

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036**

PLANNING BOARD MEETING

January 15, 2026

PUBLIC HEARING – 6:45PM & MEETING – 7PM

PLANNING BOARD MINUTES

The Village of Central Square Planning Board met at the Village Hall on Thursday, January 15, 2026. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Maggie Kirkby, Susan Welke and Dave Wescott.

Additional Attendees: Village Attorney Joe Frateschi, Engineer Paul Sheneman, Code Enforcement Officer Ed Cusato. Residents Richard and Linda Barling and Ken Sherman. David Bardoun from Bardoun Land Surveying, Michael Lasell from MBL Engineering, Ray and John Allen with Kost/Big E Tire. Lynn Cury, Art Brooks and Michael Long from First Baptist Church in Central Square.

PUBLIC HEARING:

Chairwoman Maryellen Commisso called the Public Hearing to order at 6:45 PM and began with the Pledge of Allegiance. All Board Members were signed in.

Carley CT Properties – 5 new homes on Carly Court.

Richard and Linda Barling from Dry Bridge Road voiced their concerns regarding the water runoff, how excavators are currently leveling off the lot and fear of their property flooding since there are underground springs in the area. They also stated that a tree was dropped onto their property.

Mike Lasell from MBL Engineering presented the audience with the engineering plan and stormwater plans. Easements were pointed out in between each home and Mike stated that any swale should be “mowable” since there is a 2-foot flat bottom in the 4-foot swales.

Additional discussion was had on the possible erosion of existing properties next to the project as well as existing drains that were installed by neighboring homes.

Mr. Laselle believes he will make the drainage better; he will also address any trees that may have fallen into neighboring yards. Mike went on to say that there will be a lot of groundwork to complete the stormwater drainage on the property and that he thinks that leveling out and pitching the property at the same time is the only way it can be done correctly.

The property size for each home exceeds the minimum property lot size based on Village codes with 87-foot setbacks, 10-foot side yards and 110-foot backyard setbacks.

Mr. Laselle believes the homes will be a story to story and a half and single-family residences with garage fronts. He doesn't have a fixed budget for the homes but feels they will have a modern craftsman style. The timeline Mike envisions would be for the middle lot built this spring. Caliber Homes is the builder, and they will build the middle lot first and work their way towards the outside of the parcel. Ideally Mike would like to have 3 parcels completed at the same time.

A 239 review from Oswego County is necessary. Ed Cusato will check on the status of that, and Paul Sheneman needs the final plat for the deeded easement restrictions/covenant from Mike Laselle.

Joe Frateschi would like to review the verbiage of the easement covenant before the Board meets in February.

The Public Hearing closed at 7:23PM.

Regular Meeting:

Call to order at 7:23PM.

New Business:

Big E Tire/Kost Tire (3099 East Ave.): Mike Lasell: began with a quick overview of the site. This parcel is next to Trucks R Us/car wash. This is an empty gravel lot with an existing driveway. Mike estimates that the grading/elevation would increase approximately 3 feet above what it is now and a swale will be on the property line to draw water back towards the creek. The site plan calls for 31 total parking spots in the front and the rear.

The plan calls for the ability to drive all the way around for fire access and ease of unloading goods. There are 8 service bays, and the hours of operation are 7:30am-6pm, no Sundays. The facility is 7600 square feet which is a total of 11% building lot coverage.

Ray Bartolay and John Allen with Big E/Kost Tire were introduced to the audience. Ray began with a background of Kost Tire/Big E Tire & Automotive, which is a family-owned business with 35 locations throughout Pennsylvania and New York. They would like to be in this area and are also expanding into Binghamton, Liverpool, Cortland and Syracuse.

Ray was asked about where old oil goes and he stated that old oil is held in a container (up to 200 gallons maximum) and that it is picked up and removed from the premises on a regular basis. Junk tires are loaded into a trailer and once the trailer is full, it also gets removed from the premises. No tires are left in piles outside. And as far as deliveries are concerned, they usually receive their inventory on box trucks and not on tractor trailers. There will be a larger loading area at the back that is hidden from the road. The bays are 50-foot deep with new tire storage and the tools at the back of the bays.

Maggie Kirkby asked Ray about how many employees there would be on site, and he stated that there would be a total of 6 full-time employees consisting of 4 mechanics and 2 managers. An additional parts runner would travel between several stores. Maggie asked if they would be buying parts from our local auto parts stores and Ray said they would and went on to say that he supports buying local.

Mike Laselle will need to speak to Paul Sheneman about hooking up to the wastewater utilities. Mike will also need to speak with OCWA about an additional fire hydrant for the facility.

Joe Frateschi asked if a sign rendering could be provided.

CEO Cusato stated that a public hearing would need to be set up and 239 review from Oswego County would need to be approved before approval of the site plan.

Mike will resubmit the plan with a pile-on sign rendering. Until then, Ray stated that the visual of the standard sign can be seen at other locations using Google.

First Baptist Church (701 N. Main Street) – lot line adjustment – Dave Bardoun presented the separation of the one property back to the original 2. The church estimated that the lots were combined back in 1964 for tax purposes. The house lot would be then considered 697 North Main Street and be a marketable lot and back on the village tax roll. Dave is working with Mike Lasell and NYS DOT to install a separate driveway for the property.

CEO Cusato stated that 239-review will need to come from Oswego County but that nothing will be changed in the zoning.

Joe Frateschi stated that the approval for the lot line adjustment is contingent on the 239-review and that no public hearing is needed. Any modifications on the 239-review noted by Oswego County will need to be addressed and finalized, then the Planning Board can approve.

Ken Sherman: 20 Gertrude Drive would like to be added to next month's agenda for dumpster enclosure and garages for the townhomes. Ken will have drawings for the meeting.

Carley CT Properties – 5-home subdivision – Paul Sheneman stated that based on the drawings provided that the new subdivision will be taking the peak flow off the existing neighbors, so there shouldn't be any drainage issues.

Joe Frateschi stated that the Board will need to hear back from Oswego County for SEQR considerations before voting on the proposed subdivision. The MS4 will need to be signed off on – which Ed Cusato signed. Joe reminded Dave Bardoun that he would like a copy of the easement covenant to review before the February Planning Board meeting.

Ed Cusato – **Divine Mercy Church** bought back the rectory from Dave Grasso. The church would like to renovate that back to the rectory. That house along with the neighboring tanning salon on is zoned Commercial, so Ed met with the Oswego County Planning, and they suggest that the Village should re-zone that house parcel and tanning salon parcel (604 S. Main Street) to a Residential/Business Zone. The Planning Board will need to send a zone change recommendation to the Village Board.

Motion by Susan Welke to send to the Village Board a recommendation to change the building located at 604 South Main Street, Central Square, NY with the tax map #276.10-04-13 and home located at 598

South Main Street, Central Square, NY with the tax map # 276.10-04-12 to be changed from being zoned Commercial to being zoned as Residential/Business, seconded by Dave Wescott and voted upon: Maryellen Commisso-aye, Robin Hansen-aye, Maggie Kirkby-aye, Susan Welke-aye and Dave Wescott-aye. The motion carried unanimously.

Ed Cusato – permits and violations - Hickory Way is going to be brought back into court for the violations due to an error on the original court documents (the wrong violation code was cited) and the case was dismissed.

Since CEO Cusato wasn't present when Mr. Jim Weatherup presented the expansion of the Summerhill project, originally approved of back in 2009, Ed will contact Mr. Weatherup to review the old site plan to ensure it's still in compliance.

Old Business:

Previous Minutes: A motion was made by Robin Hansen to approve the November 2025 Minutes and seconded by Maggie Kirkby. All were in favor and the motion carried unanimously.

Update on Comprehensive Plan Workshop and survey – Community Comprehensive Plan Meeting on 1/20/26 at 6:30PM in Paul V Moore High School cafeteria.

Next Scheduled Meeting:

Next meeting will be on Thursday, February 12th with a Public Hearing at 6:45PM for Big E Tire/Kost Tire.

Close Meeting:

At 8:49 PM, a motion was made by Maryellen Commisso and seconded by Maggie Kirkby to adjourn the meeting. All were in favor.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary

Approved February 12, 2026