

TOWN OF WALES
PLANNING BOARD MEETING MINUTES
June 15, 2026

The meeting of the Planning Board of the Town of Wales was held on the 15th day of June 2026 at the South Wales Court House, 11006 Emery Road, South Wales New York.

CALL TO ORDER

Planning Board Chairman Richard Munn called the meeting to order at 7:00 p.m. EST

ROLL CALL

Chairman Richard Munn – present

Board Member Britt Donnelly - present

Board Member Daniel Driver – present

Board Member Mark Gaston - absent

Board Member Anthony Roncone – absent

OTHERS PRESENT

Applicant – Loren and Andrew Pudlewski

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Britt Donnelly, to accept the Planning Board Agenda of June 15, 2026. Carried ayes-3 nays-0

ACCEPTANCE OF MINUTES OF PRIOR MEETING

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Britt Donnelly, to accept the Planning Board meeting minutes of May 13, 2026. Carried ayes-3 nays-0

OLD BUSINESS – none.

NEW BUSINESS

CASE#1 Applicants: Andrew and Loren Pudlewski SBL# 202.00-2-57.1

The applicants at 6113 Vermont Hill Road, South Wales, New York would like to appeal the allowance for a detached accessory building located in front of the primary building: ***Wales Code Section 200-22*** - Area Variance. 4-2026

Applicant Presentation

The applicant presented a request to construct a pole barn/garage structure on residential property. The proposed location is approximately 90 feet from the road, near the driveway and adjacent to an existing maple tree.

Structure details:

- Approximate size 28'x50'
- Three garage doors facing inward toward the driveway.
- Windows facing the road to maintain residential appearance.
- One small section of the structure is designated as a workshop.

- Materials and design:
 - Exterior to match the existing house in color and style.
 - Metal roof to match current or future house roof.
- Placement considerations:
 - Avoids septic system and ravine area.
 - Maintains at least 20 feet from property lines.

Board Discussion

The board reviewed site layout, including driveway, septic location, neighboring properties, and ravine. There was discussion as to alternative placement such as behind the house or rotated orientation was discussed but deemed less feasible due to significant grading and elevation challenges. The Board brought up drainage concerns. There tends to be a hardship for the applicants if they changed the location which would be substantially higher cost, estimated increase of ~\$60,000.

The visibility from the road was a topic of discussion. The existing home already presents garage-facing view to the road. The front of the primary residence is toward the pond where as the three door garage faces the road. The proposed structure would not significantly alter the neighborhood character.

There was no neighbor feedback or objections received. The adjacent neighbors expressed support.

Aesthetic considerations:

- Board suggested (not required) adding landscaping or trees.
- Encouraged maintaining visual consistency with the home.
- Stress keeping with the aesthetics of the neighborhood character.

Board Findings

The board determined:

- The request presents a reasonable hardship due to site constraints and cost.
- The proposal does not negatively impact neighborhood character.
- The design is consistent with the existing property appearance.

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Britt Donnelly, to advise the Zoning Board of Appeals to approve Andrew and Loren Pudlewski of 6113 Vermont Hill Road, South Wales, New York an area variance for their accessory building.

ROLL CALL VOTE ON Case#4-2026:

Chairman Richard Munn – aye

Board Member Britt Donnelly - aye

Board Member Daniel Driver – aye

Board Member Mark Gaston – absent

Board Member Anthony Roncone – absent

Carried ayes 3, nays 0.

ADJOURNMENT MOTION#__ by Planning Board Member Daniel Driver and seconded by Planning Board Member Britt Donnelly to adjourn the meeting at 7:23 pm. Carried ayes-3 nays-0

Respectfully submitted, Michelle Homac, Planning Board Clerk

Planning Board DECISION

OFFICE USE ONLY

Application No.: 4-2026

Date Received by

Municipal Clerk: 6/16/26

At a meeting of the Planning Board on

June 15

, 2026, the following

motion was made Daniel Driver, second Britt Donnelly
(name of planning board member)

I move that the Planning Board ☐ deny
☐ approve
☐ approve with conditions (see below)

the application for ☐ Site Plan Review Approval
☐ Preliminary Subdivision Approval
☐ Final Subdivision Approval
☐ Special Use Permit Approval
☒ Other Area Variance

made by Andrew and Loren Pudlewski

(applicant name)

for property located at 6113 Vermont Hill Road, SBL#202.00-2-57.1

(address / tax map number)

Approval of this application is subject to the following conditions:

The Board made suggestions:
Aesthetic considerations were stressed.
Encouraged visual consistency. Landscaping
was suggested to keep with the character of
the area.

☐ Additional conditions are attached.

RECORD OF VOTE

MEMBER NAME

AYE NAY

Chair	<u>Richard Munn</u>	<u>X</u>	
Member	<u>Britt Donnelly</u>	<u>X</u>	
Member	<u>Daniel Driver</u>	<u>X</u>	
Member	<u>Mark Gaston - absent</u>		
Member	<u>Anthony Roncone - absent</u>		

<u>X</u>	
<u>X</u>	
<u>X</u>	

Richard Munn
Britt Donnelly

Michelle L. Homac
(Recorded by Planning Board Secretary/Clerk)
Michelle Homac

06/15/2026

(Date)