

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

**PUBLIC HEARING
AND
PLANNING BOARD MEETING
NOVEMBER 21, 2019**

**PUBLIC HEARING
AND
PLANNING BOARD MEETING**

The Village of Central Square Planning Board met at the Village Hall on November 21, 2019 at 7:00 p.m. Members in attendance were Chairwoman Maryellen Commisso, Craig Wilson and Maggie Kirkby. Mark Monica was absent. Guests present were Mudd Murphy, Niki Drake, on behalf of Walmart, and Ed Cusato, Village Code Enforcement.

Called to Order:

Chairwoman Commisso called the Public Hearing to order at 6:45 p.m. and started with the Pledge of Allegiance. All board members in attendance and guests signed in.

Public Hearing:

Niki Drake, on behalf of Walmart, presented their revised site plan for Walmart Store, #2911 located at 3018 East Ave., Central Square, NY.

The Public Hearing was closed by Chairwoman Commisso at 6:55 p.m.

Planning Board Meeting:

The Planning Board Meeting was called to order at 7:00 p.m. by Chairwoman Commisso and started with the Pledge of Allegiance.

New Business:

The Board reviewed and considered the revised site plan from Walmart Store #2911. A Motion was made by Maggie Kirkby to approve the revised site plan for Walmart. The Motion was seconded by Craig Wilson. All Board members present were polled and in favor, and the Motion was carried.

The Board did not have a copy of the Minutes from the Meeting on October 17, 2019 so they tabled the review and approval until the next Planning Board Meeting.

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

**PUBLIC HEARING
AND
PLANNING BOARD MEETING
OCTOBER 17, 2019**

PUBLIC HEARING AND PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on October 17, 2019 at 6:45 p.m. Members in attendance were Chairwoman Maryellen Commisso, Mark Monica, and Craig Wilson. Maggie Kirkby was absent. Guests present were Carmen Cesta, Michael Cesta, Ken Sherman, Angela Sherman, Niki Drake on behalf of Walmart, Sarah Lawson on behalf of Walmart, Mayor Randy House, Lorrie House, Michael Hart, and Brian Shumaker. Also present was Ed Cusato, Village Code Enforcement and Michelle Hamer, Secretary for the Planning Board.

Called to Order:

Chairwoman Commisso called the Public Hearing to order at 6:48 p.m. and started with the Pledge of Allegiance. All board members in attendance and guests signed in.

Public Hearing:

Carmen & Michael Cesta: Special Permit Application for 642 South Main Street:

The Public Hearing started with the Board's review of the Special Use Permit application submitted by Carmen Cesta and Michael Cesta, property owners of 642 South Main Street, Central Square, NY 13036, Tax map # 276.10-03-24, for temporary rental of storage of a 4,000 square foot detached garage area only, in a zoned Residential Business District. There were no questions from the Board or the public.

Chairwoman Commisso made a motion to deem the Special Use Permit application complete. The Motion was seconded by Mark Monica. All Board members were polled and in favor, and the Motion was carried.

Carmen & Michael Cesta: Na-Ren Bakery Building, Main Street, Central Square, NY:

Carmen Cesta advised the Board that his closing on this property on Main Street is tentatively planned for early next week. He also advised that he is buying the property next to that on County Route 12 and that closing should take place in about one month. Carmen also advised the Board that he talked to the property owner of the blue house on County Court 12, next to the properties he is buying, and that homeowner has agreed to lease him parking spaces and is considering selling the property to him.

Kenneth Sherman: 715 N. Main Street, Central Square, NY Tax Map #276-06-01-06:

Ken Sherman submitted his revised Site Plan to the Board for the above mentioned property. The Board asked Mr. Sherman a few questions that were answered to their satisfaction. The public did not have any questions.

Mark Monica made a Motion to deem the revised Site Plan application complete. The Motion was seconded by Craig Wilson. All Board Members were polled and in favor and the Motion was passed.

The Public Hearing was closed by Chairwoman Commisso at 7:00 p.m.

Planning Board Meeting:

The Planning Board Meeting was called to order at 7:00 p.m. by Chairwoman Commisso.

The Board reviewed the Minutes from the September 19, 2019 Planning Board Meeting. A Motion was made by Mark Monica to accept the Minutes from the September 19, 2019 Meeting. The Motion was seconded by Craig Wilson. All Board members present were polled and in favor, and the Motion was carried.

New Business:

Walmart: 3018 East Ave., Central Square, NY:

Sarah Lawson and Niki Drake, on behalf of Walmart, gave an introduction to the Board regarding the revised site plan they will be applying for with regard to the new Walmart Online Grocery Pickup Service. They provided the Board members with copies of a Process Narrative and described the details of the proposed revisions. The Board asked the Walmart representatives and Ed Cusato several questions that were answered to their satisfaction.

Michael Cesta and Carmen Cesta: Their new properties Central Square, NY:

Michael and Carmen asked the Board and Ed Cusato several questions with regard to zone changes and potential tax breaks about the property they currently own and the properties they are buying. Their questions were answered to their satisfaction.

Brian Schumaker:

Mr. Schumaker appeared as a walk-in at the Planning Board Meeting with concerns about his property line at 3219 East Ave, Central Square, NY. He claimed damage was done to one of his trees as a result of work done on an adjoining property. Mr. Schumaker discussed some of the details with the Ed Cusato. It was determined by the Planning Board that this is not a Planning Board matter. Chairwoman Commisso advised Mr. Schumaker that his concerns would need to be addressed by the Village Board at their Meeting. Mr. Cusato and Mayor House advised Mr. Schumaker to bring his supporting documentation to the next Village Board Meeting.

Code Enforcement:

Ed Cusato gave the Board a verbal update of the current and potential future projects in the Village including Tractor Supply, Empower, O'Reilly Auto Parts, Walmart, McDonald's, and Bayside Apartments.

Close Meeting:

Mark Monica made a Motion to close the Meeting at 7:50 p.m. The Motion was seconded by Craig Wilson. All Board members were polled and in favor, and the Motion carried. The meeting closed at 7:50 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

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

**Public Hearing & Planning Board Agenda
September 19, 2019**

Meeting called to order

Followed by the Pledge of Allegiance

Public Hearing will begin at 6:45pm

The Public Hearing will review and consider a Special Use Permit application submitted by Michael and Carmen Cesta property owners of 642 South Main Street, Central Square, NY 13036 Tax map# 276.10-03-24 for temporary rental storage of a 4000 SF, detached garage area only in a zoned Residential Business District.

Closing of the Public Hearing and Opening of the Planning Board meeting at 7pm.

New Business

A.) A brief discussion from Ken Sherman who submitted an application for an alteration/ modification on the garage at 715 North Main Street, Central Square, NY.

B.) Approval of the July 18, 2019 Planning Board Minutes.

Code Enforcement

Ed will discuss upcoming projects with any questions and concerns.

Adjournment

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

~~UN~~APPROVED

SEP 19 2019

VILLAGE OF
CENTRAL SQUARE

**PUBLIC HEARING
AND
PLANNING BOARD MEETING
SEPTEMBER 19, 2019**

PUBLIC HEARING AND PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on September 19, 2019 at 6:45 p.m. Members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, Mark Monica, and Craig Wilson. Guests present were Carmen Cesta, Mudd Murphy, Ken Sherman and Angela Sherman. Also present was Ed Cusato, Village Code Enforcement and Michelle Hamer, Secretary for the Planning Board.

Called to Order:

Chairwoman Commisso called the Public Hearing to order at 6:45 p.m. and started with the Pledge of Allegiance. All board members in attendance and guests signed in.

Public Hearing:

The Public Hearing started with Carmen Cesta giving the Board insight for their plans for the month to month temporary rental of the garage, in the back of the building at 642 S. Main Street, Central Square, NY 13036, Tax Map# 276.10-03-23. He also reviewed the proposed development of senior living apartments on the property. Mr. Cesta presented a proposed Lease for the temporary storage tenants and after review with the Board he agreed to add language to the Lease as follows: "when senior living apartments are built and the apartment facility opens, all storage rental Leases will terminate."

The Public Hearing was closed by Chairwoman Commisso at 7:00 p.m.

Planning Board Meeting:

The Planning Board Meeting was called to order at 7:00 p.m. by Chairwoman Commisso.

New Business:

Kenneth Sherman: 715 N. Main Street, Central Square, NY Tax Map #276-06-01-06:

As a preliminary introduction before he submits an application, Ken Sherman presented information to the Board for the alteration/modification of the garage and office at 715 North Main Street, Central Square, NY. Mr. Sherman discussed with the Board his desire to move his current office to the garage, thereby converting a portion of the garage into an office, and then

converting the current office into another apartment. Mr. Sherman will submit his application to the Board at the Planning Board Meeting on October 17, 2019.

Carmen Cesta:

Carmen Cesta advised the Board that he is in the process of purchasing the old Na-Ren Bakery building on Main Street, Central Square, NY. His closing on the property should take place in approximately one month. He provided the Board with preliminary information regarding his desire to convert the bakery into two apartments and make improvements on the building and parking area.

Mr. Cesta also discussed with the Board his desire to purchase the building next to the Na-Ren Bakery, on County Route 12, Central Square, NY and convert that into apartments and make improvements on that building and parking area.

Discussions were held with the Board and Mr. Cesta. Mr. Cesta will provide a site plan.

Amendment to the closing of the Public Hearing:

At 7:18 p.m., Chairwoman Commisso declared she made an error in closing the Public Meeting and that the Public Meeting will be kept open for another month with regard to Mr. Cesta's property at 642 S. Main Street, Central Square, NY.

Craig Wilson made a Motion to keep the Public Hearing open until the next Planning Board Meeting on October 17, 2019. The Motion was seconded by Mark Monica. All Board Members were polled and in favor and the Motion was passed.

Chairwoman Commission declared that the Mr. Cesta's Planning Board Application for 642 S. Main Street, Central Square, NY was deemed complete.

Old Business:

The Board reviewed the Minutes from the July 18, 2019 Planning Board Meeting. A Motion was made by Maggie Kirkby to accept the Minutes from the July 18, 2019 Meeting. The Motion was seconded by Craig Wilson. All Board members present were polled and in favor, and the Motion was carried.

Code Enforcement:

Ed Cusato presented his Violation Summary report and Building Permits report to the Board. Ed also provided the Planning Board with updates including Tractor Supply, Empower and O'Reilly Auto Parts.

Close Meeting:

Chairwoman Commisso made a Motion to close the Meeting at 7:44 p.m. The Motion was seconded by Mark Monica. All Board members were polled and in favor, and the Motion carried. The meeting closed at 7:44 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

APPROVED
SEP 19 2019
VILLAGE OF
CENTRAL SQUARE

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

PLANNING BOARD MEETING
JULY 18, 2019

PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on July 18, 2019 at 7:00 p.m. Members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby and Craig Wilson. Guests present were Tim Sinclair and Kimberly A. Steele, Esq. Also present was Ed Cusato, Village Code Enforcement.

Planning Board Meeting:

The Planning Board Meeting was called to order at 7:00 p.m. by Chairwoman Commisso and started with the Pledge of Allegiance.

Old Business:

The Board reviewed the Minutes from the June 20, 2019 Planning Board Meeting. A Motion was made by Maggie Kirkby to accept the Minutes from the June 20, 2019 Meeting. The Motion was seconded by Craig Wilson. All Board members present were polled and in favor, and the Motion was carried.

New Business:

Continuance of the Lot Line Adjustment Plan for Michael and Ann Baker for 151 Dry Bridge Road, Tax Map #276.18-03-11 and a vacant real property with a Tax Map #276.18-03-10.02:

A Lot Line Adjustment Plan with the Application and Survey attached, dated July 17, 2019, were presented to the Planning Board. The Board reviewed the Plan and survey with Kimberly Steele, Esq., attorney for Michael and Ann Baker, and with Tim Sinclair, purchaser of the Baker property.

Maggie Kirkby made a Motion to accept the Lot Line Adjustment Plan with attached Survey for the Baker property. The Motion was seconded by Craig. All Board members present were polled and in favor, and the Motion was carried.

Code Enforcement:

Ed Cusato provided the Planning Board with updates including Tractor Supply, Empower, O'Reilly Auto Parts, rental property inspections, and Ed discussed with the Board the temporary rent/lease sign for the back garage, at the property formerly known as the school administration building, on south Main Street.

Close Meeting:

Craig Wilson made a Motion to close the Meeting at 7:25 p.m. The Motion was seconded by Maggie Kirkby. All Board members were polled and in favor, and the Motion carried. The meeting closed at 7:25 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

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

**PUBLIC HEARING AND PLANNING BOARD MEETING
JUNE 20, 2019**

PUBLIC HEARING AND PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on June 20, 2019 at 7:00 p.m. Members in attendance were Chairwoman Maryellen Commisso, Craig Wilson and Mark Monica. Guests present were: Mayor Ken Sherman, Angela Sherman and Mudd Murphy. Also present was Ed Cusato, Village Code Enforcement. Rebekah Prosachik, Esq., Village Attorney, was not present for the Meeting.

Planning Board Meeting:

The Planning Board Meeting was called to order at 7:05 p.m. by Chairwoman Commisso and started with the Pledge of Allegiance.

Old Business:

The Board reviewed the Minutes from the February 21, 2019 Planning Board Meeting and the March 21, 2019 Public Hearing and Planning Board Meeting, and approved them. A Motion was made by Mark Monica to accept the Minutes from the February 21, 2019 and March 21, 2019 Meetings, as presented. The Motion was seconded by Craig Wilson. All Board members were polled and in favor, and the Motion was carried.

New Business:

Primax Properties LLC (Tractor Supply, 3056 East Ave., Central Square, NY, Tax Map #276.07-01-18):

The Board and Ed Cusato discussed the Final Plat and Final Subdivision for the Primax properties.

A Motion was made by Craig Wilson to approve the Final Plat and Final Subdivision for Primax Properties, after the Village attorney's approval. The Motion was seconded by Mark Monica. All board members were polled and in favor, and the Motion passed.

Kenneth Sherman Revised Site Plan for 715 N. Main Street, Central Square, NY Tax Map #276-06-01-06:

Kenneth Sherman discussed with the Board his reasons for requesting the revision and provided the details of the new proposed driveway. The proposed revision of the driveway has already been approved by NYS DOT.

A Motion was made by Mark Monica to accept the site review adjustment for the new driveway, for Kenneth Sherman at 715 N. Main Street, given that DOT has inspected and approved. The Motion was seconded by Craig Wilson. All board members were polled and in favor, and the Motion passed.

Lot Line Adjustment for Michael Baker for 151 Dry Bridge Road, Tax Map #276.18-03-11 and a vacant real property with a Tax Map #276.18-03-10.02:

A Lot Line Adjustment plan was presented to the Planning Board on June 20, 2019. The Board reviewed the paperwork received. All agreed there was confusion on the paperwork presented and there was no one present at the Meeting on Mr. Baker's behalf to clarify the paperwork.

Chairwoman Commisso stated: "That after much discussion with the Board Members, we would like to table the Lot Line matter for Michael Baker until the next Meeting so we can all do more research and get some clarification on exactly what it is they're trying to do and what lots they're trying to combine and break off. We would like Michael Baker to come to the next Meeting and give us some clarification. In the meantime, we could all do some research on our own also."

Code Enforcement:

Ed Cusato provided the Planning Board with updates including Tractor Supply, O'Reilly Auto Parts, building permits for small projects in the Village, property maintenance issues in the Village, the purchase of the old school administration building, and the current status and problems with the Na-Ren's Bakery building.

All in attendance discussed revitalization options and parking problems in the Village on Route 11 at and near the Route 49 intersection.

Close Meeting:

Mark Monica made a Motion to close the Meeting at 8:15 p.m. The Motion was seconded by MaryEllen Commisso. All Board members were polled and in favor, and the Motion carried. The meeting closed at 8:15 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING
MAY 16, 2019**

PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on May 16, 2019 at 7:00 p.m. Board members in attendance were Chair Maryellen Commisso and Maggie Kirkby. Mark Monica and Craig Wilson were absent. Also present was Ed Cusato, Village Code Enforcement and Michelle Hamer, Secretary for the Planning Board.

Called to Order:

Maryellen called the meeting to order at 7:08 p.m. and then followed with the Pledge of Allegiance. There were not enough board members in attendance to for any votes.

Old Business:

The Board was unable to approve the Minutes from the March 21, 2019 meeting as there were not enough members in attendance for a vote.

New Business:

There was no new business.

Code Enforcement

Ed Cusato updated the Board members on pending Code Enforcement matters.

Close Meeting:

Maryellen Commisso closed the meeting at 7:45.

Respectfully submitted,

Michelle Hamer, Secretary

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

**PUBLIC HEARING AND PLANNING BOARD MEETING
MARCH 21, 2019**

PUBLIC HEARING AND PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on March 21, 2019 at 6:30 p.m. Members in attendance were Chairwoman Maryellen Commisso, Craig Wilson, Mark Monica and Maggie Kirkby. Also present were Rebekah Prosachik, Esq., Village Attorney, and Michelle Hamer, Secretary for the Planning Board. Guests present were: John Commisso, Mike Wildrick, Daniel Manning, Richard Nave, CFO of Empower, Kurt Charland, Frank Alexander of Primax, Christian Hill of Napierala Consulting, Judy Graham from Empower, Paul Sheneman, Lorrie House, Randy House, and Edward Kiece.

Called to Order:

Chairwoman Commisso called the Public Hearing to order at 6:33 p.m. and started with the Pledge of Allegiance. All board members in attendance and guests signed in.

Public Hearing:

Tractor Supply:

The Public Hearing started with Kurt Charland, for Tractor Supply of Central Square, reviewing development plans with the Board for the proposed building and development of Tractor Supply at 3056 East Avenue, Central Square, New York.

Mike Wildrick had questions regarding traffic flow. Kurt reviewed drawings and plans with the board and public and answered all questions to the satisfaction of all in attendance.

Empower Federal Credit Union:

Daniel Manning, of Daniel Manning, PLLC, spoke on behalf of Empower, regarding the proposed development and building of Empower Federal Credit Union at 3056 East Avenue, Central Square, New York. Dan reviewed drawings and plans with the board and public and answered all questions to the satisfaction of all in attendance.

The Public Hearing closed at 6:55 p.m.

Planning Board Meeting:

The Planning Board Meeting was called to order at 7:00 p.m. by Chairwoman Commisso.

Old Business:

The Board reviewed the Minutes from the February 21, 2019 Planning Board Meeting, and approved them. A Motion was made by Craig Wilson to accept the Minutes from the February 21, 2019 Meeting, the Motion was seconded by Mark Monica. All Board members were polled and in favor, and the Motion was carried.

New Business:

Discussions were held regarding the current sidewalk fund and possible building of sidewalks by New York State DOT, in the future, in the area of Tractor Supply and Empower. The Board discussed that the sidewalk fund was created from contributions from the other businesses in the same area. Frank Alexander of Primax, on behalf of Tractor Supply, and Judy Graham, on behalf of Empower, each agreed to contribute \$5,000, to be deposited into the Village sidewalk fund.

Discussions were held by the Board and representatives for Tractor Supply and Empower regarding the SEQRA and the proposed plans for Tractor Supply and Empower.

A Motion was made by Maggie Kirkby to sign the SEQRA and accept the proposed plan for Tractor Supply. The Motion was seconded by Mark Monica. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica to sign the SEQR and accept the proposed plan for Empower Federal Credit Union. The Motion was seconded by Maggie Kirkby. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica to declare a negative declaration for the SEQRA for Empower Federal Credit Union. The Motion was seconded by Maggie Kirkby. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica to declare a negative declaration for the SEQRA for Tractor Supply. The Motion was seconded by Maggie Kirkby. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica to allow Tractor Supply to sign Part 2 of the Environmental Assessment Form. The Motion was seconded by Maggie Kirkby. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica to accept the site plan of Tractor Supply, as presented, with the stipulation that they contribute \$5,000 toward the sidewalk fund. The Motion was seconded by Craig Wilson. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica to accept the site plan of Empower Federal Credit Union, as presented, with the stipulation that they contribute \$5,000 toward the sidewalk fund. The Motion was seconded by Craig Wilson. All board members were polled and in favor, and the Motion passed.

A Motion was made by Mark Monica that the subdivision and the lot lines be accepted on the Lot Line Adjustment Application, Document 1, attached to the Tractor Supply Site Plan Application. The Motion was seconded by Maggie Kirkby. All board members were polled and in favor, and the Motion passed.

Close Meeting:

Chairwoman Commisso made a Motion to close the Meeting at 7:43 p.m. The Motion was seconded by Maggie Kirkby. All Board members were polled and in favor, and the Motion carried. The meeting closed at 7:43 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

APPROVED

MAR 21 2019

**VILLAGE OF
CENTRAL SQUARE**

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

**PLANNING BOARD MEETING
FEBRUARY 21, 2019**

PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on February 21, 2019 at 7:00 p.m. Members in attendance were Chairwoman Maryellen Commisso, Craig Wilson, Mark Monica and Maggie Kirkby. Also present were Ed Cusato, Village Code Enforcement, Rebekah Prosachik, Esq., Village Attorney, and Michelle Hamer, Secretary for the Planning Board. Guests present were: Mayor Ken Sherman, Isabella Sherman, Daniel Manning, Richard Nave, CFO of Empower, Kurt Charland, Frank Alexander, Bruce Cleveland, Sonya Cleveland, Kevin Gibbs, Heather Clark, Christian Hill, Neal Zinsmeyer, Brian Warden, and Andinella Warden.

Called to Order:

Chairwoman Commisso called the Planning Board Meeting to order at 7:00 p.m. and started with the Pledge of Allegiance.

Old Business:

The Board reviewed the Minutes from the January 17, 2019 Planning Board Meeting and approved them. A Motion was made by Mark Monica to accept the Minutes from the January 17, 2019 Meeting, the Motion was seconded by Craig Wilson. All in Board members were in favor, Motion carried.

New Business:

Tractor Supply:

Kurt Charland, Project Manager of Bergmann Associates presented the site plan for Tractor Supply for the parcels located at New York State Route 49/East Ave including, but not limited to, a description and details of the parcels, building size/details, wetland study, utilities, parking, drive-ways/roadway, shared driveway with Empower, signage, fencing, storm water/detentions basins, lighting, traffic study, dumpster/fencing, retaining wall, snow removal, employment opportunities, guard rails, and landscaping.

Frank Alexander of Primax Properties also spoke to the Board and further described some details of the site plan.

Mr. Charland will provide the Board and Ed Cusato with specifications for signage and guardrails that will fall within local law. All questions of the Board and Ed Cusato were answered to their satisfaction.

Empower Federal Credit Union:

Daniel Manning, Architect of Daniel Manning, PLLC, presented the site plan for Empower Federal Credit Union and reviewed the details of the site plan including the building and property details, shared driveway with Tractor Supply, zoning, parking and drive-through lane, storm water/drainage/detention basin, employment opportunities, lighting, signage, snow removal and landscaping.

Neal Zinsmeyer of Napierala Consulting Professional Engineer, P.C., spoke to the Board and reviewed some of the details of the site plan including, but not limited to, more lighting that will be added to meet NYS code as requested by the Board.

Richard Nave, CFO of Empower advised the Board that Empower will be recruiting 12-14 full time employees for the new Central Square branch.

Frank Alexander of Primax Properties also spoke to the Board regarding the Empower site plan including the subdivision of the property.

All questions of the Board and Ed Cusato, Village Code Enforcement, were answered to their satisfaction.

Chairwoman Commisso announced that a Public Hearing will be held on March 21, 2019 at 6:30 p.m. regarding Tractor Supply and Empower Federal Credit Union.

Cleveland Auto Repair:

Bruce Cleveland of the Cleveland Auto Repair shop presented to the Board his Application for Site Plan Review for his automobile repair shop at 526 S. Main Street, Central Square. Mr. Cleveland explained that he is currently renting, with a pre-possession agreement, and in the processing of buying the property with a projected closing date of April 2, 2019. Mr. Cleveland, Ed Cusato, and the Board reviewed in details the recommendations in the Code Enforcement Report dated February 21, 2019.

Craig made a Motion to grant Cleveland Auto Repair the privilege to operate the business effective immediately if Mr. Cleveland will adhere to all stipulations from the Planning Board and the recommendations in the Code Enforcement Report, within a minimum six-month period of time. Maggie seconded the Motion. All Board members were polled and in favor, and the Motion was carried. Mr. Cleveland signed the Code Enforcement Report agreeing to all of the terms and recommendations.

Close Meeting:

Chairwoman Commisso made a Motion to close the Meeting at 8:20 p.m. The Motion was seconded by Maggie Kirkby. All Board members were in favor, and the Motion carried. The meeting closed at 8:20 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

APPROVED

FEB 21 2019

**VILLAGE OF
CENTRAL SQUARE**

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

**PLANNING BOARD MEETING
JANUARY 17, 2019**

PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on January 17, 2019 at 7:00 p.m. Members in attendance were Chairwoman Maryellen Commisso, Craig Wilson, Mark Monica and Maggie Kirkby. Zita Bookman was not present. Also present were Ed Cusato, Village Code Enforcement and Michelle Hamer, Secretary for the Planning Board.

Called to Order:

Chairwoman Commisso called the Planning Board Meeting to order at 7:00 p.m. and started with the Pledge of Allegiance. All Board members were present except Zita Bookman, who resigned.

Old Business:

The Board reviewed the Minutes from the September 6, 2018 Planning Board Meeting and approved them. A Motion was made by Mark Monica to accept the Minutes from the September 6, 2018 Meeting, the Motion was seconded by Maggie Kirkby. All in favor, motion carried.

New Business:

There was no new business.

Chairwoman Commisso confirmed that Zita Bookman resigned from the Planning Board. The Board held discussions regarding looking for a new member.

Code Enforcement:

Ed Cusato reviewed with the Planning Board his Village Planning Board Report dated 1/14/19 together with his Building Permit and Violation Summary, each dated 12/1/18 - 1/17/19. The reports were discussed in detail by all.

Close Meeting:

Chairwoman Commisso closed the Meeting at 7:50 p.m. Craig Wilson made a Motion to adjourn the Meeting, the Motion was seconded by Maggie Kirkby. All in favor, motion carried. The meeting closed at 7:50 p.m.

Respectfully submitted,

Michelle A. Hamer, Secretary