

TOWN OF WALES
PLANNING BOARD MEETING MINUTES
May 13, 2026

The meeting of the Planning Board of the Town of Wales was held on the 13th day of May 2026 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

CALL TO ORDER

Planning Board Member Mark Gaston called the meeting to order at 6:57 p.m. EST

ROLL CALL

Chairman Richard Munn – absent

Board Member Mark Gaston - present

Board Member Britt Donnelly - present

Board Member Daniel Driver – present

Board Member Anthony Roncone – present

OTHERS PRESENT

Applicant – James Creighton

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Anthony Roncone, to accept the Planning Board Agenda of May 13, 2026. Carried ayes-4 nays-0

ACCEPTANCE OF MINUTES OF PRIOR MEETING

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Anthony Roncone, to accept the Planning Board meeting minutes of February 23, 2026. Carried ayes-4 nays-0

OLD BUSINESS – none.

NEW BUSINESS

CASE#1 Applicants: James and Jennifer Creighton SBL# 178.00-1-45.12 and 178.00-1-67

The applicants at 12469 Big Tree Road, Wales Center, 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.

Applicant Presentation:

The applicant presented a request to construct a three-bay storage barn/garage for seasonal vehicle storage. The proposed location is adjacent to the driveway for convenience and to avoid extending the driveway or disturbing trees, septic systems, and agricultural land.

Key points from the applicant:

- Structure intended for vehicle storage (primarily winter use).
- No immediate utilities planned; possible future electric service.
- Proposed as a single-story pole barn with a stone floor, 24 feet x 32 feet, metal construction.
- Location chosen to minimize impact on farmland and avoid major site disruption.

- Existing conditions: embankment, driveway layout, septic location and limited alternative placement options.

Board Discussion:

The Board discussed several relevant factors in evaluating the application. These included Town code requirements governing the placement of accessory structures in relation to the primary residence, as well as the unique conditions of the lot, including the right-of-way configuration and the presence of an embankment. The Board also considered the limited visibility of the proposed structure from the roadway. In addition, discussion focused on the preservation of active agricultural land in accordance with the Town of Wales Agriculture Protection Plan, which emphasizes the protection of viable farmland and the maintenance of the Town's rural character. The Board noted that granting the variance would be consistent with these objectives. Practical challenges associated with alternative locations on the property were also reviewed, including cost implications, septic system limitations, and other site constraints.

Board members further noted that the proposal is consistent with the intent of minimizing visual impact on the surrounding area. They observed that the unique characteristics of the lot provide justification for consideration of the requested variance. It was also expressed that approval of the application would not necessarily establish a precedent, given the site-specific nature of the circumstances.

The Board inquired whether relocating the structure to an alternative site would result in encroachment upon or reduction of viable farmable land. It was confirmed that it would.

MOTION # __ By Planning Board Member Daniel Driver, second by Planning Board Member Anthony Roncone, to advise the Zoning Board of Appeals to approve James and Jennifer Creighton of 12469 Big Tree Road, P.O. Box 187, Wales Center, New York area variance for their accessory building.

ROLL CALL VOTE ON Case#3-2026:

Chairman Richard Munn – absent
Board Member Mark Gaston – aye
Board Member Britt Donnelly - aye
Board Member Daniel Driver – aye
Board Member Anthony Roncone – aye
Carried ayes 4, nays 0.

ADJOURNMENT MOTION#__ by Planning Board Member Daniel Driver and seconded by Planning Board Member Anthony Roncone to adjourn the meeting at 7:23 pm. Carried ayes-4 nays-0

Respectfully submitted, Michelle Homac, Planning Board Clerk

Planning Board DECISION

OFFICE USE ONLY

Application No.: 3-2026
Date Received by: 5/14/26
Municipal Clerk: 5/14/26

At a meeting of the Planning Board on

May 13, 2026, the following

motion was made Daniel Driver, Second Anthony Roncone.
(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 James and Jennifer Creighton
(applicant name)
for property located at 12469 Big Tree Road, SBL# 178.00-1-45.12
(address / tax map number) and 178.00-1-47.

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

Daniel Driver
Anthony Roncone
Michelle L. Homan
Britt Dannelly

✓ ✓
✓ ✓
✓ ✓
✓ ✓

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

5/13/26
(Date)