

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

**PLANNING BOARD MEETING
September 19, 2024 – 7PM**

**PUBLIC HEARING
PLANNING BOARD MINUTES
APPROVED**

The Village of Central Square Planning Board met at the Village Hall on Thursday, September 19, 2024, at 7:00 p.m. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Sue Welke, Maggie Kirkby and Matthew Stevens.

Additional attendees include Deputy Mayor Millard “Mudd” Murphy and Kenneth Sherman.

Call to Order:

Chairwoman Maryellen Commisso called the meeting to order at 7:00 p.m. and started with the Pledge of Allegiance. All Board Members and guests in attendance were signed in.

Planning Board New Business:

Chairwoman Commisso mentioned Leaf & Stem – they’re digging up the backyard again. She spoke to Codes Officer Ed Cusato who advised that the seed they put down didn’t take as well as it should so they’re just re-seeding it.

Carmen Cesta is scheduled to come before the Planning Board next month regarding transforming the old District Office building on Main Street into senior housing on the top and possibly some commercial downstairs. Waiting to see if he comes in with preliminary plans.

Sue Welke mentioned that there is a “Raki by Theresa” sign outside Salon Divine. Maryellen said that Ed will need to speak with the owner regarding the sign removal – at least at night. The sign has been up continuously.

Robin Hansen asked about the old “pot” shop on Main Street. Ken Sherman stated that the entire shop was shut down and seized for illegal marijuana sales.

Maryellen said that Walmart is finally tearing up the “island” that’s in the back portion of the parking lot.

Ken Sherman has brought his new/revised Gertrude Drive site plans in for the Planning Board to review. This project would be located at 20 Gertrude Drive. The name of the plan is a continuation of “Sherman Hallow”. He proposes a 2,000 sq.ft. building (upper and lower) with each having 2 bedrooms and 1.5 bathrooms. There will be no basement. With the recent rain and drainage issues the Village has had, Mr. Sherman has widened the swales for additional drainage. Ken has also spoken with Mr. Weatherup about cleaning out the natural drainage ditch on his property as well. Ken is planning on keeping the exterior of the buildings white with black roofs and continue with the farmhouse aesthetic.

Mr. Sherman stated that for National Grid to put up poles near the new build that he'd have to have the footers in the ground before they'll even come to the property. His current renters stay for approximately 3-5 years, and he has a waiting list. It's a quiet, dead-end street.

A review of the site plan map and further conversation on Mr. Sherman's plans continued with questions on the inside of the units.

Deputy Mayor Murphy mentioned that there is an Oswego County Conference of Mayor's Meeting in Cleveland this year on October 17th that he was going to invite the Planning Board to attend. The speakers would be Austin Wheelock from Operation Oswego County pertaining to economic development and Tricia Peter-Clark from ConnexCare. Murphy believes this would be informative for the Planning Board.

Chairwoman Commisso stated that the Planning Board would schedule a public hearing on the matter of Mr. Sherman's new Gertrude Drive site plan in October at 6:45 p.m. The date will either be October 10, 2024, or October 17, 2024. The regular Planning Board Meeting will follow thereafter. Chairwoman Commisso will speak with Codes Officer Ed Cusato and ask his availability and ask Mr. Cusato to reach out to Carmen Cesta regarding the dates as well. Mr. Sherman stated that he would be available for either date.

Planning Board Old Business:

Motion was made by Robin Hansen to accept the June 20th, 2024, Planning Board Meeting minutes. Maggie Kirkby seconded Motion. Chairwoman Commisso, Robin Hansen, Sue Welke and Maggie Kirkby were all in favor. Matthew Stevens abstained. Motion carried.

NEXT SCHEDULED MEETING:

Chairwoman Commisso would like to will possibly be scheduled for either Thursday, October 10th or Thursday, October 17th. Chairwoman Commisso will check with Ed Cusato on his availability. She will also inform Carmen Cesta once the meeting date is set.

Close Meeting:

Chairwoman Maryellen Commisso adjourned the meeting at 7:35 p.m. Motion made by Maggie Kirkby to adjourn the meeting and seconded by Matthew Stevens.

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

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary