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

PUBLIC HEARING &
PLANNING BOARD MEETING
September 17, 2026 – 6:45PM

PLANNING BOARD MINUTES
APPROVED

The Village of Central Square Planning Board met at the Village Hall on Thursday, September 17, 2026. Board members in attendance were Chairwoman Maryellen Commisso, Maggie Kirkby, Susan Welke and Dave Wescott.

Additional Attendees: Village Code Enforcement Officer Ed Cusato and Village Engineer Paul Sheneman. Village Residents: Randy House and Robin Hansen. Also in attendance were Chirag Patel, Mike Lasell, Jeanette Caria-Lazzaro and Greg Lazzaro.

OPENING: Chairwoman Maryellen Commisso called the Public Hearing to order at 6:55 PM and began with the Pledge of Allegiance. All Board Members were signed in.

PUBLIC HEARING (continuance**):**

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

Paul Sheneman stated the property area is now under 1-acre, so there is no need for a SWPPP.

Regarding an additional fire hydrant from August meeting: Randy House stated that having an additional hydrant would be beneficial once the three back townhome buildings were completed.

Cusato stated that Mike Avery told him that there should be an 8" water line on the same side of the road as the townhomes. Paul Shenaman didn't see that noted on the plans. Randy House said that the line that Cusato refers to is linked to the water tower landing and that it's in the backyard of some neighboring properties; regardless, OCWA would have the final say in this.

Randy's opinion is that there should be enough room in between the townhomes so that a fire wouldn't jump from one building to another and because it's on US Rt. 11, there would be plenty of water pressure in case of a fire.

Mike Lasell showed the Board the additional changes that were added to the revised drawings, including light wall packs on the buildings that will illuminate the paths and to the dumpster area but will not have an adverse impact on neighboring properties. Also, some of the trees that are impeding onto the adjacent property would be removed and the site would be re-graded and adding a swale to channel any water away from the neighboring property; along with an

additional hedge row and a vinyl screen fence for privacy. Street trees were also added to the front of the property by the road.

A limestone block patio was added designed to take water runoff into a swale and move it away from the dumpster area. The runoff will end up in the large wetland area behind the site.

The revised rendering to the front of the building was well received by the Board.

Chairwoman Commisso confirmed with Mr. Patel that this will be a 2-part build and Mr. Patel hopes the second part of the build will begin next year. The first duplex will be nearest the road and only the first driveway on the south side of the site will be installed, and not all the street trees will be planted or the sidewalk added until after the completion of the second part of the project; which will include 3 additional duplex buildings.

Lasell has addressed everything with the DOT and is awaiting final approval.

Concerns of construction debris were brought to Mr. Lasell's attention; he said the construction site would be covered with a silt fence and that the building would almost be like a single-family home being built.

The Public hearing was closed at 7:25 PM.

Chairwoman Commisso opened the regular meeting of the Planning Board at 7:26 PM.

REGULAR MEETING

New Business:

589 S. Main Street – change of occupancy – introduction meeting.
Jeanette & Greg Lazzaro, 9616 Beaver Watch Path, Brewerton, NY

Jeanette and Greg provided a proposal for Café Capria to the Board. The goal is to purchase the old St. Michael's Church/Rectory and turn it into a café for the community.

The main part of the church would have seating (estimated 20-30 people). The current kitchen would be upgraded for commercial use. No fried food would be provided but coffee, paninis and specialty pastries would be served. Also, the possibility of a meeting area was proposed.

They would use local produce as it's available and seasonal items and don't intend to compete with Country Glazed or R Diner. This would be a niche for specialty items.

Other offerings would be pre-order to go dinners (take and bake – just pop it in the oven) were mentioned and a full catering menu would eventually be available. Special consideration based on local sports schedules and family needs. Home cooked cuisine, locally sourced food, healthy food approach. More of an upscale experience with a hometown feel.

Parking would be in the back where the basketball hoops are. There should be approximately 11 parking spaces available in that area. A lit exterior post sign would be installed and an ADA ramp, so everything is up to codes.

Their offer has been accepted – waiting for the closing date. Ed Cusato said that this is allowed use. The Planning Board was very receptive to the ideas proposed.

Once closing is completed, the Lazarros will notify the Planning Board or Ed Cusato so a public hearing can be scheduled.

Ed Cusato previously presented a list of permits and violations to the Board.

Old Business:

Site Plan Application – 722-728 N. Main Street Duplex Housing.

Additional questions were asked of Mr. Lasell and Mr. Patel.

Paul Sheneman feels everything is covered.

Chairwoman Commisso asked the Board if they were ready to make a motion.

RESOLUTION NO. 24 OF THE
VILLAGE OF CENTRAL SQUARE PLANNING BOARD

RESOLUTION FOR SITE PLAN APPROVAL

At the meeting of the Village of Central Square (the "**Village**") Planning Board (the "**Board**") held on September 17, 2026, Board member Susan Welke moved for adoption of the following resolution, and Board member Dave Wescott seconded the motion and it was passed by a majority vote of the Board.

WHEREAS, Parish Developers, LLC, and its affiliates (collectively, the "**Applicant**") has applied (the "**Application**") to the Village for Site Plan Approval, last revised August 31, 2026 as prepared by MBL Engineering, PLLC to build duplex housing (collectively, the "**Project**") on certain undeveloped land located at 722-728 N. Main Street in the Village (the "**Project Site**");

WHEREAS, the Project constitutes an Unlisted Action under the New York State Environmental Quality Review Act (collectively, "**SEQRA**"), and, the Board declared its intent to act as lead agency and issued a negative declaration on September 17, 2026;

WHEREAS, the Board referred the Project to the Oswego County Department of Community Development, Tourism and Planning ("**Oswego County Planning**") for its review pursuant to New York State General Municipal Law Section 239-m recommending approval of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the requested Site Plan Approval for the Project is hereby GRANTED, all subject to the following conditions:

1. Any exterior signage must comply with the Village Code.

2. The Applicant shall comply with any NYS DEC wetland permitting requirements.

3. The Applicant shall receive confirmation from the Onondaga County Water Authority regarding adequate potable water service to the Project Site.

4. The Applicant shall receive approval from the Village DPW regarding hookup for its sanitary sewer line.

5. The Applicant shall receive approval from the New York State Department of Transportation approving the points of ingress/egress on N. Main Street for the Project Site.

6. With the exception of any minor modifications requested by the local Fire Marshal and/or Code Enforcement Officer, this approval is made with the further condition that this approval is for plans and other submitted documents "Site Development Documents" that have been signed by the Planning Board chairperson, and the Applicant, including those as finally approved, and requires that all of the work shown be completed by the Applicant in order for a certificate of occupancy or compliance to be issued. Any proposed changes, additions, or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review.

7. The Applicant shall be required to obtain a building permit from the Village within six (6) months, pay the appropriate fee, and, comply with all deadlines for completion as specified within the building permit for completion

CERTIFICATE

I, the undersigned Planning Board Clerk of the Village of Central Square HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Planning Board of said Village including the resolution contained therein, held on September 17, 2026, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Planning Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Central Square, Oswego County, New York, this 17th day of September, 2026.

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Krista Ruzekowicz, Planning Board Clerk

SEQR Resolution: Susan Welke makes a Motion to declare a negative declaration on 722-728 N. Main street, 2nd by Dave Wescott and voted upon: Maryellen Commisso-yes, Maggie Kirkby-yes, Susan Welke-yes, Dave Wescott-yes. The motion carried unanimously.

Motion to accept the site plans as presented made by Susan Welke, 2nd by Dave Wescott and voted upon: Maryellen Commisso-yes, Maggie Kirkby-yes, Susan Welke-yes, Dave Wescott-yes. The motion carried unanimously.

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

Next Scheduled Meeting:
The next meeting will be held on Thursday, October 15th at 7PM.

The next Comprehensive Plan meeting will be held on Tuesday, October 20th at 6PM.

Close Meeting:
At 8:19 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 October 15, 2026