

**TOWN OF ULYSSES
PLANNING BOARD**

10/07/2014

Minutes

Approved: 10/21/14

Present: Chairperson John Wertis, Sarah Adams, Richard Garner, Andy Rice, Environmental Planner Darby Kiley, Town Board Liaison Richard Goldman

Members of the public present: Steve Gordon, Daniel Hirtler, Jason Demarest, Dave Kerness

Call to Order at: 7:00pm

Agenda Review; Minutes Review (9/16/14)

No additions to the agenda made.

Mr. Wertis MADE the MOTION to approve the minutes, Mr. Garner SECONDED the MOTION as follows:

Mr. Wertis AYE

Ms. Adams AYE

Mr. Garner AYE

Mr. Rice AYE

Result: Minutes for 9/16/2014 approved.

Privilege of the Floor: no members of the public made comments

Sketch Plan: Consideration of Site Plan for the construction of a proposed two-family residence located at 1569 Taughannock Blvd, Tax Parcel Number 18.-1-5.2, LS-Lakeshore District. The property is located within the Slope Overlay Area. Steve Gordon and Jaime Wolffe, Owners/applicants; Daniel Hirtler, Agent.

Mr. Garner asked if this was considered lake front property.

Ms. Kiley stated that the portion of this property that was actual lake front was so narrow that it would not classify as lake front property.

Mr. Hirtler described a set of drawings that were provided prior to the meeting which included: site plan, building plans, color elevation.

Ms. Adams stated that in order to get a better understanding of the exact location of the property in question, it would be good for members of the planning board to have a guided visit of the property.

Mr. Hirtler and Mr. Gordon agreed that a visit would be possible.

Mr. Hirtler described the proposal for a two family home. The shared driveway is the width specified by the Fire Department, follows the contours of the property, and is designed in a way that minimizes pavement. Electric utilities would come in overhead to the service building at the top of the property, as specified on the survey. From the service building, gas, electric, and data connection would be buried lines placed between existing trees. The propane tank would be placed by the utility building. The water well would also be in upper section of site which is based on the suggestion of the well digger. Mr. Hirtler described the septic site design, elaborated on the driveway design, and described the design concepts that help support water runoff.

Ms. Adams asked Mr. Hirtler if he had designed similar septic systems locally.

Mr. Hirtler stated that the design elements were unique to the site, but certain parts of the system were similar to a system completed at the Triad Foundation.

There was discussion regarding the specific topography of the property and that the ditches located on the property were not classified as streams by either the USGS or the Health Department.

Mr. Wertis stated that he would like to see a more detailed topographic map with lines closer together.

Ms. Kiley stated that Tompkins County had LiDAR data available, which has two foot topography line intervals.

Mr. Rice asked if Mr. Hirtler could describe the system that would divert water off the paved driveway.

Mr. Hirtler described that the driveway would consist of a permeable pavement where water drops through pavement to stone underneath. A catch basin would drop all solids then overflow would then be allowed to go into crush stone.

Ms. Adams asked where the location of the where catch basin is.

Mr. Hirtler stated that the plan was primarily conceptual at this point, but the catch basin would be along driveway because that was the lowest point.

Mr. Garner asked about the length of the driveway.

Mr. Hirtler stated that it was the width of property minus 20-30 feet, making it about 100 feet. He added that the parking areas also follow the contour of land.

Ms. Adams asked what the tallest point of the proposed design was, from peak to the ground.

Mr. Hirtler said that it was 28 feet.

Mr. Wertis stated that the proposed plan was an interesting structure with innovated ways to deal with waste water.

Mr. Hirtler stated that the placement of the residence was based on a significant tree on the property and the desire to keep a reasonable distance from said tree. He then stated that the placement on the site does not have a lot of leeway due to this decision. Mr. Hirtler said that he had spoken to the Health Department regarding the design of the septic system and they had said that it was a regularly used and acceptable method. However, the size of the flat, grassy area that is hoped to be used as the septic leach field has yet to be determined if it is large enough.

Mr. Garner asked what is time frame of the applicant was.

Mr. Gordon stated that the goal is to start building in the spring and added that the goal is for this to be a very environmentally friendly project.

Ms. Adams MADE the MOTION to end the discussion, Mr. Rice SECONDED the MOTION:

Mr. Wertis AYE

Ms. Adams AYE

Mr. Garner AYE

Mr. Rice AYE

Result: topic tabled until a future meeting.

Ms. Kiley asked for clarification regarding the items that the Planning Board was asking from the applicant. Ms. Kiley stated that she heard the Planning Board request a site visit and a topographic map.

Mr. Hirtler stated that he did not understand the need for a contour map.

Ms. Kiley clarified that Tompkins County collected topographic information in 2008, but it is not widely available unless you are willing to pay a fee, which would be less expensive than having an independent surveyor create a topographic map.

Sketch Plan: Consideration of Site Plan for the construction of a proposed single-family residence located on Taughannock Blvd, Tax Parcel Number 18.-1-5.1, LS-Lakeshore District. The property is located within the Slope Overlay Area. Ishka Alpern, Owner/applicant; Jason Demarest, Agent

Jason Demarest, the architect for the project, provided the proposed plan and provided an overview of the plan. He stated that this was to be a single family home for owner. It is a flat roof design, and a permanent residence. The owner is ready and anxious to install a driveway and awaiting site plan approval. Mr. Demarest stated that there is some remaining design to be done. He stated that a portion of the residence will be made from reused shipping containers and that the overall design of the home was based on the desire to incorporate the shipping containers. The footprint of the residence is 40'x40' with several outdoor extensions, and that the location is fairly well set. Mr. Demarest stated that the septic design will need to be finalized and approved by the Health Department.

Ms. Adams stated that the recommendations in slope overlay area are for permeable materials and asked for further details regarding the driveway.

Mr. Demarest stated the driveway, which is relatively small, will be a gravel driveway. The grade of the driveway is small and therefore runoff will be slowed. He stated that he checked with Ms. Kiley and none of the streams on the property are permanent. There is a 50 foot set back from the stream on the property line. Mr. Demarest provided photos and models of the site.

Mr. Garner asked for clarification regarding the orientation of the photos. Mr. Demarest elaborated on the details of the photos and models and stated that the placement of the home on the site was based on existing larger trees.

Ms. Adams asked how many trees would be taken down.

Mr. Demarest stated that 2-3 trees that are in the 8-12 inch diameter range would be taken down. The other trees that will have to be removed are smaller than 8 inches.

Mr. Demarest stated that the disturbance to this property, including the installation of the driveway is about 0.7 of an acre. In regards to storm water runoff, the applicant would be more than happy to put up silt fences in the disturbed area.

Ms. Adams stated that she would like to see a written narrative.

Mr. Demarest stated that the lot coverage is approximately 1.5% and that set back issues and structure height will not be an issue. He also stated that the plan is to take out as little trees as possible.

Ms. Adams stated that she would like to see a drawing that shows the context of general area. The previous agenda item is an adjoining property to this one.

Ms. Adams MADE the MOTION to table the discussion until the next meeting, Mr. Garner SECONDED the MOTION:

Mr. Wertis AYE

Ms. Adams AYE

Mr. Garner AYE

Mr. Rice AYE

Result: property discussion tabled until next meeting.

A discussion ensued regarding the fact that Mr. Demarest had a topographic map of 1569 Taughannock Blvd, Tax Parcel Number 18.-1-5.2.

Mr. Hirtler asked for clarification for what the Planning Board is asking for.

Discussion ensued regarding what the Planning Board was asking for from the applicant.

Mr. Wertis stated that he would be happy to see a contour map.

Town Board Liaison Report

The draft agenda for the joint meeting between the Planning Board and the Town Board was distributed and discussed.

Ms. Kiley provided the Planning Board with an updated version of the Lewin site plan.

A discussion ensued regarding the procedure for site plan review and approval.

Mr. Wertis MADE the MOTION to adjourn, Mr. Garner SECONDED the MOTION:

Result: adjourned at 8:45pm.

Submitted by Michelle E. Wright on: 10/20/14