

Slope Overlay Area
Developed by the Town of Ulysses Planning Board
2012

During the review of the Conservation and Lakeshore Districts, the Planning Board wanted to make a distinction between areas that are and are not suitable for disturbance and new construction. The Planning Board researched the types of soils located in the areas proposed for the Conservation and Lakeshore Districts and found that six soil types are highly erodible because of their characteristics and/or slope steepness. The area covered by those six soil types are designated as the Slope Overlay Area.

The following is the draft definition to be considered for addition to the Zoning Law:

Area in Conservation and Lakeshore Districts where soils are highly erodible because of soil characteristics and/or slope steepness. The soils include the following Map Unit Symbol (Map Unit Name): BtF (Bath, Valois, and Lansing soils, 35 to 60 percent slopes); HpE (Howard and Palmyra soils, 25 to 35 percent slopes); HsD3 (Hudson silty clay loam, 12 to 20 percent slopes, eroded); HuD (Hudson-Cayuga silt loams, 12 to 20 percent slopes); HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes); and Ro (Rock outcrop).

The soil survey for Tompkins County (1965) was classified and delineated using second order mapping techniques at a scale that might not be adequate for site level evaluation. An applicant may hire a professional soil scientist/classifier, certified by the American Society of Agronomy, to complete a first order survey of the building site in order to determine the soil suitability for the proposed type of land disturbance.