

Town of Pomfret  
Planning Board  
Pomfret Town Hall  
9 Day St  
Fredonia, NY 14063

**August 4, 2025**  
**Hearing # 1-25**  
**6:30 PM**

***MINUTES***

**APPLICANT & PROPERTY OWNER:**

David A Hunt & Thomas A Hunt  
9232 Spoden Road  
Fredonia, NY 14063  
SBL: 148.00-1-20.1  
Minor Sub-Division

**PRESENT:** Robert Smith (Vice Chairman), Heather Lesch, Robert Dando,  
Ashley Willebrandt, Nicole Waite (Planning Clerk)

**ABSENT:** James Joy (Chairman)

**PUBLIC PRESENT:** David Hunt, John P. Gullo II

1. **CALL TO ORDER:** Vice-Chairman Smith called the meeting to order at 6:30 PM.
2. **ACCEPTANCE OF MINUTES:** Vice-Chairman Smith pointed out that the year at the top of both submitted minutes needed to be changed from 2024 to 2025. A motion to accept the amended minutes of Hearing #6-24 and #7-24 was made by Robert Dando and seconded by Heather Lesch. The motion carried unanimously.
3. **NOTIFICATION OF MEETING:** Vice-Chairman Smith read the published Public Hearing notice aloud.

**“NOTICE IS HEREBY GIVEN** that Public Hearing #01-25 will be held by the Pomfret Planning Board on August 4, 2025, at 6:30 PM at the Pomfret Town Hall, 9 Day Street, Fredonia, NY 14063 to consider the appeal of the David A & Thomas A Hunt for a Minor Subdivision of property located at 9232 Spoden Road, Fredonia, NY 14063. This property is described on the tax map as SBL: 148.00-1-20.1 and is zoned Agricultural/Residential (AR1) under the Town of Pomfret Zoning Code.

The proposed action is to divide two (2) lots within the 67.9+/- acres of land. The first lot: 7.75 acres, the second: 60.15 acres.

This Minor Subdivision application is open to inspection at the Town of Pomfret Planning & Zoning Office, 9 Day Street, Fredonia, NY 14063.

**PLEASE TAKE FURTHER NOTICE** that the environmental significance of the proposed request under SEQRA will be reviewed by the Board at said hearing.

Any person may appear in person, or by agent, or attorney. Please contact the Planning Office at (716)672-7496 Ext. 7 with any questions. Communication in writing in relation thereto may be filed with the Planning Clerk or at such hearing. All interested persons shall be heard.”

A notification letter was mailed by Clerk Waite to the applicant, applicants’ attorney, and all property owners within 500 feet of the project site.

4. **CORRESPONDENCE:** None received
5. **PROJECT DISCUSSION:** The Board reviewed the application materials for the proposed Minor Subdivision of 9232 Spoden Rd, Fredonia, NY SBL: 148.00-1-20.1. David Hunt explained that he and his co-owner are selling a total of 150 acres of their land to Ben Kravitz. This includes the 60.15-acre piece of 148.00-1-20.1, plus adjacent parcels 148.00-1-21.1 and 148.00-1-19. Mr. Hunt’s nephew wishes to retain the 7.75-acre piece of this parcel that is between Route 60 and Spoden Road. This section has the house and barn. The larger portion being subdivided would be used by Mr. Kravitz for hunting. Attorney Gullo II mentioned that New York State has a 90 foot right of way through the parcel because of Route 60.

The board and representatives reviewed the survey and GIS maps to ensure the newly created parcel would have adequate road frontage to ensure it complies with the Town’s Zoning Code. It was determined there was enough. It was also decided that the 60.15-acre parcel and the other two adjacent parcels Mr. Kravitz is buying would need to be retired and combined so that none of them became land locked.

6. **PUBLIC COMMENT:** Vice-Chairman Smith opened the public comment portion of the hearing. No comments were made.
7. **SEQR PART 1 REVIEW:** The board reviewed the Part 1 SEQR submitted by the applicant. #9 was changed to ‘N/A’ since there will be no physical changes made to the land. #13A was changed to ‘Yes’ because Canadaway Creek flows through the property. #14 ‘Agricultural/grasslands’ was marked based on current and past conditions.
8. **SEQR DECLARATION:** The board reviewed the Short Environmental Assessment Form Part 2 and discussed each question. The decision for each was ‘No, or small impact may occur’. Based on the answers from Part 2 SEQR, and the fact that no land is being disturbed, a motion was made by Heather Lesch,

seconded by Robert Dando, to declare a Negative Impact for the proposed Minor Subdivision. The motion carried unanimously by roll call vote.

**ROLL CALL:**

Jim Joy	ABSENT
Rob Smith	AYE
Heather Lesch	AYE
Robert Dando	AYE
Ashley Willebrandt	AYE

9. **DECISION:** A motion was made by Robert Smith, seconded by Heather Lesch, to grant a Minor Subdivision to David A. Hunt & Thomas A. Hunt, for subdivision of 67.9 acres into two conforming parcels: 7.75 acres, and 60.15 acres, as presented with a Planning Board application for property located at 9232 Spoden Rd, Fredonia, NY 14063 SBL: 148.00-1-20.1, with the following conditions:

- Parcels 148.00-1-20.1, 148.00-2-21.1, and 148.00-1-19 be retired and combined during the property transfer

The motion carried unanimously by roll call vote.

**ROLL CALL:**

Jim Joy	ABSENT
Rob Smith	AYE
Heather Lesch	AYE
Robert Dando	AYE
Ashley Willebrandt	AYE

10. **ADJOURNMENT:** Robert Smith made a motion to close the Public Hearing at 6:56 PM. The motion was seconded by Ashley Willebrandt and carried unanimously.

Respectfully Submitted,

*Nicole Waite*

Nicole Waite  
Planning & Zoning Clerk, Town of Pomfret