

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

October 6, 2025
Hearing # 2-25
6:30 PM

MINUTES

APPLICANT & PROPERTY OWNER:

Kathleen A. Cracium
V/L Stone Road
Fredonia, NY 14063
SBL: 130.00-2-15
Minor Sub-Division

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

PUBLIC PRESENT: Phillip Wright (Applicant Representative)

1. **CALL TO ORDER:** Chairman Joy called the meeting to order at 6:30 PM.
2. **ACCEPTANCE OF MINUTES:** A motion to accept the minutes of Hearing #1-25 was made by Heather Lesch and seconded by Robert Dando. The motion carried unanimously.
3. **NOTIFICATION OF MEETING:** Chairman Joy read the published Public Hearing notice aloud.

“NOTICE IS HEREBY GIVEN that Public Hearing #2-25 will be held by the Pomfret Planning Board on October 6, 2025, at 6:30 PM at the Pomfret Town Hall, 9 Day Street, Fredonia, NY 14063 to consider the appeal of the Kathleen A. Cracium-Wright for a Minor Subdivision of property located at V/L Stone Road, Fredonia, NY 14063. This property is described on the tax map as SBL: 130.00-2-15 and is zoned Agricultural/Residential (AR1) under the Town of Pomfret Zoning Code.

The proposed action is to divide two (2) lots within the 5.3+/- acres of land. The first lot: 2.51 acres, the second: 2.79 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 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 V/L Stone Rd, Fredonia, NY SBL: 130.00-2-15. Philip Wright, husband of the applicant, explained that his wife was approached by the buyer of property across the street from them, who asked if they could purchase part of 130.00-2-15. The purpose of this application is to prepare that portion for sale.

The board reviewed the survey and GIS maps to ensure the newly created parcels would have adequate acreage, and road frontage to comply with the Town’s Zoning Code. Based on the survey, the 2.79-acre parcel would be land locked. Mr. Wright and the board discussed the necessity to retire and combine that section with the adjacent home parcel (147.00-3-1.1) to meet the road frontage minimum.

6. **PUBLIC COMMENT:** Chairman Joy 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. For #4 it was agreed that Agricultural should not be checked. Instead, Rural (non-agricultural) and Forest were marked.
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 Ashley Willebrandt, to declare a Negative Impact for the proposed Minor Subdivision. The motion carried unanimously by roll call vote.

ROLL CALL:

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

9. **DECISION:** A motion was made by Robert Dando, seconded by Robert Smith, to grant a Minor Subdivision to Kathleen A. Cracium-Wright, for sub-division of 5.3

acres into two conforming parcels: 2.51 acres, and 2.79 acres, as presented with a Planning Board application for property located at V/L Stone Rd, Fredonia, NY 14063 SBL: 130.00-2-15, with the following condition:

- The 2.79-acre parcel must be retired and combined with adjacent parcel 147.00-3-1.1

The motion carried unanimously by roll call vote.

ROLL CALL:

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

10. **PRELIMINARY REVIEW:** The board performed a preliminary review of a Minor Subdivision Application that was submitted by Richard Jamula on October 2, 2025 for 8868.5 Shumla Rd, Fredonia, NY 14063 (SBL:165.00-1-10). It was determined that the suggested parcel subdivision would create two non-conforming lots that do not meet the lot area minimum for Rural Residential District [Chapter 300-3-3B]. According to Chapter 250-20A(4) all lots created from a minor subdivision must conform to the minimum area and dimensions of the zone they are located in. There are also no adjacent properties owned by the applicant that could be retired and combined to meet the minimum area requirement.

Since the Planning Board does not have the authority to create non-conforming lots through a minor subdivision, no public hearing will be scheduled, and the application fee will be refunded.

11. **ADJOURNMENT:** Robert Smith made a motion to close the Public Hearing at 6:47 PM. The motion was seconded by Heather Lesch and carried unanimously.

Respectfully Submitted,

Nicole Waite

Nicole Waite

Planning & Zoning Clerk, Town of Pomfret