

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

October 7, 2025
Hearing # 5-25
6:30 PM

DRAFT MINUTES

APPLICANT/OWNER:

Steve St. George
3624 Webster Rd
Fredonia, NY 14063
SBL: 131.00-1-51.2
Special Use Permit

PRESENT: David Fridmann (Chairman), Ray Lewandowski, Michaelene Comerford, Alex Moon, Jonathan Townsend (Alternate), Nicole Waite (Zoning Clerk), Warren Kelly (Code Enforcement Officer)

ABSENT: Ruth Eckstrom

PUBLIC PRESENT: Steve St. George (Applicant)

1. **CALL TO ORDER:** Chairman Fridmann called the meeting to order at 7:12 PM.
2. **NOTIFICATION OF MEETING:** Chairman Fridmann read the published Public Hearing Notice aloud.

NOTICE IS HEREBY GIVEN that Public Hearing #5-25 will be held by the Pomfret Zoning Board of Appeals on October 7, 2025, at 7:00 PM at Pomfret Town Hall, 9 Day Street, Fredonia, NY 14063 to consider the appeal of Steve St. George, for a Special Use Permit for property located at 3624 Webster Rd, Fredonia, NY 14063. This property is described on the tax map as SBL:131.00-1-51.2.

The proposed action is to convert former grape vineyards into a concrete and asphalt recycling yard. The Building Permit denial was based on failing to meet the Town of Pomfret's Zoning Code Section 300-13 B "Uses by Right". The property is zoned Agricultural/Residential (AR1).

This Special Use Permit 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 Zoning Office at (716)672-7496 Ext. 7 with any questions. Communication in writing in relation thereto may be filed with the Zoning Clerk or at such hearing. All interested persons shall be heard.

Chairman Fridmann mentioned that, since the Town Board adopted and filed the new Zoning Code on September 26, 2025, the correct Chapter citations are now 300-3-8 and 300-4-19.

- 3. CORRESPONDENCE:** Clerk Waite received a response from the Chautauqua County Department of Planning and Development regarding the 239 Mandatory Referral, which states: “the proposal would be a matter of local concern.” It also included 3 informal comments.

No other correspondence was received.

- 4. SEQR PART 1 REVIEW:** The board reviewed the Part 1 SEQR submitted by the applicant and agreed the correct answer for #3a is 7 acres and #7b is 4 acres. No other changes were made.

- 5. PROJECT DISCUSSION:** Chairman Fridmann asked the representative to introduce himself and describe the project. Mr. St. George explained that the purpose of the operation is to recycle and repurpose asphalt and concrete. The machines are run a few days a month because they need to accumulate enough product to be able to process it. Jonathan Townsend asked how large the piles of broken asphalt and concrete get before they are processed. Mr. St. George indicated they get no bigger or higher than the size of the Town Hall boardroom. During the summer they sometimes work Saturdays 8am-12pm, but no crushing takes place then. At other times of year, they’re only open Monday-Friday and during normal business hours.

Chairman Fridmann asked how loud the processing gets. Mr. St. George responded that the loudest piece of equipment is the excavator and that it is about as loud as a farm tractor. Mr. Townsend asked how much dust is created during the recycling. Mr. St. George explained that it’s located in a heavy metal chamber and there isn’t much dust. However, they do have water trucks on site if needed.

Raymond Lewandowski asked if the applicant expects the project to create an increase in traffic. He replied that he doesn’t anticipate anything more than what’s currently there due to the nearby Transfer Station and other construction facilities. Michaelene Comerford asked if the equipment is portable. According to Mr. St. George the crushing machine is moveable, but the scale is a permanent structure.

- 6. PUBLIC COMMENTS:** None

CONTINUANCE: Currently, the parcel in question is zoned Rural Residential (RR). ‘Mining Operations’ are not an allowed use in RR under the recently adopted zoning code. Therefore, the applicant would need to seek a Use Variance instead of a Special

Use Permit. However, the Pomfret Zoning Board and Planning Board agree that based on past zoning and current uses for this site and those adjacent to it, the property should instead be zoned Employment Center (EC).

The concerns regarding the mislabeling of this parcel have already been brought to the Town Supervisor and Town Board's attention. The administration intends to change SBL: 131.00-1-51.2 from Rural Residential (RR) to Employment Center (EC). However, before they adopt the changes, they must first submit a 239 Referral to Chautauqua County and conduct a public hearing. These steps will take time. Once completed, 'Mining Operations' will be a specially permitted use for Mr. St. George's property. At that time, Clerk Waite will reach out to Mr. St. George to schedule the next date for this Special Use Permit hearing.

A motion was made by Michaelene Comerford for the continuance of Public Hearing #5-25 until after the Pomfret Town Board amends the Zoning Map. The motion was seconded by Jonathan Townsend and carried unanimously by roll call vote.

ROLL CALL:

1. Ray Lewandowski – AYE
2. Alex Moon – AYE
3. Ruth Eckstrom – ABSENT
4. Michaelene Comerford – AYE
5. Jonathan Townsend (Alternate) – AYE
6. David Fridmann – AYE

Respectfully Submitted,

Nicole Waite
Planning & Zoning Clerk, Town of Pomfret