

Town of Cazenovia Planning Board

Meeting Minutes

February 5, 2026

Members Present: Robert Ridler, Chairman; Linda Cushman; Dale Bowers; Thomas Clarke; Eric Jerabek; Thomas Schepp, Alternate Member

Members Absent: Anne Ferguson; Roger Cook

Others Present: John Langey, Esq; John Dunkle; Jessica Wetsig; David Ryan

R. Ridler called the meeting to order at 7:30 P.M.

Roll was taken. Roger Cook and Anne Ferguson were absent so Thomas Schepp was asked to be a voting member for the proceedings.

The next regularly scheduled meeting will be Thursday, March 5, 2026.

The next deadline day will be Wednesday, February 18, 2026.

The next regularly scheduled work session will be Thursday, February 26, 2026.

Motion by E. Jerabek, seconded by T. Clarke, to approve the January 6, 2026 meeting minutes was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*Duke, Spencer & Danielle – Site Plan Review – 4310 Route 92, Cazenovia
File # 25-1565 (Linda Cushman)*

7:31 PM

No one was present to represent the file.

J. Langey reminded the Board that he had sent Mr. Duke a letter letting him know the expectation was that Mr. Duke would take care of what he had done on the property, and Mr. Duke would need to contact Mr. Ladd, the Code Enforcement Officer, regarding that remediation. He believed Mr. Ladd had cited Mr. Duke, but he was unsure if a court date had been set. He explained Mr. Duke was technically in violation of the Town Code at this time. He reminded the Board that the attorney Mr. Duke had as his representative was no longer engaged by Mr. Duke, so at this time there was no representation for the application. He said Mr. Duke had received the letter, however, he had not received any response from Mr. Duke. He explained Mr. Ladd would want to diary this since repairs should be done in March or April when the snow starts melting.

L. Cushman asked if the Board should leave the file open and continue it until action by the Applicant was taken.

J. Langey said the Board could do that, they could deny the application, or they could remove the file from the agenda but leave it open.

T. Schepp asked if Mr. Duke would be required to pay the fees again if the file were denied.

J. Langey answered Mr. Duke would have to pay again (if he were to pursue more than restoring the property to its former condition). He explained that once Mr. Duke repairs what was started (without approval) he would no longer be in violation.

L. Cushman believed Mr. Duke still owes fees for his current application.

T. Schepp asked if the Board should keep continuing the file.

J. Langey answered that was “up to the Board.”

R. Ridler asked the Board how they would like to proceed.

After a brief discussion, it was decided continuing the file at this point was preferable.

Motion by L. Cushman, seconded by E. Jerabek, to continue the file was carried unanimously

R. Ridler spoke about the desirability for Mr. Ladd to be present for Planning Board meetings.

J. Langey agreed Mr. Ladd's presence was advantageous for the Board, calling Mr. Ladd a resource for the Board. He commented that it was rare for Mr. Ladd to miss a meeting and spoke about the practice of having the Code Enforcement Officer present over the years.

R. Ridler said he would speak to Mr. Ladd and to Kyle Reger, the Town Supervisor, to ensure the Board has adequate support.

*The Lake House In Caz, LLC – Site Plan Review – 4273 Syracuse Road, Cazenovia
File # 25-1596 (Linda Cushman) 7:35 PM*

No one was present to represent the file.

Motion by L. Cushman, seconded by T. Clarke, to continue the file until the springtime when Ms. Setter could present a planting plan, was carried unanimously.

*Murphy, Andrew – Site Plan Review – 4354 Syracuse Road, Cazenovia
File # 25-1610 (Dale Bowers) 7:35 PM*

No one was present to represent the file.

R. Ridler explained this was an application to construct a deck addition, however, there was no representation this evening.

Motion by T. Clarke, seconded by E. Jerabek, to continue the file was carried unanimously.

*Wetsig, Marc & Jessica – Line Elimination – 4845 East Lake Road, Cazenovia
File # 25-1612 (Eric Jerabek) With East Lake Road 7:36 PM*

Jessica Wetsig was present to represent the file.

E. Jerabek displayed the drawing created December 16, 2025 by Ianuzi & Romans Land Surveying, PC entitled *Final Plan Lot No. 1 Ormonde Estates & Additional Land Part of Lot No. 14 of the Fourth Allotment of the New Petersburg Tract Town of Cazenovia Madison County, New York* and he asked Mrs. Wetsig to explain her proposal.

J. Wetsig said they purchased 4845 East Lake Road and the adjacent lot to the north with the driveway for the home being on the lot to the north. She said they are looking to combine the two (2) lots into one (1) to increase the size of the lot and to help them obtain an area variance for two (2) small additions, one on the road side of the house as well as a deck on the lake side.

E. Jerabek clarified that the proposal before the Board this evening was merely to combine the two (2) lots.

J. Wetsig responded, "Correct."

R. Ridler noted this would be a lot line elimination.

J. Langey led the Board through Part 2 of the Short Environmental Assessment Form (SEAF) for the State Environmental Quality Review (SEQR) for this application.

Motion by E. Jerabek, seconded by T. Clarke, to appoint the Planning Board as Lead Agency for the purposes of SEQR and to affirm the matter an Unlisted Action and make a Negative Declaration based upon the review of the SEAF, and to move the file to a public hearing at the next meeting was carried unanimously.

Motion by E. Jerabek, seconded by T. Clarke, to continue the file was carried unanimously.

Public Hearing instructions were given to Mrs. Wetsig at this time.

Motion by E. Jerabek, seconded by T. Clarke, to adjourn the meeting at 7:41 P.M. was carried unanimously.

Sue Wightman, Planning Board Secretary – February 5, 2026