

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

**PLANNING BOARD MEETING
March 27, 2025 – 7PM**

PLANNING BOARD MINUTES

The Village of Central Square Planning Board met at the Village Hall on Thursday, March 27, 2025, at 7PM. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Maggie Kirkby, Susan Welke and Matthew Stevens.

Noted by Maggie Kirkby, there were no February 2025 Minutes to review since the meeting was canceled due to the issues with the Village Offices roof and boardroom.

Others in attendance: Code Enforcement Officer Ed Cusato, Deputy Mayor Millard “Mudd” Murphy, Alex Nielsen of Country Glazed, Mat and Dave Wescott of Westcott’s Village Barbershop.

Call to Order:

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

Open Discussion:

Mudd Murphy let the Planning Board members know that there will be a April 14th Public Hearing on the proposed school speed limit zone change on Co. Rt. 12 and hopes all can attend. Mudd invited the Planning Board members to the next Oswego Conference of Mayors that will be held on May 15, 2025, at 916 in Central Square. Joe from Micron will be attending and speaking at the meeting. Doors open at 5:30PM and the meeting will begin at 7PM.

Alex Nielsen from Country Glazed Donuts would like to propose ideas on utilizing the 2.33-acre property by selling pre-made sheds or “multi-use” structures (up to 12 on premises). The structures would be sold on the property but manufactured offsite by Backyard Outfitters. None of these would be permanent (no building or placing them in the ground). The sheds/structures would be sold by appointment only; so there would be no additional staff onsite. There would be additional items sold like gazebos or pergolas. All of these would be painted or have siding. The maximum size would be 10’W x 16’L and all items could be customizable to the customers’ specifications. This would be a seasonal endeavor for the most part. Some sheds/structures would be left on the property for community events; including the Jingle Bell Jog, where vendors could utilize the structures to sell their items. Alex also spoke about having a family-owned tree farm out of Baldwinsville selling pre-cut trees during the holidays. Codes Officer Ed Cusato made note that a revised site plan would need to be submitted. Alex is planning on bringing this to the board’s next meeting.

Dave and Mat Westcott from Westcott's Village Barbershop announced that they would like to hold a Farmers Market every 3rd Sunday from May through October. They would invite small vendors to rent spaces inside and in the parking lot of the Goettel Building located at 2187 County Route 12. Dave and Mat would update followers on their Westcott Village Barbershop Facebook page. The parking lot would be blocked off and Lyon's Dentistry offices across the street and Traub Funeral Home would have to agree to allow participants to park in their parking lots. Code Enforcement Officer Ed Cusato stated that there couldn't be too many people due to parking constraints and that he would be keeping tabs on it.

New Business:

Code Enforcement Officer Ed Cusato updated the Planning Board members on the following:

- A temporary Certificate of Occupancy has been issued for the 1st floor of the old Agway Building at 3247 Fulton Ave. No tenant has moved in. The owners will have to come back before the Planning Board for permission and additional permits for the 2nd floor apartments to be completed/renovated.
- The new Physical Therapy Building on the Corner of East Ave. and Webb Ave. could possibly have a Certificate of Occupancy by next week.
- There has been hearsay that a "pot shop" may be trying to rent space in the Verizon Plaza. CEO Cusato is looking into the legalities.
- An application for a Use Variance has been given to Gregg Tweedy for the carriage house on his property located at 3208 East Avenue. Once the application is submitted, Ed Cusato will update the Planning Board on its progress.
- Two developers have contacted CEO Cusato regarding the Verizon Plaza as well as the land adjacent to it. One mentioned a gas station.
- The empty lot next to Trucks R Us at 3099 East Ave. may be sold and a self-storage building may be built. A site plan will be needed for this from the potential new owner.

Chairwoman Commisso stated that she attended the most recent Town of West Monroe Planning Board meeting and that they were reviewing a possible event center at the Kleis property on Rt. 49 right after the 81-overpass bridge outside of the Village limits. Maryellen urged other board members to attend the next meeting for additional insight on the plans.

Old Business:

Chairwoman Maryellen Commisso asked the board members to review last months' minutes. Robin Hansen asked the secretary to add "Motion Carried" to move the Comprehensive Plan Workshop session.

Motion made by Robin Hansen to accept January 16, 2025, Planning Board Meeting minutes with the revision noted. Maggie Kirkby seconded Motion. Chairwoman Commisso, Robin Hansen, Matthew Stevens, Maggie Kirkby and Susan Welke were all in favor. Motion carried.

Next Scheduled Meeting:

Chairwoman Commisso would like to schedule the next Planning Board Meeting on Thursday, April 24th at 7PM.

Comprehensive Plan Workshop

Maryellen Commisso would like to postpone the Comprehensive Plan Workshop until the April 24th meeting so that the Village Grant Writer, Kristy LaManche can be in attendance.

Close Meeting:

Motion made by Chairwoman Maryellen Commisso to adjourn the meeting at 8:15 PM.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary

Approved April 24, 2025