

COUNTY OF SUFFOLK



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DEPARTMENT OF HEALTH SERVICES

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**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GENERAL GUIDANCE MEMORANDUM #9
GUIDELINES FOR THE APPROVAL OF SEWAGE DISPOSAL SYSTEMS
LOCATED UNDER DRIVEWAYS FOR RESIDENTIAL FACILITIES**

AUTHORITY

The Suffolk County Sanitary Code sets forth requirements for approval of water supplies and sewage disposal systems. The statutory authority for these guidelines can be found in Article 5 Section 760-502, Article 6 Section 760-603, and Article 7 Section 760-705A. Detailed specifications can be found in Standards for Approval of Plans and Construction - Sewage Disposal Systems for Single Family Residences.

PURPOSE

This document will permit Department personnel to make consistent summary decisions when construction practices do not conform to permits as approved. The Standards for Construction of Sewage Disposal Systems for Single Family Residences (Standards) demands that sanitary systems not be installed under driveways in residential construction for, but not limited to, the following reasons:

1. Soil settlement around pools may cause subsequent damage to the driveways
2. Future expansion requires waste line attachment to a septic tank or main pool. If such pools are under the driveway it would be problematic to construct such an addition.
3. Repaving over the manhole would prevent future access for maintenance.
4. Standard construction does not include traffic bearing materials.
5. Adherence to the premise that sites superior for sanitary system installation shall not be sacrificed to enhance the installation of other improvements.

PROCEDURE

It shall be the office procedure to consider for approval, only those residential applications which designate leaching pool locations outside of traffic areas; are designed in accordance with departmental design standards; and are constructed in accordance with approved plans.

General Guidance Memorandum #9, Page 1 of 2

DEPARTMENT PROCESSING OF APPROVAL TO CONSTRUCT

Section 5-105 of the Standards mandates that, "First priority during planning shall be given to the location of sewage disposal systems over the location of other improvements on the property." Paragraph A2 of that section also states that, "A disposal site available prior to development which is adequate for installation of a disposal system which can conform to these standards shall not be sacrificed to enhance the siting of other improvements being considered for the site." To this end, approvals will not be granted for projects proposing disposal systems in a driveway because of building alignments resulting from, but not limited to, the installation of decks, swimming pools, tennis courts, garages, circular or other driveways, or trees.

Applications which do not conform to the standards of departmental design, shall be disapproved in accordance with current procedure and the applicant may either resubmit a different design or apply to the Board of Review for a variance.

DEPARTMENT PROCESSING OF FINAL APPROVAL

The following shall be office procedure to process finals which have been submitted and which do not conform to permits to construct with regard to sanitary systems constructed under driveways.

1. The sanitarian shall issue notice for removal of the driveway or relocation of the sanitary system so that non-traffic bearing structures or access manholes are not covered by the driveway.
2. If the applicant requests that the sanitary system remain under the driveway, sanitarian shall issue a notice of violation which can be resolved in the following manner:
 - A. Applicant shall pay a penalty equal to the current Board of Review application fee for construction not in conformance with a permit to construct.
 - B. Applicant shall modify all construction details to traffic bearing standards, with all manholes in the driveway to have cast iron covers to grade.
 - C. The recording of a covenant with the deed, with terms not limited to those as follows:

The applicant binds the heirs, successors, or assigns and agrees to:

1. Hold harmless, indemnify and defend the County of Suffolk, its employees, offices, or agents harmless from any claim for damages or injuries that may arise out of the installation or use of the sewage disposal system.
 2. Give notice that any repair, replacement and/or expansion of said sewage disposal system may require extensive reconstruction expense beyond that normally expected and may further require that the driveway or sewage disposal system may be relocated.
- D. The applicant shall be given an instruction packet on filing of covenants.

Issued by: Stephen A. Costa, P.E., Chief
Office of Wastewater Management