

April 1, 2026

To: Town Board of Wales NY

Subject: Permit Review – Pole Barn Placement

Dear Members of the Town Board and James & Jennifer Creighton

Upon review of the permit application submitted for proposed installation of a pole barn at 12469 Big Tree Rd, I must inform you that the project does not comply with the zoning regulations set forth in the Town Code.

Specifically, per Section 200-22 of the Town of Wales Zoning Ordinance.

Therefore, the pole barn cannot be permitted as proposed. The applicant may seek a variance through the Zoning Board of Appeals, though approval is not guaranteed and may require a formal hearing.

Please let me know if further clarification is needed or if assistance is required in revising the site plan.

Sincerely,

Daniel O Whitehead
Code Enforcement Officer Town of Wales

April 1, 2026

Mr. & Mrs. Creighton
12469 Big Tree Road
Wales Center, NY 14169

Dear Mr. & Mrs. Creighton

This letter is to inform you that I have denied your application for a Building Permit to build a Pole Barn in front of your house. The permit is denied because Wales Town Code (Sec.200-22) does not allow for a detached accessory building located in front of the primary building.

In order to proceed your application, you must complete a Request for Variance Form and pay a \$100.00 non-refundable fee. Present this letter and fee to the Town Clerk and she will give you the Variance application.

I will also be informing Mr. Edward Wilkolaski, Chairman of the Zoning Board of Appeals, by copy of this letter, of your request.

Sincerely,

Daniel O Whitehead
Town of Wales Building Inspector & Code Enforcement Officer

APPLICATION FOR BUILDING PERMIT TOWN OF WALES, ERIE COUNTY, NEW YORK

Application is hereby made to the Building Department for the issuance of a Building Permit pursuant to The New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions, alterations, or for removal or demolition, as herein described. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

The undersigned hereby make application for a **BUILDING AND ZONING PERMIT** for the purposes and on the site described herein, agrees that such purposes shall be undertaken in accordance with all the applicable laws, ordinances and requirements of the Town of Wales, the County of Erie, and the State of New York, and agrees that all work will be done in accordance with the description, plans and specifications submitted, and such special conditions as may be noted on the permit.

PERMIT APPLICANT

NAME James and Jennifer Creighton HOME# 714 652-3685
MAILING ADDRESS 12469 Big Tree Rd, P.O. Box 187 CELL# 714 200-8463
Wales Center NY 14169 BUS. # _____
EMAIL ADDRESS jcreighton23@gmail.com

PROPERTY OWNER-IF DIFFERENT FROM APPLICANT

NAME _____ PHONE# _____
MAILING ADDRESS _____

PROJECT LOCATION (Street, Road) Big Tree Rd

LOCATED IN FLOOD PLAIN Yes No

Side of: North South East West

Parcel Identification Number (Tax Map. No.) 178.00-1-45.12
178.00-1-67

House Number Assigned? No Yes

ARCHITECT OR ENGINEER OF RECORD

NAME _____ BUS# _____

MAILING ADDRESS _____

PRIME CONTRACTOR/BUILDER

NAME _____ BUS# _____

MAILING ADDRESS _____

PROJECT COST ESTIMATE (CONSTRUCTION)

\$ 25,000 _____

ANY CONSTRUCTION WITH TRUSSES, PRE-ENGINEERED WOOD, AND TIMBER CONSTRUCTION MUST FILL-OUT ATTACHED FORM

Construct Addition Alter Move Demolish

Single Family Dwelling Two Family Dwelling

Multiple Dwelling Private Garage Storage Shed

Other (describe) _____

Dimensions of Completed Project

24 Feet Wide 32 Feet Long 9 Feet High

768

FOR ACCESSORY CONSTRUCTION

1. Two (2) sets of working plans
2. Current Survey
3. A plot plan locating the construction on the lot, by dimension, from and side lot lines
4. Certificates of insurance from any contractor
5. Application fee payable to "TOWN OF WALES"

TAKE NOTICE

It is a violation of the Wales Town Zoning Ordinance to proceed with any Building operations before this application is approved and a Building Permit has been issued, and any Violation is punishable as such. No person shall make any changes in plans herewith submitted or specifications herein contained, or in the structural part of the building without written consent of the Building Inspector. *Building Permit shall expire if the work authorized has not commenced within six (6) months after the date of issuance or has not been completed within twelve (12) months of issue date.*

I have read and agree to all of the above: _____ Date: _____

FEES _____ PAID _____

BEFORE THE PREMISES DESCRIBED IN THIS APPLICATION CAN BE OCCUPIED, A "CERTIFICATE OF OCCUPANCY" MUST BE OBTAINED

NOTE:

This survey was prepared without the benefit of an Abstract of Title and is subject to any state of facts that may be revealed by an examination of such.

