

TOWN OF WALES ZONING BOARD OF APPEALS

Workshop Meeting

Tuesday, June 2nd, 2026 @ 6:00 PM

**Emergency procedures: Follow the exit signs to the closest possible exit in an orderly manner.*

** Please turn off all cell phones.*

The Workshop meeting of the Zoning Board of Appeals of the Town of Wales was held on the 2nd day of June 2026 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

CALL TO ORDER

Chairman Edward Wilkolaski called the meeting to order at 6:02 p.m. EST

ROLL CALL

Chairman Edward Wilkolaski – present

Board Member Russell Clothier Jr. - present

Board Member Kevin Ingraham - present

Board Member Mark Geitler – present

Board Member James Cornell – present

OTHERS PRESENT

Applicants – Andrew and Loren Pudlewski

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION # __ By Zoning Board of Appeals Member Kevin Ingraham, second by Zoning Board of Appeals Member Mark Geitler, to accept the Zoning Board of Appeals Agenda of June 2, 2026.

Carried ayes-5 nays-0

ACCEPTANCE OF MINUTES OF PRIOR MEETING

MOTION # __ By Zoning Board of Appeals Member Mark Geitler, second by Zoning Board of Appeals Member Kevin Ingraham, to accept the Zoning Board of Appeals Public Hearing meeting minutes of May 19, 2026. Carried ayes-5 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.

Workshop Session Overview

The Chairman explained that the meeting was a workshop session intended for informal discussion. No decisions would be made at this meeting. The purpose is to review proposals, ask questions, and determine next steps, including scheduling a public hearing.

Applicant Presentation

The applicant presented a proposal to construct a pole barn on their property.

Key details of the proposal:

- The Applicants stated that the pole barn is approximately: 28 ft x 50 ft x 23 ft high.
- Intended use: storage of equipment including four-wheelers and a skid steer, and a woodworking shop space.
- Location: near the existing driveway, with consideration of property lines, septic system location, and natural drainage and a ravine leading to Hunter's Creek.
- Construction: to be completed with assistance from Murphy's Construction (family-operated) but the Applicants noted that the Construction Company will not be doing it in an official capacity as the business but assured the Board that the appropriate liability insurance is in place.

The Applicants noted:

- The property consists of approximately 25 acres.
- The structure will support property maintenance and home improvement activities.
- Landscaping and buffering such as trees will be planted to reduce visibility from the road and neighboring properties.

Board Discussion

Board members discussed:

- Setback requirements, noting a 20-foot minimum from property lines.
- There is no plans at this time for heating this structure.
- Height and structure is gable roof design. The Applicants explained that it is 12 feet to the ceiling and the roof is 11 foot high.
- The Board asked how far the Pole Barn is from the road and it was stated that it was 90 feet.
- Drainage considerations and proximity to existing features such as septic and a ravine.
- Visual impact and existing/planned landscaping

The Board requested:

- Placement markers such as stakes or cones at the proposed location for site review prior to the next meeting.

Next Steps

- The applicant will attend a Planning Board meeting on June 15, 2026 at 7:00 p.m. at the South Wales Court House on Emery Road. It was posted and notices were sent.
- A Zoning Board of Appeals public hearing is scheduled for Wednesday, June 17, 2026 at 6:00 p.m. at the South Wales Court House on Emery Road.
- Notices will be sent to neighboring property owners and published as required.

ADJOURNMENT MOTION#__ by Zoning Board of Appeals Member Russell Clothier Jr. and seconded by Zoning Board of Appeals Member Mark Geitler to adjourn the meeting at 6:19 p.m. Carried ayes-5 nays-0

Respectfully submitted, Michelle Homac, Zoning Board of Appeals Clerk