

*Town of Pomfret  
Planning Board  
Pomfret Town Hall  
9 Day St  
Fredonia, N.Y. 14063*

***January 8, 2024  
Hearing # 1-24  
6:30 P.M.***

Minutes of Planning Board Meeting

**APPLICANT: Minor Sub-Division SBL: 114.00-3-14**

R. Timothy Eades  
11 E. Main St.  
P.O. Box 149  
Fredonia, NY 14063

**PROPERTY OWNER:**

Estate of Caroline Margaret Wood  
3624 East Main Rd.  
Fredonia, N.Y. 14063

**PRESENT:** James Joy-Chairman-, Heather Lesch, Robert Dando, Robert Smith,  
Planning Clerk-Teresa Bunge

**PUBLIC PRESENT:** Don Bull, Andrew Munch

**Chairman Joy called the meeting to order at 6:30 P.M.**

- A motion made by Robert Dando, seconded by Heather Lesch, to accept the minutes from 12/5/25 (#5-23 Genovese). The motion carried unanimously.
- Chairman Joy read the Public Hearing notice.
- Jim Joy read Municipal Referral 239. The County has deemed it a matter of local concern.
- Review of the Minor Subdivision for The Estate of Caroline M. Wood., 3624 East Main Rd., Fredonia, N.Y. 14063. The proposed action is to divide the house and two acres of land along Route 20 from the existing 4.93-acre vineyard to the rear.
- The Proposed lots to be conveyed to Andrew Munch did not appear to have access from any road. The Board asked him to come up and show how he would gain access to it.

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PUBLIC COMMENT: Andrew Munch showed the Board that his grandfather (Don Bull) owns all the surrounding properties (Bull Farms, LLC). He will have access to the vineyard.

- Andrew Munch was asked to get a verification statement from Attorney Timothy Eades to gain access through the vineyard on Swamp Road.
- A motion made by Jim Joy, seconded by Heather Lesch, to declare a Negative Impact for the proposed Minor Subdivision. The motion carried unanimously.
- A motion made by Jim Joy, seconded by Robert Dando, to approve the minor subdivision with the house and two acres of land along Route 20 from the existing 4.93-acre vineyard to the rear with one condition, the newly subdivided parcel has access to the adjoining properties located in another jurisdiction (Town of Dunkirk) and has access to Swamp Road. A verification statement of accessibility through the Vinyard be granted in writing. The motion was carried by roll call vote.

**ROLL CALL:**

|               |     |
|---------------|-----|
| Jim Joy       | AYE |
| Rob Smith     | AYE |
| Heather Lesch | AYE |
| Robert Dando  | AYE |

- Robert Smith motioned to close the Public Hearing at 6:55 P.M., seconded by Heather Lesch. The motion carried unanimously.

Respectfully Submitted,

*Teresa Bunge*

Teresa Bunge  
Planning Clerk, Town of Pomfret