

Town of Deerfield

Town Board Meeting Minutes

March 10th 2025

The Deerfield Town Board held its regular monthly meeting on March 10th 2025. Present were Councilpersons Phil Sacco, Daphne Jones, Dave Kolek, Town Clerk Karen Day, Attorney for the Town William Schmitt & Highway Superintendant Sam Arcuri Jr., Councilperson Fusco and Supervisor Sacco – Excused. Deputy Supervisor Philip Sacco called the meeting to order at 6:30PM with the Pledge of Allegiance, and the Town Clerk took roll call.

Attendance: 8 people signed in.

MINUTES for Councilperson Jones moved and Councilperson Kolek seconded the motion to accept the February regular town Board meeting minutes.

EARLY PRIVILEGE OF THE FLOOR – None

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

RESOLUTIONS:

Resolution 19 – 2025	2025 Freightliner 1085D
Resolution 20 – 2025	2025 Kubota KX080-5R3A Excavator Track hoe
Resolution 21 – 2025	2026 Mack 64FR Tandem Axel Plow Truck Cab & Chassis
Resolution 22 – 2025	Auction of 2024 Mack Plow Truck
Resolution 23 – 2025	Appointment of Assessor's Clerk
Resolution 24 – 2025	Public hearing 4/14/25 to discuss LL Regulating Short-Term rentals at 6:15

EXECUTIVE SESSION – none

OFFICIAL REPORTS

County Legislator Buck: No Report - Absent

Supervisor Gregory Sacco - Absent

Councilperson - Philip Sacco - Report attached

1. No new news from JMT engineering on the Croissant Circle Stormwater Project.
2. Several calls from a town resident complaining we were plowing to much during the last storm event. I explained to them that we didn't want ice to build up on the roads.
3. Cleaned the Municipal building cellar after many years have gone by since it was done. Good timing Two pick-up loads of Junk removed. The State Boiler inspection is due and scheduled.
4. Picked up 15 banker boxes of records from CPA Hilton & Powers. We purchased 12 large Totes from Lowes and re-boxed records labeled them and stored in the cellar.
5. I painted the repaired area in the meeting room.
6. Had lights in the cellar upgraded to LED once the old lights failed.
7. The heating in the Judges area on Monday 3-3-25. Called for service and found that it needed a new circulating pump. The Heat is now fixed and the Judges are warm again.
8. We received a memo for George Haskell resigning as our representative on MVWA Board. This position is required and we are looking for an interested party to complete his term that expires 12/31/2025. This is a revolving position that switches towns every three years. There are 10 meetings left for the Deerfield representative.
9. Highway Superintendent Arcuri has specked out a new Kubota Track Machine with an enclosed cab for Park's system. We are looking to upgrade as our current machine has no cab. New one \$30,00 – Trade in to be estimated at \$10,000. We have the funds to do this (discussion)

Councilperson Daphne Jones Report Given

- Last month I was asked to update a few things to the website. 1. The Solar law is now available. I will remind everyone that all these laws and more are available free to the public 24/7 off the DOS website's Local Law search. This link is included in the Laws section on the website under Government/Laws and scrolling through the laws to the bottom. 2. The price of NON-RESIDENT rentals for the pavilion at the Wilderness Park has been increased after the board's approval last month to \$200, and that adjustment has been updated on the website. I would like to point out that the website has also stated that prices are subject to change and that verbiage has been on there since the website was updated, as well. 3. I was asked to add subdivision regulations to the website as well. The local law for this is now on the site and I am working on adding missing amendments and other laws not on the site. Again, I am using the NYS DOS local law search to do this. 4. I have added the Blood Moon Snowshoe and Bonfire to the Community: Local Events section on the website, as well. 5. I wasn't specifically asked, but I added Poland school district to the Community: Schools section of the site for the Northern residents of the town who are within Poland's district (like my girls!).
- Last month it was brought to my attention that iPhone users are having a hard time using the website on their phone. As I regularly use my own iPhone to access the website and even update the website logging on as an admin on my phone without any issues, I am asking specifically what users are having issues with so that I may better address this issue. I encourage everyone to explore the website as there are additions made constantly. Familiarize yourself with the different tabs and scroll to view each one thoroughly. There is quite a lot of information and documents that are constantly added and upgraded, so by exploring the site in entirety I think a lot of questions can be resolved. My email is on there for any questions or concerns and my number is included in the newsletters for anyone needing further assistance.

- I was asked by the Parks Committee Chair Deb Burke at last month's meeting to add addresses for Youlen and Brazie Parks onto the website. Using the Tax Parcel Viewer link that is available on the site, and free to use, I found that there were no numbered addresses for either of the parks. With our Town Clerk Karen's help, we were able to locate the property files for the parks to see if the numbers for the street addresses had somehow been lost through the years in filing and we learned that there were no street numbers in the property files either. This raised some red flags, especially if something were to happen and emergency services would need to be contacted while at our town parks. Reaching out to LT. Goodenough from Utica FD (or in other words, my brother), I was given the appropriate information on who to contact and how to handle this situation. Therefore, I contacted county planning to correct this issue. I can now happily say that the address for Youlen Park is 32 Highview Drive and 711 Pauline Ave for Brazie Park. I would also like to note that Google Maps for Youlen Park does not direct you to the proper address, but if you follow the marked numbers along Highview, it is easily noticeable, even-numbered addresses and following down the road you will get to the park.
- For anyone wishing to utilize the Tax Parcel viewer I mentioned for their own property or personal use, this link is available on multiple different sections on the website. BAR, Planning Board, ZBA, Tax Collection, Zoning & Codes, and Assessment sections each have this website included. This is useful for reporting properties that have excess rubbish, like the ones on State Route 8 that were brought up at January's Town Board meeting. This site would have mitigated questions in relation to what street numbers the properties in question are. This site is a great tool and available 24/7 free to everyone so I strongly encourage people to use it to their advantage.

Councilperson Kolek – I took a few phone calls from a Resident on Marnie St. complaining that the Highway Dept was plowing too much.

Councilperson Daniel Fusco – *absent and report attached*

Report from Councilman Fusco Regretfully, I am unable to attend this evening in person. I had a mix-up with travel arrangements and will not be back in NYS in time. However, I do have a few things to report. 1) I had received a call from residents on Floyd Ave reporting snow obstructions at the aprons of their driveways due to the massive amounts of snowfall. I reported this to Mr. Arcuri. The highway dept. promptly resolved the issue. I received a thank you email from the residents. I'd like to pass that along to the Highway Department. 2) I continue to receive comments from residents regarding information on the website. Most are desiring more clarity on events, such as meetings and other activities. I noticed the meetings are now published prominently on the front page. I've directed them to revisit the site often, explaining that changes are getting installed weekly. Many have also suggested more virtual transparency, such as streaming or video archiving. Larger municipalities are doing video conferencing. For instance, right now I, or anyone not able to attend in person, could be virtually live during the meeting. If we are to use this technology there are logistical and legal issues we'd have to address beforehand. However, as we discussed in February, posting audio recording links with the minutes is the least we should be doing now. I'd be willing to set up the recording system so we get good quality recordings. Do we all agree on this? 3) I am anticipating working with Supervisor Sacco after the Tug Hill Commission conference in April and quickly moving forward with redeveloping the Town Comprehensive Master Plan. The importance of this became more evident to me last week while waiting in customs at an International Border crossing, I spent over 3 hours with a Canadian gas exploration engineer. We discussed renewable energy and how it will, without doubt, lead to gas exploration in NYS. He and his company know very well about Utica shale and the vast resource which is in our ground. The conversation was expansive and too much to mention here. I can say, along with a committee to redevelop the Master Plan, we must stay vigilant with the solar

issue in our town and reestablish the solar committee. Currently, hundreds of acres of Deerfield surface and sub-terrain land rights are bound in long-term lease options controlled by foreign companies. It will behoove us to stay out in front of this. 4) Lastly, I had the opportunity to visit one of the world's largest Parabolic Trough solar power generation plants. It sits on two-thousand acres of land. This project costs 2 billion Dollars to build, with a 1.6 billion Dollar burden on the tax payers. Much like the proposed Newport/Deerfield project, the economic viability of this system is highly questionable. This kind of stuff is knocking at our door. We cannot be too prepared

Town Clerk Karen Day – report attached

Town Clerk's Report

The Town has registered the following to attend the NYS Tug Hill Commission Conference, at the Turning Stone on April 1st 2025. This all-day conference includes 4 sessions on education. Each official has chosen the educational sessions that best suit their interests and needs.

I am happy to say that all participants have signed up in advance to refrain from any late fees.

Town Clerk – Karen Day

Supervisor – Gregory Sacco

Councilpersons – Dave Kolek, Daphne Jones, Daniel Fusco

Assessor – George Haskell

Planning Board Chairperson – Pati Goldsmith

Tax Collection will end March 31st 2025. All tax payments will need to be payable to Oneida Co Finance Dept. I have noticed that many more residents are paying their taxes late with penalties.

The Town Wide Garage Sale is scheduled to occur from May 16th to May 18th, 2025. Sign-ups will begin in April. Posters will be ordered from PJ Green and given to each resident who signs up. Garage Sale lists will be available May 13th 2025.

Friday March 14th The Town will host an adult focused Snowshoeing and bonfire at the Wilderness Park beginning at 7pm – Debbie Burke Park's Committee Chair has put together this wonderful event. Please contact Debbie for further information.

Highway Superintendent Sam Arcuri Jr report attached

- 1) As of the first warm rainfall the frost started coming out, unfortunately brought out the potholes with it.
- 2) Met with Oneida County and JMT engineering on Firehouse Road (Bridge NY Project) for an update. Project is still on track for a spring 2027 start.
- 3) F550 is rotted out and the roof is leaking. We use this truck for the parks in the summer months. Should we be thinking about another vehicle?
- 4) NYS salt contract, problems getting road salt going to a meeting at the County DPW. No new information but did get a few loads delivered. Don't know what is going to happen in remainder of the contract in 2025.
- 5) Schuyler water project is moving forward, sent the project plans to us for comment.
- 6) Getting some reports of roads getting narrow going to be working on removing some snowbanks. Pushed back snow in the development areas, was not well received. Residents did not want the snow pushed up on their lawns. Looking in possibly buying a snow blower for the skid-steer.

7) Working on 284 agreement costs for 2025.

8)MS4 annual report is due in March going to be working on completing the report.

9) Been having a few questions on trail grooming, we have a lot of residents using the trails. I talked with the groomer operators and was told they couldn't see out of the cab, plastic windshield is getting bad and no heat. Getting some information on UTV with a cab and heat.

10)We are going to be getting the sweepers out and getting them ready for spring clean-up.

11)The Section of Crooked Brook Road is falling apart after the first rain. Going to be getting prices to repair the road.

12)Auctions international is coming to take pictures of the Excavator tomorrow 3/11/25

13)Spring trash at the firehouse Trenton Road 5/3/25

COMMITTEE REPORTS-

Building Inspector: Jim Maxwell provided a report. Attached.

Building permits – 4

I have spoken with Pati Goldsmith about the property north of Bank of America. They are going to subdivide that property from the property south of the Bank of America. I am waiting of the official request.

I will have the date this week for 24 hour yearly training this week. I will have the date this week for 24 hour yearly training this week. I will get the total cost and give the bill to the Town Supervisor for payment which will have to be paid for this month. I believe the dates are 9,10, 11 of April.

With all the bad weather things have been a little slower than usual. But things look like they are picking up now. I have been receiving a lot of calls about projects for the Spring and Summer. If you have any questions, please feel free to contact me on 680-213-0832

Board of Assessors George Haskell : doing well, now that the Town has hired an Assessor's Clerk

Planning Board – Pati Goldsmith – report given and attached

Town of Deerfield Planning Board Monthly Update to the Town Board Department Chairperson: Patie Goldsmith Date of Report: March 10, 2025, Requests for Town Board Decisions: Review and comment on the proposed Local Law regarding Short Term Rentals. Key Points/ Updates: The board members reviewed and edited a draft of a proposed Local Law regarding Short Term Rental properties in Deerfield.

A motion was made and carried to send the draft copy to the Town Board in time for their March 10, 2025, meeting. PathStone Development Corporation-Deerfield Apartments Plans for a 65-unit lower rise apartment building are underway. ● A day care center administered by First Learning is planned. It will service up to 80 children when it is fully operational ● Alan Swierczek, PE, will be the engineer representing Deerfield. He has already been contacted by SWBR, the design and engineering firm that PathStone has retained for this project. ● Jeff Moore, surveyor, is in the process of creating a survey map of the property PathStone is purchasing. ● Josh Jones, Chairman of the Board of Directors for the Utica Center of Development/ Veterans Outreach Center has been in contact with Jason Sackett, President of PathStone, to emphasize the need for attainable housing for Veterans in the area. Mr. Sackett expressed an interest in working with the Veterans Outreach Center on this project. ● Lura Raymo will coordinate with area Senior Citizen groups to make them aware of these apartments, which will offer an economical alternative for seniors wishing to downsize but remain in the area. ● Jim Papaleo requested contact information for the Deerfield Fire Department. He will work with them to determine what first responder services they can provide and what services may need to be handled by the Utica Fire Department and/or Mutual Aid. Those in attendance: None

Zoning Board of Appeals Lura Raymo, Very Little going down as the snow has put a damper on building
Town Historian-

Senior Citizen Director Lura Raymo- Scheduled this Thursday the Seniors are having their ST. Patrick's Day celebration luncheon of Corned beef and Cabbage

Parks Committee - Deb Burke Spoke about where the Park's Committee stands on grants, working with professionals on the future work on Baseball dug outs. Suggests, a different way to charge Summer Pavilion Rentals, charging for time used.

Spoke about an adult preferred Winter event held in the Wilderness Park. Friday March 14th 2025, Blood Moon Snowshoeing and Bonfire beginning at 7 PM.

Karen Day Youth Director – written report attached.

Youth Program Report

Was off to a slow start, due to the Director getting the Flu and unable to put together the schedule in a timely manner. However we now have a Schedule

- 3/9 Roller Skating – Skate a While longer – Rome NY - Great Crowd of
- 3/23 Ice Skating – New Hartford NY
- 4/5 In-house Movie – Municipal Building - Deerfield NY
- 4/19 Eggsrvaganza – Utica Zoo – Utica NY
- 4/26 Candy Bar Bingo – Deerfield Fire Hall ????? – open to the public

These events are open to All Deerfield residents

Town Attorney: William Schmitt: If the Town plans to discuss the Short-Term rental proposed local law, we must pass a resolution to hold a public hearing for next month just prior to the Town Board meeting At 6:15 PM

MEDIA TIME - NONE

LATE PRIVILEGE OF THE FLOOR

Roman Voytovich asked about the Assessor's Clerk position, Deputy Sacco, responded that this is the busiest time of year for the Assessor's office, and due to illness that department has fallen a bit behind. The appointed Assessor's Clerk has all the qualifications, education & licenses to assist our Assessor. This is a temporary position.

MOTION TO PAY BILLS

Sewer Fund no bills came in for the meeting

Highway Fund bills number 33-49 moved by Councilperson Kolek and Councilperson Jones voted yes, and the motion was approved.

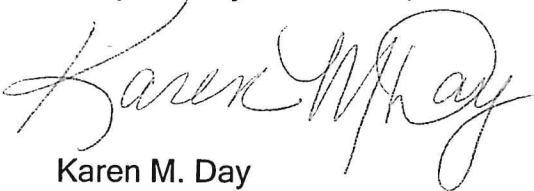
General Fund bill number 72-98 moved by Councilperson Jones and Councilperson Kolek voted yes, and the motion was approved.

ADJOURN : Councilperson Jones made the motion and Councilperson Kolek

Motion approved

Meeting ended PM

Respectfully submitted,

A handwritten signature in cursive script, reading "Karen M. Day".

Karen M. Day
Town Clerk
Town of Deerfield

2025 Freightliner 1085D

Be it resolved that the Town Board of the Town of Deerfield hereby approved the purchase of a 2025 Freightliner 1085D including the plow package for 292,630.00. The purchase will be paid for by the Highway Fund, Fund Balance. DA0911.00

This resolution was offered by Councilperson Kolek at the regular meeting Of the Town Board of Deerfield, 6329 Walker Rd, Deerfield NY 13502, held at 6:30 pm Eastern Standard Time of March 10th, 2025.

Seconded by Councilperson Jones

OFFICE/NAME

Supervisor Gregory Sacco

Councilperson Phil Sacco

Councilperson Daphne Jones

Councilperson Daniel Fusco

Councilperson David Kolek

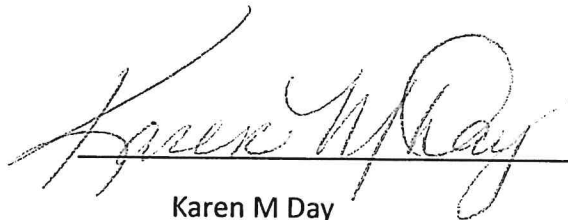
VOTED RECORDED (CIRCLE ONE)

yes	no	abstain	<u>absent</u>
<u>yes</u>	no	abstain	absent
<u>yes</u>	no	abstain	absent
yes	no	abstain	<u>absent</u>
<u>yes</u>	no	abstain	absent

Approved:

IN TESTOMONY HEROF, I have hereunto set my hand and affixed the seal of the Town of Deerfield this 10th day of March 2025.

(SEAL)



Karen M Day

Deerfield Town Clerk

2025 Kubota KX080-5R3A

Excavator Track hoe

Be it resolved that the Town Board of the Town of Deerfield hereby approves the purchase of the above tilted Track hoe for 118,329 minus \$75,000 trade-in for a maximum cost to the town of \$43,829.00 The cost could go down depending upon what "Auctions International" could bring. This purchase will be paid for by the Highway Fund Balance line item DA0911.0

This resolution was offered by Councilperson James at the regular meeting Of the Town Board of Deerfield, 6329 Walker Rd, Deerfield NY 13502, held at 6:30 pm Eastern Standard Time of March 10th, 2025.

Seconded by Councilperson Kolek

OFFICE/NAME

VOTED RECORDED (CIRCLE ONE)

Supervisor Gregory Sacco

yes no abstain absent

Councilperson Phil Sacco

yes no abstain absent

Councilperson Daphne Jones

yes no abstain absent

Councilperson Daniel Fusco

yes no abstain absent

Councilperson David Kolek

yes no abstain absent

Approved:

IN TESTOMONY HEROF, I have hereunto set my hand and affixed the seal of the Town of Deerfield this 10th day of March 2025.

(SEAL)



Karen M Day

Deerfield Town Clerk

2026 Mack 64FR Tandem Axel

Plow Truck Cab & Chassis

Be it resolved that the Town Board of the Town of Deerfield hereby approves the purchase of the above titled Truck Cab & Chassis for \$171,044.00. this will be paid for out of General Fund Balance line item A0909.0

This resolution was offered by Councilperson Kolek at the regular meeting Of the Town Board of Deerfield, 6329 Walker Rd, Deerfield NY 13502, held at 6:30 pm Eastern Standard Time of March 10th, 2025.

Seconded by Councilperson Jones

OFFICE/NAME

VOTED RECORDED (CIRCLE ONE)

Supervisor Gregory Sacco

yes no abstain absent

Councilperson Phil Sacco

yes no abstain absent

Councilperson Daphne Jones

yes no abstain absent

Councilperson Daniel Fusco

yes no abstain absent

Councilperson David Kolek

yes no abstain absent

Approved:

IN TESTOMONY HEROF, I have hereunto set my hand and affixed the seal of the Town of Deerfield this 10th day of March 2025.

(SEAL)

Karen M Day

Karen M Day

Deerfield Town Clerk

Auction of 2014 Mack Plow Truck

Be it resolved that the Town Board of the Town of Deerfield hereby approves selling a 2014 Mack Plow Truck sometime during the 2025 calendar year. The proceeds of this sale will be credited to the Highway Fund Balance.

This resolution was offered by Councilperson Jones at the regular meeting Of the Town Board of Deerfield, 6329 Walker Rd, Deerfield NY 13502, held at 6:30 pm Eastern Standard Time of March 10th, 2025.

Seconded by Councilperson Kolek

OFFICE/NAME

VOTED RECORDED (CIRCLE ONE)

Supervisor Gregory Sacco

no abstain absent

Councilperson Phil Sacco

yes no abstain absent

Councilperson Daphne Jones

yes no abstain absent

Councilperson Daniel Fusco

yes no abstain absent

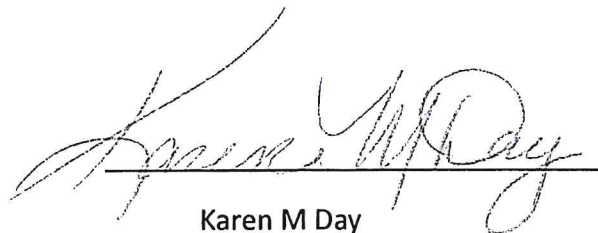
Councilperson David Kolek

yes no abstain absent

Approved:

IN TESTOMONY HEROF, I have hereunto set my hand and affixed the seal of the Town of Deerfield this 10th day of March 2025.

(SEAL)



Karen M Day

Deerfield Town Clerk

Appointment of Assessor's Clerk

Be it resolved that the Town Board of the Town of Deerfield hereby appoints Matthew Pawlusik to the position of Assessor's Clerk for a sum of \$1000.00 per month.

This resolution was offered by Councilperson Kolek at the regular meeting Of the Town Board of Deerfield, 6329 Walker Rd, Deerfield NY 13502, held at 6:30 pm Eastern Standard Time of March 10th, 2025.

Seconded by Councilperson Jones

OFFICE/NAME

VOTED RECORDED (CIRCLE ONE)

Supervisor Gregory Sacco

yes no abstain absent

Councilperson Phil Sacco

yes no abstain absent

Councilperson Daphne Jones

yes no abstain absent

Councilperson Daniel Fusco

yes no abstain absent

Councilperson David Kolek

yes no abstain absent

Approved:

IN TESTOMONY HEROF, I have hereunto set my hand and affixed the seal of the Town of Deerfield this 10th day of March 2025.

(SEAL)

Karen M Day

Karen M Day

Deerfield Town Clerk

Dated: March 10, 2025

Adopted: March 10, 2025

RESOLUTION: APPOINTMENT OF ASSESSOR'S CLERK

WHEREAS, the Town Board recognizes that the assessment of real property within the Town is critical to the financial management and budgeting for the Town; and

WHEREAS, to assist the Assessor, the Town Board is of the opinion that a Clerk should be appointed to help with the assessment process, including the review of exemption applications, and the valuations on properties within the Town; and

WHEREAS, Matthew Pawlusik has been recommended to the Town by former Town officials for the appointment to the position of Clerk to the Assessor; and

WHEREAS, Mr. Pawlusik has all the necessary certifications as an Assessor, and has agreed to serve as a Clerk for the sum of \$1,000.00 per month;

NOW, THEREFORE, be it

RESOLVED, that upon his proper application and approval by the Oneida County Department of Personnel, that Matthew Pawlusik be, and he hereby is, appointed as Clerk to the Assessor be compensated in the sum of \$1,000.00 per month.

Schedule a Public Hearing concerning a Proposed Local Law
Regulating Short-Term Rentals

Be it resolved that the Town Board of the Town of Deerfield hereby schedules a Public Hearing to be held on April 14th to discuss a Proposed Local Law Regulating Short-Term Rentals.

This resolution was offered by Councilperson Jones at the regular meeting Of the Town Board of Deerfield, 6329 Walker Rd, Deerfield NY 13502, held at 6:30 pm Eastern Standard Time of March 10th, 2025.

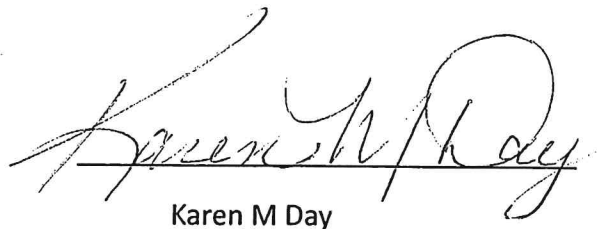
Seconded by Councilperson Kolek

OFFICE/NAME	VOTED RECORDED (CIRCLE ONE)			
Supervisor Gregory Sacco	yes	no	abstain	<u>absent</u>
Councilperson Phil Sacco	<u>yes</u>	no	abstain	absent
Councilperson Daphne Jones	<u>yes</u>	no	abstain	absent
Councilperson Daniel Fusco	yes	no	abstain	<u>absent</u>
Councilperson David Kolek	<u>yes</u>	no	abstain	absent

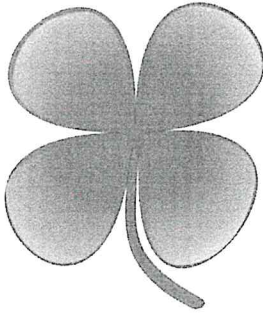
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Deerfield Town Clerk



**Deerfield Town Board
Meeting Agenda
March 10th 2025 6:30 PM**

Call to Order Supervisor Greg Sacco

Pledge of Allegiance ALL

Call for Last Meeting Minutes Supervisor Sacco

Privilege of the Floor

Correspondence/Communication Supervisor Sacco

Old Business Supervisor Sacco

New Business

Resolutions:

Resolution 19 – 2025 2025 Freightliner 1085D

Resolution 20 - 2025 2025 Kubota KX080-5R3A Excavator Track Hoe

Resolution 21 – 2025 2026 Mack 64FR Tandem Axel Plow Truck Cab & Chassis

Resolution 22 – 2025 Auction of 2014 Mack Plow Truck

Resolution 23 - 2025

Resolution 24 2025

Official Reports

Appointment of Assessor's Clerk
Appt to George Haskell to PARWA Board

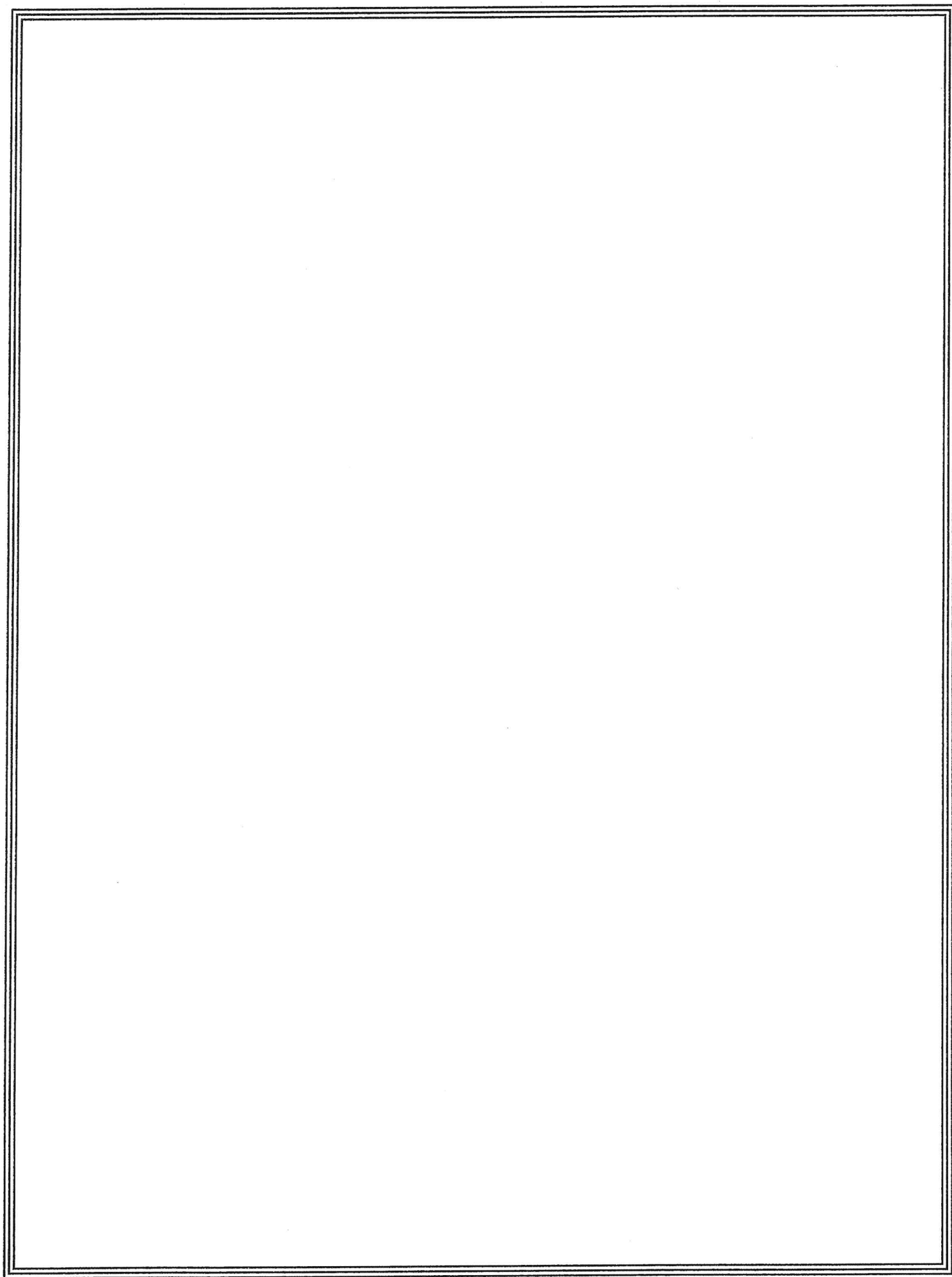
Media Time

Late Privilege of the Floor

Executive Session Yes____ No ____

Motion to Pay Bills

Adjourn



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- 4/19 Eggsravaganza – Utica Zoo – Utica NY
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Report from Councilman Fusco

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- 1) I had received a call from residents on Floyd Ave reporting snow obstructions at the aprons of their driveways due to the massive amounts of snow fall. I reported this to Mr. Arcuri. The highway dept. promptly resolved the issue. I received a thank you email from the residents. I'd like to pass that along to the Highway Department.
- 2) I continue to receive comments from residents regarding information on the website. Most are desiring more clarity on events, such as meetings and other activities. I noticed the meetings are now published prominently on the front page. I've directed them to revisit the site often, explaining that changes are getting installed weekly. Many have also suggested more virtual transparency, such as streaming or video archiving. Larger municipalities are doing video conferencing. For instance, right now I, or anyone not able to attend in person, could be virtually live during the meeting. If we are to use this technology there are logistical and legal issues we'd have to address beforehand. However, as we discussed in February, posting audio recording links with the minutes is the least we should be doing now. I'd be willing to set up the recording system so we get good quality recordings. Do we all agree on this?
- 3) I am anticipating working with Supervisor Sacco after the Tughill Commission conference in April and quickly moving forward with redeveloping the Town Comprehensive Master Plan. The importance of this became more evident to me last week while waiting in customs at an International Border crossing, I spent over 3 hours with a Canadian gas exploration engineer. We discussed renewable energy and how it will, without doubt, lead to gas exploration in NYS. He and his company know very well about Utica shale and the vast resource which is in our ground. The conversation was expansive and too much to mention here. I can say, along with a committee to redevelop the Master Plan, we must stay vigilant with the solar issue in our town and re-establish the solar committee. Currently, hundreds of acres of Deerfield surface and sub-terrain land rights are bound in long-term lease options controlled by foreign companies. It will behoove us to stay out in front of this.
- 4) Lastly, I had the opportunity to visit one of the world's largest Parabolic Trough solar power generation plants. It sits on two-thousand acres of land. This project cost 2 Billion Dollars to build, with a 1.6 Billion Dollar burden on the tax payers. Much like the proposed Newport/Deerfield project, the economic viability of this system is highly questionable. This kind of stuff is knocking at our door. We cannot be too prepared.

Councilperson Daphne Jones
Official Report - March 2025

- Last month I was asked to update a few things to the website. 1. The Solar law is now available. I will remind everyone that all these laws and more are available free to the public 24/7 off the DOS website's Local Law search. This link is included in the Laws section on the website under Government/Laws and scrolling through the laws to the bottom. 2. The price of NON-RESIDENT rentals for the pavilion at the Wilderness Park has been increased after the board's approval last month to \$200, and that adjustment has been updated on the website. I would like to note that the website has also stated that prices are subject to change and that verbiage has been on there since the website was updated, as well. 3. I was asked to add subdivision regulations to the website as well. The local law for this is now on the site and I am working on adding missing amendments and other laws not on the site. Again, I am using the NYS DOS local law search to do this. 4. I have added the Blood Moon Snowshoe and Bonfire to the Community : Local Events section on the website, as well. 5. I wasn't specifically asked, but I added Poland school district to the Community : Schools section of the site for the Northern residents of the town who are within Poland's district (like my girls!).
- Last month it was brought to my attention that iPhone users are having a hard time using the website on their phone. As I regularly use my own iPhone to access the website and even update the website logging on as an admin on my phone without any issues, I am asking specifically what users are having issues with so that I may better address this issue. I encourage everyone to explore the website as there are additions made constantly. Familiarize yourself with the different tabs and scroll to view each one thoroughly. There is quite a lot of information and documents that are constantly added and upgraded, so by exploring the site in its entirety I think a lot of questions can be resolved. My email is on there for any questions or concerns and my number is included in the newsletters for anyone needing further assistance.
- I was asked by Parks Committee Chair Deb Burke at last month's meeting to add addresses for Youlen and Brazie Parks onto the website. Using the Tax Parcel Viewer link that is available on the site, and also free to use, I found that there were no numbered addresses for either of the parks. With our Town Clerk Karen's help, we were able to locate the property files for the parks to see if the numbers for the street addresses had somehow been lost through the years in filing and we learned that there were no street numbers in the property files either. This raised some red flags, especially if

something were to happen and emergency services would need to be contacted while at our town parks. Reaching out to LT. Goodenough from the Utica FD (or in other words, my brother), I was given the appropriate information on who to contact and how to handle this situation. Therefore, I contacted county planning to correct this issue. I can now happily say that the address for Youlen Park is 32 Highview Drive and 711 Pauline Ave for Brazie Park. I would also like to note that Google Maps for Youlen Park does not direct you to the proper address, but if you follow the marked numbers along Highview, it is easily noticeable, even-numbered addresses and following down the road you will get to the park.

- For anyone wishing to utilize the Tax Parcel viewer I mentioned for their own property or personal use, this link is available on multiple different sections on the website. BAR, Planning Board, ZBA, Tax Collection, Zoning & Codes, and Assessment sections each have this website included. This is useful for when reporting properties that have excess rubbish, like the ones on State Route 8 that were brought up at January's Town Board meeting. This site would have mitigated questions in relation to what street numbers the properties in question are. This site is a great tool and available 24/7 free to everyone so I strongly encourage people to use it to their advantage.

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10603

Supervisor: Gregory Sacco
Councilperson: David Kolek
Councilperson: Daniel Fusco
Councilperson: Daphne Jones
Councilperson: Phil Sacco
Town Clerk: Karen Day
Highway Supt: Sam Arcuri Jr.

March 10, 2025

February Code Report

Building Permits: 4

I have talked with Patty Goldsmith About the property north of bank of America. They are going to subdivide that property from the property south of the bank of America. I am waiting for the official request.

I will have the date this week for 24 hour yearly training this week. I will get the total cost and give the bill to Greg for payment which will have to be paid for this month. I believe the dates are 9,10,11 of April.

With all the bad weather things have been a little slower than usual. But things look to be picking up now. I have been receiving a lot of calls about projects for the spring and summer.

If you have any questions, please feel free to contact me at 680-213-0832.

James Maxwell
Building Inspector/Codes Officer

Philip Sacco
Board Meeting Report
March 10th 2025

1. No new news from JMT engineering on the Croissant Circle Stormwater Project.
2. Several calls from a town resident complaining we were plowing too much during the last storm event. I explained to them that we didn't want ice to build up on the roads.
3. Cleaned the Municipal building cellar after many years have gone by since it was done. Good timing Two pick-up loads of Junk removed. The State Boiler inspection is due and scheduled.
4. Picked up 15 banker boxes of records from CPA Hilton & Powers. We purchased 12 large Totes from Lowes and re-boxed records labeled them and stored in the cellar.
5. I painted the repaired area in the meeting room.
6. Had lights in the cellar upgraded to LED once the old lights failed.
7. The heating in the Judges area on Monday 3-3-25. Called for service and found that it needed a new circulating pump. The Heat is now fixed and the Judges are warm again.
8. We received a memo for George Haskell resigning as our representative on MVWA Board. This position is required and we are looking for an interested party to complete his term that expires 12/31/2025. This is a revolving position that switches towns every three years. There are 10 meetings left for the Deerfield representative.
9. Highway Superintendent Arcuri has specked out a new Kubota Track Machine with an enclosed cab for Park's system. We are looking to upgrade as our current machine has no cab. New one \$30,00 – Trade in to be estimated at \$10,000. We have the funds to do this (discussion)

Section 1 Title

The title of this Local Law, which includes amendments to the Town of Deerfield Zoning Ordinance, shall be known as "Town of Deerfield Short Term Rental Ordinance"

Section 2 Purpose

The purpose of this Local Law is to align with Section 1.03 of the Town of Deerfield Zoning Ordinance, specifically Section 1.03A and 1.03G.

The Zoning Ordinance is based on the Town of Deerfield Comprehensive Master Plan. It is the intent of this Ordinance to implement the Comprehensive Master Plan by regulating the use of land, buildings and structures to promote the public health, safety and general welfare by accomplishing the following:

Section 1.03A- Accommodate and promote land uses which are compatible with the Town's character and conserve the property values and long term stability of residential neighborhoods, agricultural areas, commercial districts and special districts.

Section 1.03G- Establish controls over potential conflicting land uses and uses which may need special regulations as special land uses to be compatible with surrounding development patterns and zoning.

Section 3 Findings

Deerfield is truly a bedroom community and has been so since North Utica was annexed by the City of Utica in 1916. This was the prime commercial area of the Town, along with Riverside Center, which continues to be the primary shopping location for residents. With the exception of Bank of America Center, there are no major companies located in Town. The result is that the land uses and quality of life in Deerfield are primarily centered around residential properties and neighborhoods. Comprehensive Master Plan page 11

Commercial growth shall only be allowed in locations which do not impact adjacent residential neighborhoods or areas where development is anticipated. Comprehensive Master Plan page 57

The Town resources to enforce permitting and regulations of short term rental properties are limited due to administrative capabilities.

The lack of a Town Law Enforcement Agency makes it extremely difficult to have a rapid and effective response to reported incidents involving public safety and public nuisance incidents at a short term rental property.

The potential exists for the Town to be liable if injury or damages occur due to a property that is used as a short term rental.

Section 4 Definitions

Rental: Granting use or possession of a Dwelling Unit and/or real property, in whole or in part, to a person or group in exchange for some form of valuable consideration.

Short-Term Rental: A Dwelling Unit and/or real property, which may or may not be inhabited by the owner of record or their immediate family, that is rented, in whole or in part for a period of less than thirty (30) consecutive days to a person(s) or entity; but shall not include motels, hotels, bed & breakfasts, cabins or campgrounds.

Real property owner: All entities having an ownership interest in any piece of real property or Dwelling Unit.

Section 5 Regulations for Short Term Rental Properties

- A. The following shall apply to rentals of all/any dwellings, including single-family detached dwellings, single-family semi-detached dwellings, two family dwellings, multiple-family dwelling units or any other dwelling units, timeshare property and real property as defined in the Town of Deerfield Zoning Ordinance, in the Town of Deerfield, except motels, hotels, bed and breakfast, cabins and campgrounds.
- B. No such dwelling unit shall be rented, leased or otherwise given over to a person(s) or entity, other than an owner thereof for rent or other

consideration for a period of less than thirty (30) continuous days.
Transient rentals are specifically prohibited.

Town of Deerfield Planning Board

Monthly Update to the Town Board

Department Chairperson: Patie Goldsmith

Date of Report: March 10, 2025

Requests for Town Board Decisions:

Review and comment on the proposed Local Law regarding Short Term Rentals .

Key Points/ Updates:

The board members reviewed and edited a draft of a proposed Local Law regarding Short Term Rental properties in Deerfield. A motion was made and carried to send the draft copy to the Town Board in time for their March 10, 2025 meeting.

PathStone Development Corporation-Deerfield Apartments

Plans for a 65 unit lower rise apartment building are underway.

- A day care center administered by First Learning is planned. It will service up to 80 children when it is fully operational
- Alan Swierczek, PE, will be the engineer representing Deerfield. He has already been contacted by SWBR, the design and engineering firm that PathStone has retained for this project.
- Jeff Moore, surveyor, is in the process of creating a survey map of the property PathStone is purchasing.
- Josh Jones, Chairman of the Board of Directors for the Utica Center of Development/ Veterans Outreach Center has been in contact with Jason Sackett, President of PathStone, to emphasize the need for attainable housing for Veterans in the area. Mr. Sackett expressed an interest in working with the Veterans Outreach Center on this project.

- Lura Raymo will coordinate with area Senior Citizen groups to make them aware of these apartments, which will offer an economical alternative for seniors wishing to downsize but remain in the area.
- Jim Papaleo requested the contact information for the Deerfield Fire Department. He will work with them to determine what first responder services they can provide and what services may need to be handled by the Utica Fire Department and/or Mutual Aid.

Those in attendance:

None