

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

**PLANNING BOARD MEETING
March 19, 2026
PUBLIC HEARING – 6:45PM & MEETING – 7PM**

PLANNING BOARD MINUTES

The Village of Central Square Planning Board met at the Village Hall on Thursday, March 19, 2026. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Maggie Kirkby and Dave Wescott. Susan Welke was absent.

Additional Attendees: Village Attorney Amelia McLean-Robertson, Code Enforcement Officer Ed Cusato. Resident: Ken Sherman.

PUBLIC HEARING:

Chairwoman Maryellen Commisso called the Public Hearing to order at 6:48 PM and began with the Pledge of Allegiance. All Board Members were signed in.

GARAGES – 20 Gertrude Drive (owned by Ken Sherman)

Mr. Sherman is looking for approval for his revised site plan that includes 3 garages, a document storage area and enclosure for the garbage dumpster. The structure will be in the southwest corner of the property. The garages will have concrete floors. The dumpster will have an overhang/roof over it and be enclosed.

Ken foresees building the garages this summer and after that adding blacktop to the area. The blacktop would be on the property he owns and not on the actual road, which is an easement.

Chairwoman Commisso asked about adding blacktop to the roadway. Mr. Sherman stated that Jim Weatherup owns the other side of Gertrude Drive, so it would have to be a joint effort. Maryellen asked Ken if he would consider building senior housing and Ken said he would.

Ed Cusato mentioned to Ken that he will need to look at the grading when he blacktops on his property. Mr. Cusato stated that Mr. Sherman should repair the unpaved portion of the road with new stone and compact it.

Ken said that the road repair would get done, but only after the heavy equipment portion of the buildings are completed then the road will be re-graded, stoned and compacted.

The village attorney would like Ken to check his easement to make sure what he can and cannot do with the actual road.

The Public Hearing closed at 7:10 PM.

Regular Meeting:

Call to order at 7:10 PM.

Old Business:

SEQRA Garages, Document Storage and dumpster enclosure at 20 Gertrude Drive: Motion by Chairwoman Maryellen Commisso to approve Ken Sherman's SEQRA will have no environmental impact, seconded by Maggie Kirkby and voted upon: Chairwoman Commisso-yes, Robin Hansen-yes, Dave Wescott-yes, Maggie Kirkby-yes and Susan Welke-absent. The motion carried unanimously. The Board declared its intent to act as lead agency and issued a negative declaration on March 19, 2026.

SITE PLAN RESOLUTION Garages, Document Storage and dumpster enclosure at 20 Gertrude Drive: A Motion was made by Dave Wescott to approve the revised site plan to include dry space for documents, 3 garages and dumpster enclosure as well as maintain the road to the property, seconded by Robin Hansen and voted upon: Chairwoman Commisso-yes, Robin Hansen-yes, Dave Wescott-yes, Maggie Kirkby-yes and Susan Welke-absent. The motion carried unanimously.

Chairwoman Commisso stated that Ken Sherman will be checking with Jim Weatherup on the status of his easement for the road itself.

Approval of final plat for the First Baptist Church Subdivision: a Motion by Robin Hansen to approve the final plat of the subdivision provided it be in conformance with local and state regulations regarding the driveway, seconded by Dave Wescott and voted upon: Chairwoman Commisso-yes, Robin Hansen-yes, Dave Wescott-yes, Maggie Kirkby-yes and Susan Welke-absent. The motion carried unanimously.

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

The new zoning map was presented to the Planning Board by Ed Cusato. Additional discussion was had to have different sizes available.

Next Scheduled Meeting:

Next meeting will be held on Thursday, April 16th.

Close Meeting:

At 7:57 PM, a motion was made by Maggie Kirkby and seconded by Dave Wescott to adjourn the meeting. All were in favor.

Respectfully submitted,

Krista Ruzekowicz,

Planning Board Secretary

Approved May 21, 2026