

# Town of Cazenovia Planning Board

## Meeting Minutes

### March 5, 2026

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

Members Absent: Roger Cook; Thomas Clarke

Others Present: John Langey, Esq; John Dunkle; Chuck Ladd; Marc Wetsig; Andrew Murphy; Sheila Fallon

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

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

The next regularly scheduled meeting will be Wednesday, April 1, 2026.

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

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

Motion by A. Ferguson, seconded by E. Jerabek, to approve the February 5, 2026 meeting minutes was carried unanimously.

**HEARINGS**

*Wetsig, Marc & Jessica – Line Elimination – 4845 East Lake Road, Cazenovia  
File # 25-1612 (Eric Jerabek) With East Lake Road 7:31 PM*

Marc Wetsig was present to represent the file.

E. Jerabek said the proposal before the Board was a line elimination to combine two (2) lots into one.

Motion by E. Jerabek, seconded by A. Ferguson, to open the public hearing was carried unanimously.

R. Ridler invited comments at this time.

Hearing none, motion by E. Jerabek, seconded by A. Ferguson, to close the public hearing was carried unanimously.

Motion by E. Jerabek, seconded by A. Ferguson, to approve the line elimination as most recently proposed 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.

Motion by L. Cushman, seconded by A. Ferguson, to continue the file was carried unanimously.

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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.

Motion by L. Cushman, seconded by A. Ferguson, to continue the file was carried unanimously.

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*Murphy, Andrew – Site Plan Review – 4354 Syracuse Road, Cazenovia  
File # 25-1611 (Anne Ferguson)*

7:34 PM

Andrew Murphy was present to represent the file.

A. Ferguson explained the Murphys would like to put a deck on the back of their house. She asked Mr. Murphy to elaborate regarding their plans. She asked the height of the deck and if there would be spacing between the deck boards or if it would be tongue and groove.

A. Muphy answered the elevation changes from one side of the house to the other so at the highest point the deck would be six (6) feet off the ground and at the lowest point it would be 1-2 feet off the ground. The deck would run the length of the house and be 12 feet in width. He said there was an existing stone patio that would be under the deck. He said it would be about 850 square feet. He also explained there would be a water mitigation system under the deck so water from the deck would run to a gutter system, like the house.

R. Ridler clarified the water would stay on the property and not be diverted to neighboring properties.

A. Murphy replied the water would merely be conveyed away from his house (he would not be routing it to neighbors).

A. Ferguson reminded the Board this property was on New York State Route 92 but was not a lakefront property.

R. Ridler asked if the stone patio would be removed.

A. Murphy explained the stone patio was comprised of eight (8) blocks of concrete. He said he was not planning on removing them, but he would remove them if he needed to for this purpose.

R. Ridler asked if impervious surface area was an issue.

A. Ferguson answered there was not an issue with impervious surface percentages.

T. Schepp asked if the property was in the Lake Watershed Zone.

A. Ferguson responded that it was, but added there was sufficient acreage for impervious surface area not to be an issue.

A. Ferguson asked Mr. Ladd if there was any problem with Mr. Murphy's building over the concrete area.

C. Ladd answered that Mr. Murphy "could definitely go over the top," and stated it would be cost effective to do so.

A. Murphy said the only reason he would remove it would be if he could not install the posts for the deck without removing sections of the concrete. He expected he might need to remove those portions to install the concrete piers for the deck.

J. Dunkle said he was good with the proposal.

J. Langey informed the Board this would be a Type II Action in regard to the State Environmental Quality Review (SEQR).

A. Murphy thought the deck material would be composite material and the other components would be pressure treated wood.

R. Ridler asked what would be used for the railing.

A. Murphy believed that would be composite material.

Motion by A. Ferguson, seconded by L. Cushman, to approve the site plan review for a deck addition to the existing house in the lake watershed as most recently submitted was carried unanimously.

C. Ladd instructed the Applicant to now get the building permit.

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*Paul D Johnson Revocable Trust – Minor (4 New Lot) Subdivision – 2600 Ballina Road,  
File # 26-1615 (Dale Bowers) Cazenovia 7:37 PM*

No one was present to represent the file.

A. Ferguson asked if Mr. Johnson was aware that the newly created lots could not be residential lots as currently zoned.

D. Bowers believed Mr. Johnson had been informed by a number of people that was the case. He was unsure of Mr. Johnson's plans and said if he was able, he would reach out to Mr. Johnson between now and the next meeting.

Motion by D. Bowers, seconded by L. Cushman, to continue the file was carried unanimously.

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Motion by E. Jerabek, seconded by D. Bowers, to adjourn the meeting at 7:39 P.M. was carried unanimously.

Sue Wightman, Planning Board Secretary – March 5, 2026