

TOWN OF WALES ZONING BOARD OF APPEALS

Workshop Meeting

Wednesday, May 6th, 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.*

Location of meeting: 12345 Big Tree Road, Wales Center, New York

Date: May 6, 2026

Time: 6:00 pm

Meeting Type: Workshop

Applicant: James and Jennifer Creighton

Property Address: 12469 Big Tree Road, East Aurora, NY

SBL#: 178.00-1-45.12 and 178.00-1-67

Subject: Area Variance request for an accessory building

Call to Order

Attendees:

- Chairman Edward Wilkolaski – present.
- Board Members: Russell Clothier Jr and Mark Gietler – present.
- Board Member Kevin Ingraham and Board Member James Cornell – absent.
- Applicants: James and Jennifer Creighton

Pledge of Allegiance

The Chairman explained the purpose of the Zoning Board of Appeals Workshop is to gather information on the applicants' request for a variance. No decisions are made at a Workshop. He explained that at the Public Hearing is where the decision is made and a quorum is needed, three out of five members.

Approval of Meeting Minutes

MOTION # __ By Chairman Wilkolaski, second by Member Geitler, to accept the meeting minutes of the last Zoning Board of Appeals Public Hearing meeting on March 18, 2026. Carried ayes-3 nays-0.

The variance is needed because of the zoning ordinance:

- *Wales Code Section 200-22* - Area Variance.
- Allowance for a detached accessory building as per zoning code.

Application Overview

Applicants James and Jennifer Creighton presented a proposal to construct a detached three-bay garage for storage of winter vehicles.

Property Description:

- Located just beyond Becker's.
- Existing driveway splits, serving both the primary residence and a secondary residence (son's home, Samuel). Samuels is up the hill and the Applicants is on the right side closer to town.
- Existing garage was constructed in 2006.

Proposed Project:

- Construction of a 24 ft x 32 ft, single-story, three-bay garage.
- Location: Along the existing driveway in an open area, near several existing trees.
- The structure would be accessible via a stone extension from the current driveway.
- Existing turnaround area will remain unchanged.

Zoning Considerations

- The proposed garage is located in front of the primary residence, which does not conform to typical zoning requirements (accessory structures are generally required to be behind the house).
- Estimated distance from the road is less than 300 feet.
- The applicant acknowledged the need for a variance and expressed respect for zoning regulations.

Applicant Justification

- The proposed location is more practical and accessible than placing the structure behind the house.
- Building behind the house would require significant additional driveway construction and possible removal of existing structures.
- Terrain and existing features (e.g., slope, RV parking area) make alternative placements less feasible.
- The applicant believes the proposed garage will not negatively impact neighborhood aesthetics.

Site Details

- Trees currently exist near the proposed location and will remain.
- Stakes have been placed to mark the proposed building footprint.
- A truck is currently parked in the approximate location of the proposed structure.

Design and Materials

- The garage will be designed to complement the existing home.
- Proposed materials include steel siding in neutral/brown tones.

Board Discussion

- **Questions focused on:**
 - **Exact placement and dimensions of the structure**
 - **Feasibility of alternative compliant locations**
 - **Visual impact and compatibility with the surrounding area**
- **Board members indicated the application appears straightforward but may revisit questions at the public hearing.**

Statements from the Board:

It was stated that a Board members may perform a site visit before the Public Hearing. The variance request will be advertised in the local paper to allow for public comment. The final decision will be made at the next public hearing.

Next Step in the Area Variance process:

- **Planning Board Meeting:**
 - **Date:** Next Wednesday, May 13, 2026 at 7:00 PM
- **Zoning Board of Appeals Public Hearing Scheduled:**
 - **Date:** May 19, 2026 at 6:00 PM

Respectfully submitted by Michelle Homac, Zoning Board of Appeals Clerk