



TOWN OF ULYSSES

BOARD OF ZONING APPEALS

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Houghton Lot Line Adjustment Area Variance
Project File No.: VAR2602-01
Applicant: Peter Houghton
Project Address: 1349 Taughannock Blvd
Tax Parcel No.: 28.-1-13.2
Zoning: LS: Lake Shore Zone

PROJECT DESCRIPTION

The applicant and property owner, Peter Houghton, applied for a lot line adjustment 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 may not further increase the degree of nonconformity of nonconforming parcels.

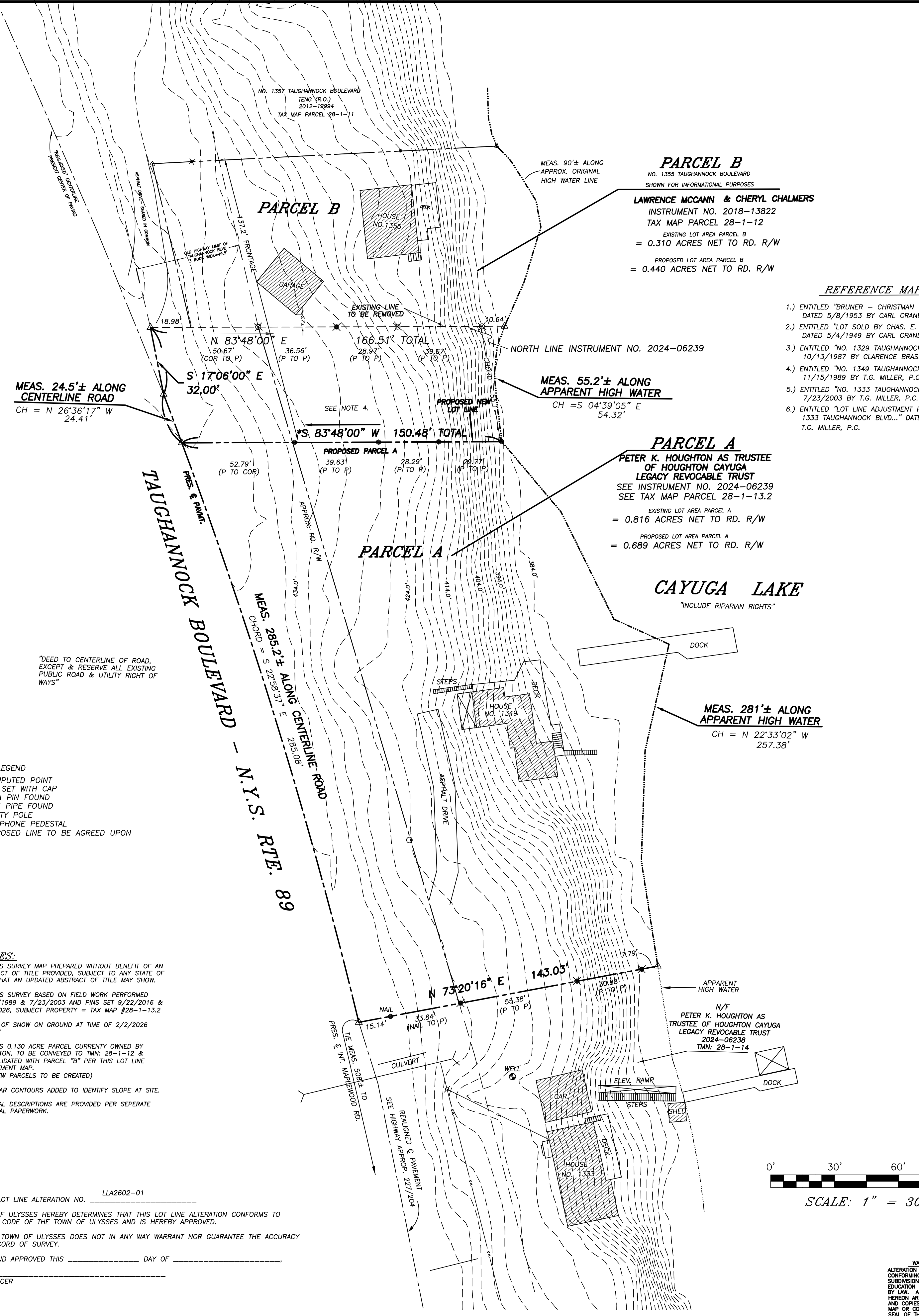
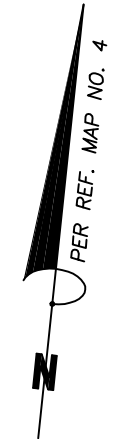
PUBLIC COMMENT PERIOD

The application is available for inspection online at <https://townofulyssesny.gov/calendar/>, or at 10 Elm St., Trumansburg. Written comments on the application are solicited and all interested parties or their representatives will be afforded an opportunity to submit written and/or oral comments during the hearing. Written comments may be sent in advance to the Town Planner at 10 Elm St., Trumansburg NY 14886 or via email to planner@townofulyssesny.gov by 3pm on April 15, 2026.

PUBLIC HEARING

Date & Time: Wednesday April 15, 2026 at 7:00 PM.
Location: Town Hall, 10 Elm St., Trumansburg.
Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at:
<https://zoom.us/j/96162758850>
Meeting ID: 961 6275 8850
+1 646 876 9923 US (New York)

The Town strives to provide accommodations for individuals with disabilities. Please contact our office at least two days prior to the scheduled event if accommodations are needed.



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
= 0.310 ACRES NET TO RD. R/W
PROPOSED LOT AREA PARCEL B
= 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
EXISTING LOT AREA PARCEL A
= 0.816 ACRES NET TO RD. R/W
PROPOSED LOT AREA PARCEL A
= 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'

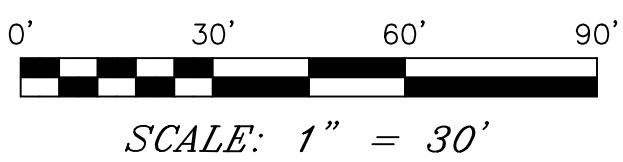
MEAS. 55.2'± ALONG APPARENT HIGH WATER
CH = S 04°39'05" E 54.32'

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 = TAX MAP #28-1-13.2
 - 3.) 6" OF SNOW ON GROUND AT TIME OF 2/2/2026 SURVEY
 - 4.) THIS 0.130 ACRE PARCEL CURRENTLY OWNED BY HOUGHTON, 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 _____

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

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
2/26/2026 - REVISED TO ADDRESS TOWN OF ULYSSES COMMENTS

