

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

**PUBLIC HEARING & PLANNING BOARD MEETING
December 9, 2021**

**PUBLIC HEARING
AND
PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on December 9, 2021 at 7:00p.m. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, Mark Monica, and Robin Hansen. Also in attendance were guests Larry Rowlee, Randy House Mayor, Brandon Measheaw, Sue Welke, Paul Sheneman, Ken Sherman Deputy Mayor, Neal Zinsmeyer, Tracey Hawthorn, Ali Hawthorn, Patricia Berthod, Brittany Barnes, and Pete Bushey.

Called to Order: Chairwoman Commisso called the Planning Board Meeting to order at 7:00 p.m. as that time was advertised on the LED Village Sign and started with the Pledge of Allegiance. All Board Members in attendance and guests were signed in.

Public Hearing:

Highland Animal Hospital (continuation):

The property has not been purchased yet. Concerns from the Planning Board regarding the driveway. Tracey Hawthorn mentioned the right of way with their property and Ken Sherman's. Mr. Weatherup will put in the water. National Grid is waiting for the property closing and then they will install the power. Questions regarding the SEQR. Neal Zinsmeyer did the long form and sent it to Kay Foster, Village Clerk. Ken Sherman noted that Jim Weatherup has ideas on the right of way too. Paul Sheneman advised that the Village should consider making it a public road from a water and sewer perspective. There is a manhole at the property at Gertrude Drive and State Route 49. Randy House mentioned that the sewer line through the manhole that is already there would allow for gravity which is better for all parties on the road. Paul Sheneman spoke with OCWA regarding the waterline(s) and their sizes. OCWA is willing to work with the Village on an 8" main and another fire hydrant. Neal Zinsmeyer will do a side bar with Paul Sheneman to discuss further. Need a site plan approval (contingent on any engineering modifications) so that the property can be purchased. Neal also mentioned that the survey shows a 6" water line. Additional conversation and concerns around the road and making it a public road and who will build it. Also need a 60' easement for OCWA. There was a forced main conversation and how much are the buyers of the properties willing to spend. Where the animal hospital ends, is where Ken Sherman has been working to purchase a piece of property. Only part one of the SEQR was provided by Neal Zinsmeyer and he advised the other parts are provided by most towns. Mark Monica wanted to know how we can provide a contingent based on water and sewer service for the animal hospital. Maggie Kirkby suggested we get the Village attorney involved for proper wording of the contingent. Mark Monica made a Motion to accept the site plan for the Highland Animal Hospital contingent on water and sewer as well as attorney

review. Maggie Kirkby seconded the Motion. All Board members were in favor, Motion carried.

The Public Hearing ended at 7:15pm. All guests remained.

Planning Board Meeting:

Chairwoman Commisso called the Planning Board Meeting to order at 7:16pm

New Business

Brittany Barnes:

Discussed with the board putting a Doggy Day Care/Grooming/Boarding facility where the Stihl dealership used to be on Gertrude Drive. She brought in a rough draft of the floor plan for the building which will house approximately 20 kennels with a redesigned interior and extend the exterior fencing. She has her DBA & LLC. Mark Monica asked about any air filtration for the kennel; Brittany advised not that she has found at this time. Maryellen inquired as to size limits to the dogs being kenneled. Brittany as long as the dogs are up to date on all shots there is no size limit. From a grooming perspective – she will have a system to keep the hair and debris out of the septic system, like her salon – Salon Divine on Fulton Ave in the Village. Discussion concerning a need for a special floor drain or rubber flooring with waste getting on the floor. At this time, Brittany has called the state and there are no regulations. She has also spoken with Ed Cusato the Village Code Enforcement Officer. Maryellen advised her to go through Ed to obtain the necessary permits. Brittany has a following from the ladies at her hair salon and feels she could support this type of business at that location and being in front of the vet is perfect advertising for her. Name concept: Divine Dogs

Cornell Property:

Peter Bushey noted he planned on opening a modular home facility when they obtained that property but have since moved south on US Route 11. Brandon Meashaw is in the process of purchasing the property with the intention of using the property to store his equipment for his construction company, Meashaw Construction, LLC. A survey and letter from The Bushey's were also provided. Brandon Meashaw currently has 7 employees and will be putting up a metal building with no additional plans for the rest of the property other than mowing the lawn. All the water & sewer is already there. Mark Monica made a Motion to accept the pole barn proposal. Maggie Kirkby seconded the Motion. All board members were in favor, Motion carried.

Old Business:

The Board reviewed the Minutes from the November 18, 2021 Public Hearing and Planning Board Meeting and approved them. A Motion was made by Mark Monica to accept the Minutes of the November 18, 2021 Meeting. The Motion was seconded by Maggie Kirkby. All Board members were in favor, Motion Carried.

January 2022 Meeting:

The January Meeting will be January 20, 2022 starting at 7pm

Close Meeting:

Chairwoman Commisso closed the Meeting at 7:50 p.m.

Respectfully submitted, Robin Hansen/Planning Board Secretary

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
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**PLANNING BOARD MEETING
November 18, 2021**

**PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on November 18, 2021 at 7:00 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, and Robin Hansen. Board Member Mark Monica was not present. Also in attendance were guests Mudd Murphy, Randy House Mayor, Sue Welke, Ken Sherman, Ed Cusato, Village Code Enforcement, Alex Hawthorn, Tracey Hawthorn, Taber Rowlee and Neal Zinsmeyer.

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 in attendance and guests were signed in.

Old Business:

The Board reviewed the minutes from June 17, 2021, one correction needed that Ken Sherman was not in attendance at the meeting. A Motion was made by Maggie Kirkby to accept the minutes with the one correction noted. The Motion was seconded by Maryellen Commisso. All Board members were in favor, the Motion was carried.

Highland Animal Hospital:

Neal Zinsmeyer, Civil Engineer reviewed the design and layout of the proposed new construction of the Highland Animal Hospital building. He has already met with National Grid and will be meeting on Monday, November 22nd, to review gas lines. He is also working with Mr. Weatherup. Taber Rowlee, Architect spoke on the construction materials to be utilized which will enhance the aesthetics of the building making it a showpiece for the Village. Taber advised that they are extending the utilities. Mudd inquired if the driveway getting built is up to Central Square Village Code. Neal said his company will address and he will advise. Much discussion surrounded the driveway extension, on private land and or an extension to Gertrude Drive. Mr. Zinsmeyer is also seeking DEC approval. They are hoping to break ground in the Spring of 2022. Cannot close the Public Hearing at this time.

New Business:

Maryellen handed out Time Sheets that will be completed by Board Members at each meeting and returned to her that same evening. Public Hearing is carried over. It will be moved from December 16th to December 9th and will start at 6:45pm.

December Meeting:

The December Public Hearing and Planning Board Meeting will be December 9, 2021 starting at 6:45pm.

Close Meeting:

Chairwoman Commisso closed the Meeting at 7:30 p.m.

Respectfully submitted,
Robin Hansen
Planning Board Secretary

**VILLAGE OF CENTRAL SQUARE
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**PLANNING BOARD MEETING
JUNE 17, 2021**

**PLANNING BOARD MINUTES
UNAPPROVED**

The Village of Central Square Planning Board met at the Village Hall on June 17, 2021 at 7:00 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, Robin Hansen and Mark Monica. Board Member Craig Wilson was not present. Also in attendance were Ed Cusato, Village Code Enforcement, and guests Ken Sherman, Tim Hogan, Don Davidson and Paul Sheneman.

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 in attendance and guests were signed in.

Old Business:

The Board reviewed the Minutes from the May 20, 2021 Public Hearing and Planning Board Meeting and approved them. A Motion was made by Mark Monica to accept the Minutes of the May 20, 2021 Meeting. The Motion was seconded by Maggie Kirkby. All Board members were in favor, Motion carried.

New Business:

Precision Wash:

Tim Hogan spoke to the Board and advised the Board that they will reduce the number of solar panels and discussed moving the traffic pattern per the Boards dislike of the original plan. Questions were asked and answered.

Mark Monica made a Motion to declare a negative declaration for Precision Car Wash providing they get the necessary driveway permit and install some kind of fencing along Route 12. The Motion was seconded by Maggie Kirkby. All Board members were in favor, Motion carried.

Village Code Enforcement:

Ed Cusato gave the Board updates on various project and reviewed his Violation Summary with the Board.

The Board held discussions regarding various projects in the Village.

July Meeting:

The July Planning Board Meeting will be July 15, 2021.

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**PLANNING BOARD MEETING
August 19, 2021**

**PLANNING BOARD MINUTES
UNAPPROVED**

The Village of Central Square Planning Board met at the Village Hall on August 19, 2021 at 7:00 p.m. Board members in attendance were Chairwoman Maryellen Commisso and Robin Hansen. Board Member Craig Wilson, Maggie Kirkby and Mark Monica were not present. Also in attendance were guests Ken Sherman, Jim Weatherup, Tracey Hawthorn and Mudd Murphy.

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 in attendance and guests were signed in.

Old Business:

The Board put the minutes from June 17, 2020 on hold. Precision Car Wash has their permits and survey done and will be breaking ground any day.

New Business:

Tracey Hawthorn spoke about her daughter's new vet building and shared a building plan; the building will face the road and has an Adirondack conceptual theme. Their surveyor will look at the land. The building engineer will check everything out and do a full site plan. If things move along, Tracey is hoping to start construction before winter. There will need to be a Lot Line adjustment. Of the 2 lots in question will be enlarged.

Ken Sherman is purchasing 2.90 acres of the Weatherup's property at the end of Gertrude Drive from the ditch line to the railroad tracks. He is looking to put up a pole barn type structure for his trucks.

Jim Weatherup mentioned that he may subdivide the remaining property on Gertrude Drive. National Grid wants to purchase the end of his property. That will leave 35 acres left with the Weatherup property.

Priority #1 will be Tracey Hawthorne's project
Priority #2 will be Ken Sherman's project

Unable to approve tonight as there are only 2 board members present. Mary Ellen will check, with Ed Cusato.

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**PUBLIC HEARING AND
PLANNING BOARD MEETING
MAY 20, 2021**

**PUBLIC HEARING AND
PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on May 20, 2021 at 6:45 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, Robin Hansen and Mark Monica. Board Member Craig Wilson was not present. Also in attendance were Ed Cusato, Village Code Enforcement, Mayor Randy House and guests Ken Sherman, Tim Hogan, Jim Weatherup, Tracey Hawthorn, Paul Sheneman and Carmen Cesta.

Called to Order: Chairwoman Commisso opened the Public Hearing at 6:58 p.m. and started with the Pledge of Allegiance. All Board Members in attendance and guests were signed in except Ed Cusato.

Public Hearing:

Precision Wash:

Paul Sheneman gave the Board a status update.

Precision Wash: Tim Hogan of Hogan Engineering, on behalf of Precision Wash, updated the Board on their project and asked the questions about future next steps.

The Public Hearing closed at 7:23 p.m.

Planning Board Meeting:

Chairwoman Commisso called the Planning Board Meeting to order at 7:23 p.m.

New Business:

Jim Weather: Jim advised the Board that he manages his father, Thomas Weatherup's estate.

Ken Sherman: Ken advised the Board of his thoughts and plans for the property he purchased on Gertrude drive.

Tracey Hawthorn: Tracey advised the Board that she purchased the property on Gertrude Drive and she discussed her plans to build a new bigger building for the Veterinarian clinic on the property.

Carmen Cesta: Carmen updated the Board on his current projects in the Village including the old school on Main Street where he currently has a storage facility and his future plans to lease out a portion of the building for a day care center for one year. He also advised the Board that he purchased the old North Country building and he discussed his future possible plans, which may include a grocery store or auction company.

The Board held discussions regarding various projects in the Village.

Old Business: The Board reviewed the Minutes from the April 15, 2021 Planning Board Meeting and approved them. A Motion was made by Robin Hansen to accept the Minutes of the April 15, 2021 Meeting. The Motion was seconded by Mark Monica. All Board members were in favor, Motion carried.

Close Meeting:

Chairwoman Commisso closed the Meeting at 8:10 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

**VILLAGE OF CENTRAL SQUARE
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**PUBLIC HEARING AND
PLANNING BOARD MEETING
APRIL 15, 2021**

**PUBLIC HEARING
AND
PLANNING BOARD MEETING MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on April 15, 2021 at 6:45 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, and Mark Monica. Board Members Craig Wilson and Maggie Kirkby and Ed Cusato, Village Code Enforcement, were not present. Also in attendance were Village Trustee Mudd Murphy and guests on behalf of Precision Wash, Don Davidson, Tim Hogan, and Patrick Agen.

Called to Order:

Chairwoman Commisso called the Public Hearing to order at 6:50 p.m. and started with the Pledge of Allegiance. All Board Members in attendance and guests were signed in.

Public Hearing:

Precision Wash: Tim Hogan of Hogan Engineering on behalf of Precision Wash presented additional detailed information regarding the development of Precision Wash and answered questions asked of the Board. The car wash will be looking to do a lot line adjustment. The Public Hearing on this matter will be hold over until next month's meeting as the Application and SEQR were just received from Precision Wash.

The Public Hearing ended at 7:13. The guests from Precision Wash left the Meeting.

Planning Board Meeting

Chairwoman Commisso called the Planning Board Meeting to order at 7:15.

Old Business:

The Board reviewed the Minutes from the March 18, 2021 Planning Board Meeting and approved them. A Motion was made by Mark Monica to accept the Minutes of the March 18, 2021 Meeting. The Motion was seconded by Robin Hansen. All Board members were in favor, Motion carried.

New Business: The Board had discussions regarding Precision Wash. They also discussed an Application received from Donna Roberts regarding a Day Care Center. Ms. Roberts did not attend the Public Hearing or Planning Board Meeting.

May Meeting:

The May Meeting will be May 20, 2021 starting with a Public Hearing at 6:45

Close Meeting:

Chairwoman Commisso made a Motion to adjourn the Meeting at 7:40 p.m. Robin Hansen seconded the Motion. All Board Members were in favor, Motion carried.

Respectfully submitted,
Michelle A. Hamer, Secretary

**VILLAGE OF CENTRAL SQUARE
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**PLANNING BOARD MEETING
MARCH 18, 2021**

**PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on March 18, 2021 at 7:00 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby and Mark Monica. Board Member Craig Wilson and Ed Cusato, Village Code Enforcement were not present. Also in attendance were Mayor Randy House, Village Trustee Mudd Murphy, Michelle Hamer, Planning Board Secretary and guests, Don Davidson, Tim Hogan and Robin Hansen.

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 in attendance and guests signed in.

Old Business:

The Board reviewed the Minutes from the February 18, 2021 Public Hearing and Planning Board Meeting and approved them. A Motion was made by Maggie Kirkby to accept the Minutes from the February 18, 2021 Meeting. The Motion was seconded by Mark Monica. All Board members were in favor, Motion carried.

New Business:

Tim Hogan of Hogan Engineering, PC presented the Board with a preliminary review regarding the proposed development of Precision Wash, a four bay car wash, to be built on a parcel of land on State Route 49/East Ave, Central Square, New York, between Advanced Auto Parts and NAPA Auto Parts. Don Davidson of Davidson Automotive Group advised the Board that he is in the process of purchasing the property and thereafter a Site Plan Application will be submitted.

April Meeting:

The April Planning Board Meeting will be April 15, 2021.

Close Meeting:

Chairwoman Commisso closed the Meeting at 7:20 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary

**VILLAGE OF CENTRAL SQUARE
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**PUBLIC HEARING AND
PLANNING BOARD MEETING
FEBRUARY 18, 2021**

**PUBLIC HEARING AND
PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on February 18, 2021 at 7:00 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby and Mark Monica. Board Member Craig Wilson and Ed Cusato, Village Code Enforcement were not present. Also in attendance were guests, Carmen Cesta, Michael Cesta, Jackie Albright, Robin Hansen, Kathy Yahner, Mark Berube, Brittany Barnes and Joseph Scrimale.

Called to Order:

Chairwoman Commisso called the Public Hearing to order at 7:00 p.m. and started with the Pledge of Allegiance. All Board Members in attendance and guests signed in.

Public Hearing:

Carmen Cesta was called into the room at 7:00.

Carmen Cesta, Store More for Less:

The Public Hearing started with Carmen Cesta presenting his proposed project and Site Plan Application for his commercial property located at 604 S. Main Street, Central Square, New York for a self storage facility called Store More For Less. The Planning Board Report for this project from Ed Cusato, Village Code Enforcement, was reviewed by the Board.

Mr. Cesta was done with his presentation at 7:20 and he left the Public Hearing.

Brittany Barnes, Salon Divine:

Brittany Barnes and Joseph Scrimale entered the Public Hearing at 7:21 p.m.

Ms. Barnes and Mr. Scrimale presented her proposed project and Site Plan Application for a hair salon to be named Salon Devine at the commercial property owned by Joseph Scrimale, and located at 3250 Fulton Avenue, Central Square, New York. The Planning Board Report for this project from Ed Cusato, Village Code Enforcement, was reviewed by the Board.

Ms. Barnes was done with her presentation at 7:35 p.m. and they left the Public Hearing.

The Public Hearing closed at 7:35 p.m.