

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

**PUBLIC HEARING & PLANNING BOARD MEETING
October 10, 2024 – 6:45PM & 7PM**

**PUBLIC HEARING
PLANNING BOARD MINUTES**

APPROVED November 21, 2024

The Village of Central Square Planning Board met at the Village Hall on Thursday, October 10, 2024, at 6:45PM. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Maggie Kirkby and Matthew Stevens. Susan Welke was absent.

Additional attendees include Tom Rinefierd, Millard “Mudd” Murphy and Kenneth Sherman.

Call to Order:

Chairwoman Maryellen Commisso called the public meeting to order at 6:48PM and started with the Pledge of Allegiance. All Board Members and guests in attendance were signed in.

Public Hearing:

Chairwoman Commisso opened the Public Hearing asking if there were questions or concerns about the site plan submitted to the Planning Board on Gertrude Drive.

Tom Rinefierd stated that he was confused with the tax map number in that the number in the notice was for Ken Sherman’s property located on North Main Street. Ed Cusato, Codes Enforcement Officer, was unaware of the oversight and corrected the tax map number on Gertrude Drive to be as follows: 276.11-01-03.10. The parcel size is 2 acres.

Mr. Rinefierd was happy to know that the property is located on Gertrude Drive and asked what that area was zoned as, and Chairwoman Commisso stated that this area is zoned Commercial and is approved for multi-family housing. Tom was wondering when the Village office may receive a new zoning map. Codes Officer Ed Cusato showed Mr. Rinefierd the site plan map that Mr. Sherman provided and showed Tom the existing building on the site plan as well as the proposed building. Mr. Rinefierd was unaware of existing townhomes on Gertrude and thought it was wonderful.

Public Hearing was closed at 6:55PM.

The Planning Board Meeting was called to order by Chairwoman Maryellen Commisso at 7PM.

New Business:

Codes Officer Cusato announced that Carmen Cesta will not be here to speak about the conversion of the old district office on Main Street into apartments and commercial businesses.

Maggie Kirkby asked about the pile of debris on the lot located at the corner of Main Street and Pleasant Ave. Officer Cusato said that it was a crushed stone pile that was never spread out. Maggie Kirkby stated that it's unsightly.

Old Business:

Chairwoman Maryellen Commisso asked the board members to review last months' minutes.

Motion was made by Maggie Kirkby to accept the September 19th, 2024, Planning Board Meeting minutes. Matthew Stevens seconded Motion. Chairwoman Commisso, Robin Hansen, Matthew Stevens and Maggie Kirkby were all in favor. Motion carried.

Chairwoman Commisso said that she must rescind the comment she made from last month's meeting since Wal-Mart is not tearing out the island in the back parking lot, but it seems to be building it back up.

Permits and Violations were provided to the Board by Codes Officer Ed Cusato to review. Robin Hansen asked Officer Cusato if a permit was given or requested for a home on East Avenue. Discussions on some of the violations and permits being for the same property address.

Chairwoman Commisso stated to Officer Cusato that the automotive place coming into the Village on Main Street has unregistered vehicles on the lot. There seems to be about 15 cars on the lot with no license plates on them. Officer Cusato stated that the NYS DMV did an investigation and completely cleared them. Officer Cusato went on to state that the location has the right to bring in vehicles to repair and then transport them out. The vehicles cannot be sold on the property. The tires on the location are being slowly taken care of. There are still no placards on the outside of the building. The board members would like to review the paperwork that Officer Cusato received from the NYS investigation.

Chairwoman Commisso: Regarding Ken Sherman's site plan on Getrude Drive – 1 building, 2 apartments. Lot is zoned Commercial. There are some issues that the code enforcement office brought to the Board's attention that will need to be addressed as follows:

- A. An Engineer/Design Professional report advising on roadway conditions from approximately the Animal Hospital driveway to the last driveway of the proposed apartments. All requirements made are in consideration for fire access regulations.
- B. Parking lot shall be paved and striped like phase one.
- C. The Fire Department shall submit findings for apparatus turning radius and driveway width. And it should be part of the final plans before the project is completed.

Officer Cusato stated that members of the fire department are willing to come down to Getrude Drive with a fire truck and Mr. Sherman agreed that if changes were needed that they would be completed.

Matthew Stevens made Motion that the SEQR application has been fulfilled and designates this project proposal as a type 1 negative action. Seconded by Maggie Kirby. Chairwoman Commisso, Robin Hansen, Maggie Kirkby and Matthew Stevens were all in favor. Motion carried.

Matthew Stevens made a Motion to approve this Plan on the conditions noted previously met upon completion of the project and the stipulations will be attached to the original site plans:

- A. An Engineer/Design Professional report advising on roadway conditions from approximately the Animal Hospital driveway to the last driveway of the proposed apartments. All requirements made are in consideration for fire access regulations.
- B. Parking lot shall be paved and striped like phase one.
- C. The Fire Department shall submit findings for apparatus turning radius and driveway width. And it should be part of the final plans before the project is completed.

And seconded by Maggie Kirkby. Chairwoman Commisso, Robin Hansen, Maggie Kirkby and Matthew Stevens were all in favor. Motion carried.

A signed copy of the site plan application approved is included.

Next Scheduled Meeting:

Chairwoman Commisso would like to schedule the next Planning Board Meeting on Thursday, November 21st at 7PM.

Deputy Mayor Mudd Murphy discussed with the Planning Board the upcoming Mayors meeting next Thursday and encouraged all to attend.

Close Meeting:

Motion made by Maggie Kirkby to adjourn the meeting and seconded by Matthew Stevens. Chairwoman Maryellen Commisso adjourned the meeting at 7:28PM.

A comprehensive plan workshop will continue after the meeting is adjourned.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary

Village of Central Square Planning Board
Application for Site Plan Review

Name of Project _____

Project Address 20 GERTRUDE DR, CENTRAL SQUARE NY

Name of Applicant KEN SHERMAN

Address 120 WEBB AVE, CENTRAL SQUARE NY

Phone (315) 439 - 3444 or () _____

Owner of Property KEN SHERMAN / ANGELA SHERMAN
(If other than applicant)

Address _____

Phone () _____ or () _____

Contractual relationship between owner and applicant.

Identify and Federal, State or County Permits required for the execution of this project

This application must be accompanied by all of the required submissions as outlined in the Site Plan Review Regulations unless omitted by the Planning Board at a pre-submission conference.

Signature of Applicant [Signature] Date 8-30-24

Signature of Owner _____ Date _____
(other than applicant)

Signature of Planning Board Chairperson [Signature] Commissioner

Date Received 10/10/24