



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Board of Zoning Appeals
FROM: Niels Tygesen, Planner
DATE: March 31, 2026
MEETING DATE: April 15, 2026
SUBJECT: Houghton Lot Line Adjustment Area Variance

PROJECT NUMBER: VAR2602-01
PROJECT ADDRESS: 1349 Taughannock Blvd
PARCEL NUMBER: 28.-1-13.2
ZONING: LS: Lake Shore Zone

INTRODUCTION

The applicant and property owner, Peter Houghton, proposes to transfer approximately .13 acres from the subject property to the adjacent property to the north (1355 Taughannock Blvd). The subject property is currently approximately .816 acres in area where two acres is required per the Code of the Town of Ulysses ([CTU 212-47.B](#)), and the proposal would further reduce the lot area to .689 acres. Per [CTU 212-140.3.C.1](#), lot line alterations (LLA) may not further increase the degree of nonconformity of nonconforming parcels.

PROCESS

The property owner submitted a [LLA application](#) on February 23, 2026 to adjust the property line between 1349 and 1355 Taughannock Blvd as noted above. On February 24, 2026, a [correction letter](#) was issued to the applicant informing that an area variance would be required for the LLA.

Per [New York Codes, Rules, and Regulations Title 6, Part 617 \(SEQR\), Section 5.c.17](#), the requested variance is considered a Type II action and requires no further review. The proposal was referred to Tompkins County Planning Department per the requirements of the Consolidated Laws of New York ([CLNY 24.12-C.239-L, M, and N](#)) who [determined the proposed action will have no significant county-wide or inter-community impact](#).

Per [CLNY Chapter 62.16.267-B.3.b](#), the BZA is required to consider the listed criteria for the area variance. Per [CLNY 62.16.267-B.3.c](#), if the BZA grants an area variance, it shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community. Per [CLNY 62.16.267-B.4](#), the BZA shall have the authority to impose reasonable conditions and restrictions. The conditions shall be consistent with the spirit and intent of the zoning ordinance, and shall be imposed for the purpose of minimizing any adverse impact the variance may have on the neighborhood or community.

During this meeting, the Board may conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations.

REQUEST TO THE BZA

Review the information in this memo and the [applicant's submission items](#).