

# Town of Cazenovia Planning Board

## Meeting Minutes

### April 1, 2026

Members Present: Robert Ridler, Chairman; Anne Ferguson; Linda Cushman; Dale Bowers; Eric Jerabek; David Ryan, Alternate Member

Members Absent: Roger Cook; Thomas Clarke; Thomas Schepp, Alternate Member;

Others Present: Wendy Loughnot; John Dunkle; Chuck Ladd; Douglas Falso; Sheila Fallon

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

Roll was taken. Roger Cook, Thomas Clarke, and Thomas Schepp were absent so David Ryan was asked to be a voting member for the proceedings.

The next regularly scheduled meeting will be Thursday, May 7, 2026.

The next deadline day will be Wednesday, April 22, 2026.

The next regularly scheduled work session will be Thursday, April 30, 2026.

Motion by E. Jerabek, seconded by A. Ferguson, to approve the March 5, 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)*

7:32 PM

No one was present to represent the file.

L. Cushman said there was nothing new for this file. She believed the Board had expressed a desire to send a letter to let the Applicants know the Board was dismissing the file since there has been no communication in several months.

A. Ferguson was in favor of sending a letter. She asked Mr. Ladd if the Applicants had gotten in touch with him.

C. Ladd answered they had not and said that he had intended to reach out to them. He said conditions had been “pretty wet” for the Dukes to finish restoring the site, but he too was in favor of closing this file.

Motion by L. Cushman, seconded by A. Ferguson, to send a letter informing the Applicants that the file has been closed due to inactivity.

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

7:33 PM

No one was present to represent the file.

L. Cushman believed Ms. Setter would return to the Board when the weather improved and she could present a planting scheme.

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

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*Paul D Johnson Revocable Trust — Minor (4 New Lot) Subdivision – 2600 Ballina Road,  
File # 26-1615 (Dale Bowers) Cazenovia 7:34 PM*

Douglas Falso, son-in-law to Paul Johnson, was present to represent the file.

D. Bowers said at the work session he had informed the Board that the proposed subdivision was in an industrial zone which meant that at this time the newly created lots could not be used for residential purposes. He said the Applicant was also informed that this was the case.

D. Bowers said the Applicant still wished to advance his application with the knowledge that only the uses allowed in the Rural B Zone could be approved for the newly created lots, unless there was a change of the zoning designation. He believed the Applicant may pursue a change in zoning classification which would be sought from the Town Board.

D. Bowers informed the Applicant that he must have two (2) percolation (perc) tests and a deep hole test witnessed by Mr. Ladd, the Town Codes Enforcement Officer, for each proposed lot.

A. Ferguson said if a residential lot of this size (approximately 95 acres) were undergoing a subdivision, ordinarily the Board would ask about a conservation subdivision. She wondered if the Board were to grant this commercial subdivision, would that preclude the option of a conservation subdivision.

D. Bowers answered the application required a public hearing, so the Board would not be approving the subdivision this evening. He thought that could be discussed in the future.

A. Ferguson questioned if allowing the subdivision before the change of zoning would prevent the Board from having the option of considering the conservation subdivision that could be requested of a residential lot.

D. Bowers replied the application before the Board at this time was a 4-lot subdivision of a commercial lot.

A. Ferguson expressed understanding.

D. Bowers thought once the Town had been petitioned for a zone change, the Board could “take a different look at it.”

A. Ferguson asked Mr. Falso if he understood.

D. Falso asked for clarification.

D. Bowers explained that Mike Johnson knows this is currently an industrial zone so therefore houses cannot be constructed on the newly created sites. He said Mike knows that he was still allowed to subdivide the property, but as it now was zoned, each of the new lots would have to have industrial use. If Mike wanted the lots to have residential use, he must petition the Town (Board) to change the zoning. Regardless of use, each new lot would need to have two (2) perc tests and a deep hole test witnessed by the Codes Enforcement Officer to ensure each lot would be buildable.

D. Falso responded that he believed those tests have been ordered at this time.

D. Bowers wanted to give Mr. Johnson ample time to have those performed in time for the public hearing.

D. Bowers explained those locations should be on the survey created for the subdivision.

D. Falso asked for clarification regarding the conservation subdivision that was mentioned.

A. Ferguson explained if the lot were residential at this time, and a subdivision was being discussed for future development, any parcel more than nine (9) acres would require the potential for a conservation subdivision which would determine what lands the Town might like to see conserved and where might the Town want to cluster housing. She explained higher density of development was allowed if one were willing to keep other areas of open space. Those kinds of questions would be part of the discussion for a residential review.

D. Bowers elaborated that the conservation subdivision was a tool the Board had but it was not necessarily a requirement for a subdivision.

A. Ferguson added that the size of this lot would trigger that consideration.

J. Dunkle thought the Board would want to have driveway locations determined for each lot as well.

D. Bowers said driveway locations should be located on the survey. He believed Ballina Road was a Town road, so the Town Highway Superintendent, Bryan Smith would be the one to contact for those locations.

W. Loughnot led the Board through Part 2 of the Short Environmental Assessment Form (SEAF) for the State Environmental Quality Review (SEQR).

Motion by D. Bowers, seconded by A. Ferguson, 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.

Motion by D. Bowers, seconded by L. Cushman, to move the file to a public hearing at the next Planning Board meeting, and to continue the file was carried unanimously.

Instructions for notifying the neighbors regarding the public hearing were given to Mr. Falso at this time.

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R. Ridler noted there was a pending file on the agenda which had been approved by the Cazenovia Town Zoning Board of Appeals and which he would assign before the next meeting.

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

Sue Wightman, Planning Board Secretary – April 1, 2026