

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

**PLANNING BOARD MEETING
November 20, 2025 – 7PM**

PLANNING BOARD MINUTES

APPROVED

The Village of Central Square Planning Board met at the Village Hall on Thursday, November 20, 2025, at 7PM. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Susan Welke and Dave Wescott. Maggie Kirkby was absent.

Additional Attendees: Village Mayor Randy House, Deputy Mayor Millard “Mudd” Murphy, and Code Enforcement Officer Ed Cusato. Michael Lasell from MBL Engineering

Call to Order:

Chairwoman Maryellen Commisso called the meeting to order at 7:04 PM and began with the Pledge of Allegiance. All Board Members were signed in.

New Business:

Mike Laselle with MBL Engineering came forward with an initial site plan drawing for a subdivision on Carly Court. There is a 2.17-acre parcel that Mr. Laselle is looking to subdivide into 5 homes with 82 ft. of frontage and 78 ft. lots.

Drainage easements will be shown in the next drawing. Mr. Laselle is planning to prepare the property to the same height ahead of time so that drainage won’t be an issue.

Mike will need to speak with the Village Engineer about a SWPPP (Stormwater Pollutant Prevention Plan) and if it’s needed. He will need the approval from DEC before hooking up to the village sewer line, which he plans to run parallel to the main. Mr. Laselle would like to cut a manhole in front of the homes in the middle of the road for access. He believes the OCWA (water service) is on the same side of the road as the homes.

A 239 review must go to Oswego County first before a SEQR is assessed by the Planning Board.

Code Enforcement Officer Ed Cusato stated that the lot is adjoining the Town of Hastings line and will check if a notice needs to be sent to them as well.

Discussion was had about the type of homes that would be built. Mr. Laselle would like them to be modest, 2-story homes with basements and 2-car garage. The homes would sit about 100 ft. off the road. Chairwoman Commisso asked about the timeframe on the subdivision and Mr. Laselle would like to begin as soon as possible.

Chairwoman Commisso noted that the Planning Board would not be meeting in December but would hold a public hearing in January. This would be after the SWPPP was determined.

Old Business:

A motion by Susan Welke was made to approval the October 23rd Planning Board Minutes and seconded by Dave Wescott. All were in favor.

The Planning Board had another workshop with the folks from Tug Hill. Maryellen said that they're moving us along and have given us a lot of information.

Some of the board members attended the Town of Hastings Comprehensive Meeting and left with more good information. Chairwoman Commisso thinks that between Patrick and Matt, we're moving in the right direction.

Right now, the board is working on getting a survey out to the public and some funding may be available for printing and postage for the survey.

Maryellen asked the board in attendance if anyone had a chance to look at the initial survey – some said they had. Robin Hansen said that it needs some tweaking but was surprised how quickly they received the first draft of the survey.

The next workshop with Tug Hill is on Tuesday, December 16th at 6:30PM and Maryellen hopes to send the survey out in January and be able to apply for the Smart Growth Community Planning and Zoning Grant in May of 2026.

Discussion was had on different new builds throughout the Village.

Code Enforcement Officer Cusato updated the board on the status of different builds throughout the Village, and some discussion was had on the zone changes that may need to happen with some parcels on South Main Street pertaining to their status as religious, commercial or residential.

Next Scheduled Meeting:

This is tabled until we hear further from the village engineer.

Close Meeting:

At 7:48 PM, a motion was made by Robin Hansen and seconded by Susan Welke to adjourn the meeting. All were in favor.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary

Approved January 15, 2026