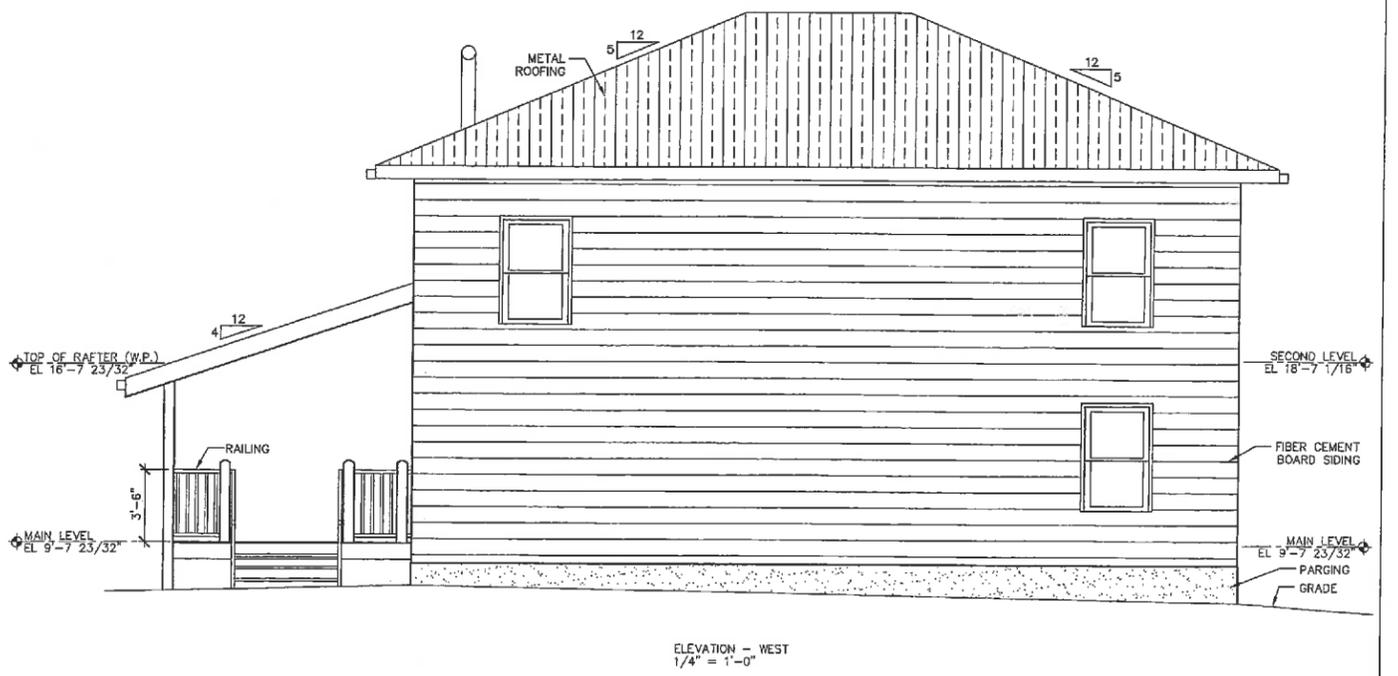
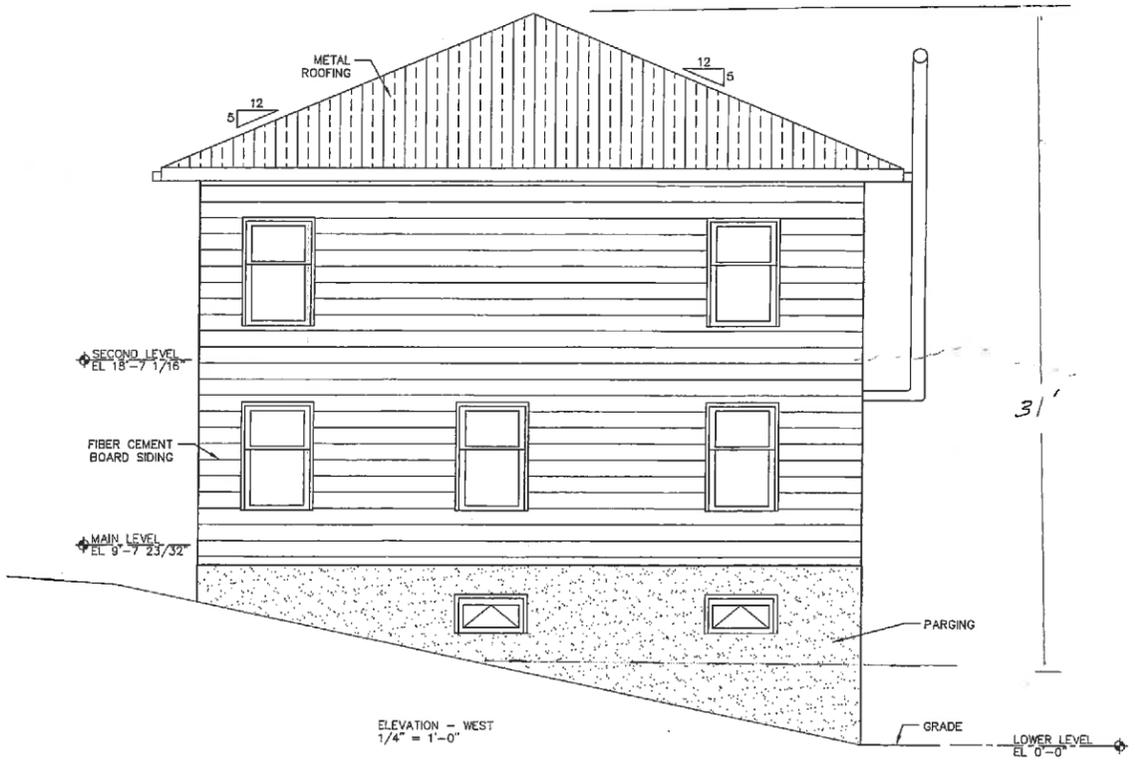
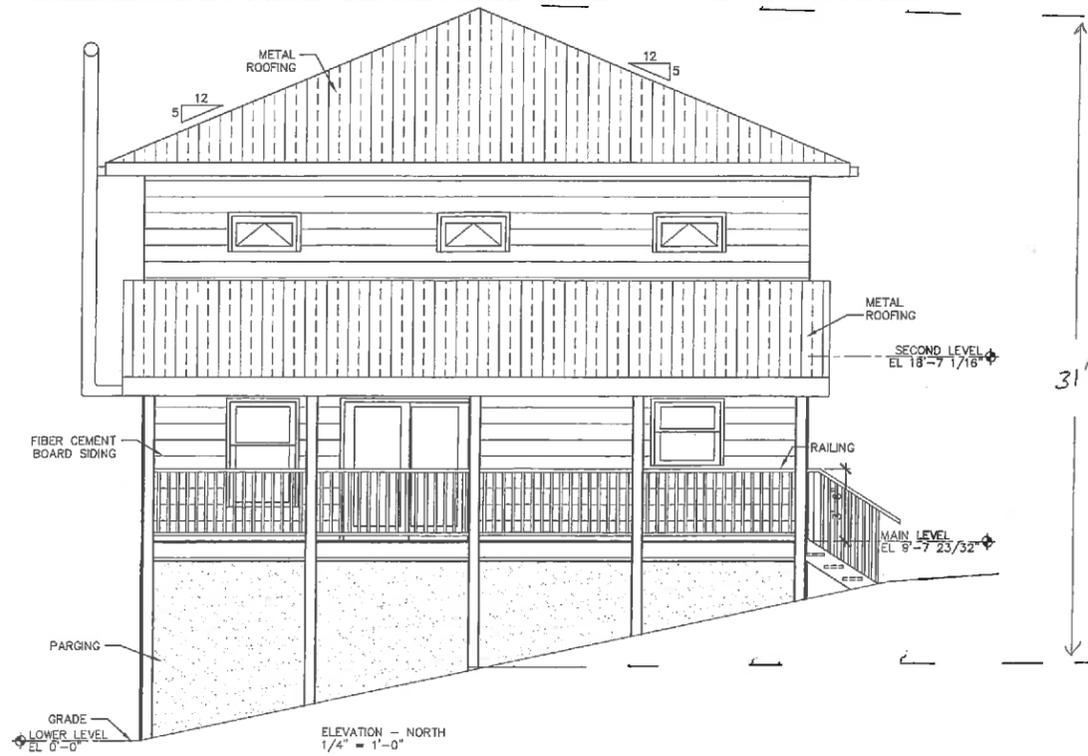


It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

MATTHEW C McCARTY, PE  
STRUCTURAL ENGINEER  
1420 ELLIS HOLLOW ROAD  
ITHACA NY 14850

NEW HOME OF  
CRANNEL AND GARRISON  
32 MAPLEWOOD ROAD  
ITHACA NY 14850

ISSUED FOR:	PERMIT
DATE:	NOVEMBER 20, 2016
DRAWING NAME:	SITE PLAN
DRAWING NO:	0

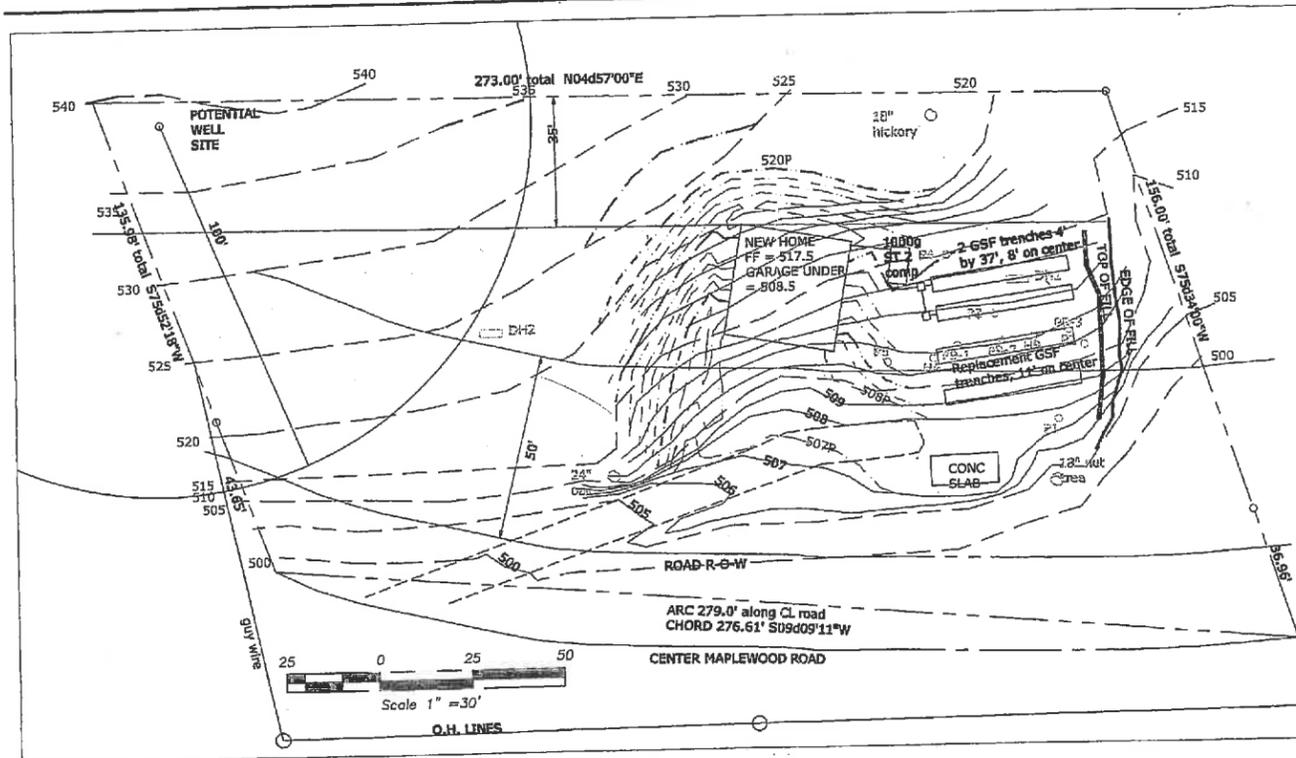


It is a violation of New York State Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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NEW HOME OF  
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ITHACA NY 14850

ISSUED FOR:	PERMIT
DATE:	NOVEMBER 20, 2015
DRAWING NAME:	ELEVATIONS
DRAWING NO:	4



**LEGEND:**

- EXISTING MONUMENT AS SHOWN
- UTILITY POLE
- O/H OVERHEAD UTILITIES
- U/G UNDERGROUND UTILITIES
- APPROXIMATE BOUNDARY LINE
- SWALE
- 125 CONTOUR (EXIST)
- 125P CONTOUR (PROPOSED)
- DH2 DEEP SOIL TEST HOLE
- P2 PERCOLATION HOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE

The Engineering Report and Plans constitute a waiver request from the Tompkins County Sanitary Code Article VI minimum lot size of 1 acre (the lot is about 0.75 acre) in which a circle of 150' diameter fits (a circle of 125' diameter fits) to allow construction of an onsite wastewater treatment system.

• All horizontal separation distances can be met, as long as the GSF system is used for OWTS.

**PROPOSED HOUSE LOCATION IS SHOWN FOR OWTS PURPOSES.**  
The building structure, foundation, and all other details will be by others.  
Ulysses Zoning R-1 building setbacks:  
Front to road R-G-W = 50'  
Rear to property line = 35' *LS setback = 50' OK*  
Side to property line = 15'  
Check with Town of Ulysses for updates or other lot dimension requirements

**CONTOUR NOTE**  
One foot contours are shown only in the area of the house and OWTS. Five foot contours are shown elsewhere to avoid clutter.

**SOILS INFORMATION** from <http://websurveysurvey.nrcs.usda.gov/>: all of the site is mapped HzE: Hudson and Dunkirk soils. Hudson typical profile is 0-12" silt loam; 12-36" silty clay loam; 36-60" silt loam. Moderately well drained; 20-45% slope; high water table 18-24" below grade; depth to restrictive feature more than 80 inches. Hudson is non-hydric and in hydrologic soil group (HSG) C. Dunkirk typical profile is 0-8" silt loam; 8-16" silt loam; 16-40" silt loam; 40-60" silt loam. Well drained; 20-45% slope; high water table is more than 80"; depth to restrictive feature is more than 80". Dunkirk is non-hydric in HSG B. DH1 in area that has been disturbed over the years; DH2 was in natural area; both grass/weed covered. Both Deep Holes were observed by the Engineer on August 30, 2013. The weather was humid and F80's; heavy thunderstorms early in week.

Hole #	Total Depth	Mottling	Notes
DH1	5' 5"	none	0-12" brown silty loam fill from upper part of site; 12-14" old topsoil layer; 14" to bottom brown silt loam with areas of grey silty gravelly loam. Soil moist full depth. Shale may be starting at bottom of hole. No water to full depth. Roots to 24".
DH2	5'	none	0-6" dry dark top soil; 6"-bottom of hole moist silt loam, but some areas are more silty and others more sandy. Shale may be starting near bottom. No water to full depth. Moist below topsoil. Roots to 30".

Both holes appear to be in Dunkirk soils, although the upper 1-2' of DH1 may have been disturbed over the years.

**NOTE:** Site plan based on survey by T. G. Miller, P.C., 2007. Information from tax map and Tompkins County GIS, proposed sewage system, elevations, and related information by John M. Andersson, P.E., 2013

- Construction Notes:**
- Prior to beginning construction, ensure that a Tompkins County Health Department Sewage System Construction Permit is in effect.
  - The sewage system(s) must be located and constructed as shown. If conditions in the field are different than anticipated, contact the Engineer.
  - Soil from the sewage system must not be removed or filled except as shown on these plans or in the Sewage System Construction Permit.
  - Rope off the area of the sewage absorption system and replacement area prior to site construction. Keep heavy equipment outside the area to avoid compaction of the soil. Work when the natural soil is dry so it is not compacted or rutted during site clearing or during construction.
  - Maintain horizontal and vertical separations between the sewage system and other features as shown.
  - No parking areas, roads, driveways, structures or impermeable surfaces shall be placed over a sewage system's soil absorption or fill areas.
  - All sanitary liquid waste must be disposed to the sewage treatment system. The sewage system must be used only for disposal of liquid sanitary wastes. No hazardous material, storm water or groundwater shall be discharged to the system. All floor drains in the building that could receive oil, paint, or other non-sanitary waste must be plugged with concrete.
  - Establish a grass cover and/or mulch all disturbed soil immediately after construction to control erosion.
  - Contact the Engineer for construction certification when construction begins and again as it nears completion.
  - Follow State law and call Dig Safely New York at 811 or 1-800-962-7962 at least 2 full working days prior to starting any type of excavation or construction work. See <http://www.digsafelynewyork.com>

- Sewage System Components (see other sheets for details)**  
**3-bedroom residence with water saving fixtures - 330 gpd:**
- Septic Tank: no garbage grinder, minimum 1250 gallon 2-compartment tank with outlet filter, such as Zabel A100, 8" diameter, is recommended to protect GSF units from solids.
  - Trench Distribution boxes: 2 needed; 4 hole. Extend cover to surface or mark well. Equalizers not necessary.
  - GSF Absorption Trenches: Design rate 0.8 gpd/sf based on 11-15 mpi perks at 2' deep. 330/0.8 = 412.5 sf. There is no room to install the necessary 206 if 2' wide gravel/pipe trenches are used. Therefore, use Eljen GSF units that have 6 sf per linear ft; 412/6 = 69'. Construct 2 trenches each 37' long, 8' on center, level. Construct no deeper than 24" below existing grade. Distributors, attached to the tops of the GSF units, are perforated 4" diameter rigid pipe with two rows of holes laid equidistant from bottom, on level slope, with capped ends. SEE SHEET 2 FOR INSTALLATION DETAILS
  - Drainage: House foundation drainage and runoff from the roof and driveway must be diverted around the absorption trenches.
  - Comply with Town of Ulysses Stormwater Management Law. Prevent any soil from leaving the site.
  - House foundation drainage and runoff from the roof and driveway must be diverted away from the absorption trenches.
  - CONTACT THE DESIGN ENGINEER IF DIFFERENT MATERIAL IS TO BE USED or IF SITE ADJUSTMENTS ARE PROPOSED.**

**A Waiver is being sought from the Tompkins County Health Department to allow construction of an onsite wastewater treatment system where the slope exceeds 15%.**

- The submitted Plan and Report are the Developmental Plan as required by the Tompkins County Sanitary Code.
- The area with least slope on the site is proposed for the OWTS.
- The slope in the proposed area is approximately 12% as measured in the field and shown on the plan, but 15-20% in the area shown for the replacement OWTS.
- It is not practical to alter the slope beyond what has already been done.
- Increase the distance between trenches to 7' where the slope exceeds 15%.
- Only an experienced contractor with the ability to work on slopes in excess of 15% will be employed.

Percolation Tests observed by the Design Engineer. 12" diameter holes; all tests were run with 6" of water in the hole, timing the drop to 5", filling back up to 6" and repeating, unless noted otherwise. P1-P3 were dug and pre-soaked August 21, 2012; ran August 22, 2012. No pre-soak water was in the holes. All holes in channery silt loam, perhaps old fill. Weather sunny, F70's, with no rain for several days. P4 and P5 were dug August 14, 2013 and ran same day. All holes moist. P4 in subsol; soil had been pushed downhill. P5 was in about 5" of fill. Lots of rain recently - flooding August 8. P9-1 to P9-3 were dug and pre-soaked September 8, 2013 and ran September 9, 2013. All soil moist. Recent (past year) fill up to 16"; CND if deeper was old fill or native soil. Weather sunny, F60's, heavy rain Sept 2 but little since.

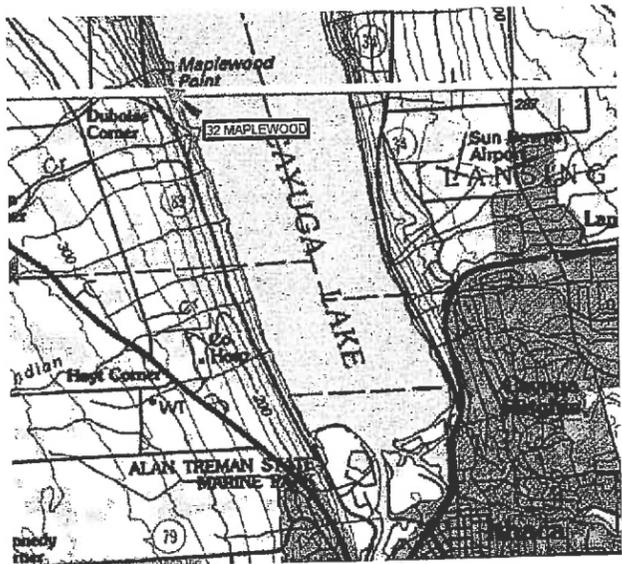
Perk Hole	Depth	Rates (minutes per inch)	Final Perk Rate, minutes per inch (per Table 6)	Application Rate, gal/day/sf (per Table 6)
P1	10"	1, 1, 2, 2, 2	1-5	1.2
P2	11"	15, 22, 22	21-30	0.60
P3	10"	5, 7, 8, 8	8-10	0.90
P4	12"	4, 6, 6, 6	6-7	1.0
P5	12"	1+, 1+, 1+, 1+, 1+	1-5	1.2
P9-1	24"	12, 10, 12	11-15	0.8
P9-2	24"	no drop in 30 min; cleaned hole then 1/4" drop in 30 min	120 but not stabilized	N.A.
P9-3	24"	4, 5, 5	1-5	1.2

Based on the deep holes and the perk tests, there does not appear to be a vertical restriction to absorption trenches even though P9-2 perked poorly. It is likely an anomaly of that spot; cleaning the hole a little improved the perk and the two holes within 20' on either side were satisfactory. The site investigated had previously been used for a small house, now demolished.

TOMPKINS COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION  
65 BROWN ROAD, ITHACA, NY 14850

**APPROVED**

*330 gpd sewage system at 32 Maplewood Road, Ulysses-T, Tax Map# 9-27-8-1*  
*Also, see T.C. Sewage System Construction Permit 9-27-13*  
*Stephen J. Andersson P.E.*  
Date: \_\_\_\_\_ Public Health Engineer



**Required Minimum Separation Distances (examples)**

Sewage System Component	Water System Well	Dwelling	Property line	Impermeable Area (uphill or side of AS)	Impermeable Area (downhill of AS)	Watercourse
Septic Tank	50'	10'	10'	N.A.	N.A.	50'
Distribution Box	100'	10'	10'	N.A.	N.A.	100'
Sand Filter and/or Absorption Trench Area	100'	20'	10'	10'	20'	100'

- Sewage System Maintenance Notes:**
- The sewage system must be used only for disposal of liquid sanitary wastes. Do not discharge hazardous material, storm water, or groundwater to the system.
  - Monitor for leaking fixtures and toilets and repair immediately.
  - Keep vehicles off absorption areas.
  - Every six months or sooner:
    - Clean septic tank effluent filter, if equipped.
    - Inspect absorption area for odors and wetness.
  - Every Year:
    - Inspect distribution box for equal distribution.
    - How the absorption area.
  - Every 2-4 years:
    - Remove the solids from the septic tank and distribution box.



OWTS on 32 MAPLEWOOD RD tax parcel 9-27-5-11 Town of Ulysses, County of Tompkins		Project A12 - 1
John M. Andersson, P. E. NYSPE #015610 1 Woodland Road Ithaca, NY 14850 Voice & Fax 607-539-7096 Cell 607-229-6100 J.AnderssonPE@yahoo.com	WARNING: It is a violation of Section 7209 of the New York State Education Law for any person to alter an item on or in this document in any way except an engineer who shall affix the altered item (her)(his) seal and the notation "altered by followed by (her)(his) signature and the date of such alteration, and a specific description of the alteration.	Date: SEPTEMBER 20,
Scale 1" = 30' or as noted	Sheet No. 1 of 2	
Sheet Title: Location and Existing Facilities	Sheet No. 1 of 2	