

TOWN OF WALES
PLANNING BOARD MEETING MINUTES
June 22, 2026

The meeting of the Planning Board of the Town of Wales was held on the 22nd day of June 2026 at the Wales Community Center, 12345 Big Tree Road, Wales Center, 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 Daniel Driver – present

Board Member Mark Gaston – present

Board Member Britt Donnelly - absent

Board Member Anthony Roncone – absent

OTHERS PRESENT

Applicant – Chris Kraft

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION # __ By Planning Board Member Mark Gaston, second by Planning Board Member Daniel Driver, to accept the Planning Board Agenda of June 22, 2026. Carried ayes-3 nays-0

ACCEPTANCE OF MINUTES OF PRIOR MEETING

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Mark Gaston, to accept the Planning Board meeting minutes of June 15, 2026. Carried ayes-3 nays-0

OLD BUSINESS – none.

NEW BUSINESS

CASE#1 Applicant: Chris and Christine Kraft. SBL# 202.00-2-34.2

The applicant at 12110 Goodleberg Road, South Wales, New York would like to appeal the 20' side requirement for an accessory building on the property with a one-family dwelling: ***Wales Code Section 200-22*** -Area Variance. 5=2026

Applicant Presentation

Applicant Chris Kraft presented a request to construct a pole barn.

Project details:

- Proposed structure: 32 ft x 40 ft pole barn with an 8 ft lean-to.
- Location: Left side of the applicant's house, if you are facing the home from the road.
- Request: Relief from the required 20 ft setback to approximately 18 ft 9 in.

Applicant Explanation:

The placement is constrained by a large maple tree between the house and the proposed structure. The applicant explained that he and his wife feel removing the beautiful tree is not preferred. An alternative location would require a different variance or compromise functionality. Their intent would be to line up the structure with the front of their home. The neighboring property owners, Russ and Carol were consulted and expressed no concerns. The structure will be used for storage such as trucks, lawn equipment and things of that sort. The existing shed has been relocated to the backyard. A stone pad has already been installed for this project; a concrete floor may be added later.

Board Discussion

The Board discussed setback constraints, the lot is a triangular shape. The board asked if it was considered to move the project to the other side of the house and if that was feasible and they were informed about the proximity to the septic system would make that impossible. There were no significant objections raised by any of the neighboring property owners. The Board encouraged the applicant to keep the structure as close to the 20 ft setback as reasonably possible.

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Mark Gaston, to advise the Zoning Board of Appeals to approve Chris and Christine Kraft of 12110 Goodleberg 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 Daniel Driver – aye
Board Member Mark Gaston – aye
Board Member Britt Donnelly - absent
Board Member Anthony Roncone – absent
Carried ayes 3, nays 0.

ADJOURNMENT MOTION#__ by Planning Board Member Mark Gaston and seconded by Planning Board Member Daniel Driver to adjourn the meeting at 7:10 pm. Carried ayes-3 nays-0

Respectfully submitted, Michelle Homac, Planning Board Clerk

Planning Board DECISION

OFFICE USE ONLY

Application No.: 5-2026
Date Received by
Municipal Clerk: 6/23/26

At a meeting of the Planning Board on June 22, 2026, the following
motion was made Hark Gaston, second by Daniel Driver
(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 Chris and Christine Kraft
(applicant name)

for property located at 12110 Goodleberg Road, South Wales, NY
(address / tax map number)

SBL# 202.00-2-34.2

Approval of this application is subject to the following conditions:

☐ Additional conditions are attached.

RECORD OF VOTE

MEMBER NAME

AYE NAY

Chair

Member

Member

Member

Member

<u>Daniel Driver</u>	<u>X</u>	_____
<u>Rachel Driver</u>	<u>X</u>	_____
<u>W. C. C.</u>	<u>X</u>	_____
_____	_____	_____
_____	_____	_____

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

June 22, 2026
(Date)