

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: 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

On behalf of the ARCN Development, LLC (applicant and project sponsor), we request that this letter of intent serve as a formal application for **Concept Plan Review** for subdivision and site plan related to the proposed multi-use development project on a 48+ acre site fronting on Horatio Street Arterial. We respectfully request that this application be placed on your December meeting agenda

**Property Owner / Project Sponsors**

ARCN Development, LLC  
1917 Tilden Ave. New Hartford, NY 13413

**Project Location**

The property is located in the southwest portion of the Town of Deerfield, Oneida County, NY. The Town of Deerfield abuts the City of Utica to the south and Town of Marcy to the west. The property is bounded by Mulaney Road on the north, Horatio Street, NYS Rts 8 & 12 to the east, SUNY Polytech Campus (Town of Marcy) to the west, with vacant land and Seymour Road to the south. Between Mulaney Road and the northern property line in the on-ramp to NYS Rts. 8 & 12 southbound. Technology Drive parallels the west property line on SUNY property. Refer to boundary survey (attached) prepared by LaBella Land Surveying, PC, Utica NY, dated January 2018 (latest update).

Tax Parcel ID – 293.020-1-1  
Parcel A – 5.71 acre + 0.94 acres = 6.65 acres  
Parcel B – 5.29 acres  
Horatio Arterial, LLC parcel – 47.825 acres  
Total Area – 59.8 acres



Site Location

Parcels A and B are bisected by Bank of America property. A portion of Parcel B serves as a access drive from Mulaney Road extending south serving BofA, Parcel B and Horatio Arterial, LLC properties.

### List of Figures Attached

- GIS site map with LIDAR topography
- Concept Master Plan
- Concept Master Plan with Boundary Survey
- Concept Master Plan with Traffic Count Data
- Oneida County Sewer & MS4 Maps

### Property Access

As mentioned, there is access to the property from Mulaney Road at the northwest corner of the site. The access drive is currently serves the Bank of America facilities. There is no access permitted to Parcel A from the NYS highway access ramp which extends along the east boundary of Parcel A. The boundary survey prepared by LaBella Land Survey, PC includes the limits of access to the site from Horatio Street. All future access points south of BofA property will be right-in, right-out. No access is anticipated to the adjacent southern parcel or Seymour Road. The applicant team is discussing access to Technology Drive on the SUNY Polytech campus.

### Utility Infrastructure

Public water and sanitary are provided to the site by Mohawk Valley Water Authority and Oneida County Sewer District. The site lies within the Utica Urbanized Areas MS4 (OCSWCD) for stormwater management. Private utility condition and capacity are being evaluated at this time.

### Master Plan

The project team has conceived of the initial program of uses, which is illustrated on the attached overall site master plan.

- Parcel A:
  - Workforce / Supportive Housing (150 units + 20 unit Greenhouse)
- Parcel B / Horatio Arterial, LLC (Horatio Street frontage)
  - Food service (convenience store) with fuel (example – Stewarts, Byrne Dairy)
  - Restaurant (100 seat) (example – Cracker Barrel)
  - Hotel (125 doors +/-) (national chain)
  - Drive-in / Drive-through restaurant (example – Tim Horton, McDonald's, Starbucks)

### Parcel B / Horatio Arterial, LLC (site interior)

- Multi-family housing market rate (center corridor) Unit count TBD
- Multi-family housing market rate (garden apartment) Unit count TBD
- Multi-family housing market rate (townhouse over flat) Unit count TBD

### Zoning

The parcel is entirely within the **C-2 Highway Commercial** zoning district. Potential rezone to PD-E Planned Development – Exceptional (combines Planned Development Residential and Planned Development Commercial)

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#### Proposed Uses

Permitted by Code	Special Permit by Code
Convenience Store	
	Motor vehicle service (fuel)
Restaurant (100 seats)	
	Restaurant (Drive-in / through)
Medical Office (Urgent care)	
	Multi-family dwellings

Note: Motel / Hotel not included in Highway Commercial District  
Motel / Hotel permitted use in Planned Development District – Commercial  
Standards for multi-family residential in town code

- 25% lot coverage
- 2 stories, 30' height

#### Natural Features Overlay District in Zoning Ordinance

- Wetlands, Steep topography, Scenic Views
- Map 8 of Comprehensive Master Plan (Provided by Town Clerk)

Upon review of the Comprehensive Master Plan, this site does not have previously documented wetlands, steep topography or scenic views. The applicant team assumes there are no Natural Features Overlay Districts that include this property.

The project sponsors intent for a Concept Plan Review is to collaborate with the Planning Board to set a direction for project review and approval. We understand this project will be deemed a Type 1 Action under SEQRA with coordinated review. Below, we have identified a preliminary list of involved and interested agencies.

#### Potential Involved / Interested Agencies

- Town of Deerfield (Town Board, Planning Board, ZBA, Highway Superintendent)
- Oneida County (Planning Department, DOT, Engineering)
- Oneida County Sewer District
- New York State Dept. of Transportation (Horatio Street access)
- Mohawk Valley Water Authority
- NYS DEC (Water Quality Certification, Class C Stream)
- Verizon
- National Grid

In preparation for design, engineering and environmental impact assessment, the applicant team is currently coordinating due diligence including;

- Boundary and topographic survey
- Cultural Resource Survey
- Environmental Site Assessment Phase 1
- Traffic Impact Study

These surveys and studies will inform further planning, design and engineering of the project and preliminary subdivision and site plan submittals.

The applicants propose to construct an internal street (s) to serve the project with associated utility and stormwater management facilities with the intent to dedicate to the town. The process of dedication to the town and actions required by the Town Board and Highway Superintendent should be a topic of the Concept Plan review meeting.

Our team appreciates the opportunity to discuss this project with the Planning Board and collaborate on the design and approval process. Again, please place this application on your December (2023) meeting agenda. Should you have any questions or need additional information, do not hesitate to contact me by phone at (5850 721-8555 or email [wmpricedesign@icloud.com](mailto:wmpricedesign@icloud.com).

Respectfully,



William M. Price, RLA  
Project Manager

Xc;     Scott Mahardy, Supervisor  
         Jim Maxwell, Building Inspector & Code Enforcement  
         Nick LaBella, Member  
         Charles Adrean, Member  
         David Christa, Christa Development  
         James J. Papaleo, PE, Project Manager  
         Ian Danero, Christa Development  
         Eli Sands, RLA, SWBR