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

PUBLIC HEARING &
PLANNING BOARD MEETING
August 13, 2026 – 6:45PM

PLANNING BOARD MINUTES

The Village of Central Square Planning Board met at the Village Hall on Thursday, August 13, 2026. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, Susan Welke and Dave Wescott.

Additional Attendees: Village Code Enforcement Officer Ed Cusato, Village Attorney Joe Frateschi, Village Residents: Carlos Hunter, Mudd Murphy, John Commisso, Mike Hart and Troy Lobello. Also in attendance were Mike Lasell and Charlie Patel.

OPENING: Chairwoman Maryellen Commisso called the Public Hearing to order at 6:45 PM and began with the Pledge of Allegiance. All Board Members were signed in.

PUBLIC HEARING:
722-728 N. MAIN STREET – site plan application for Parish Developers, LLC – Chirag Patel

Mike Lasell of MBL Engineering began showing the drawings of the driveways to the buildings. One driveway would service the first duplex unit, and the other driveway would service the additional 3 units. There will not be sidewalks connecting the units.

Water meters for all 4 units would be installed, and the sewer would be standalone as well as being a private service with a force main. An application has been submitted to the NYS DOT for the additional curb cuts needed for the second driveway.

Stormwater would be collected at the edge of the property to match the original water flow from the previous home on the property.

Paul Sheneman (Village Engineer) previously let Mr. Lasell his concern about the disturbance on the lot (having to require a full SWPPP). Mr. Lasell will work with Paul on additional water mitigation; utilizing a vegetative swale for the runoff. This would imitate how the stormwater was mitigated before (when there were 1 or 2 homes on the lot).

Mike went on to state that the duplex homes will be on slabs, so there shouldn't be any flooding on the finished floor of the buildings.

Discussion was had on ADA parking Mr. Patel stated that the way the layout is set, there is no actual ADA accessible upstairs units in any of the buildings. Village Code specs for 2 parking spots per duplex unit. If there are more, the occupants will have to park elsewhere.

Maryellen is very leery about any drainage issues that may occur after building is completed; prompting Ed Cusato to ask about the design swale. Mr. Lasell said that he would speak with Paul Sheneman about additional mitigation and drainage. Mr. Lasell will send Paul the stormwater control analysis.

Board members asked about outside colors of the duplexes and Mr. Patel said that they would be simple colors with black shingled roofs. From the front (the road) they look like a typical home. Sue asked about landscaping around the properties – Mr. Lasell said that there could be some "street" trees planted in the front.

Mr. Patel was asked about the estimated rent, and he thought that the units would run about $1,400 to $1,800 per unit with each unit having 2 bedrooms and 1.5 bathrooms.

CEO Cusato spoke to Mr. Lasell about water lines and an additional hydrant.

Troy Lobello voiced his concerns about additional traffic and the dumpster being located next to his property.

Mike Hart asked if there could be something to break up the front; something like vertical siding in some places with typical horizontal, possibly using different color siding on the top portion or the bottom. Just eye-catching and not institutionalized. Extra curb appeal goes a long way. Mr. Patel was very receptive to Mr. Hart's ideas.

The Public hearing was paused at 7:45 PM until additional information was provided.

Chairwoman Commisso opened the regular meeting of the Planning Board at 7:47 PM.

REGULAR MEETING

New Business:

Chairwoman Commisso stated that the Planning Board would be tabling the site plan review of the Duplex Project at 722-728 North Main Street until the NYS DOT final report was completed as well as any additional notations from Paul Sheneman on stormwater mitigation.

Village Attorney Joe Frateschi:
Discussion regarding combining the ZBA and Planning Boards – Mr. Frateschi started with the fact that typically municipalities can't get enough people for both boards. The positive way of combining them is it would cut down on timeframes to approve projects as well as costs of Village Engineers and Village Attorneys being present at both meetings. The negative would be that the meetings could be long and more intense. For instance; a variance would have to be brought to the same Board then go right into a site plan review. Discussion on the size of the board was had with the possibility of having an alternate on the Board.

Joe told the Board that the Village would have to amend the local law to have the new Board function as both a Zoning Board of Appeals as well as a Planning Board. The steps would be for

the current Planning Board to decide if they all agreed, present their decision to the Village Board of Trustees with their recommendation to combine the Zoning Board of Appeals and Planning Boards, a public hearing would have to be held and then a local law would have to be enacted. Once the local law is sent to New York State then it's official.

Discussion between the Planning Board members to combine the ZBA and Planning Board was had. All 4 Board members agreed to combine the Boards. Chairwoman Commisso asked Krista to put a letter together for the Board of Trustees

Old Business:
Comprehensive Plan Updates: the last one was very long but informative. And moving forward with it.

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

Next Scheduled Meeting:
Next meeting will be held on Thursday, September 17th at 7PM.

Close Meeting:
At 8:11 PM, a Motion was made by Maggie Kirkby and seconded by Susan Welke to adjourn the meeting. All were in favor.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary

Approved September 17, 2026