

TOWN OF WALES ZONING BOARD OF APPEALS

Workshop Meeting

Wednesday, September 23, 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 23rd day of September 2026 at the Wales Town Hall, 12345 Big Tree Road, Wales Center, New York.

CALL TO ORDER

Board Member Mark Geitler called the meeting to order at 6:00 p.m. EST

ROLL CALL

Chairman Edward Wilkolaski – absent

Board Member Russell Clothier Jr. - present

Board Member Kevin Ingraham - present

Board Member Mark Geitler – present

Board Member James Cornell – present

OTHERS PRESENT

Applicants – Case #1 David and Xena Vallone. Case #2 Dennis and Kelly Osinski.

PLEDGE OF ALLEGIANCE

APPROVAL OF PRIOR MEETING MINUTES

MOTION # __ By Zoning Board of Appeals Member Russ Clothier, second by Zoning Board of Appeals Member Kevin Ingraham, to accept the Zoning Board of Appeals July 1, 2026 Public Hearing meeting minutes. Carried ayes-4 nays-0

OLD BUSINESS – none.

NEW BUSINESS

Board Member Mark Geitler explained that this meeting was an informal workshop intended for fact-finding purposes only. No decisions or variances would be granted during the workshop.

Applicants were invited to describe their proposed projects, explain the conditions of their properties, and identify the relief requested. Following the workshop, the Board would schedule formal public hearing, at which neighboring property owners could comment and the Board could make decisions.

CASE#1 Applicants: David and Xena Vallone SBL# 179.00-2-8

The applicants at 13781 Schang Road, East Aurora, 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. 6-2026

David and Xena Vallone presented a proposal to construct a pole barn on their property. The proposed structure would be located slightly in front of the existing house due to the diagonal orientation of the residence and existing garage.

The applicants explained that locating the building farther to the rear was not feasible because of a pond and a drainage swale behind the proposed location. They noted that the swale is important for managing persistent water issues on the property.

The pole barn is proposed for storage and to house a 35-foot recreational vehicle. Although one corner of the building would extend slightly in front of the house, the applicants stated that the projection would be limited, approximately two feet.

The Board reviewed the submitted site plan and clarified a measurement shown on the drawing. A notation initially interpreted as “68 inches” was confirmed to represent approximately 68 feet from the property line. The access road shown on the plan is located on the applicants’ property and serves rear neighboring properties with grandfathered access rights.

The applicants stated that the entire area in front of the house and garage will be surfaced with stone to provide driveway access to the proposed pole barn. They provided photographs showing the existing site conditions and explained that the driveway arrangement is necessary because of the narrow existing driveway and limited room for vehicle maneuvering.

The Board also reviewed a line shown on the survey and confirmed that it represented an angular measurement associated with the house location, rather than a utility line or pipe.

The Board discussed the nearby utility easement. The applicants indicated that the proposed structure would be approximately eight feet outside of the easement. Board members advised the applicants to ensure that the utility company’s clearance requirements are met before construction, as utilities may not permit encroachments within their easements.

Board members may conduct a site visit before the public hearing. The applicants confirmed that the proposed building location has been staked and that the markers will remain in place.

The applicants were advised that the Planning Board serves in an advisory capacity only. The Zoning Board of Appeals will make the final determination on the variance request.

A public hearing for the Vallone application was scheduled for **October 7th at 6:00 p.m.** at the Wales Town Hall meeting location.

The Zoning Board of Appeals Clerk advised the applicants that a public notice would be published and that notices would be sent to nearby property owners. The applicants had already completed their required notification steps and were advised that they may receive additional correspondence from the Town regarding the hearing.

CASE#2 Applicants: Dennis and Kelly Osinski SBL# 178.00-2-61.2

The applicants at 13583 Schang Road, East Aurora, New York would like to appeal the 20’ side requirement and the allowance for a detached accessory building in front of the primary building on the property with a one-family dwelling: *Wales Code Section 200-22 - Area Variance. 7-2026*

Kelly and Dennis Osinski presented a proposal to construct a barn or storage building on their approximately 10-acre property.

The applicants explained that the building would be used to store tractors, implements, a truck, trailers, and other equipment. They stated that their truck does not fit in the existing garage and has been stored outdoors for many years. The proposed building would also help reduce outdoor storage and improve the appearance of the property.

The applicants explained that the preferred location is near the front of the property because of the placement of the house, garage, driveway, utilities, and existing mature maple trees. They stated that locating the building farther to the rear would require removing additional mature trees and expanding driveway areas, resulting in more disturbance to the site.

The Board reviewed the approximate location of the proposed building on the submitted materials. The applicants identified the property line, existing structures, pond area, and proposed building location.

Discussion focused on whether the proposal would require one or two variances:

- A variance related to the building's location in front of the principal structure.
- A possible side-yard or property-line setback variance, depending on the final verified location of an existing power line and the proposed building dimensions.

The applicants explained that the site measurements were preliminary because the power line had not yet been precisely located. They expected to receive additional information from the Code Enforcement Officer or Building Inspector following a site visit. If additional setback relief is required, the Board agreed that the second variance request could be included in the same public hearing rather than requiring a separate proceeding.

Board members indicated that the requested relief appeared limited in scope and noted that the proposed location would minimize tree removal and driveway expansion. The applicants stated that the adjacent neighbor was aware of the proposal and had not expressed an objection. They further noted that mature vegetation would screen the building from neighboring properties.

Board members may conduct a site visit before the hearing. The applicants confirmed that stakes identifying the proposed building location are in place and will remain available for inspection.

A public hearing for the second application was also scheduled for **October 7 at 6:00 p.m.** at the meeting location, subject to confirmation of the final variance requirements.

Next Steps

- The applicants for Case #1 and #2 will attend a Planning Board meeting on September 30, 2026 at 7:00 p.m. at the Wales Town Hall. It was posted and notices were sent.
- Applicants for Case #2 will get exact placement of the proposed structure with reference to property lines and distance from it. It will all be placed on a current property survey and submitted by Tuesday, September 29, 2026.
- A Zoning Board of Appeals public hearing is scheduled for Wednesday, October 7, 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 James Cornell to adjourn the workshop meeting at 6:14 p.m.

Carried ayes-4 nays-0

Respectfully submitted, Michelle Homac, Zoning Board of Appeals Clerk