

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

**PLANNING BOARD MEETING
April 24, 2025 – 7PM**

**PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on Thursday, April 24, 2025, at 7PM. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Maggie Kirkby, Susan Welke and Matthew Stevens.

Others in attendance: Code Enforcement Officer Ed Cusato, residents Ken and Angela Sherman.

Call to Order:

Chairwoman Maryellen Commisso called the meeting to order at 7PM and started with the Pledge of Allegiance. All Board Members and guests were signed in.

New Business:

Ken Sherman brought drawings to the Board and Codes Enforcement Officer Cusato and began with the 16x40' additional building in the Sherman Hollow apartments. Ken went on to say that the scope of the work will be done between June and November, but the additional blacktop probably won't be added until next year. Mr. Sherman noted that this may be the last building on this property but it's probably not the final phase.

Both parties understand that once the "final phase" is completed that all the paving and landscaping will be completed as per the original site plan.

A motion was made by Susan Welke to allow Sherman Hollow to move forward with phase 4 to allow the addition of 2 apartments and 2 mechanical rooms (1 of which was a storage unit) and seconded by Robin Hansen. Chairwoman Commisso, Robin Hansen, Matthew Stevens, Maggie Kirkby and Susan Welke were all in favor. Motion carried.

Old Business:

Luke from Oswego County Planning stated in a conversation with Chairwoman Commisso that the last Comprehensive Plan that Oswego County has on file is from 2008 from the Village of Central Square. Chairwoman Commisso asked Krista to send Kristy LaManche (the Village grant writer) an email to determine if the Village Board should send Oswego County the 2012/2013 Comprehensive Plan that the Village has on file before submitting the 2025 Comprehensive Plan. The Planning Board will then take Kristy's suggestions and take them to the Board of Trustees.

Codes Enforcement Officer Ed Cusato revisited the Central Square Car Repair on US Rt. 11 and re-contacted the DMV requesting that the items the owner was sited on be followed up and to

update the codes officer on their findings. CEO Cusato is looking to review the original site plan or Planning Board Minutes to determine what was allowed on the site. There are currently several cars on the property without plates. Cusato is aware that the shop does repairs for an auction house but doesn't know if some of the vehicles are customers' or if they are for sale on the property. Some of the vehicles do have "for sale" signs in the windows.

CEO Cusato is gearing up for spring cleanup violations and notices will be going out soon. One of the properties in question has trailers that are being lived in that are in violation. Board member Hansen stated that there was a trailer being occupied across the street from her as well.

Cusato warned the Planning Board members that "The Herbal Center" (THC) has moved into the Verizon Plaza at 3078 East Avenue. The owners are attempting to sell herbal buds that look like marijuana but are developed at a level that is "below" the illegal level of regular THC. Right now, CEO Cusato has no recourse but to allow them to open their doors. Cusato did distribute the entire chapter on smoke shops from the Village Laws to the owner of the business. The owner told Cusato that they would be selling hemp clothing and other products. Cusato stated that they would not be able to sell drug paraphernalia of any kind including grow lights based on the Village's Local Laws. Central Square Village Chief Ed Carroll has been made aware of the situation.

CEO Cusato is working with the Village lawyer in proposing a local law allowing the Village to sell licenses to businesses that sell tobacco products. This would enable the Village to set the number of licenses it could give out and allow the Village to have those businesses renew their licenses each year or every two years. Cusato will bring this in front of the Board of Trustees for review.

The vacant lots between the Verizon Plaza and Tractor Supply (between 3078 and 3060 East Avenue) have not had any other developers request information from CEO Cusato since the last time the Planning Board met.

Motion made by Robin Hansen to accept March 27, 2025, Planning Board Meeting minutes. Matthew Stevens seconded the motion. Chairwoman Commisso, Robin Hansen, Matthew Stevens, Maggie Kirkby and Susan Welke were all in favor. Motion carried.

Next Scheduled Meeting:

Chairwoman Commisso scheduled the next Planning Board Meeting on Thursday, May 22nd at 7PM.

Close Meeting:

Motion made by Maggie Kirkby and seconded by Matthew Stevens to adjourn the meeting at 8:25 PM.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary

Minutes Approved May 22, 2025