

Town of Pomfret
Zoning Board of Appeals
Pomfret Town Hall
9 Day Street
Fredonia, NY 14063

December 2, 2025

6:30 PM

MINUTES

PRESENT: David Fridmann (Chairman), Michaelene Comerford, Alex Moon, Nicole Waite (Zoning Clerk)

ABSENT: Ruth Eckstrom, Ray Lewandowski, Jonathan Townsend (Alternate)

PUBLIC PRESENT: None

1. **CALL TO ORDER**: Chairman Fridmann called the meeting to order at 6:25 PM. A quorum was not present, so no official action was taken.

2. **INFORMAL DISCUSSIONS**:

- 2026 Meeting Schedule: Clerk Waite handed out an updated list of tentative dates for 2026 Zoning Board of Appeals meetings. The only known conflict is April 7th. April 14th was suggested as an alternate date.
- Fredonia-Pomfret Comprehensive Plan: The Board reviewed copies of the comprehensive plan that was adopted in 2023. None of the action items were specifically delegated to the Zoning Board, as most refer to the Town/Village boards and Planning Boards. However, the Zoning Board can make suggestions to the other boards.

Michaelene Comerford mentioned that it is important to pursue 5G/Broadband. There was some discussion on whether that falls under a 'public utility', which is a permitted use in all zoning districts.

Chairman Fridmann pointed out that the Town of Pomfret does not have Design Standards, but strongly believes they should. Everyone agreed. He said the ZBA should encourage the Town Board and Planning Board to work on this.

Ms. Comerford commented on the report recommendation to make Route 60 more pedestrian friendly by pursuing Complete Streets projects. As it is a NYS road those types of projects would require many approvals and grant funding. Alex Moon mentioned buffer trees between the road and pedestrian sidewalk as a potential way to make walking along the road safer. It was pointed out there may be an increase in pedestrian traffic once the new hospital is operational.

Mr. Moon asked if there were any updates on the various Route 60 projects that had come before the ZBA in 2024 and 2025. Iglesia Dios de Pacto y de la Promesa has been operating at 10164 Route 60. 716 Eye Care ended up purchasing the vacant State Police barracks and is going to turn that into their new medical facility instead of the vacant lot they received a Special Use Permit for. Amber Felt has not made any progress on the indoor arcade at 10164 Route 60. As for Carbon Graphite Materials, no signage has changed at 9491 Route 60, but trucks have been observed on site.

Ways to strengthen the connection between the Town and SUNY Fredonia were discussed, including the possibility for interns at Town Hall. Marketing of the Town/Village to tourists was also brought up. Ideas included a community calendar and a printed list of events.

- Uninterruptable Power Supply (UPS): Chairman Fridmann explained that large scale UPS are not battery storage, but a whole different animal mostly tied to data centers. He believes it is important for the Town to define them in the Zoning Code and have them follow the Tier 1 and Tier 2 guidelines already adopted for Battery Storage Facilities. Clerk Waite is attempting to gather definitions, but so far there don't seem to be any that are universally adopted in government or the industry.
- Updated Zoning Map: The Board looked over the latest draft for the Town of Pomfret Zoning Map. This version corrected the northernmost section of Route 60 to make it a Multi-Use Corridor. Some of St. George's parcels on Webster Street were changed from Rural Residential (RR) to Employment Center (EC). The Town Board will need to officially adopt this draft before the Zoning Board can use it.

It was noted that when the Fredonia Reservoir is closed, those parcels may need to be addressed if they no longer should be Conservation + Open Space (COS). The Board asked if a location had been chosen for the new water tower. Clerk Waite was unsure, as the previously proposed site, on private property, had fallen through. They questioned what the setback, height, and soil requirements are for a water tower. If it is considered a 'public utility' it would be permitted across all zoning districts.

3. ADJOURNMENT: The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Nicole Waite

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Planning & Zoning Clerk, Town of Pomfret