



# LOT LINE ALTERATION APPLICATION

## PLANNING AND ZONING DEPARTMENT

**INSTRUCTIONS:** Complete form, sign, and date.  
See applicable application packet for all required checklist items.

OFFICE USE ONLY: PERMIT#: LLA2602-01 FEE: \$210 CHECK#: 668

### CONTACT INFORMATION

APPLICANT	Peter Houghton				
ADDRESS	1333 Taughannock Boulevard				
CITY	ITHACA	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		

OWNER	Peter Houghton				
ADDRESS	1333 Taughannock Boulevard				
CITY	ITHACA	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		

PRIMARY CONTACT  APPLICANT  OWNER  OTHER, PLEASE SPECIFY BELOW

NAME					
PHONE		EMAIL			

### PROJECT SITE INFORMATION

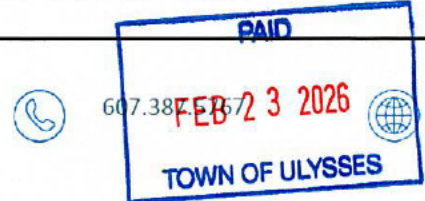
ADDRESS	1349 Taughannock Blvd. Ithaca NY 14859; 1355 Taughannock Blvd. Ithaca NY 14850				
PARCEL NO(S)	28.-1-13.2; 28.-1-12				

### PROJECT INFORMATION

PROJECT NAME	1349 TB Lot Line Adjustment				
PROJECT DESCRIPTION	This application is for a property transaction between the above noted parcels. They currently share a common side boundary at 1349TB north and 1355TB south. 1349TB is a relatively large lakefront parcel with 0.8 acres, 336LF of waterfront and 342LF of road frontage. The parcel is owned by the Houghton Cayuga Legacy Revocable Trust, Peter Houghton, Trustee. 1355TB is a smaller parcel of 0.31 acres; 90LF of lakeshore and 78 LF of road frontage. 1355TB is owned by Lawrence McCann and Cheryl Chalmers. Both parcels are non-conforming with Ulysses Lakeshore Zone requirements of 2 acre minimum lot size and 250LF width. See attached statement for a detailed explanation of the basis and purpose of this property line adjustment.				
VALUATION	\$132,000.00				

**Authorization:** I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE		DATE	2/24/2026
PRINT NAME	Peter Houghton		
CITY, STATE	Ithaca, New York 14850		



www.townofulyssesny.gov

UPDATED 2026

1333 Taughannock Boulevard  
Ithaca, New York 14850  
February 23, 2026

Niels Tygesen, Planner  
Town of Ulysses  
10 Elm Street  
Trumansburg, New York 14886

Dear Mr. Tygesen:

Enclosed is a completed Lot Line Alteration Application. The properties involved are 1349 Taughannock Blvd. (28.-1-13.2) and 1355 Taughannock Blvd. (28.-1-12)

1349 Taughannock Blvd.(1349TB) is owned by the Houghton Cayuga Legacy Revocable Trust, Peter Houghton, Sole Trustee. 1355 Taughannock Blvd.(1355TB) is owned by Lawrence McCann and Cheryl Chalmers.

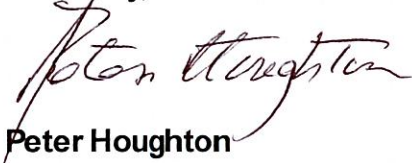
As specified in the Lot Line Alteration instructions, the following documents are enclosed in support of the Lot Line Alteration application:

- > Permit fee payment of \$210
- > Signed Application
- > Deeds for both the 1349TB and 1355TB properties as proof of ownership
- > Notarized Declaration of Ownership forms
- > Existing Plat Maps for both properties
- > T.G. Miller, P.C. Lot Line Alteration Survey Map dated 02/02/2026.
- > Narrative Statement with Photos
- > Lot Line Alteration Questionnaire

Both 1349TB and 1355TB are Ulysses Lakeshore Zone non-conforming lots due to parcel size. The subject Lot Line Alteration will affect the size of both parcels. From my previous discussions with you, McCann/Chalmers and I know we will have to each file a separate Ulysses Area Variance Application for our respective parcels. Those applications will be in your office by Thursday, February 26, 2026. Please place our Ulysses Area Variance requests on the Ulysses Zoning Board of Appeals meeting agenda scheduled for March 18, 2026.

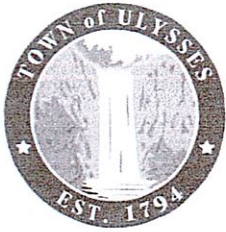
Thank you and your office staff for assisting me with this application.

Sincerely,



Peter Houghton

Cc: Lawrence McCann; Cheryl Chalmers



# TOWN OF ULYSSES PLANNING DEPARTMENT

## LOT LINE ALTERATION QUESTIONNAIRE

**INSTRUCTIONS:** Address each question below as part of the narrative statement.

Will the proposed alteration cause any parcel to contain insufficient area or dimensional requirement of the Town of Ulysses Zoning Code? Yes. Both parcels are currently Lakeshore Zone non-conforming lot sizes. They are less than 2 acres each. Both will remain non-conforming in size after the Lot Line Alteration  
If so, describe.

If any involved ~~non-conforming~~ parcels, will the proposed alteration further increase the degree of nonconformity?  
If so, describe. Yes. Parcel 28.-1-13.2 will decrease 14% in size, from 0.80 acres to 0.69 acres. Conversely Lot 28.-1-12 will increase 42% from 0.31 acres to 0.44 acres. Both will remain Lakeshore Zone non-conforming lot sizes.

Will the proposed alteration cause a nonconformity of any existing building or structure?  
If so, describe. No

If any existing building or structure located on an involved parcel is nonconforming, will the proposed alteration further increase the degree of nonconformity?  
If so, describe. No. In fact the LLA will correct an existing garage side boundary set back violation.

Will the proposed alteration cause any public improvement, parcel, or building to be in violation of the Town's design and construction standards?  
If so, describe. No

If there is an existing public improvement, parcel, or building that is already nonconforming, will the proposed alteration further increase the degree of nonconformity?  
If so, describe. No

Will the proposed alteration create a new street or modify the configuration, alignment, profile, or boundary of any existing street, whether public or private?  
If so, describe. No

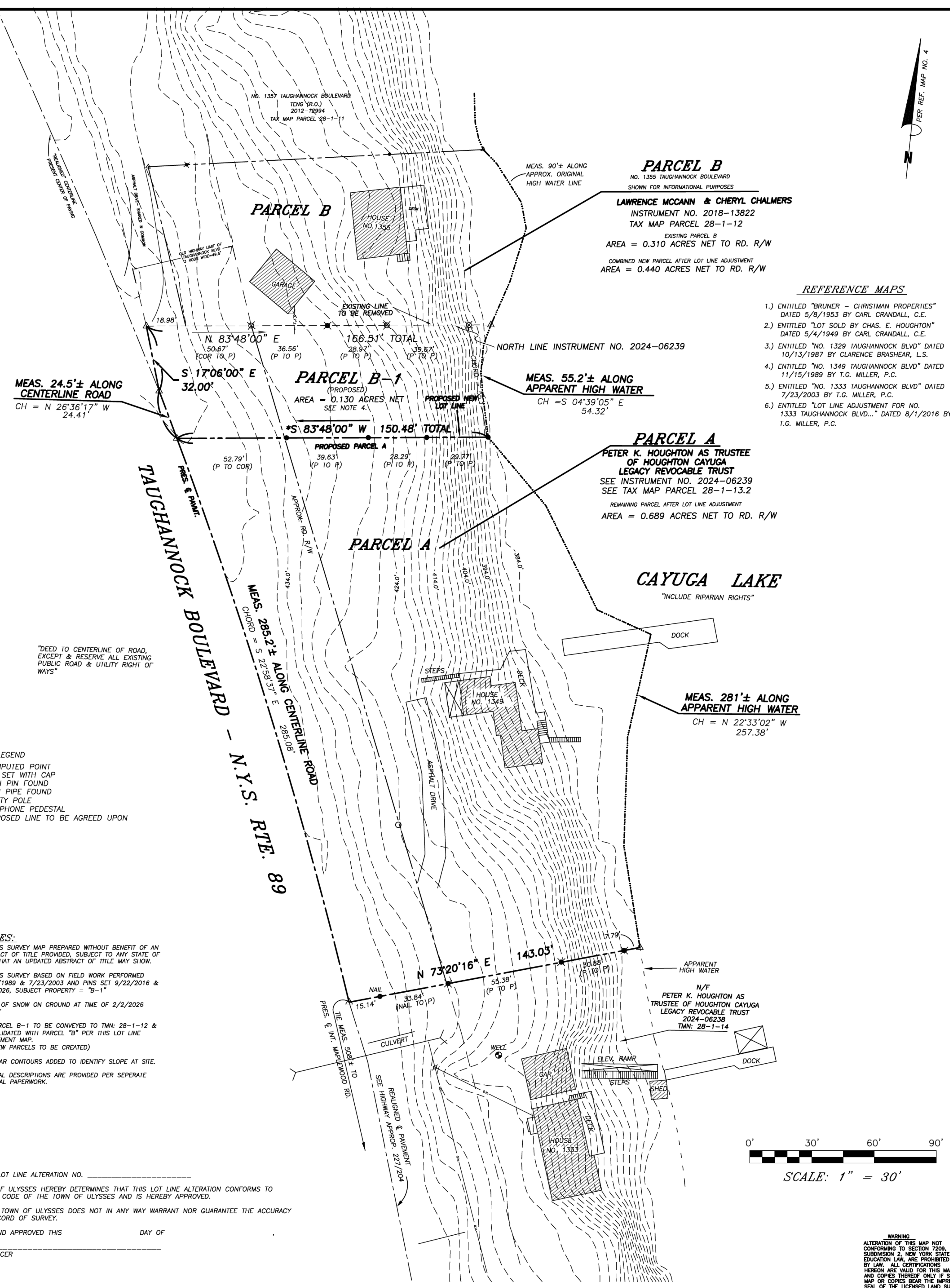
Will the proposed alteration eliminate or modify the configuration, alignment, number, or profile of any driveway or other point of vehicular access serving the affected parcels and/or associated easements?  
If so, describe. No

Will the proposed alteration eliminate or modify the configuration, alignment, location, or capacity of any public improvement, including those related to water and sewer infrastructure and their associated easements?  
If so, describe. No

Will the proposed alteration eliminate or modify the configuration, alignment, profile, or capacity of any storm sewer and/or other stormwater management improvement and/or associated easements?  
If so, describe. No

Will the proposed alteration eliminate or modify parking spaces upon the affected parcels, whether they are constructed or depicted on a plan and held in reserve as a contingency (land banked)?  
If so, describe. Yes. Parcel 28.-1-12 will obtain 1 offroad gravel parking area space. Parcel 28.-1-13.2 offroad spaces will reduce from 4 to 3.

Are any affected parcels subject to any condition of any previous subdivision by the Planning Board?  
If so, describe. No



**PARCEL B**

NO. 1355 TAUGHANNOCK BOULEVARD  
SHOWN FOR INFORMATIONAL PURPOSES  
**LAWRENCE MCCANN & CHERYL CHALMERS**  
INSTRUMENT NO. 2018-13822  
TAX MAP PARCEL 28-1-12  
EXISTING PARCEL B  
AREA = 0.310 ACRES NET TO RD. R/W  
COMBINED NEW PARCEL AFTER LOT LINE ADJUSTMENT  
AREA = 0.440 ACRES NET TO RD. R/W

**REFERENCE MAPS**

- 1.) ENTITLED "BRUNER - CHRISTMAN PROPERTIES" DATED 5/8/1953 BY CARL CRANDALL, C.E.
- 2.) ENTITLED "LOT SOLD BY CHAS. E. HOUGHTON" DATED 5/4/1949 BY CARL CRANDALL, C.E.
- 3.) ENTITLED "NO. 1329 TAUGHANNOCK BLVD" DATED 10/13/1987 BY CLARENCE BRASHEAR, L.S.
- 4.) ENTITLED "NO. 1349 TAUGHANNOCK BLVD" DATED 11/15/1989 BY T.G. MILLER, P.C.
- 5.) ENTITLED "NO. 1333 TAUGHANNOCK BLVD" DATED 7/23/2003 BY T.G. MILLER, P.C.
- 6.) ENTITLED "LOT LINE ADJUSTMENT FOR NO. 1333 TAUGHANNOCK BLVD..." DATED 8/1/2016 BY T.G. MILLER, P.C.

**PARCEL A**

**PETER K. HOUGHTON AS TRUSTEE OF HOUGHTON CAYUGA LEGACY REVOCABLE TRUST**  
SEE INSTRUMENT NO. 2024-06239  
SEE TAX MAP PARCEL 28-1-13.2  
REMAINING PARCEL AFTER LOT LINE ADJUSTMENT  
AREA = 0.689 ACRES NET TO RD. R/W

**CAYUGA LAKE**

"INCLUDE RIPARIAN RIGHTS"

MEAS. 24.5'± ALONG CENTERLINE ROAD  
CH = N 26°36'17" W 24.41'

MEAS. 55.2'± ALONG APPARENT HIGH WATER  
CH = S 04°39'05" E 54.32'

MEAS. 281'± ALONG APPARENT HIGH WATER  
CH = N 22°33'02" W 257.38'

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

- LEGEND**
- △ -COMPUTED POINT
  - -PIN SET WITH CAP
  - ⊙ -IRON PIN FOUND
  - ⊗ -IRON PIPE FOUND
  - ⊕ -UTILITY POLE
  - -TELEPHONE PEDESTAL
  - \* -PROPOSED LINE TO BE AGREED UPON

**NOTES:**

- 1.) THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
- 2.) THIS SURVEY BASED ON FIELD WORK PERFORMED 11/15/1989 & 7/23/2003 AND PINS SET 9/22/2016 & 2/2/2026, SUBJECT PROPERTY = "B-1"
- 3.) 6" OF SNOW ON GROUND AT TIME OF 2/2/2026 SURVEY
- 4.) PARCEL B-1 TO BE CONVEYED TO TMN: 28-1-12 & CONSOLIDATED WITH PARCEL "B" PER THIS LOT LINE ADJUSTMENT MAP. (NO NEW PARCELS TO BE CREATED)
- 5.) LIDAR CONTOURS ADDED TO IDENTIFY SLOPE AT SITE.
- 6.) LEGAL DESCRIPTIONS ARE PROVIDED PER SEPARATE SUBMITTAL PAPERWORK.

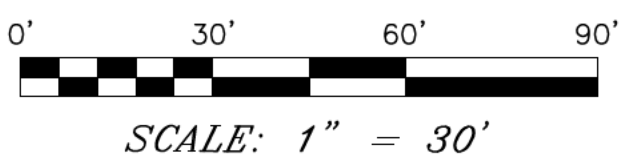
APPROVAL: LOT LINE ALTERATION NO. \_\_\_\_\_

THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS LOT LINE ALTERATION CONFORMS TO THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.

NOTED: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ZONING OFFICER



SCALE: 1" = 30'

**WARNING**  
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

**CERTIFICATION**  
I hereby certify to that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.  
SIGNED: *Lee Dresser* DATED: 2/2/2026

**T. G. MILLER P.C.**  
ENGINEERS AND SURVEYORS  
605 WEST STATE STREET  
ITHACA, NEW YORK 14850  
TEL (607)272-6477

**TITLE:**  
**LOT LINE ALTERATION MAP**  
FOR  
**NO. 1355 TAUGHANNOCK BOULEVARD & NO. 1349 TAUGHANNOCK BOULEVARD**  
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK  
DATE: 2/02/2026  
SCALE: 1"=40'

REVISED



LEGAL DESCRIPTION - SCHEDULE "A"  
No. 1349 Taughannock Boulevard (Existing Description)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins and State of New York, bounded and described as follows:

BEGINNING at a point in the present centerline of New York State Route 89, said centerline point being further located approximately 508 feet northerly of the present centerline intersection with Maplewood Road;

Running thence North  $73^{\circ}20'16''$  East passing through a nail found at a distance of 15.14 feet, passing through an iron pin found at an additional distance of 33.84 feet, passing through an iron pin found at an additional distance of 55.38 feet, passing through an iron pin found at an additional distance of 30.88 feet, and continuing for a distance of 7.79 feet to a point, said course having a total distance of 143.03 feet;

Running thence Northwesterly along the apparent high-water line for the West Shore of Cayuga Lake for a distance of approximately 315 feet to a point, said course having a chord tie of North  $21^{\circ}21'35''$  West 312.14 feet;

Running thence South  $83^{\circ}48'00''$  West along the south line of McCann & Chalmers as described in Instrument No. 2018-13822, passing through an iron pipe found at a distance of 39.67 feet, passing through an iron pin found at an additional distance of 28.97 feet, passing through an iron pipe found at an additional distance of 36.56 feet, and continuing for a distance of 50.67 feet to an iron pipe found, said course having a total distance of 155.87 feet;

Running thence South  $17^{\circ}06'00''$  East for a distance of 32.00 feet to a point;

Running thence Southeasterly along the present centerline of New York State Route 89 for an arc distance of approximately 310 feet to the point and place of beginning, said course having a chord tie of South  $23^{\circ}15'47''$  East 309.44 feet;

Said parcel contains 0.80 acres net to the road right-of-way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Survey Map Showing Lot Line Adjustment for No. 1333 Taughannock Boulevard and No. 1349 Taughannock Boulevard, Town of Ulysses, Tompkins County, New York" dated August 1, 2016, prepared by T. G. Miller, P.C., Engineers and Surveyors, to be filed concurrently herewith.

LEGAL DESCRIPTION - SCHEDULE "A"  
PROPOSED PARCEL (A)  
No. 1349 Taughannock Boulevard

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins and State of New York, bounded and described as follows:

BEGINNING at a point in the present centerline of New York State Route 89, said centerline point being further located approximately 508 feet northerly of the present centerline intersection with Maplewood Road;

Running thence North  $73^{\circ}20'16''$  East passing through a nail found at a distance of 15.14 feet, passing through an iron pin found at an additional distance of 33.84 feet, passing through an iron pin found at an additional distance of 55.38 feet, passing through an iron pin found at an additional distance of 30.88 feet, and continuing for a distance of 7.79 feet to a point, said course having a total distance of 143.03 feet;

Running thence Northwesterly along the apparent high-water line for the West Shore of Cayuga Lake for a distance of approximately 281 feet to a point, said course having a chord tie of North  $22^{\circ}33'02''$  West 257.38 feet;

Running thence South  $83^{\circ}48'00''$  West passing through an iron pin set at a distance of 29.77 feet, passing through an iron pin set at an additional distance of 28.29 feet, passing through an iron pin set at an additional distance of 39.63 feet, and continuing for a distance of 52.79 feet to a point, said course having a total distance of 150.48 feet;

Running thence Southeasterly along the present centerline of New York State Route 89 for an arc distance of approximately 285.2 feet to the point and place of beginning, said course having a chord tie of South  $22^{\circ}58'37''$  East 285.08 feet;

Said parcel contains 0.689 acres net to the road right-of-way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Lot Line Alteration Map for No. 1355 Taughannock Boulevard and No. 1349 Taughannock Boulevard, Town of Ulysses, Tompkins County, New York" dated February 2, 2020, prepared by T. G. Miller, P.C., Engineers and Surveyors, to be filed concurrently herewith.

LEGAL DESCRIPTION - SCHEDULE "A"  
No. 1355 Taughannock Boulevard (Existing Description)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins and State of New York, bounded and described as follows:

BEGINNING at a point in the east line of New York State Route 89 located approximately 27.4 feet from a point in the present centerline of New York State Route 89, said centerline point being further located approximately 852 feet northerly of the present centerline intersection with Maplewood Road;

Running thence North  $83^{\circ}58'16''$  East passing through an iron pipe found at a distance of 31.65 feet, passing through an iron pipe found at an additional distance of 65.50 feet, passing through an iron pipe found at an additional distance of 39.73 feet, and continuing for a distance of 10.64 feet to a point, said course having a total distance of 147.53 feet;

Running thence Northwesterly along the approximately original high-water line of Cayuga Lake for a distance of approximately 90.0 feet to a point, said course having a chord tie of North  $08^{\circ}19'56''$  West 84.86 feet;

Running thence South  $81^{\circ}14'41''$  West passing through an iron pin set at a distance of 45.33 feet, passing through an iron pin found at an additional distance of 98.24 feet, and continuing for a distance of 18.60 feet to a point, said course having a total distance of 162.17 feet;

Running thence South  $19^{\circ}04'49''$  East along the former centerline of Taughannock Boulevard for a distance of 79.12 feet to the point and place of beginning.

Said parcel contains 0.310 acres net to the road right-of-way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Survey Map No. 1355 Taughannock Boulevard, Town of Ulysses, Tompkins County, New York" dated June 8, 2018, prepared by T. G. Miller, P.C., Engineers and Surveyors, to be filed concurrently herewith.

LEGAL DESCRIPTION - SCHEDULE "A"

PROPOSED PARCEL (B )

No. 1355 Taughannock Boulevard (Final Combined Description)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins and State of New York, bounded and described as follows:

BEGINNING at a point in the present centerline of New York State Route 89 located approximately 793.2 feet northerly of the present centerline intersection with Maplewood Road;

Running thence North  $83^{\circ}48'00''$  East for a distance of 18.98 feet to a point;

Running thence North  $19^{\circ}15'05''$  West along the former centerline of Taughannock Boulevard for a distance of 79.12 feet to a point;

Running thence North  $91^{\circ}04'25''$  East passing through an iron pin found at a distance of 18.60 feet, passing through an iron pin found at an additional distance of 98.24 feet, and continuing for a distance of 45.33 feet to a point, said course having a total distance of 162.17 feet;

Running thence Southeasterly along the approximate original high-water line of Cayuga Lake for a distance of approximately 90.0 feet to a point, said course having a chord tie of South  $08^{\circ}30'11''$  East 84.86 feet;

Running thence Southeasterly along the approximate original high-water line of Cayuga Lake for a distance of approximately 55.2 feet to a point, said course having a chord tie of South  $04^{\circ}39'05''$  East 54.32 feet;

Running thence South  $83^{\circ}48'00''$  West passing through an iron pin set at a distance of 29.77 feet, passing through an iron pin set at an additional distance of 28.29 feet, passing through an iron pin set at an additional distance of 39.63 feet, and continuing for a distance of 52.79 feet to the point and place of beginning, said course having a total distance of 150.48 feet;

Said parcel contains 0.44 acres net to the road right-of-way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Lot Line Alteration Map for No. 1355 Taughannock Boulevard and No. 1349 Taughannock Boulevard, Town of Ulysses, Tompkins County, New York" dated February 2, 2020, prepared by T. G. Miller, P.C., Engineers and Surveyors, to be filed concurrently herewith.

DECLARATION OF OWNERSHIP  
LOT LINE ALTERATION# LLA 2602-01

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of land described by this declaration; and do hereby declare that I/we have no objections to the herein described property being altered.

Legal description of property (attach if necessary):

Tax parcel number:

Cross reference: See Record of Surveys Auditor File # \_\_\_\_\_  
Records of Tompkins County, New York.

Dated this 26 day of February, 2026.

Signature (s) \_\_\_\_\_

Peter Haughton

STATE OF NEW YORK)

County of Tompkins )  
ss.

I certify that I know or have satisfactory evidence that

Peter Haughton  
is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Cassandra M. Beck  
Notary Public, State of New York  
No. 01BE0005516  
Qualified in Tompkins County  
My Commission Expires:  
April 13, 2027

Dated: 2/26/2026

Signature of  
Notary Public: C.M. Beck

My commission expires: 4/13/2027



DECLARATION OF LEGAL DOCUMENTATION

LOT LINE ALTERATION# \_\_\_\_\_

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of the properties subject to the lot line alteration and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the lot line alteration.

That I/we, the undersigned, further depose and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the lot line alteration, the title to the subject properties will accurately reflect the new lot line configuration resulting from the lot line alteration as approved by the Town of Ulysses.

DATED this 9<sup>th</sup> day of February, 2026

Signature (s) Peter Houghton  
Trustee Title  
\_\_\_\_\_  
\_\_\_\_\_  
Title

STATE OF NEW YORK)  
County of Tompkins ss.

I certify that I know or have satisfactory evidence that Peter Houghton signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Feb. 9, 2026

Signature of Notary Public: Carissa M. Parlato

My commission expires: May 19, 2026

CARISSA M. PARLATO  
Notary Public, State of New York  
No. 017110392  
Qualified in Tompkins County  
Commission expires May 19, 2026

DECLARATION OF LEGAL DOCUMENTATION

LOT LINE ALTERATION# 2602-1

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of the properties subject to the lot line alteration and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the lot line alteration.

That I/we, the undersigned, further depose and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the lot line alteration, the title to the subject properties will accurately reflect the new lot line configuration resulting from the lot line alteration as approved by the Town of Ulysses.

DATED this 26 day of February, 2026

Signature (s) Lawrence McCann  
Title \_\_\_\_\_  
Cheryl Chalmers  
Title \_\_\_\_\_

STATE OF NEW YORK) ss.  
County of TOMPKIN)

I certify that I know or have satisfactory evidence that LAWRENCE McCANN  
Cheryl Chalmers signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/26/2026

HEIDI WISE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01WI0028924  
Qualified in Tompkins County  
My Commission Expires 9/17/2028

Signature of Notary Public: Heidi Wise

My commission expires: 9/17/2028