



# AREA VARIANCE APPLICATION

## PLANNING AND ZONING DEPARTMENT

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

CONTACT INFORMATION					
APPLICANT	Peter Houghton				
ADDRESS	1333 Taughannock Boulevard				
CITY	Ithaca	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		
OWNER	Houghton Cayuga Legacy Trust, Peter Houghton, Sole Trustee				
ADDRESS	1333 Taughannock Boulevard				
CITY	Ithaca	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		
PRIMARY CONTACT: <input type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

PROJECT SITE INFORMATION	
ADDRESS	1349 Taughannock Boulevard, Ithaca, NY 14850
PARCEL NO(S)	28.-1-13.2

PROJECT INFORMATION	
PROJECT NAME	1349TB Lot Line Alteration
PROJECT DESCRIPTION	This variance application is generated by a Lot Line Alteration (LLA) transaction between abutting parcels 1349 Taughannock Blvd.(1349TB), and 1355Taughannock Blvd.(1355TB). 1349TB is 0.8 acre with 336LF of lake frontage. 1355TB is smaller, 0.31 acres and 90LF of lake frontage. 55LF of 1349TB lake frontage is being sold to 1349TB. The 1349TB parcel is currently a LSZ non-conforming lot size. The LLA transaction reduces the size of 1349TB 14% from 0.80 acres to 0.69 acres. The 1349TB lakefront will reduce 16% from 336LF to 281LF. With the LLA, 1349TB lot size will remain non- conforming. The 1349TB residual lakefront and road frontage continue as LSZ conforming. 1349TB will still be one of the largest lakefront residential lots in the neighborhood. It will also remain one of the largest (281LF) residential Cayuga Lake waterfront lots in all of Ulysses..
VALUATION	\$132,000

**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	<i>Peter Houghton</i>	DATE	02/25/2026
PRINT NAME	Peter Houghton, Trustee, Houghton Cayuga Legacy Trust		
CITY, STATE	Ithaca, New York 14850		



10 Elm Street  
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

1333 Taughannock Boulevard  
Ithaca, New York 14850  
February 25, 2026

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

Dear Mr. Tygesen:

Enclosed is a completed Area Variance Application for Parcel 28.-1-13.2, 1349 Taughannock Boulevard, Ithaca NY 14850. This property is owned by the Houghton Cayuga Legacy Revocable Trust, Peter Houghton, Sole Trustee. Parcel 28.-1-13.2 is a non-conforming lot within the Ulysses Lakeshore Zone. The lot size is less than 2 acres. This variance request is associated with a Lot Line Alteration transaction that slightly reduces the size of Parcel 28.-1-13.2

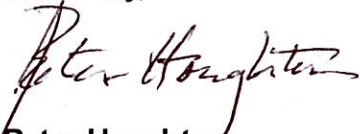
As specified in the Area Variance Application instructions, the following documents are enclosed in support of the Variance request:

- > Permit fee payment of \$210
- > Signed Application
- > Current deed confirming ownership of the 1349 Taughannock Boulevard parcel
- > T.G. Miller, P.C. Lot Line Alteration Survey Map dated 02/02/2026 showing the lot size change.
- > Narrative Statement with photos
- > Signed Board Member Site Visit Approval form

Please review this Variance request in conjunction with the Lot Line Alteration Application that was submitted to your office on Monday, February 23, 2026. Please place this Area Variance request on the Ulysses Zoning Board of Appeals meeting agenda scheduled for March 18, 2026.

Thank you and your office staff for assistance with this application process.

Sincerely,

  
Peter Houghton

## AREA VARIANCE NARRATIVE

### ***1. Describe how the proposal will not create an undesirable change in the character of the neighborhood or create a detriment to nearby properties if the area variance were to be granted***

This variance request is associated with a Lot Line Alteration transaction with the abutting property owners. The property at 1349 Taughannock Boulevard (1349TB) is a non-conforming sized lot (0.8 acres) within the Ulysses Lakeshore Zone (LSZ). The lot has extensive lake frontage of 336LF and road frontage of 342LF. It is the original Houghton family homestead parcel derived from a 1929 farm purchase. Starting about 1938, the northern sector of the homestead parcel supported a seasonal roadside produce sales business. The sector behind (east) of the sales area remained in its natural state. The roadside sales business ceased about 1980. The 1349TB northern sector has been vacant unused and unchanged for 97+ years. The LLA area (Parcel B-1) has mature trees and natural groundcover (see Photo 1), This LLA boundary change will create no changes to this northern sector. It will remain as it has been for the past 97+ years. The character of the neighborhood will not change.

### ***2. Describe how the proposal cannot be achieved by a feasible alternate method other than the area variance***

The residence on 1349TB was built in the southern area of the homestead lot. The dwellings' exterior support functions and features are located south of, or in front of, the residence. (see attached survey map). There is a 175-foot-long area to the north of the home that is vacant and unused. I met with the Ulysses Town Planner, Niels Tygesen, in 2025 to review the Town Zoning Code and discuss my options for use of this vacant northern sector. Discussions revealed that a subdivision to create a new lake front lot was not feasible. Mr. Tygesen advised that the zoning criteria would allow an accessory dwelling in the northern area. I determined that an accessory dwelling plot didn't need the entire 175LF of vacant area between the homestead residence and the north boundary. He also advised that the zoning code permitted a Lot Line Alteration (LLA) transaction. I concluded that a LLA was a viable option for use of part of this vacant area. The LLA transaction with lot size adjustments provides significant benefits to the abutting 1355TB property. It has very minor effect to the 1349TB parcel. The LLA option was a feasible solution for use of a part of the long vacant, unused northern sector of 1349TB while still preserving a 120LF vacant area north of the residence.

### ***3. Describe how the requested area variance is not substantial***

The effect of the LLA transaction on 1349TB is minor. A variance is requested for a size reduction of the 1349TB parcel. The 1349TB parcel is large enough that a small LLA area reduction will not impact its appearance, use or function. The lot size reduction from 0.80 acres to 0.69 acres is 14%. The residual 1349TB parcel would remain one of the largest lots in the Ulysses dense residential lakefront zone between the Ithaca Yacht Club and the Cayuga Nature Center. The residual 281LF of lakefront is one of the longest residential waterfronts in all of Ulysses. The residual 287LF of road frontage conforms to the LSZ requirements. The lot size reduction creates no new LSZ non-conforming issues. After the LLA, there is still 120LF of vacant homestead parcel north of the residence. Photo 2 shows this considerable northern area that will remain part of the 1349TB parcel.

***4. Describe how the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district***

To an observer, the LLA Parcel B-1 appears to already belong with the 1355TB property. The Parcel B-1 north boundary is only 6 feet from the 1355TB garage and 30LF from the 1355TB residence. That same boundary is a distant 175 feet from the 1349TB residence. The LLA transaction will not create any topographic or vegetative change to the area. The western boundary will stay 4 feet lower than the roadside parking area. From this road boundary, the parcel gently slopes easterly for about 60 feet to a bank that leads down to the waterfront. The upper 55' X 60' area has mature trees with groundcover. LLA Parcel B-1 will remain the same small natural area that it has been for 97+ years of Houghton family ownership.

***5. Describe how the difficulty for the proposal to comply with code regulations is not self-created***

The need for the variance is created by the LLA land sale transaction. The 1349TB lot size will decrease 14% and the 1355TB lot size will increase 42%. There will also be substantial property benefits to 1355TB. The property boundaries of 1349TB and 1355TB were fixed some 90+ years ago. The highway is on the west, the lake is on the east and the north and south side lines were established from a 1930's subdivision plan filed with the County Clerk. The 1349TB and 1355TB property owners can do nothing about their parcel sizes except through real estate transactions. The current zoning lot size criteria were created 10 years ago by the Town of Ulysses Town Board. The Board approved a Zoning Code amendment that created the Lakeshore Zone with a minimum 2 acre parcel size criteria. This variance request seeks relief from that code criteria so the parcel north boundary line can be relocated through a LLA land sale. The LLA Parcel B-1 area features and characteristics will remain unchanged. The only change will be ownership.

***6. Describe how the granting of the area variance will not create a detriment to the health, safety and welfare of the neighborhood or community***

The 1349TB and 1355TB parcels were both created from the same parent parcel. Through a 1929 farm purchase, my father acquired 1175 feet of raw Cayuga Lake west side lake frontage. He developed a subdivision plan for the entire frontage. He kept a portion of the frontage to build a family home and operate a roadside produce sales business. This homestead parcel was large and near the middle of the acquired lake property. The parcel is still large with 336 feet of lake frontage. Eight additional building lots to the north and south of the homestead parcel were created with the subdivision and sold through the 1930's and 40's. The lake frontage on these lots ranged from 51LF to 220LF. Residential homes were built on all these lakefront lots. Through the years, the original homes have been remodeled or replaced, but there are still residential homes on each the original lots. This cluster of homes creates the immediate 1349TB neighborhood. All, except one, of the original lot areas have been modified, reshaped, and changed. The one lot area that has not seen change is the northern sector of the 1349TB parcel. The natural area east of the road was never developed or altered. This area remains vacant and unused. This small wooded natural area has not changed since my father bought it 97+ years ago. Through the intervening decades, it has never created any detriment to the health, welfare and safety of the neighborhood. Approval of the 1349TB parcel size variance request will maintain this same condition.



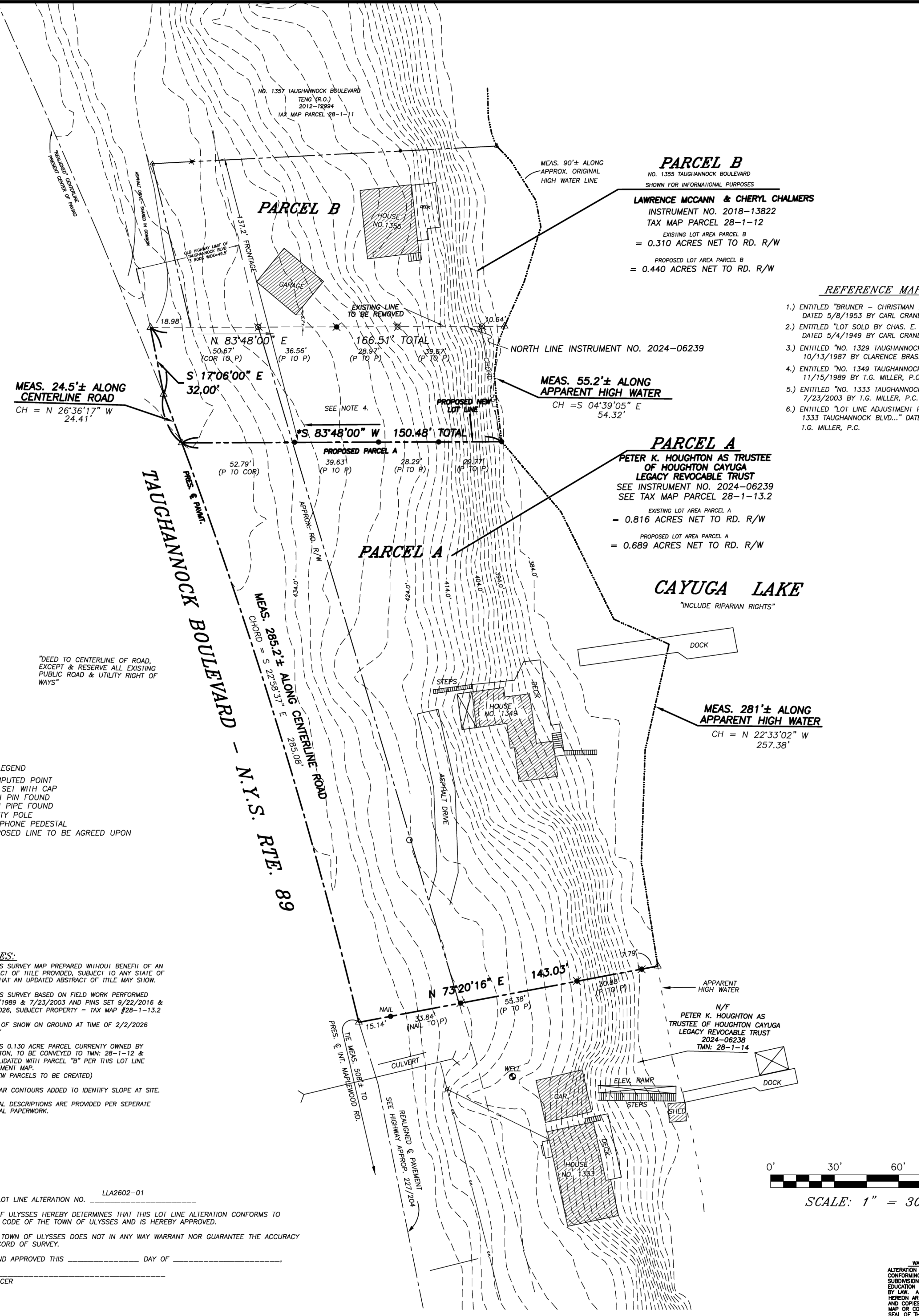
Samsung Peter's A14

PHOTO 1



Samsung Peter's A14

PHOTO 2



**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'

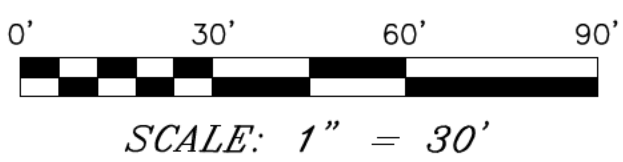
MEAS. 281'± ALONG APPARENT HIGH WATER  
CH = N 22°33'02" W 257.38'

"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**  
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



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.

**WARRANTY DEED with Lien Covenant**

**THIS INDENTURE**, made the 27th day of June 2024,

**BETWEEN**

**PETER K. HOUGHTON**, residing at 1370 Route 318, Waterloo, NY 13165,

Grantor, and

**PETER K. HOUGHTON**, as **TRUSTEE** of **THE HOUGHTON CAYUGA LEGACY REVOCABLE TRUST** dated June 27, 2024 with a mailing address of 1370 Route 318, Waterloo, NY 13165,

Grantee.

**WITNESSETH**, that the Grantor, in consideration of ONE DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, the Grantee's heirs or successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND described on Schedule A attached hereto.

**TOGETHER** with the appurtenances and all the estate and rights of the Grantor in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the Grantee's heirs, or successors and assigns forever.

**AND** the Grantor covenants as follows:

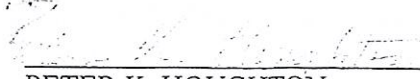
**FIRST**, that the Grantee shall quietly enjoy said premises;

**SECOND**, that the Grantor will forever **WARRANT** the title to said premises;

**THIRD**, that in compliance with Section 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of any improvement before using any part of the total of the same for any other purpose.

As appropriate in this instrument and any attachments, the masculine gender shall include the feminine and the feminine the masculine, the neuter shall include both the masculine and feminine, and the singular shall include the plural and the plural the singular; successors and assigns shall include the legal representatives, successors and assigns of the survivor of multiple grantees with right of survivorship.

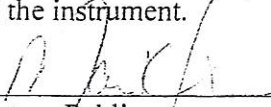
IN WITNESS WHEREOF, the Grantor has duly executed this deed below.

  
\_\_\_\_\_  
PETER K. HOUGHTON

STATE OF NEW YORK)  
COUNTY OF ONTARIO) SS.:

On the 27th day of June in the year 2024, before me, the undersigned, a notary public in and for said state, personally appeared PETER K. HOUGHTON, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

MARY K. SCHOONOVER  
Notary Public, State of New York  
No. 01SC6431171  
Qualified in Ontario County  
Commission Expires March 28, 2026

  
\_\_\_\_\_  
Notary Public

Record and Return to:

Heaton & Venuti, LLP  
118 Genesee Street  
Geneva, NY 14456

## SCHEDULE A

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Ulysses, County of Tompkins and State of New York, as shown as Parcel A, on a survey map titled "Survey Map Showing Lot Line Adjustment for No. 1333 Taughannock Boulevard & No. 1349 Taughannock Boulevard, Town of Ulysses, Tompkins County, New York," prepared by Lee Dresser of T.G. Miller, P.C., dated August 1, 2016, a copy of which was filed in the Tompkins County Clerk's Office on December 14, 2016, as Instrument Number 2016-14823 and being more particularly bounded and described as follows:

BEGINNING at a point in the present centerline of Taughannock Boulevard, which point is located northwesterly along said centerline a tie distance of 507.94± feet from its intersection with the centerline of Maplewood Road;

Thence northwesterly along said centerline 310 ± feet on a curve to the left to a point, said course having a chord bearing of N 23°15'47" W a chord distance of 309.44 feet;

Thence N17°06'00" W a distance of 32.00 feet to a point;

Thence N 83°48'00" E passing through iron pipes at 50.10 feet and 116.20 feet and continuing along the same course for a total distance of 155.87 feet to a pipe in the high water mark of Cayuga Lake;

Thence southeasterly along the high-water line of Cayuga Lake a distance of 315+ feet to a point, said course having a chord bearing of S 21°21'35" E a chord distance of 312.14 feet;

Thence S 73°20'16" W a distance of 143.03 feet to a point in the centerline of Taughannock Boulevard, being the point or place of beginning.

Said parcel having an area of 0.80 acres net to the road right of way

TOGETHER WITH all of the Grantor's right, title and interest in and to the premises lying between the east line of the above-described premises and the low water line of Cayuga Lake, and in addition thereto, all of the accretions, avulsions, boat house and dock, as shown on the survey map referenced above.

SUBJECT TO any covenants, easements, rights of way, agreements, and restrictions of record which may affect the premises including the rights of the public in, over and across that portion of the above described premises lying within the bounds of the public highway; an easement granted to New York State Electric & Gas Corporation by instrument dated May 8, 1936, and recorded in the Tompkins County Clerk's Office on July 7, 1936, in Liber 241 of Deeds at Page 3; and an easement granted to New York Telephone Company by instrument dated January 30, 1974, and recorded in the Tompkins County Clerk's Office on February 19, 1974, in Liber 515 of Deeds at Page 123.

BEING AND INTENDING TO CONVEY the same premises conveyed to Peter K. Houghton by Deed dated June 21, 2023 and recorded in the Tompkins County Clerk's Office on June 22, 2023 as Instrument No. 2023-05187.

Property Address: 1349 Taughannock Blvd., Ithaca, NY 14850

Tax Map No. 28.-1-13.2

Title to the real property conveyed by this instrument was not examined by the drafters at Heaton & Venuti, LLP and is not guaranteed in any way; the legal description was obtained from the deed to the grantor and/or any other documents furnished by the parties; and the drafters prepared this instrument solely in accordance with the instructions of the parties.