

# **Town of Deerfield**

## **Town Board Meeting Minutes**

### **May 12<sup>th</sup> 2025**

The Deerfield Town Board held its regular monthly meeting on May 12th 2025. Present were Councilpersons Phil Sacco, Daphne Jones, Dave Kolek, Daniel Fusco, Supervisor Sacco, Town Clerk Karen Day, Attorney for the Town William Schmitt & Highway Superintendant Sam Arcuri Jr. Supervisor Gregory Sacco called the meeting to order at 6:30PM with the Pledge of Allegiance, and the Town Clerk took roll call.

Attendance: 45 people signed in.

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

EARLY PRIVILEGE OF THE FLOOR –

CORRESPONDENCE:

OLD BUSINESS: Supervisor Sacco read a letter from Zach Hutchins in relation to Borlax, which stated that the project had been canceled, and decided to discontinue the development of the Newport Solar Project.

Speaking in respect to the Horatio Street Projects we had attendees from Pathstone and Developers at the last town board meeting and at last Wednesday's Planning Board meeting to discuss the Horatio Street Project. Both meetings were extremely informative. There will be future meetings and the public is always welcome to attend.

NEW BUSINESS:

RESOLUTIONS:

Resolution 31– 2025

Settlement of BOA Article 7 Proceedings for 2023 and 2024  
-**Approved**

Resolution 32– 2025

2025 F350 with 8'6" Fischer plow - **Approved**

Resolution 33– 2025

Highway Department Surplus Equipment - **Approved**

Resolution 34 – 2025

A moratorium on Battery Energy Systems - **Approved**

EXECUTIVE SESSION – none

## **OFFICIAL REPORTS**

### County Legislator Buck: Verbal report

The announcement of the Chobani build in Rome, which came out 2 weeks.

Chobani is very interested in working with the community and area. Supplies such as milk will increase in need and the company will be seeking local farmers and businesses to work with them. If there is anyone interested in working with Chobani please contact me and I will put you in contact with Mark.

We want to keep the business here locally in Oneida Co. and what their demand is. The county is in the design phase of Cosby Manor Rd. Sam knows more about it than I do, I know that it is on their radar.

We have been working with a couple of residents that had some drainage issues. Lastly, we are going to be putting up speed monitors, in the short future.

### **Supervisor Gregory Sacco -**

**Councilperson** - Philip Sacco - Report Attached

**Councilperson Daphne Jones** has nothing to report

### **Councilperson Kolek –**

Spoke to residents on Marnie Street that made me aware of a backyard neighbor, who is has property, full of trash, metal and 3 vehicles, the property is visible by surrounding neighbors. Photos submitted and attached.

### **Councilperson Daniel Fusco –**

Followed up with Mr. Maxwell regarding previous report on “junk” properties. He replied, “A couple are working on getting cleaned up. Still trying to get in touch with others. I have added a few more properties to the list. Followed up with the Highway Dept. on the suggestion for guard rails at the Nine Mile Creek culvert on Harris Rd. Followed up with Highway Dept. on repairs to McIntyre Road as requested by residents. Residents have submitted petitions opposing the proposed mixed-use development on Horatio Street. I made suggestion that both the Town Board and the Planning Board have a joint meeting to discuss information gather thus far on the proposed Horatio Street Project and allow members of each board to discuss the project before any final decisions are made. Atty. Schmitt advised on how this can be done correctly. The board agreed to this, waiting until after the upcoming Planning Board Working meeting before scheduling. I suggested

soon after we should set a timeline for this meeting. Supervisor Sacco agreed, stating that we will do this.

### **Town Clerk Karen Day –**

#### **Town Clerk's Report**

Pavilion Rentals very booked, every weekend from May 15 – August. And a few here and there in September and October.

Garage Sale is this coming weekend, and we are accumulating quite a list.

### **Highway Superintendant Sam Arcuri Jr**

- 1) The bridge in Wilderness Park is completed. We will touch up the groundwork when the area dries up.
- 2) The screening plant for the millings we have stored at Broadacres will be here on Tuesday May 13<sup>th</sup>. We will be using the millings to pave base coat on some of the gravel roads also for shoulder back up material.
- 3) F550 is rotted out and the roof is leaking. We use this truck for the parks in the summer months. I am going to investigate replacing the cab, we installed a new engine a few years ago.
- 4) The town submitted tonnage for NYS salt contract for 2025- 2026. Going forward Oneida County Highway Superintendents Association and the cities met with Oneida County DPW on a plan for the 2026 season. NYS is looking for salt tonnage from the towns by May 1<sup>st</sup>. Rumor in the industry is the major players are not interested in bidding state contracts for 2026. Oneida county may try and bid their own contract for winter salt. Cost will be up
- 5) Schuyler water project is moving forward, sent the project plans to us for comment. Have not been contacted on a start date.
- 6) Looking into possibly buying a snow blower for the skid-steer. Received cost estimates on a Kubota snow blower for the skid steer, approximately 10,000
- 7) Working on 284 agreement costs for 2025. Meeting with paving companies on estimates for paving projects.
- 8)MS4 annual report has been submitted to NYS. New requirements on the DEC permit are going to require the town to have more storm water

training for the Highway department and Building inspector with more documentation.

9) Turned all the water on in Wilderness Park, repaired two toilets in the lady's room and one toilet in men's room.

10) Sweepers are done with clean-up for the year.

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

12) Working on Grading gravel roads while it is dry out.

13) Spring trash at the firehouse Trenton Road 5/3/25. We will be there from 8am to 2pm took in nine dumpers full. It rained all day but went well

14) Signed up to attend Highway School in Ithica on June 2-4<sup>th</sup>.

15) Went to a sewer meeting at wastewater Treatment plant on 4/30/2025 with Phil Sacco. Meeting was on updates to Town of Deerfield sanitary sewer manhole inspections.

#### COMMITTEE REPORTS-

**Building Inspector:** Jim Maxwell provided a report. Attached.

24 building permits written.

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

**Board of Assessors George Haskell:** The Assessment Department is caught up.

We are prepared for the upcoming Grievance Day, Scheduled May 27, between Noon and 2pm, and 6pm – 8pm.

The Assessor will be in attendance at the Deerfield Municipal building 6329 Walker Rd Deerfield, on the following dates with the Tentative Assessment Roll, 5/6 5p-9p, 5/13 5p-9p, 5/17 9a-1p and 5/20 5p-9p,

**Planning Board – Pati Goldsmith** – report attached

**Zoning Board of Appeals** Lura Raymo, we will be calling for a public hearing on road frontage differences if public water is provided. This will have to be an update to our Building and Codes.

Town Historian- no report at this time

**Senior Citizen Director Lura Raymo-** We have a AARP Drivers Safety course scheduled for May 21st, 2025. There is a planned trip to Theodores for a luncheon and show.

**Parks Committee – Deborah Burke** - now that the NYS Budget has passed, hopefully we will hear something from our Grant request for Brazie park and Highview Dr Parks. Further consultation with engineer on materials and design of the baseball dug-outs, concrete vs wood. Engineer preferred. The Wattis Grant Program was due at the end of April 2025 and we missed that date, fortunately it was extended to the first of June. So, we will continue to try.

**Karen Day Youth Director** – Winter/Spring youth Program ended with Candy Bar Bingo. We had a great group who attended, and lots of sweets.

We are looking toward The Summer Program. The Town of Schuyler is willing to work with us, paying half the cost of each of their youth attending. I will have to hire some new counselors, as 3 of my long-time counselors have moved on in their adult lives.

**Town Attorney: William Schmitt:**

We already know that we successfully negotiated a settlement with the Bank of America, which I think is very favorable from the Town. Despite our best efforts, with the Crossaint Circle issue, I thought was a equitable lease agreement that we sent to the three participating property owners, the reaction by one was immediate and the other two property owners, I haven't heard from, so This project doesn't look viable in the future.

MEDIA TIME - NONE

LATE PRIVILEGE OF THE FLOOR

One Woman spoke to the issue of Brazie Park, and a tree that borders her property, she requested that the Town trim the branches so it does not damage her new roof.

She also mentioned unsavory characters hanging out in tents and children's area while children are playing. She is looking for Town Park Rules so that if she needs to call law enforcement, she has them in hand. If possible, get a photo of the license plates.

***Board members stated that be safe when confronting these folks, please reach out to law enforcement. The Town will forward her list of rules and will post more signs for closing times. Do not put yourself in danger***

Another woman spoke up to say there are limited law enforcement officers assigned to our area, 1 sheriff, and 1 state trooper cars.

Michael Nassar, spoke to the poor condition of Hedgewood Ave, it has become more of a dirt road – Highway dept Superintendent. responded that Hedgewood Ave is on the schedule for repairs, once the weather begins to cooperate.

Ken Roser listed all his republican official positions and followed with his concern about the Horatio project, "If all remember I was in a fight not that many years ago over a Paving Company that was slated to move into the Harbor Point area. If enough local [people didn't get together and push back to that paving plant we would have that among our fellow hotels down there.

I think the Town owes, and I am sure they will have enough respect for the local residents to make sure that we don't rush this.

I think it was almost inferred that this was a done deal."

***Supervisor Sacco - Clarified, that that statement was mis interpreted and it was referring to the changing of the Zone.***

I just hope that the Town takes measured time to get enough feedback from all the residents that are concerned and are affected by this change.

Tammy Boehlert & Ian Tariani, Utica Residents spoke of their concern for their neighborhood, mentioning concerns such as Water issues, traffic, noise, as this project will literally be in their backyard. Tammy Expressed that she wants to be updated with all continued.

***The board members mentioned all information and meetings are open to the public and she is welcome to come to all meetings. Meetings will be listed on our Town Website.***

Stephanie Monescalchi turned over petitions that were collected by people and the community and will have more to come.

Mark Spirdolozzi – mentioned that the County repaved Trenton Road last year, and just outside of the Ramblewood Development, the water drain is more than 4 Inches lower than the road.

***Both Highway Superintendent and Legislature Buck, said they will reach out to the County about rectifying it.***

Deborah Burke mentioned that where Route 12 meets Trenton at Mulaney Road, drivers treat Trenton Road as a 2-lane road, often crossing the white line.

***Legislator Buck said he would investigate this with the County.***

MOTION TO PAY BILLS

**Sewer Fund** #4 bill moved by Councilperson Jones and seconded by Kolek

**Highway Fund** bills number 82-94 moved by Councilperson Kolek and Councilperson Jones voted yes, and the motion **was approved**.

**General Fund** bill number 141-172 moved by Councilperson Jones and Councilperson Kolek voted yes, and the motion **was approved**.

ADJOURN : Councilperson Sacco made the motion and Councilperson Jones  
**Motion approved**

Respectfully submitted,

Karen M. Day  
Town Clerk  
Town of Deerfield





Councilperson Sacco

May 2025 Report

1- Crossaint Circle Stormwater Project

Sorry to report the stormwater project will not Happen. We explored all three options that we had. The original option going west to Realls Creek (Unaffordable at \$800,000.00 )+ option #2 south of Deerfield Dr East to Coventry Ave Drain on Coventry Ave was too small to manage the flow , Option #3 going east 3600 feet to City of Utica Main drain on Elmdale Place. The City Granted us permission but we needed three easements. One of the easements - the property owner said NO., thus making the project incompletable. We spent many hours trying to accomplish this. On a positive note, Croissant Circle will be paved this year.

2- The Hedgewood Place stormwater project can happen this year. We are finalizing all costs to move forward. It looks like around \$200,00 for the project we will submit to the Oneida County Flood Mitigation Committee for possible financial Assistance. I have also met with our Bond Council, who manage all of our outstanding Bond notes. A 10-year bond would increase our debt service to 23,000 to 24,000 per year. The current interest rates are 3.7 to 4.3 % for this bond. It would take 6-8 weeks to get the bond in place with the first payment Summer of 2026. We would like to move forward and keep you updated soon.

3- Highway Superintendent and I met with Oneida County water pollution plant commissioner, Carl Schranz to get an update on the Sewer System rehabilitation in Deerfield starting in 2026. Superintendent Arcuri may have a fuller update during his report.

4- Had two Codes issues met with Codes Officer Jim Mawell On both.

5- He will advise further.



Town of Deerfield  
6329 Walker Road  
Deerfield, NY 13502  
P (315) 724-0413  
F (315) 793-3032

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.

**May 12, 2025**

## **April Code Report**

### **Building Permits: 24**

I made a error last month there was 14 building permits not 25 sorry for the mix-up.

I am working on the property that I talked about last month I have some starting to clean up their property. Others I am still working on getting in touch with. Since last month I have some more to add to the list to be cleaned up. Like in the past this will be an on going project all year. I will keep you informed of progress.

I am working with Phil Socco on another piece of property that will have to be condemned. I am working on trying to find out who owns the property so we can take next steps to get this property cleaned up. I will keep Phil informed of progress.

Things are picking up with building permits and I already have a lot of inspections to do. With the weather breaking it will only get a lot busier.

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

**James Maxwell**

**Building Inspector/Codes Officer**



# **Town of Deerfield Planning Board**

## **Monthly Update to the Town Board**

**Department Chairperson:** Patie Goldsmith

**Date of Report:** May 12, 2025

### **Requests for Town Board Decisions:**

None

### **Key Points/ Updates:**

SWBR and PathStone Development submitted the conceptual plans for the Deerfield Apartments to be located South of Mulaney Rd and West of NYS Route 12.

Jim Papaleo from ARCN Development gave an overview of the history of this proposal dating back to the fall of 2023.

Joshua Fraass and Jason Sackett provided information about PathStone Development and their plans for the Deerfield Apartments.

Becky Maier, PE and Joe Gibbons from SWBR presented a brief description of the conceptual plans.

Jeannine Garfield, First Learning Center spoke about the day care portion of the project.

The group then addressed questions from town residents. The questions and answer session ended at approximately 8pm.

Planning Board members briefly reviewed the information that they received from Niel Rivenburgh, Jefferson County Emergency Services, regarding the battery fire that occurred in Chaumont, NY in 2023. The Town Board will hold a public hearing prior to the May 12, 2025 meeting in regards to placing a moratorium on battery energy storage systems in Deerfield so that the Planning Board may update our current local law.

The Planning Board will hold an additional meeting on May 21, 2025, beginning at 6pm, to begin reviewing the conceptual plan for the Deerfield

Apartments. This will be a working session, the public may attend but no privilege of the floor will be offered.

Those in attendance: There were twenty eight town residents in attendance. Many addressed the panel with questions while others decided not to speak when their turn came.

Town of Deerfield Planning Board Regular meeting

April 9, 2025

Regular Meeting for Deerfield Planning Board called to order at 1806hrs.

Board members in attendance: Gabe Greco, Patie Goldsmith, Dan Knuth, Don DeCarr,

Also in attendance: Laura Raymos ZBA Chair

Pledge of Allegiance

Review of March 2025 minutes

Motion to approve by Don DeCarr, 2<sup>nd</sup> by Dan Knuth. All in favor

Continued/old Business:

AirBnB regulations has been sent to the Town Board. Town board has set up a public hearing for April 14 for public comments.

New Business

Planning board discussed a presentation presented at a conference about a battery farm having a fire at a storage facility and how the emergency managers handled the situation. After the presentation, the planning board chair looked into the towns regulations and discussed with the rest of the board what the towns regulations are. After a brief review it has been determined that the current regulations fall short with the modern age. The planning board would like to conduct a full review of the regulations and update them. A motion was made by Dan Knuth with a second by Don DeCarr for the following:

(The town of Deerfield planning board requests that the town of deerfield board places a moratorium on all energy storage facilities for the planning board to reevaluate the current regulations.) All in favor.

Planning Board Chair received a phone call from Eithan Schwimer from WSP (A Engineering/Consultant Firm) about property south of Bank of America Zoning. Claimed the property in question is not part of the Pathstone project that the town is currently working on.

Motion to adjourn by Don DeCarr, second by Dan Knuth at 1842

All in favor

Respectfully submitted

Gabriel Greco – Planning board recording secretary/planning board member





# Deerfield Town Board Meeting

DATE: 5/12/25

Regular ☒

Public Hearing ☐

Special ☐

Name	Address	Phone
<del>Karen Day</del>		
<del>Mary Pat Murphy</del>		
<del>Mike Cassner</del>	Pauline Ave	
Deborah Burke	Forest St	
Jim Lapaglia	118 Tarlton Rd	
Ken Rosen	6424 Croissant Circle	
CARL CLARK	5819 Graham Rd	
Anthony Morsatchi	6572 TRENTON RD	
Kathleen J. Russo	5643 Trenton Rd	
Jerry Meyers	7219 State Rt 8	
Stephanie Moresca	PO Box 442 Wappington Mills	315-292-3657
Kristin Mergenthaler	5643 Trenton Rd	
March Babin-Bauch	238 Pauline Ave	
<del>Mark</del>	Cosby Ln	
Fred Jones	Walker	
Lacey Farrell	654 Fairview Pl	315-725-1907
Lynn Calcagnino	102 Evergreen Dr	
Mike Calcagnino	102 Evergreen Dr	
Dennis G. G. G.		
Mance Diana Spudis	Franklinwood Dr.	
Bill Wenzel	11608 N. Gray Rd	
Mary Shubsky	7005 State Rt 8	515-826-7275
Brian E. Rahn	PRESCOTT RD	
Lisa Raymond	Walker	
Margaret Russo	Harris Rd	
Chris Penney	Walker Rd	
Aileen MacCost	LAURELWOOD DR UTICA	315-255-5555
Gabriel Cruz	Roll Hill Rd	

