



# TOWN OF ULYSSES

## PLANNING & ZONING DEPARTMENT

February 24, 2026

LLA2602-01

Peter Houghton  
1333 Taughannock Boulevard  
Ithaca, NY 14850

RE: Correction Letter for Lot Line Alteration Application Submission, First Review  
1349 & 1355 Taughannock Boulevard, Ithaca, NY, Parcels: 503689-28.-1-13.2 and 503689-28.-1-12

Dear Peter Houghton,

A review of this project by the Planning and Zoning Department indicates that the following revisions should be made and/or the following conditions must be met:

Please see the compiled list of document items required below to revise your plans accordingly, prior to resubmitting to Permit Services. Please respond to comments in the table's response column provided. Please note that these comments are compiled for the lot line alteration permit plans only and are comments from the Planning and Zoning Department only. Please resubmit revised documents that address all comments from all plans reviewers for this permit.

**Electronic Resubmittal:** Please email PDFs of the following documents to [permits@townofulyssesny.gov](mailto:permits@townofulyssesny.gov):

- i. [Transmittal Sheet](#).
- ii. Plans: Revised Lot Line Alteration Map.
- iii. [Declaration of Ownership and Declaration of Legal Documentation](#) for 28.-1-12
- iv. BZA Variance Approval for proposed Parcel A.

For resubmitting hard copy plans, the permit counter is set up with a drop-box system. The lobby hours are Monday through Friday from 10:00am – 3:00pm.

Please contact me if any further clarification is needed on any of the correction items.

Sincerely,

Niels Tygesen  
Planner

Enclosures:

Permit Review and Response Table  
Redline corrections of 'Lot Line Alteration Map', Prepared by T.G. Miller, P.C., dated 02.02.2026.

cc:

Lori Asperschlager, Town of Ulysses BCPZ DPW Administrative Assistant



# TOWN OF ULYSSES

## PERMIT SERVICES

### PERMIT REVIEW AND RESPONSE TABLE, PERMIT NUMBER: LLA2602-01

Please respond to 'Plans Reviewer's Comments' in the 'Designer's Response' cells provided.

The comments below were generated from this project's Town of Ulysses Planning and Zoning reviewers.			
Correction/Redline Item Number	Document	Plans Reviewer's Comments	Designer's Response
1	<a href="#">Declaration of Ownership and Declaration of Legal Documentation</a>	We are in receipt of DOLD for Peter Houghton (Parcel 28.-1-13.2, Houghton) and a DOO for Parcel 28.-1-12 (McCann and Chalmers). A DOO is required for Parcel 28.-1-13.2 and a DOLD is required for Parcel 28.-1-12.	
2	'Lot Line Alteration Map' Approval Block	Please include the project number 'LLA2602-01' in the first blank of the approval block.	
3	'Lot Line Alteration Map'	There are only two subject parcels for this LLA, not three. Parcels may be designated as either 'Parcel/Lot A/B' or 'Parcel/Lot 1/2'. Best practice is to label the existing parcels different from the proposed, e.g. 'Existing Parcel A' and 'Proposed Parcel 1', and 'Existing Parcel B' and 'Proposed Parcel 2'.	
4	'Lot Line Alteration Map' Parcel A Lot Area Calcs	Calculations of <u>both</u> existing lot area and proposed lot area are required for Parcel A. Please include a delineation for the	

		'Existing Lot Area for Parcel 1/A' and rephrase "Remaining Parcel After Lot Line Adjustment' to 'Proposed Lot Area for Parcel 1/A'.	
5	'Lot Line Alteration Map' Parcel B/B-1 Lot Area Calcs and Delineation	Please remove all reference to 'Parcel B-1', this area is currently part of Parcel A/1 and is intended to be transferred to Parcel B/2. As with the request above, please include a delineation for the 'Existing Lot Area for Parcel 2/B' and rephrase "Combined New Parcel After Lot Line Adjustment' to 'Proposed Lot Area for Parcel 2/B'.	
6	'Lot Line Alteration Map' Parcel B Front Lot Line Width Delineation	Please provide a delineation for the proposed lot dimension for Parcel B/2 along the front property line adjacent to Taughannock Blvd.	
7	'Lot Line Alteration Map'	Please insert the revision date in the title block of the revised map that corrects all items 2-6 in this table and as on the redlined drawing.	
8	'Legal Descriptions – Schedule A Parcel No. 1349'	We are in receipt of existing and proposed legal descriptions for Parcel A. If the LLA is revised in relation to title of existing and proposed lot area calcs for Parcel A, please ensure the legal descriptions are revised, e.g. 'Existing Legal Desc. Parcel A/1'	

		and 'Proposed Legal Desc. Parcel A/1.	
9	'Legal Descriptions – Schedule A Parcel B-1	We are in receipt of a proposed legal desc. for Parcel B-1. As noted above, the LLA is subject of 2 not 3 parcels; the area described in this legal desc. is intended to be incorporated into Parcel 28.-1-12. Please provide a legal desc. for Existing Parcel B/2 (Parcel No. 28.-1-1) as it currently is, and a legal desc. for Proposed Parcel B/2 (Parcel No. 28.-1-1) as it would be post LLA approval.	
10	BZA Area Variance Approval	Per CTU 212-47.B, the minimum lot area for lakefront lots in the Lake Shore Zone is 2 acres. Existing Parcel A is currently approximately .825 acres (non-conforming), and the LLA proposes a reduction to .689 acres. This is in violation of <a href="#">CTU 212-140.3.C.1</a> , "...the proposed alteration [will] not further increase the degree of nonconformity". In order for the LLA to be approved as delineated, an area variance from the BZA will be required to reduce the lot area for this parcel; please <a href="#">see this link for the application packet checklist</a> .	



Delineate total new proposed lot dimension for Parcel B along Taughannock Blvd (aka lot width at front lot line).

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

MEAS. 90'± ALONG APPROX. ORIGINAL HIGH WATER LINE

**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 LOT AREA PARCEL B** EXISTING PARCEL B  
AREA = 0.310 ACRES NET TO RD. R/W  
**PROPOSED LOT AREA PARCEL B**  
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 B**

**PARCEL B-1**  
(PROPOSED)  
AREA = 0.130 ACRES NET  
SEE NOTE 4.

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

**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  
**EXISTING LOT AREA PARCEL A**  
**PROPOSED LOT AREA PARCEL A**  
AREA = 0.689 ACRES NET TO RD. R/W

**PARCEL A**

**CAYUGA LAKE**  
"INCLUDE RIPARIAN RIGHTS"

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.

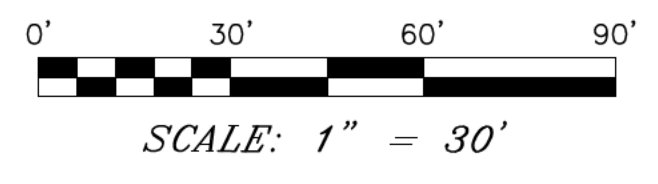
APPROVAL: LOT LINE ALTERATION NO. **LLA2602-01**

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



Note date of revised LLA Map

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.

PETER K. HOUGHTON AS TRUSTEE OF HOUGHTON CAYUGA LEGACY REVOCABLE TRUST  
LAWRENCE MCCANN & CHERYL CHALMERS

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

