

TOWN OF MADISON PLANNING BOARD JANUARY 13, 2026, 6:30PM

PRESENT: Board Chairman, Doug Waterman; Members: Earl Coleman, David Young, Mark Lewis, John Mancino, Mitch Hoffmeister, and Cary Earley.

GUESTS: 5

Mr. Waterman opened the meeting at 6:30 pm

A motion to approve December minutes was made by John Mancino and seconded by Cary Earley. All in favor were so moved.

1. Ameer Riley- Special Use Permit for new golf warehouse located at 2498 State Route 12 B, Hamilton. The Board began by asking Mr. Riley about his proposed business. This will be a general fitness/golf instruction facility organized by appointment only. There will be 8-10 people in the building roughly at all times. It is an “all open” concept with plenty of parking. There are signs on the building but nothing on the road yet. Mr. Earley explained that Mr. Riley would need to follow the state’s DOT laws on road frontage signage moving forward. The hours of operation will be 5am-11pm. Hearing no issues or problems, a motion to approve the special use permit with the condition that a SEQR be filled out and dropped off, was made by Earl Coleman and seconded by John Mancino. All in favor were so moved.
2. Chapin Land Surveyors- Lot line adjustment between White Eagle Nonfarm, LLC and James Fuller. Mr. Fuller will be adding 14 acres from tax parcel #126.00-1-7.12 to his existing 7.97 acres located at 126.00-1-22.2. Upon review of setbacks, road frontage, etc. a motion to approve the lot line adjustment was made by John Mancino and seconded by Cary Earley. All in favor were so moved.
3. Chapin Land Surveyors- Lot line adjustment between White Eagle Dairy, LLC and Ryan J. Diehl. Mr. Diehl will be adding 16.907 acres from tax parcel #102.00-1-16.21 to his existing 1.34 acres located at 102.00-1-56.22. Upon review of setbacks, road frontage, etc. a motion to approve the lot line adjustment was made by Cary Earley and seconded by Mark Lewis. All in favor were so moved.
4. Nicholas Zielinski- Special use permit to add an addition to existing building as well as a portable cold storage building located at 4989 State Route 12B, Oriskany Falls. Upon review of setbacks, road frontage etc. a motion to approve the addition and cold storage building was made by Cary Early and seconded by John Mancino. All in favor were so moved.

After the agenda, Mr. Waterman again addressed continuing education, reminding the members of the Board that training is still necessary. Mr. Mancino posed a question of whether a class taken on December 22, 2025, would still count for 2026's requirements. Mr. Waterman stated that he thought it should count as the Planning Board creates their own requirements regarding continuing ed.

As there were no further questions or discussions, a motion to adjourn was made at 7:25 pm by Mr. Earley and seconded by Mr. Young. All in favor were so moved.

Respectfully submitted by,
Kyla Lawrence
Planning Board Clerk