

TOWN OF WALES ZONING BOARD OF APPEALS

Workshop Meeting

Wednesday, June 17th, 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 17th day of June 2026 at the Wales Courthouse, 11006 Emery Road, South Wales, New York.

CALL TO ORDER

Chairman Edward Wilkolaski called the meeting to order at 6:00 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

Applicant – Chris Kraft

Andrew Pudlewski

Loren Pudlewski

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION # __ By Zoning Board of Appeals Member Mark Gietler, second by Zoning Board of Appeals Member Russell Clothier Jr., to accept the Zoning Board of Appeals Agenda of June 17, 2026. Carried ayes-5 nays-0

OLD BUSINESS – none.

NEW BUSINESS

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

The applicants 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.

Workshop Session Overview

The meeting was conducted as an informal informational workshop regarding a proposed accessory structure described as a 32' x 40' pole barn/garage to be located in line with the applicant's home. The structure will be about 50' from the house. The applicant explained that the structure is intended for storage of a truck, lawnmower, and similar personal items. It was explained it will be a true pole barn.

The applicant stated that work had already begun on site preparation and that, upon measuring the proposed location, it was discovered that one corner of the structure would encroach into the required side-yard setback by approximately 18 feet 9 inches, where 20 feet is required. The applicant also discussed the possibility of moving the structure forward approximately two feet to reduce the setback

issue, but if he did that, he would need another variance for being in front of the house. The intent is to keep the building behind or in line with the front line of the house. There is a gully there and it would not be infringing upon the neighbor.

Board members asked questions regarding the proposed placement, the structure's height, proximity to the house, and whether the design would be visible from the road. The board members discussed that the 32' side will be seen from the road. The applicant explained that the structure would remain in line with the house and that the placement was intended to keep it from extending past the front of the residence.

Permit and Contractor Discussion

The applicant also asked about a form requested by the Building Inspector because the work would be performed by Amish contractors. The Board discussed the possibility that the contractor arrangement may require additional documentation or insurance coverage. It was suggested that the applicant contact the contractor directly and resolve the issue promptly to avoid a stop-work order.

Next Steps

- The applicant will attend a Planning Board meeting on June 22, 2026 at 7:00 p.m. at the Wales Town Hall. It was posted and notices were sent.
- A Zoning Board of Appeals public hearing is scheduled for Wednesday, July 1, 2026 at 6:00 p.m. at the Wales Town Hall.
- Notices will be sent to neighboring property owners and published as required.

ADJOURNMENT MOTION#__ by Zoning Board of Appeals Member Kevin Ingraham and seconded by Zoning Board of Appeals Member Mark Geitler to adjourn the workshop meeting at 6:09 p.m.
Carried ayes-5 nays-0

Respectfully submitted, Michelle Homac, Zoning Board of Appeals Clerk