

November 13, 2023

Town of Deerfield Planning Board  
6329 Walker Road  
Deerfield, NY 13502

Attention: Patricia Goldsmith, Chairperson  
[Planningboard@townofdeerfield.org](mailto:Planningboard@townofdeerfield.org)

RE: Authorization to Submit Letter of Intent / Application for Concept Plan Review  
For Subdivision of Land and Site Plan Approval  
Proposed Multi-Use Development Project  
Horatio Street Arterial

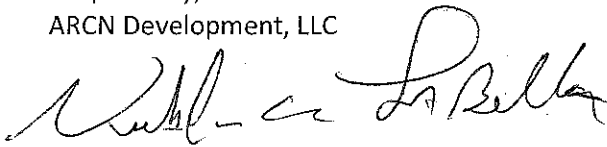
Dear Chairperson Goldsmith and Members of the Deerfield Planning Board

ARNC Development, LLC is the owner of property located on Horatio Street Arterial, bounded by Mulaney Road to the north, SUNY Polytech (Town of Marcy) to the west with vacant land and Seymour Drive to the south. The tax parcel ID is 293.020-1-1. ARCN Development, LLC current includes three members; Nicholas LaBella, Angela Elephante and Charles Adrean, all of Utica, NY.

The ownership group is seeking to advance plans to develop the 48+ acre site. We are teaming with William M. Price, Landscape Architect | Urban Planner from Rochester and James Papaleo, PE of Utica to project manage the master planning, site design and entitlements for the project. William Price and James Papaleo are authorized to submit application documents to the town on behalf of ARCN Development, LLC.

If you have any questions or require additional information, please do not hesitate to contact me direct by phone at (315) 796-8145 or by email at [nlb686@gmail.com](mailto:nlb686@gmail.com).

Respectfully,  
ARNC Development, LLC



Nicholas LaBella, Member

xc. Angela Elephante  
Charles Adrean  
William Price  
James Papaleo  
David Christa  
Ian Denaro

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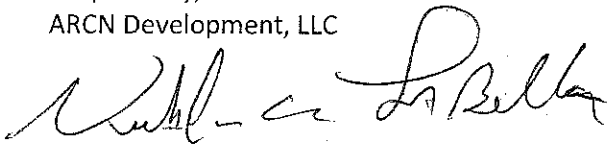
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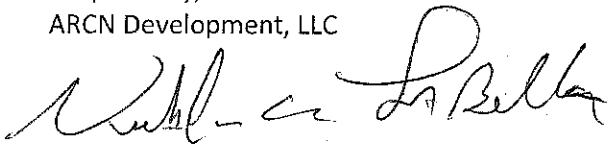
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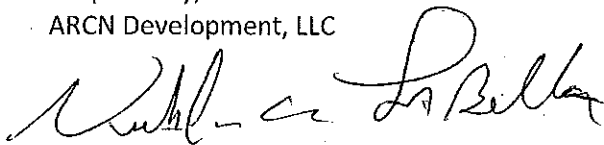
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