

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

**PLANNING BOARD MEETING
February 12, 2026
PUBLIC HEARING – 6:45PM & MEETING – 7PM**

PLANNING BOARD MINUTES

The Village of Central Square Planning Board met at the Village Hall on Thursday, February 12, 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 and Code Enforcement Officer Ed Cusato. Chris Bangson, John Wiva, Mudd Murphy, John Metzger, William Conway, Katie McCormick and Ken Sherman. David Bardoun from Bardoun Land Surveying, Ray Bartolal with Big E Tire. Lynn Cuny, Art Brooks and Michael Long from First Baptist Church in Central Square. Michael Lasell with MBL Engineering was joining via phone.

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.

BIG E TIRE & AUTO SERVICE – 3099 East Ave.

John Metzger stated that he lives across the street and had concerns about increased traffic, additional water, runoff into the creek and any adverse effects to the wetlands surrounding the location. John also had concerns about rodents from trash and piles of tires outside.

Mike Lasell asked the audience to refer to a particular page on the plans that were available to the audience and answered John's questions about additional water and water runoff.

Ray Bartolal stated that tires are stored inside and then used tires are put into a trailer outside, which is then picked up and removed from the premises when full.

John Metzger opposes the effect this additional business may have on his property since his home is the first one after the business district. Mr. Metzger asked about the lighting and if it would affect his home. Mike Lasell noted the lighting portion of the plans and had Mr. Bardoun point out the lighting to Mr. Metzger.

The Public Hearing was closed at 7:03 PM.

Regular Meeting:

Call to order at 7:03 PM.

New Business:

Ken Sherman: 20 Gertrude Drive (garages & garbage enclosure plan): 3 single car garages and a two-story dry document storage building with the same look as the apartments mimicking an old train station. The two-story building will have heat, but no water or sewer hooked up.

A Public Hearing is scheduled for March 19th at 6:45PM to review the plans.

BIG E TIRE & AUTO SERVICE (3099 East Ave.) – Village Attorney, Joe Frateschi briefly explained the SEQR as presented in full below:

VILLAGE OF CENTRAL SQUARE PLANNING BOARD

OSWEGO COUNTY, NEW YORK

February 12, 2026

A regular meeting of the Planning Board of the Village of Central Square, in the County of Oswego, New York was held at the Village Hall at 3125 East Avenue, County of Oswego, State of New York on February 12, 2026, at 7:00 o'clock P.M. (Prevailing Time).

There were present: (Board Members)

Chairwoman Maryellen Commisso

Robin Hansen

Maggie Kirkby

Susan Welke

Dave Wescott

There were Absent: (Board Members)

N/A

Also Present:

Joseph Frateschi, Esq., Planning Board Attorney

Ed Cusato, Village Code Enforcement Officer

Krista Ruzekowicz, Planning Board Clerk

Paul Sheneman, Planning Board Engineer

The following resolution was offered by Robin Hansen who moved its adoption, and second by Susan Welke to wit:

**SEQRA RESOLUTION OF THE VILLAGE OF CENTRAL SQUARE
PLANNING BOARD (THE “PLANNING BOARD”), OSWEGO COUNTY,
NEW YORK, ADOPTED ON FEBRUARY 12, 2026 RELATING TO SITE
PLAN APPROVAL AT 3099 EAST AVENUE, VILLAGE OF CENTRAL
SQUARE, COUNTY OF OSWEGO (THE “PROPERTY”)**

WHEREAS, the Planning Board is considering granting site plan approval to allow for an auto repair facility on the Property (collectively referred to hereinafter as the “Project”); and

WHEREAS, the Planning Board is a local agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”), ECL Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the “Regulations”); and

WHEREAS, a short form Environmental Assessment Form (“EAF”), was prepared to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, consultants of the Planning Board reviewed the proposed Project and have advised the Planning Board that (a) the Planning Board should initially classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, and (b) the Planning Board should declare its intention to serve as lead agency to undertake a review of the Project.

WHEREAS, the Regulations require a lead agency to issue a written determination of significance with respect to any proposed Unlisted action and the Planning Board has considered the impact on the environment of each of the components of the Project as set forth in more detail below by undertaking a thorough review of conditions and issues associated with the Project, including by completing and reviewing the responses provided in the EAF for the Project which responses and other material included analyzed among other impacts and potential impacts those to land, stormwater and ground water, community character, potential impacts to historic, archaeological and other resources, as well as reviewing and analyzing the history of uses on the current site, including reviewing past spills at the site as well as measures implemented to address any such spills, as well as reviewing information provided by its other consultants concerning the Project including potential impacts from same and the Planning Board has carefully reviewed the EAF and other information referred to herein including each of the answers to same.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING BOARD OF THE VILLAGE OF CENTRAL SQUARE, OSWEGO, NEW YORK, AS FOLLOWS:

Section 1. The Planning Board hereby declares itself lead agency with respect to the environmental review of the Project.

Section 2. Upon a thorough review and due consideration by the Planning Board of the EAF including the completed answers to Part 1 of such form, and in consideration of other information, and, the reviews completed by the Planning Board's consultants, the Planning Board makes the following findings:

a. The Planning Board has considered the Project pursuant to the parameters and criteria set forth in applicable law and regulations including but not limited to as set forth in §§ 617.2 and 617.3 of the Regulations.

b. The Planning Board has classified its review and approval of the Project as an Unlisted Action pursuant to § 617.4 of the Regulations.

c. The Planning Board has carefully reviewed the EAF including the responses provided to Part 1 of same, as well as considering the other documents referenced previously, including, but not limited to information provided by other agencies (if any), the public (if any) as well as provided by the Planning Board's consultant, including but not limited to input concerning potential impacts from noise, and considering among other impacts, from operations to community character, to land, to air quality, to surface and groundwater, to aesthetic resources and other impacts as identified herein, as well as considering the other criteria set forth in § 617.7(c) of the Regulations.

d. Based on the foregoing analyses and information, the Planning Board, through its Board, has thoroughly reviewed the potential relevant areas of environmental concern and finds that the Project will not result in a potential significant adverse impact on the environment for the following reasons:

Impacts to Community Character and to Land:

The Project will not have any significant adverse impact on land. If anything, the Project results in the aesthetic and useful development of underutilized land in a commercial district.

Groundwater/Stormwater Impacts and Wetlands Impacts:

The Project will not have any significant adverse environmental impact on water, including surface (ground) water and stormwater. The Project will not affect any protected water body. Further, the Project will not have any impacts on federal or state wetlands. There will be no significant potential adverse impact to any non-protected water body. There will be no significant potential adverse impact to surface or groundwater quality and quantity. In addition, the Project will not significantly alter drainage flow or patterns in the area of the Project site or on it, nor will it significantly impact surface water runoff. To the extent the Project does impact surface water runoff or wetlands, such impacts will be ameliorated through relevant permitting with the DEC.

Air Quality Impacts:

The Project will not result in any significant adverse impact to air quality from traffic and other operations.

Impacts to Plants and Animals:

The Project will not result in a significant adverse impact on plants or animals.

Impacts on Agricultural Resources:

The Project will not result in a significant adverse impact on agricultural resources since the Property is not located on, or adjacent to, agricultural lands.

Impacts of Aesthetic Resources:

The Project will not result in any significant adverse impact on aesthetic resources. If anything, the Project will be an aesthetic improvement do to the aesthetic development of underutilized land in a commercial corridor.

Impacts to Historic and Archeological Resources

The Project will not result in a potential significant adverse impact to historic or archeological resources.

Impacts on Open Space and Recreation:

The Project will not have a potential significant adverse impact on existing open space and recreation.

Impacts on Critical Environmental Areas:

The Project will not have any significant adverse impact on a Critical Environmental Area as designated pursuant to § 617.14(g) of the Regulations as the Planning Board has been informed by its consultant that no such areas are encompassed by the Property.

Impacts on Transportation (Traffic):

The Project will not have a potential significant adverse impact on transportation. The Applicant will be coordinating points of ingress/egress with the New York State Department of Transportation, and, any such adverse impacts on transportation will be ameliorated through that process.

Impacts Related to Noise and Odors:

The Project will not have a significant adverse impact resulting from objectionable noise or an odor or light. No further construction is anticipated in connection with the Project.

Impacts on Local Utilities:

The Project will not have a potential significant adverse impact on energy and/or energy use.

Section 3. Based on the foregoing, the Planning Board finds that the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations. The Planning Board thus issues a Negative Declaration pursuant to SEQRA and directs the following be undertaken and/or makes the following additional findings:

- a. A Notice of Negative Declaration shall be filed and/or published to the extent required by the Regulations, and as the Planning Board may deem advisable.
- b. The findings and conclusions relating to any determination of significance contained within the Notice of Negative Declaration are hereby adopted and incorporated by reference into this Resolution as applicable.
- c. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Planning Board.
- d. The Planning Board and/or those persons whom it may designate or has designated for such purpose is authorized to file the negative declaration in accordance with the applicable provisions of the law.
- e. The requirements of SEQRA have been satisfied.

Section 4. This Resolution shall take effect immediately.

Dated: February 12, 2026

The foregoing resolution was duly put to a vote which resulted as follows:

BOARD MEMBER	VOTE
Maryellen Commisso	YES
Robin Hansen	YES
Maggie Kirkby	YES
Susan Welke	YES
Dave Wescott	YES

The resolution was thereupon declared duly adopted.

CERTIFICATE

I, the undersigned Planning Board Clerk of the Village of Central Square HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Planning Board of said Village including the resolution contained therein, held on February 12, 2026, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Planning Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Central Square, Oswego County, New York, this 12th day of February, 2026.

Krista Ruzekowicz, Planning Board Clerk

[SEAL]

Next, Joe Frateschi reviewed the resolution for the site plan approval for Big E Tire as follows:

**RESOLUTION NO. 6 OF THE
VILLAGE OF CENTRAL SQUARE PLANNING BOARD**

RESOLUTION FOR SITE PLAN APPROVAL

At the meeting of the Village of Central Square (the “**Village**”) Planning Board (the “**Board**”) held on February 12, 2026, Board member Robin Hansen moved for adoption of the following resolution, and Board member Maggie Kirkby seconded the motion and it was passed by a majority vote of the Board.

WHEREAS, Big E Tire & Auto Service, and its affiliates (collectively, the “**Applicant**”) has applied (the “**Application**”) to the Village for Site Plan Approval, last revised February 4, 2026 as prepared by MBL Engineering, PLLC to operate an auto repair facility (collectively, the “**Project**”) on certain undeveloped land located at 3099 East Avenue in the Village (the “**Project Site**”);

WHEREAS, the Project constitutes an Unlisted Action under the New York State Environmental Quality Review Act (collectively, “**SEQRA**”), and, the Board declared its intent to act as lead agency and issued a negative declaration on February 12, 2026;

WHEREAS, the Board referred the Project to the Oswego County Department of Community Development, Tourism and Planning (“**Oswego County Planning**”) for its review pursuant to New York State General Municipal Law Section 239-m recommending approval of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the requested Site Plan Approval for the Project is hereby GRANTED, all subject to the following conditions:

1. Any exterior signage must comply with the Village Code.
2. The Applicant shall comply with any NYS DEC wetland permitting requirements.
3. The Applicant shall receive confirmation from the Onondaga County Water Authority regarding adequate potable water service to the Project Site.
4. The Applicant shall receive approval from the Village DPW regarding hookup for its sanitary sewer line.
5. The Applicant shall receive approval from the New York State Department of Transportation approving the points of ingress/egress on East Avenue for the Project Site.
6. With the exception of any minor modifications requested by the local Fire Marshal and/or Code Enforcement Officer, this approval is made with the further condition that this approval is for plans and other submitted documents “Site Development Documents” that have been signed by the Planning Board chairperson, and the Applicant, including those as finally approved, and requires that all of the work shown be completed by the Applicant in order for a certificate of occupancy or compliance to be issued. Any proposed changes, additions, or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review.
7. The Applicant shall be required to obtain a building permit from the Village within six (6) months, pay the appropriate fee, and, comply with all deadlines for completion as specified within the building permit for completion

CERTIFICATE

I, the undersigned Planning Board Clerk of the Village of Central Square HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Planning Board of said Village including the resolution contained therein, held on February 12, 2026, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Planning Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Central Square, Oswego County, New York, this 12th day of February, 2026.

Krista Ruzekowicz, Planning Board Clerk

[SEAL]

Old Business:

Carley CT Properties (5 home subdivision) – 239 review – Mr. Bardoun stated that there is a minor change to the previous plans. A small 10-foot strip of land that was going to be part of the subdivision will now be incorporated into the McCormick and Sinclair property on Dry Bridge Road. All lots in the subdivision are now all .45 acres. The final drawing submitted is dated 2/10/26.

Village Attorney, Joe Frateschi briefly explained the SEQR as follows in its entirety:

VILLAGE OF CENTRAL SQUARE PLANNING BOARD

OSWEGO COUNTY, NEW YORK

February 12, 2026

A regular meeting of the Planning Board of the Village of Central Square, in the County of Oswego, New York was held at the Village Hall at 3125 East Avenue, County of Oswego, State of New York on February 12, 2026, at 7:00 o'clock P.M. (Prevailing Time).

There were present: (Board Members)

Chairwoman Maryellen Commisso

Robin Hansen

Maggie Kirkby

Susan Welke

Dave Wescott

There were Absent: (Board Members)

N/A

Also Present:

Joseph Frateschi, Esq., Planning Board Attorney

Ed Cusato, Village Code Enforcement Officer

Krista Ruzekowicz, Planning Board Clerk

Paul Sheneman, Planning Board Engineer

The following resolution was offered by Robin Hansen who moved its adoption, and second by Dave Wescott to wit:

**SEQRA RESOLUTION OF THE VILLAGE OF CENTRAL SQUARE
PLANNING BOARD (THE “PLANNING BOARD”), OSWEGO COUNTY,
NEW YORK, ADOPTED ON FEBRUARY 12, 2026 RELATING TO
SUBDIVISION APPROVAL FOR THAT PROPERTY MORE
PARTICULARLY IDENTIFIED AS TAX MAP NO. 276.17-03-10.02
LOCATED IN THE VILLAGE OF CENTRAL SQUARE, COUNTY OF
OSWEGO, STATE OF NEW YORK (THE “PROPERTY”)**

WHEREAS, the Planning Board is considering granting subdivision approval of the Property that will result in the formation of 5 lots along with a lot line adjustment (collectively referred to hereinafter as the “Project”); and

WHEREAS, the Planning Board is a local agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”), ECL Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the “Regulations”); and

WHEREAS, a short form Environmental Assessment Form (“EAF”), was prepared to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, consultants of the Planning Board reviewed the proposed Project and have advised the Planning Board that (a) the Planning Board should initially classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, and (b) the Planning Board should declare its intention to serve as lead agency to undertake a review of the Project.

WHEREAS, the Regulations require a lead agency to issue a written determination of significance with respect to any proposed Unlisted action and the Planning Board has considered the impact on the environment of each of the components of the Project as set forth in more detail below by undertaking a thorough review of conditions and issues associated with the Project, including by completing and reviewing the responses provided in the EAF for the Project which responses and other material included analyzed among other impacts and potential impacts those to land, stormwater and ground water, community character, potential impacts to historic, archaeological and other resources, as well as reviewing and analyzing the history of uses on the current site, including reviewing past spills at the site as well as measures implemented to address any such spills, as well as reviewing information provided by its other consultants concerning the Project including potential impacts from same and the Planning Board has carefully reviewed the EAF and other information referred to herein including each of the answers to same.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING BOARD OF THE VILLAGE OF CENTRAL SQUARE, OSWEGO, NEW YORK, AS FOLLOWS:

Section 1. The Planning Board hereby declares itself lead agency with respect to the environmental review of the Project.

Section 2. Upon a thorough review and due consideration by the Planning Board of the EAF including the completed answers to Part 1 of such form, and in consideration of other information, and, the reviews completed by the Planning Board’s consultants, the Planning Board makes the following findings:

- a. The Planning Board has considered the Project pursuant to the parameters and criteria set forth in applicable law and regulations including but not limited to as set forth in §§ 617.2 and 617.3 of the Regulations.
- b. The Planning Board has classified its review and approval of the Project as an Unlisted Action pursuant to § 617.4 of the Regulations.
- c. The Planning Board has carefully reviewed the EAF including the responses provided to Part 1 of same, as well as considering the other documents referenced previously, including, but not limited to information provided by other agencies (if any), the public (if any) as well as provided by the Planning Board's consultant, including but not limited to input concerning potential impacts from noise, and considering among other impacts, from operations to community character, to land, to air quality, to surface and groundwater, to

aesthetic resources and other impacts as identified herein, as well as considering the other criteria set forth in § 617.7(c) of the Regulations.

d. Based on the foregoing analyses and information, the Planning Board, through its Board, has thoroughly reviewed the potential relevant areas of environmental concern and finds that the Project will not result in a potential significant adverse impact on the environment for the following reasons:

Impacts to Community Character and to Land:

The Project will not have any significant adverse impact on land.

Groundwater/Stormwater Impacts and Wetlands Impacts:

The Project will not have any significant adverse environmental impact on water, including surface (ground) water and stormwater. The Project will not affect any protected water body. Further, the Project will not have any impacts on federal or state wetlands. There will be no significant potential adverse impact to any non-protected water body. There will be no significant potential adverse impact to surface or groundwater quality and quantity. To the extent the Project does impact surface water runoff, any such impacts will be ameliorated through the submitted and approved grading plan.

Air Quality Impacts:

The Project will not result in any significant adverse impact to air quality from traffic and other operations.

Impacts to Plants and Animals:

The Project will not result in a significant adverse impact on plants or animals.

Impacts on Agricultural Resources:

The Project will not result in a significant adverse impact on agricultural resources since the Property is not located on, or adjacent to, agricultural lands.

Impacts of Aesthetic Resources:

The Project will not result in any significant adverse impact on aesthetic resources.

Impacts to Historic and Archeological Resources

The Project will not result in a potential significant adverse impact to historic or archeological resources.

Impacts on Open Space and Recreation:

The Project will not have a potential significant adverse impact on existing open space and recreation.

Impacts on Critical Environmental Areas:

The Project will not have any significant adverse impact on a Critical Environmental Area as designated pursuant to § 617.14(g) of the Regulations as the Planning Board has been informed by its consultant that no such areas are encompassed by the Property.

Impacts on Transportation (Traffic):

The Project will not have a potential significant adverse impact on transportation.

Impacts Related to Noise and Odors:

The Project will not have a significant adverse impact resulting from objectionable noise or an odor or light.

Impacts on Local Utilities:

The Project will not have a potential significant adverse impact on energy and/or energy use.

Section 3. Based on the foregoing, the Planning Board finds that the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations. The Planning Board thus issues a Negative Declaration pursuant to SEQRA and directs the following be undertaken and/or makes the following additional findings:

- a. A Notice of Negative Declaration shall be filed and/or published to the extent required by the Regulations, and as the Planning Board may deem advisable.
- b. The findings and conclusions relating to any determination of significance contained within the Notice of Negative Declaration are hereby adopted and incorporated by reference into this Resolution as applicable.
- c. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Planning Board.
- d. The Planning Board and/or those persons whom it may designate or has designated for such purpose is authorized to file the negative declaration in accordance with the applicable provisions of the law.
- e. The requirements of SEQRA have been satisfied.

Section 4. This Resolution shall take effect immediately.

Dated: February 12, 2026

The foregoing resolution was duly put to a vote which resulted as follows:

BOARD MEMBER	VOTE
Maryellen Commisso	YES
Robin Hansen	YES
Maggie Kirkby	YES
Susan Welke	YES
Dave Wescott	YES

The resolution was thereupon declared duly adopted.

CERTIFICATE

I, the undersigned Planning Board Clerk of the Village of Central Square HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Planning Board of said Village including the resolution contained therein, held on February 12, 2026, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Planning Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Central Square, Oswego County, New York, this 12th day of February, 2026.

Krista Ruzekowicz, Planning Board Clerk

[SEAL]

The Resolution for the Carly Court Subdivision Approval (Carley CT Properties) was reviewed with the Board by Joe Frateschi as follows:

**RESOLUTION NO. 7 OF THE
VILLAGE OF CENTRAL SQUARE PLANNING BOARD
RESOLUTION FOR SUBDIVISION APPROVAL**

At the meeting of the Village of Central Square (the “**Village**”) Planning Board (the “**Board**”) held on February 12, 2026, Board member Susan Welke moved for adoption of the following resolution and Board member Maggie Kirkby seconded the motion with the conditions noted and it was passed by a majority vote of the Board.

WHEREAS, Carley Ct Properties, LLC (the “**Applicant**”) has applied (the “**Application**”) to the Village for approval of a certain subdivision map, entitled “Carly Court West Subdivision & Lot Line Adjustment” as prepared David Bardouin, Licensed Land Surveyor, last revised on February 10, 2026 subdividing current Tax Map No. 276.18-03-10.02 located in the Village of Central Square, County of Oswego, State of New York into 5 lots along with a lot line adjustment (the “**Subdivision**”);

WHEREAS, the Subdivision constitutes an Unlisted Action under the New York State Environmental Quality Review Act (collectively, “**SEORA**”), and, the Board declared its intent to act as lead agency and issued a negative declaration on February 12, 2026;

WHEREAS, the Board referred the Project to the Oswego County Department of Community Development, Tourism and Planning (“**Oswego County Planning**”) for its review pursuant to New York State General Municipal Law Section 239-m recommending approval of the Project with the comment that a line of trees be maintained along the northern and southern perimeter of the Subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the requested approval of the Subdivision is hereby GRANTED, all subject to the following conditions:

1. All grading is to be completed in accordance with the submitted grading plan as approved by the Village Planning Board Engineer.
2. Applicant must submit and record a sanitary easement in a form acceptable to the Village Planning Board Attorney.

CERTIFICATE

I, the undersigned Planning Board Clerk of the Village of Central Square HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Planning Board of said Village including the resolution contained therein, held on February 12, 2026, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Planning Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Central Square, Oswego County, New York, this 12th day of February, 2026.

Krista Ruzekowicz, Planning Board Clerk

[SEAL]

First Baptist Church (701 N. Main Street) – 239 review – Dave Bardoun stated that Mike Lasell is waiting on the final approval from the NYS DOT for a private driveway to the home.

A Motion to approve the application to subdivide the property located at 701 N. Main Street (currently known as the First Baptist Church and parsonage home) so the applicant can sell the home adjacent to the church property made by Robin Hansen with the condition that it is subject to NYS DOT approval for ingress/egress, seconded by Susan Welke and voted upon: Maryellen Commisso-yes, Robin Hansen-yes, Maggie Kirkby-yes, Susan Welke-yes and Dave Wescott-yes. The motion passed unanimously.

Previous Minutes: Approval of the prior Minutes made by Maggie Kirkby and seconded by Dave Wescott and voted upon: Maryellen Commisso-yes, Robin Hansen-yes, Maggie Kirkby-yes, Susan Welke-yes and Dave Wescott-yes. The motion passed unanimously.

Comprehensive Plan Update: Maryellen announced that there have been 30 online public surveys submitted.

On March 3rd, Patrick Brady will be the presenter at Paul V Moore High School. Patrick will explain to the public the importance of a Comprehensive Plan to a community as well as field any questions from the public.

The survey response states the responses should be submitted by February 28th. During the community meeting on the 3rd, the Board should let the attendees know that the survey will be extended past the 28th deadline.

Maryellen delivered postcards to a few of the apartment complexes and Maggie will deliver postcards to Waterworks Landing on Friday.

Next meeting will be on March 19th at 7PM with a Public Hearing for Ken Sherman's project on Gertrude Drive at 6:45PM.

Close Meeting:

At 7:59 PM, a motion was made by Sue Welke and seconded by Dave Wescott to adjourn the meeting. All were in favor.

Respectfully submitted,

Krista Ruzekowicz
Planning Board Secretary

Approved March 19, 2026