

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

June 1, 2026
Hearing # 2-26
6:30 PM

DRAFT MINUTES

APPLICANT & PROPERTY OWNER:

Abram Rak
v/l E Main Rd
Fredonia, NY 14063
SBL: 114.00-3-8.1
Minor Sub-Division

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

PUBLIC PRESENT: Tom VanDette, Joan VanDette, Abram Rak, Sarah Graham, Jill Casey, Victor A. Kawski, Fonda L. Kawski

1. **CALL TO ORDER:** Robert Smith called the meeting to order at 6:30 PM.
2. **ACCEPTANCE OF MINUTES:** A motion to accept the minutes of Hearing #1-26 was made by Robert Smith and seconded by Ashley Willebrandt. The motion carried unanimously.
3. **NOTIFICATION OF MEETING:** Chairman Joy read the published Public Hearing notice aloud.

“**NOTICE IS HEREBY GIVEN** that Public Hearing #2-26 will be held by the Pomfret Planning Board on June 1, 2026, at 6:30 PM at the Pomfret Town Hall, 9 Day Street, Fredonia, NY 14063 to consider the appeal of the Abram Rak for a Minor Subdivision of property located at v/l E. Main Rd, Fredonia, NY 14063. This property is described on the tax map as SBL: 114.00-3-8.1 and is zoned Agricultural (AG) under the Town of Pomfret Zoning Code.

The proposed action is to divide two (2) lots within the 6.10+/- acres of land. The first lot: 1.21 acres, the second: 4.89 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 E. Main Rd, Fredonia, NY SBL: 114.00-3-8.1. Abram Rak explained that he intends to sell the 1.21-acres to his neighbor, Sarah Graham.

The Board was concerned about access to the remaining 4.89-acres as they are land locked. Mr. Rak owns surrounding property that he uses to access the lot. He was instructed that he could request a courtesy merge through the Assessor’s Office to combine the remaining parcel with a larger adjacent one.

The Board also discussed the need for the 1.21-acres to be merged with Ms. Graham’s parcel (114.00-3-8.2) in order to meet the Agricultural (AG) zoning district’s 2-acre minimum lot size and 200ft frontage requirements.

6. **PUBLIC COMMENT:** Chairman Joy opened the public comment portion of the hearing.

Neighbors in attendance requested to see a map showing the proposed subdivision. They also asked if any development would be happening on the parcels. Ms. Graham reported that she would be using the 1.21-acres as a pasture.

7. **SEQR PART 1 REVIEW:** The Board reviewed the Part 1 SEQR submitted by the applicant. No changes were made.
8. **SEQR DECLARATION:** The Board reviewed the Short Environmental Assessment Form Part 2 and discussed each question. The decision for each was ‘No’. 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:

James Joy AYE

Robert Smith AYE
Heather Lesch AYE
Robert Dando AYE
Ashley Willebrandt AYE

9. **DECISION:** A motion was made by James Joy, seconded by Heather Lesch, to grant a Minor Subdivision to Abram Rak, for sub-division of 6.10 +/- acres into two conforming parcels: 1.21 acres, and 4.89 acres, as presented with a Planning Board application for property located at v/l E. Main Rd, Fredonia, NY 14063 SBL: 114.00-3-8.1 with the following conditions:

- The 1.21 acre parcel must be retired and combined with neighboring parcel 114.00-3-8.2 at time of sale.

The motion carried unanimously by roll call vote.

ROLL CALL:

James Joy AYE
Robert Smith AYE
Heather Lesch AYE
Robert Dando AYE
Ashley Willebrandt AYE

10. **ADJOURNMENT:** Robert Smith made a motion to close the Public Hearing at 6:49 PM. The motion was seconded by James Joy and carried unanimously.

Respectfully Submitted,

Nicole Waite

Nicole Waite
Planning & Zoning Clerk, Town of Pomfret