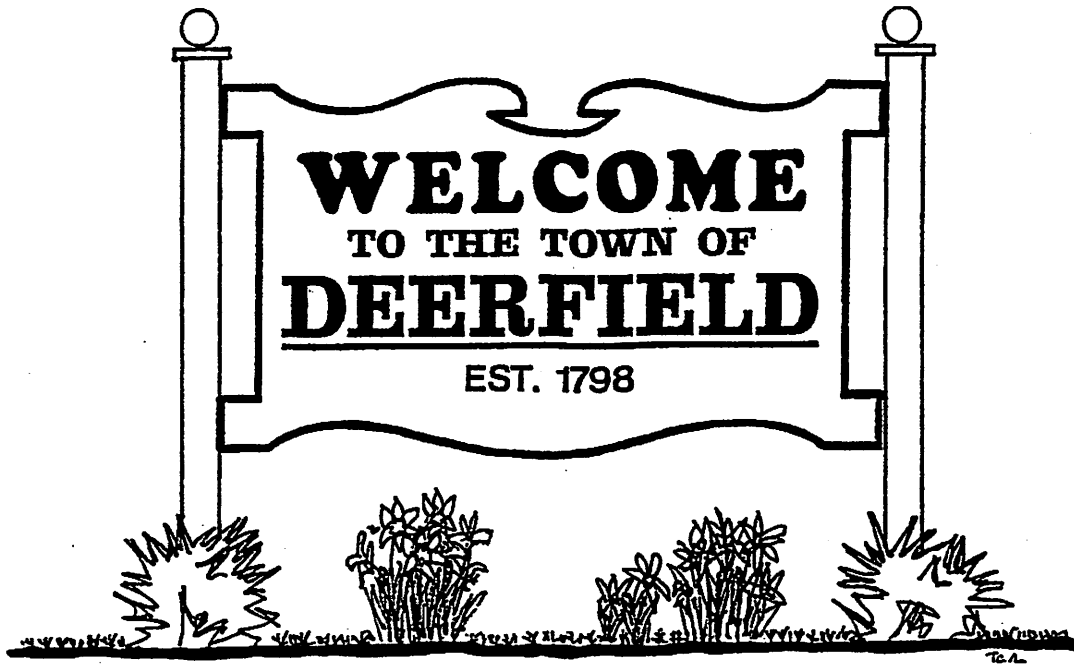


***Comprehensive Master Plan***  
***Town of Deerfield, NY***

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1993

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# Acknowledgments

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Vincent Abruzzo

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Rotundo & Walker

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## ***Introduction***

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In the years between 1980 and 1990, the Town of Deerfield experienced an increase in the amount of new, residential housing that was constructed. This was not limited to the more densely populated, suburban neighborhoods on the southern end of Town. Instead, homes were also being built in the northern areas of Town along rural roads.

The improved road system, including state Routes 12 and 8, has made most areas of Deerfield accessible within 20 minutes. Growth that in the past would go to the Towns of New Hartford or Whitestown is now moving north of Utica into Deerfield. People are attracted by the rural environment found in the upper areas of Town. They are able to own homes on large lots in the country and still travel just a short distance to work.

As a result of this new spurt in growth, Town officials decided in 1991 that a new Comprehensive Plan should be prepared for Deerfield. It would give direction to any new development in the Town and help ensure that the character of Deerfield would remain intact. Since the previous Plan for the Town was adopted in 1962 and outdated, a new one was needed to guide land use decisions over the next ten years.

The Deerfield Town Board directed the Planning Board to act as the lead on this effort since this is the body that reviews most development proposals in the Town. With the assistance of a Planning consultant, Carmine P. Avantini, AICP, the Planning Board undertook this major effort. The results of that process are presented within this document and are intended to guide future land use decisions in Deerfield.

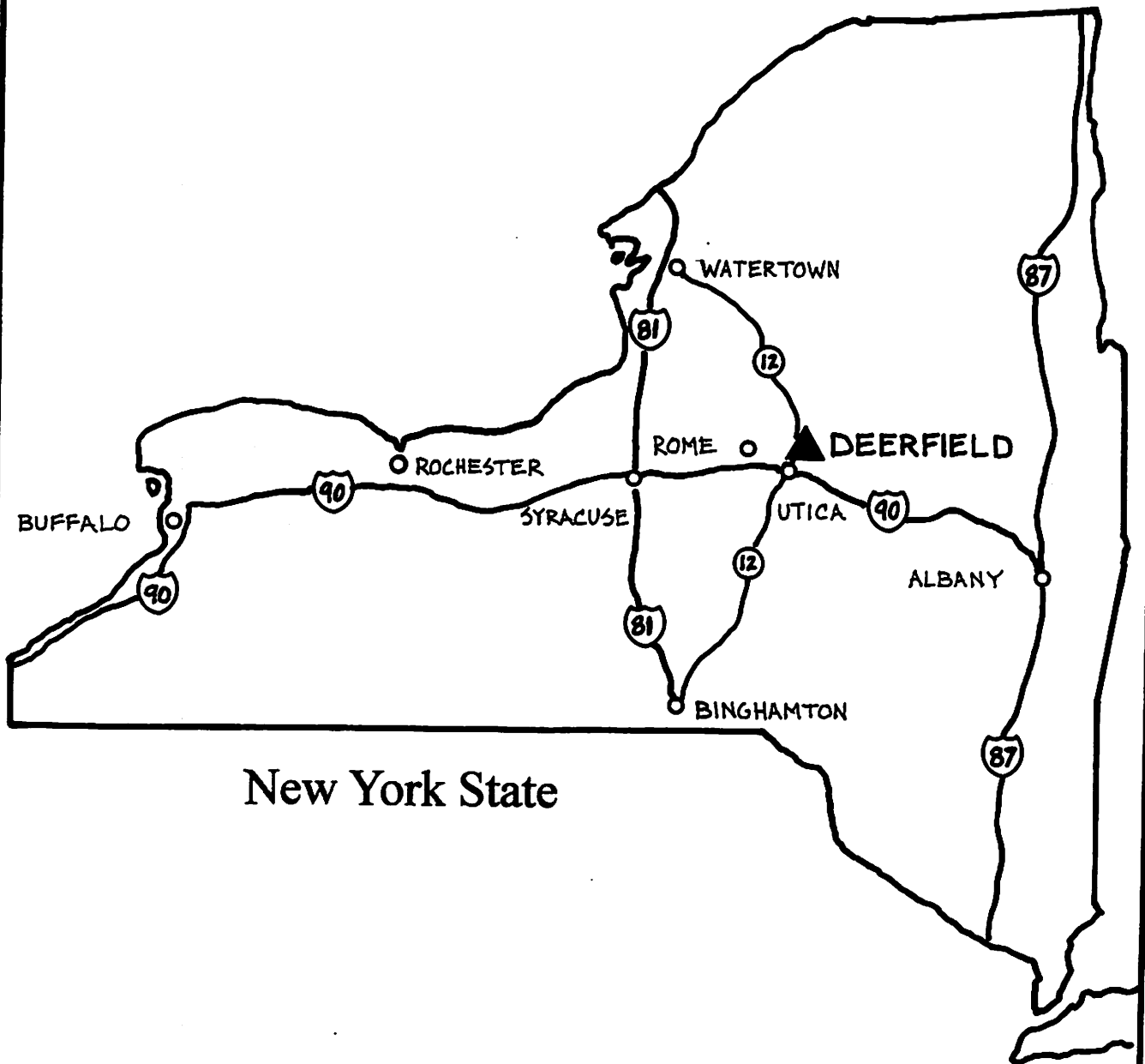
It should be noted here that the approach taken by the Deerfield Planning Board was somewhat different than that utilized in other

Towns. The Planning Board and its Chairman acted as the lead in this effort and participated in all aspects of the Comprehensive Plan preparation. The Planning consultant worked directly with the Board members during the process but they maintained a prominent role throughout. As a result, they jointly investigated issues most important to Deerfield in a manner that was quite thorough.

The final document is therefore representative of the wants and desires of Town residents. It is also somewhat unique and different from other comprehensive plans for that same reason. When an issue of importance was uncovered, the Board was able to research it in greater detail and work toward finding a solution. While it would have been easier to make a broad statement about future research being needed, the Town wanted a plan with a "hands-on" approach to it. Instead of just identifying areas of potential growth, this plan also examines the implications in detail.

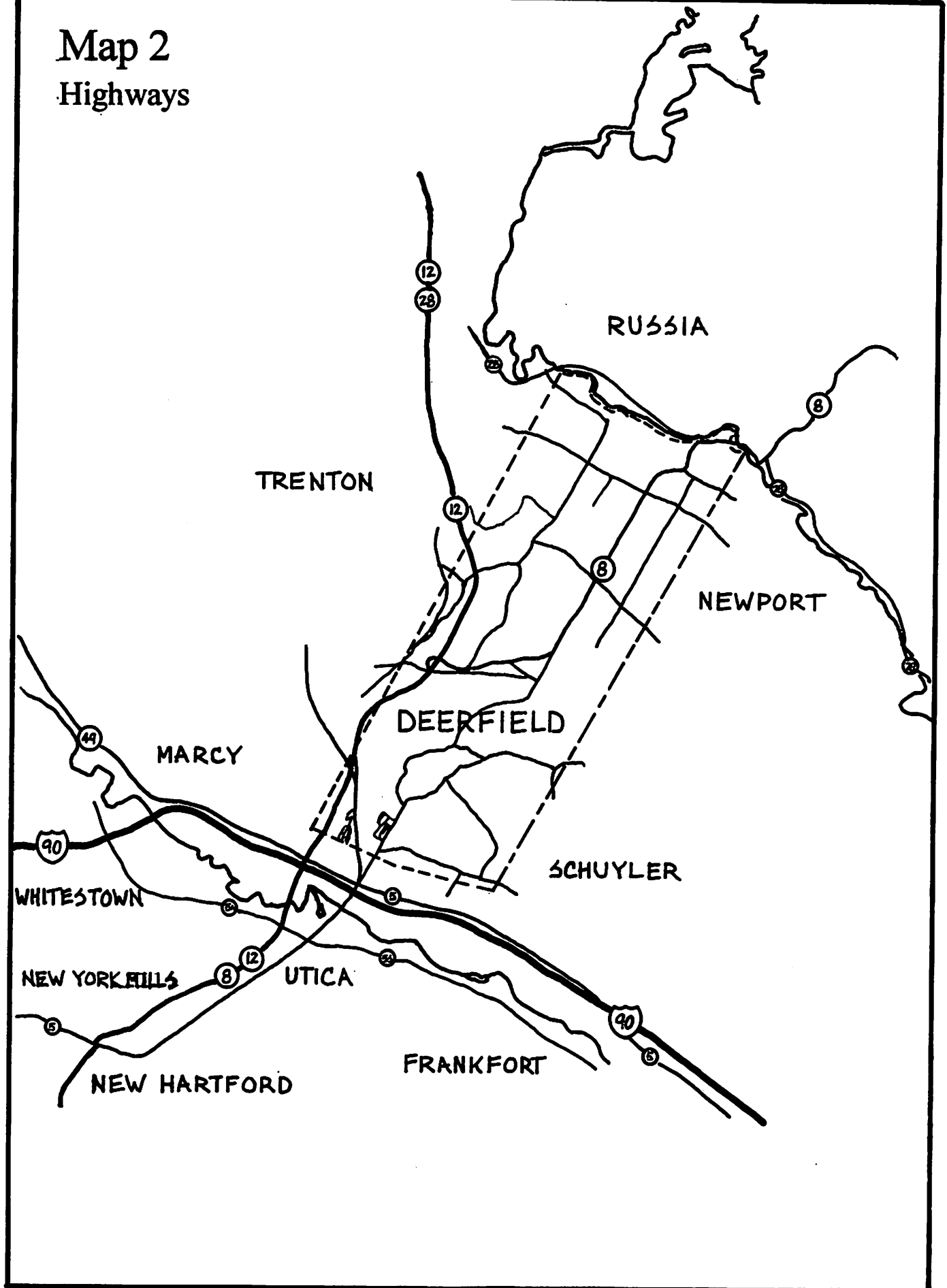
So while some aspects of the methodology and format can be used elsewhere, the overall substance and value of this plan is unique to only Deerfield. It reflects not only what residents want for future growth, but what they want for a comprehensive plan. Many of the elements of this document have already been used to begin project implementation even prior to its completion and adoption. It is, and will continue to be, an active comprehensive plan over the next ten years.

### Location

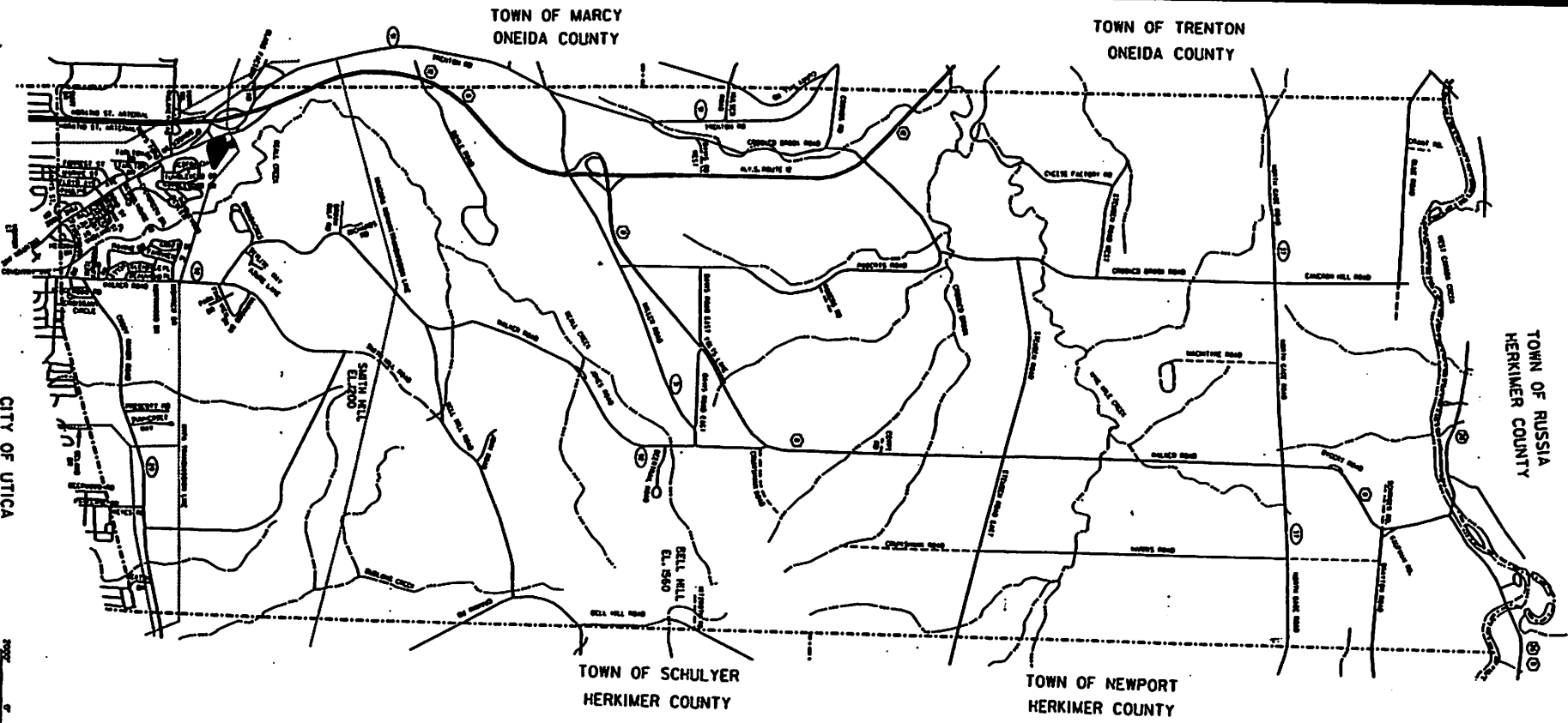


# Map 2

## Highways



# Map 3 Boundaries

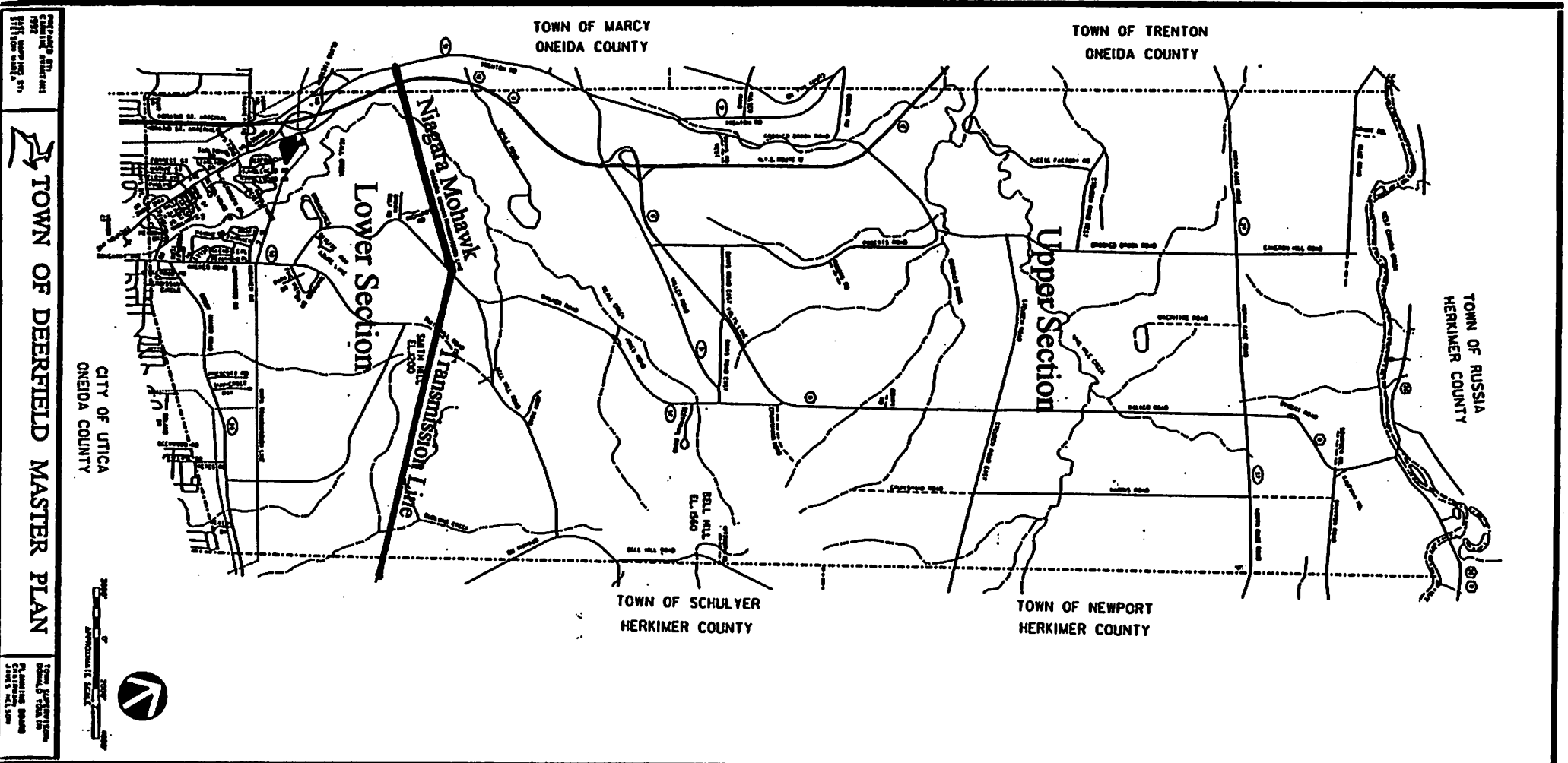


PREPARED BY:  
 CONSULTING ENGINEER  
 1972  
 1000 N. 10TH ST.  
 HERKIMER, N.Y. 13350

**TOWN OF DEERFIELD MASTER PLAN**

TOTAL PREPARED BY:  
 CONSULTING ENGINEER  
 1972  
 1000 N. 10TH ST.  
 HERKIMER, N.Y. 13350

**Map 3A**  
**Deerfield Rural &**  
**Suburban Division**  
**Line**



## ***Town-Wide Resident Survey***

---

In June 1991, a brief survey was distributed to all Deerfield households as an insert in the regular monthly newsletter. Residents were asked to fill out the survey and return it to the Planning Board. Even though they were not given self addressed envelope, over 20% of all households responded to this request. A copy of the Questionnaire with response results can be found in Appendix A. This same form was published in a subsequent issue of the Town newsletter so that residents could see the results of this effort.

The intent here was not to prepare a comprehensive, statistically correct survey that would cover all topics important to residents. Instead, the Planning Board used this questionnaire to gather some preliminary information on specific issues it anticipated would come up as the effort progressed. It was intended to be a starting point in the citizen participation process with more detailed input coming at a later point in time.

Some 262 responses were received on topics ranging from the length of residency to the need for improved or new facilities or services in Deerfield. As expected, the majority of responses came from the more populated southern end of Town. A wealth of information was drawn from this survey that set the tone for subsequent work in the Comprehensive Planning process. It also gave the Planning Board some initial direction on planning issues that would concern residents in the coming years.

Not surprisingly, some 53% of all respondents lived in Deerfield for more than 20 years. The overall impression from the respondents is that they are happy with Deerfield, and as such have remained here for a long period of time. People are also generally satisfied with the public services and facilities in Town. The one concern that did come out, however, is the need

to have a separate Post Office for the Town of Deerfield. Residents have wanted this for many years but it comes more from the desire to have separate identity from the City of Utica than out of actual need.

Because the answers were geographically coded, it was possible to discern that most of the residents in the northern areas of Town wanted public water and sewer. In fact, all of those who reported that they did not have these services wanted them extended to their areas if feasible. Most people also felt that the commercial areas were conveniently located to their homes. This is most likely due to the good road network and easy accessibility to The Riverside Mall and North Utica Shopping Center.

Some of the more surprising results include the question where over 80% of the respondents want to preserve the historic houses in Deerfield. Another unusual result was found on question #15 where people were asked to say where growth should occur in the Town over the next 10 years. 80% of the responses selected the rural, undeveloped areas of Deerfield. This is somewhat surprising given the lack of available public water and sewer in these locations.

The overall impression of the Questionnaire results is that residents are generally happy with the Town of Deerfield. Certain public utilities should be extended where possible but the overall level of satisfaction is high. This indicates to the Planning Board that it must identify those qualities that make up the character of Deerfield and attempt to preserve them in the future. With the movement of residential growth into the Town over the past decade, this aspect of the plan becomes even more critical.

## *Existing Conditions*

---

### *History Of Development*

The Town of Deerfield evolved from two original land grants. The southern end of town was a part of a 43,000 acre grant given by George II, King of England, to William Cosby in 1734 and called Cosby's Manor. The northern portion of Town was the entire patent granted in 1769 by King George III of England to Thomas Gage. It consisted of 18,000 acres of land that bordered the West Canada Creek on the north and the William Cosby patent on the south.

The Town of Deerfield was formed as a municipality by an act of the New York State Legislature in March of 1798, separating it from the Town of Schuyler. As such, in just a few years Deerfield will be 200 years old. Deerfield originally consisted of a strip of land lying between the Mohawk River and the West Canada Creek. In 1916 the City of Utica, through an act of the New York State Legislature, annexed the most populated part of Deerfield; the portion that lies between the Mohawk River and the current southern Town boundary. Deerfield lost most of its population and all of its business district at that time. The town is now nine miles long and four miles wide and has an area of 21,700 acres.

During Deerfield's first One Hundred years of existence, the residents lived in small settlements with each having its own identity. The largest, North Gage, was a farming community with many cheese factories and other small agricultural enterprises. The early residents of Deerfield were mostly farmers. Their livelihood was derived from dairy farming, with vegetable gardens and apple orchards being grown to supplement this income. Many farm roads crossed the Town joining the farms to each other and to the markets they served. An observant and inquisitive person can still locate some of these old roads by noticing tree lines

and hedge rows in the undeveloped part of the Town.

On Bell Hill, German and Irish farmers built the Church of the Holy Cross for worship. In the summer 400 or 500 people would attend Mass here on Sunday. This church has since disappeared with only foundation ruins now remaining. In the Reels Creek Ravine area, where the high tension wires cross that ravine, the remains of two dams are still in existence. The larger of these dams was constructed by the Consolidated Water Company to form a reservoir as a supplement to their Deerfield Reservoir. The smaller dam was built to make a pond for the use of a Boy Scout Camp that existed there until the 1930's.

The most populated area of Deerfield was adjacent to Utica. Its commerce was generated by the many roads that joined at Deerfield corners. Merchants, tradesmen, hotel keepers and laborers comprised a large part of the population. As a result, Deerfield had a split personality with the more developed area to the south and rural farm area to the north. Today, because of improvements in transportation, the population is no longer quite so fragmented. There still exists, however, a separate suburban region and rural region.

Working dairy farms in the rural north end are fast disappearing. Some of the land is being sold and developed for scattered housing construction. Due to the lack of water and sewer lines this part of the town has historically not seen as much growth as the locations with these services. In recent years, however, this trend has changed with people now more willing to construct homes in the northern areas of Town.

Development in the southern suburban end has been fairly constant over the years. The Hutchinson Land Company surveyed a large

tract of land on the east side of Trenton Road in about 1936. This was the first surveyed development in the Town of Deerfield. Turnbull Heights, at the base of Smith Hill, was developed in 1937. Just prior to World War II, on Trenton Road opposite the Firehouse, Denton & Waterbury erected the "Ten Commandments" housing development. At the same time, Sear's Roebuck Houses were being built on the west side of Walker Road near Beaumont Place.

After World War II, Floyd Speck developed a large tract of land on the west side of Trenton Road also known as the "Speck Development". In 1952 Mr. Nashold started to develop a large tract on the west side of Walker Road known as the "Wells Farm". This development was completed by various contractors as parcels were sold off. During the 1980's Ramblewood Estates was developed near the Deerfield Elementary School on Trenton Road. In the years of 1989 and 1990, a townhouse complex known as "Weaver Meadows" was developed on Firehouse Road. The latest development, "Deer Run", was started in 1991 at the base of Deerfield Hill on Doyle Road.

From 1980 to this date, many more individual homes have been built along Walker, Trenton and Cosby Manor Roads and on streets feeding into these roads. Records in the Building Inspector's office indicate that the new single homes at these locations total approximately 130. This increase in development, along with that occurring in the Northern areas of Town, further indicates to the Planning Board the need for an updated Comprehensive Plan.

## Population

The population of Deerfield grew at a steady pace during the early 19th Century until

1830 when it reached a peak of 4,182 residents. Farming was the primary occupation in the Town but it began to decline with the growth of industrialization in the Utica-Rome urbanized area. As a result, the population of Deerfield steadily decreased to 1,660 residents by 1910. Then in 1916 the City of Utica annexed the lower portion of Deerfield, thus dropping the total population to 706 by 1920.

Since that time, the population has increased steadily to a high of 4,104 in 1970. The past two decades have seen the population remain fairly constant with a 1990 census figure of 3,942. Some 63% of those residents live in the southernmost section of Deerfield below where the Niagara Mohawk Power lines cross the Town. As a result, the northern area of the Town is sparsely populated and still has a rural character about it.

**Town Of Deerfield**  
**Historical Population Figures**

<u>Year</u>	<u>Total Population</u>	<u>10 year interval % Change</u>
1870	2,045	----
1880	2,082	2
1890	1,945	( 6)
1900	1,756	(10)
1910	1,660	( 6)
1920	706	(58)
1930	983	(39)
1940	1,147	(17)
1950	1,621	(41)
1960	3,554	119
1970	4,104	(13)
1980	3,934	( 4)
1990	3,942	----

Table 1

While the population has remained steady since 1960, there has been an increase in the number of households and housing units in Deerfield. As the children of long-time residents grew up and moved away, many new



families located in Deerfield. These families followed the national trend of having fewer children, however, and hence their influx into the Town merely offsets the population loss. The 1964 Master Plan population estimate of 5,950 by 1980 did not foresee the inflationary period of the early 1970's that led to dual income households and smaller family size.

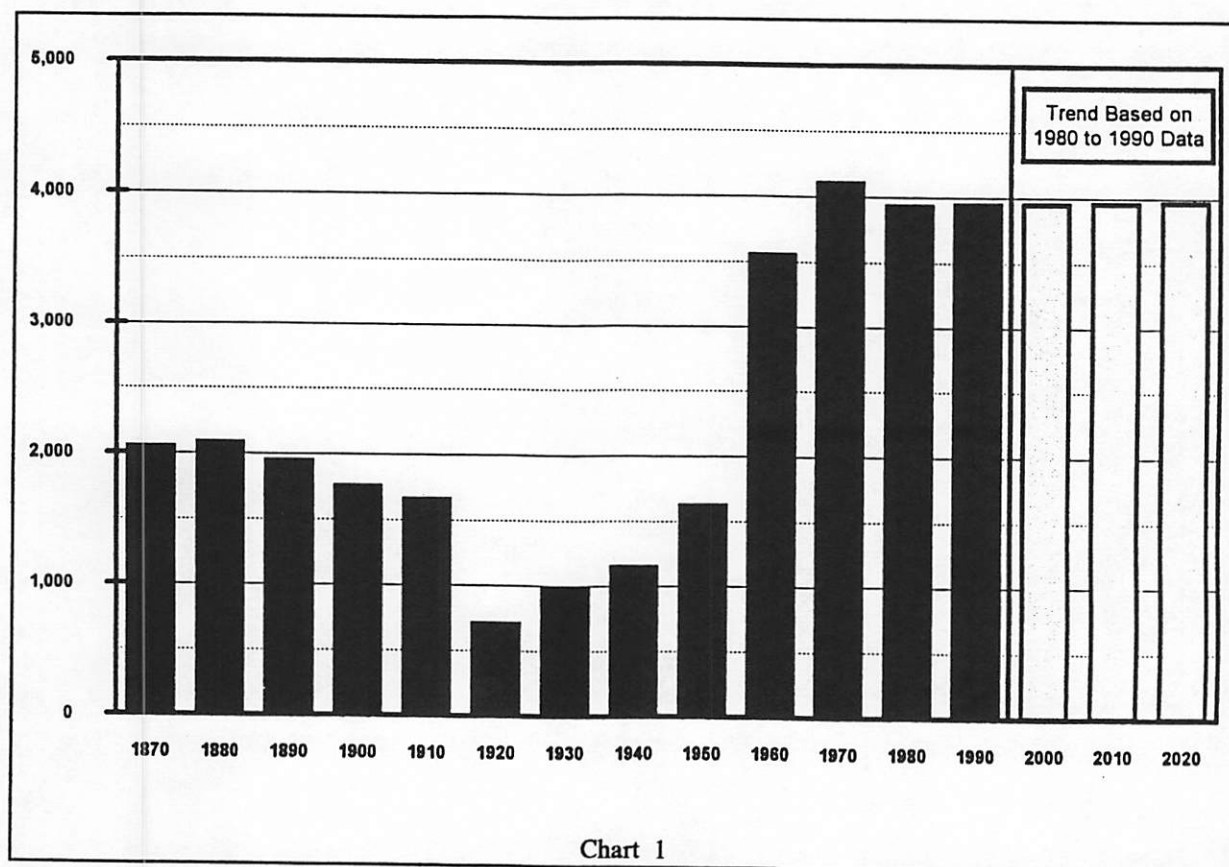
This decline in household size is expected to continue as the "baby boom" generation passes beyond the child bearing years. Another trend that will continue is an increase in the median age of the population. In Deerfield, this figure rose from about 35 in 1980 to 38 in 1990. This is caused, in part, by the aging of the baby boomers but is also related to improved medical technology. People now live longer and as a result the percentage of the population classified as elderly is increasing.

Given the residential and rural charm of Deerfield, the influx of new residential development should continue over the next 10 years. The trend toward smaller household size will minimize the impact on population growth that this construction will have. Based on this growth and the tendency for people to live longer, the population of Deerfield is likely to increase at a gradual but steady rate. Chart 1 shows the projected future Town population in relation to past trends.

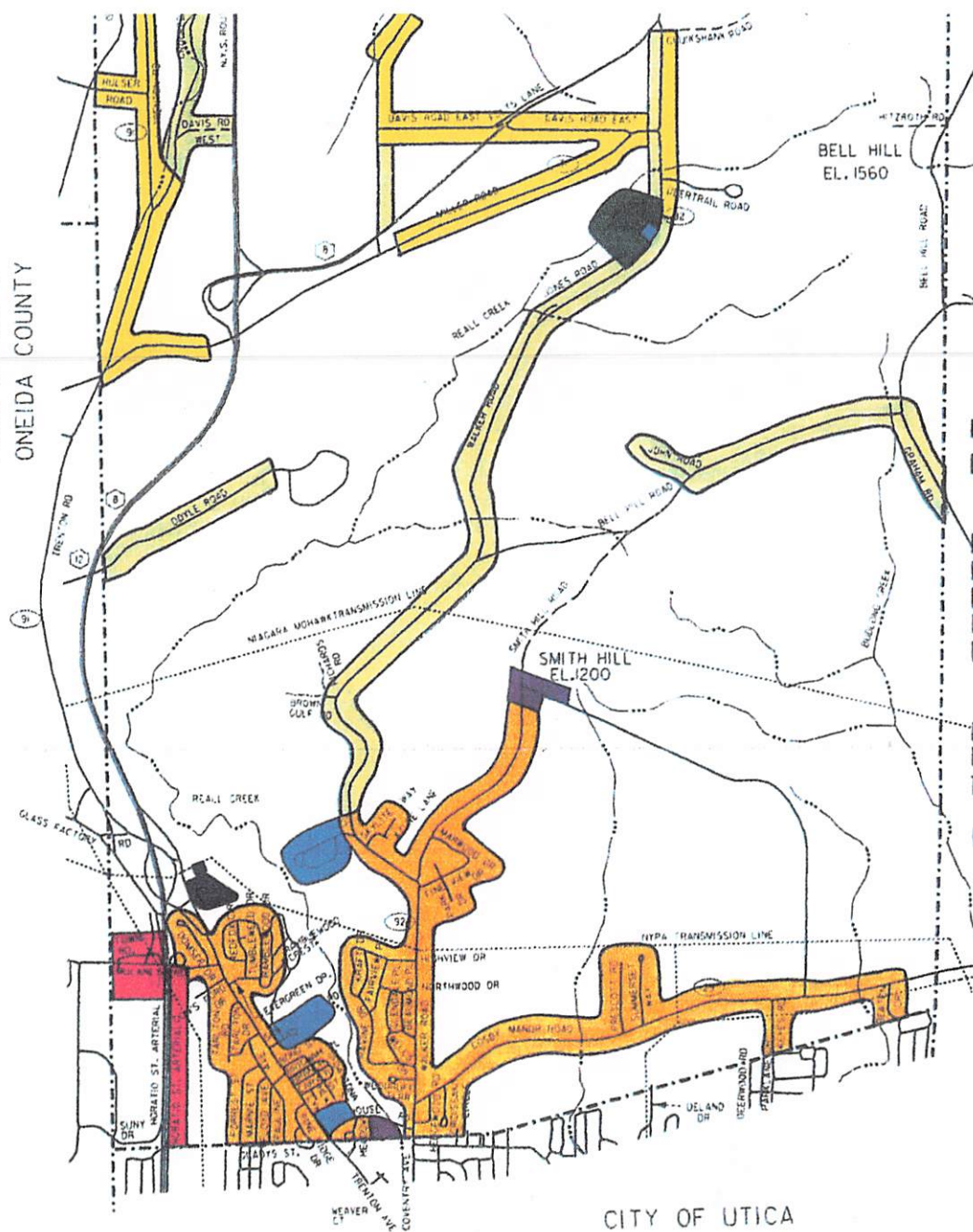
## Existing Land Uses

### Residential

Most of the homes in Deerfield are single family, detached dwellings with the majority of them being located in the southern end of the



TOWN OF MARCY  
ONEIDA COUNTY

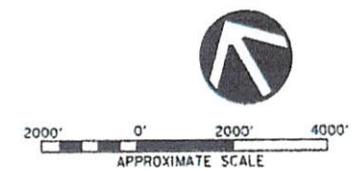


TOWN OF SCHULYER  
HERKIMER COUNTY

**KEY:**

- Agricultural/Open Space
- Recreational
- Residential**
  - Rural
  - Low
  - Medium
  - Moderate
  - High
- Commercial**
  - Low Density Office
  - Business Park
  - Highway
- Institutional

CITY OF UTICA  
ONEIDA COUNTY



PREPARED BY:  
CARMINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



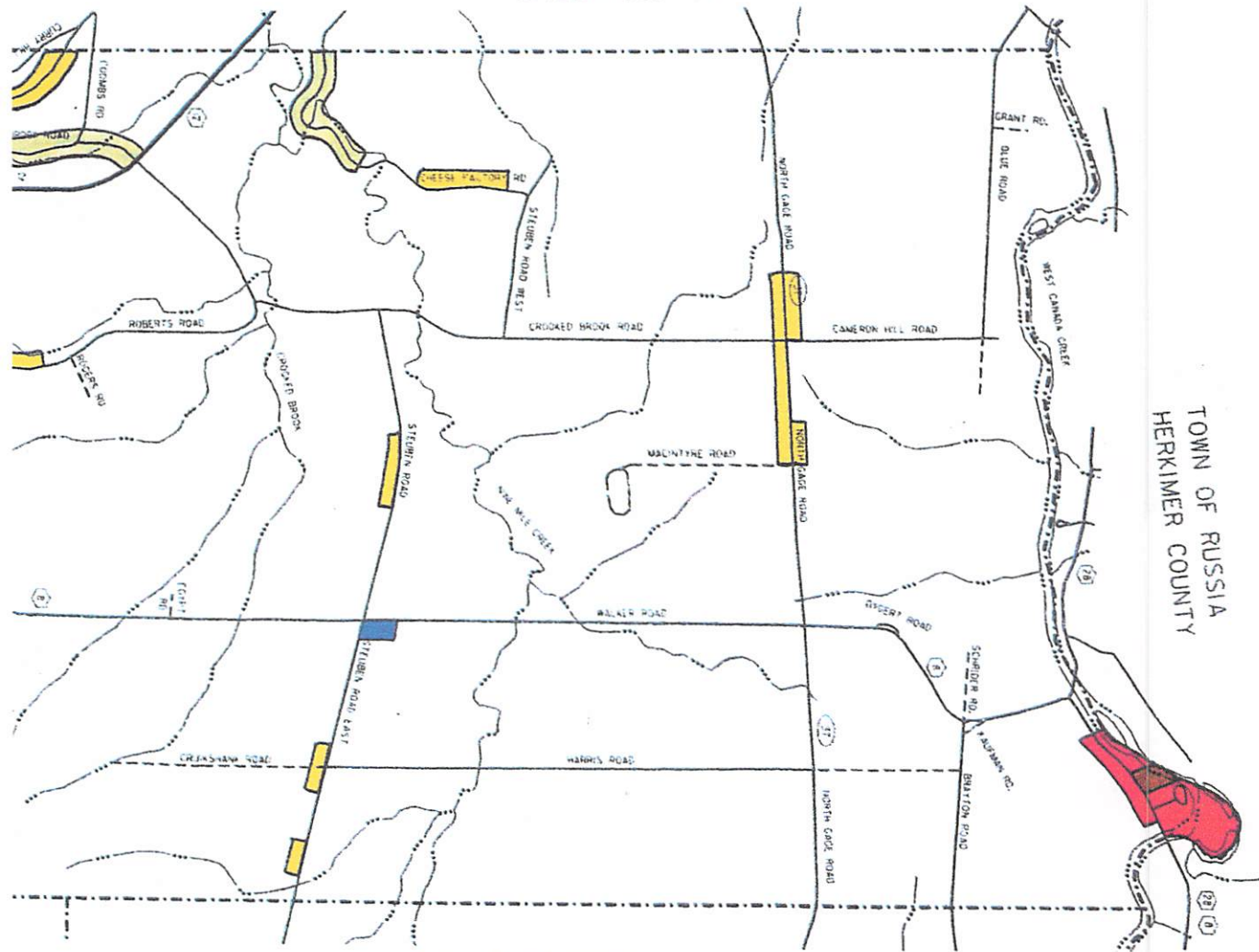
# TOWN OF DEERFIELD MASTER PLAN Map 4: Existing Land Use

TOWN SUPERVISOR:  
DONALD YOULIN  
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON

TOWN OF TRENTON  
ONEIDA COUNTY

TOWN OF RUSSIA  
HERKIMER COUNTY

TOWN OF NEWPORT  
HERKIMER COUNTY





Town. The greatest concentrations can be found along or adjacent to Trenton and Walker Roads. With the exception of some open land near the Utica border and next to the elementary school, the lower Trenton Road area is fully developed.

The Walker Road section of Town is also mostly developed south of the New York Power Authority (NYPA) power lines. To the North of the power lines there are homes fronting Walker Road up to the Broadacres Nursing Facility. There are also two subdivisions in this area with one being west of where Walker and Smith Hill Roads meet (Turnbull Heights) and the second being just off of Walker Road on Skylite Drive. There are several large parcels of open land adjacent to Walker Road that could be developed in the future for residential use.

The last area of residential development on the southern end of Deerfield is found along Cosby Manor Road. Homes have been constructed on the frontage of this road and on small adjacent subdivisions. There is still a considerable amount of undeveloped land to the north and south of Cosby Manor Road that is likely to be targeted for residential construction in the future.

The northern section of Deerfield has also had an increase in new home construction during the last decade. This has occurred primarily north of Broadacres along Walker, Miller, Davis and Steuben Roads. Most of this land was once used exclusively for farming but is now being sold for residential development. Many of the original farmhouses still exist but a decreasing number are owned by people who do farming for a living.

As expected, most of the houses found in the northern section of Deerfield are on large lots that front publicly owned roads. This has

left large amounts of open land to the rear of these properties rendering it unusable. Given the lack of municipal sewer and water in this area of Town, however, it is doubtful that a large increase in density would even be possible.

### **Agricultural**

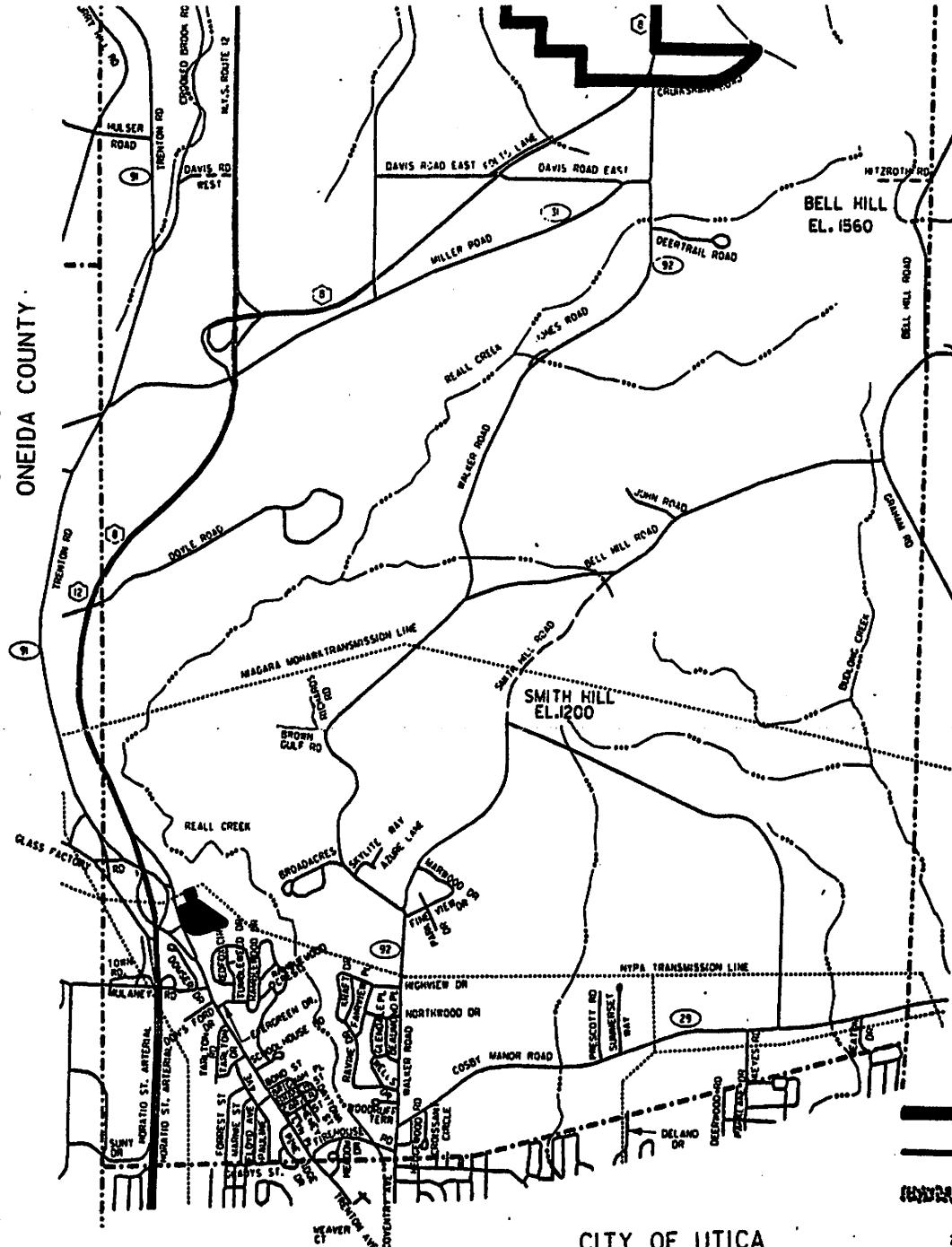
While residential construction is on the increase in the Northern areas of Deerfield, a majority of the land is still used for agricultural purposes. This would include much of the land area north of Broadacres as well as several large parcels in the Cosby Manor Road section of Town. State Agricultural Districts have been established in the northern portions of Deerfield to protect farmland from the pressures of development. Even with this program, however, the number of active farms in Deerfield continues to decrease each year. Several farms have simply ceased to operate and the land has become overgrown and non-productive. Others have been purchased by neighboring farms in an effort to become even more productive. Even still, attempts to maintain open space become more difficult when land owners look to sell for non agricultural uses.

### **Commercial/Industrial**

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 and, along with the Riverside Mall, continues to be the primary shopping location for Deerfield residents. With the exception of the Fleet Operations Center, there are no major companies located in the Town. The result is that the land uses and quality of life in Deerfield are primarily centered around residential properties and neighborhoods.

Commercial uses in Deerfield are limited,

TOWN OF MARCY  
ONEIDA COUNTY



TOWN OF SCHULYER  
HERKIMER COUNTY

# KEY:

1. Agen, Patrick & Verna
2. Apper, Jr., Daniel
3. Bliss, Everett
4. Broilinsky, John & Winifred
5. Brenning, Edmore
7. Brenning, Ervin & Beverly
8. Brenning, Jerry
9. Brown, William
10. Brucker, Christian
11. Covey, Harold
12. Covey, Fr., Earl
13. Covey, Sr., Carl & Virginia
14. Edward Hingo Contractors, Inc.
15. Gago, Roland
16. Garrett, Leo
17. Moser, Karl
18. Muthig, William
19. Nebush, Frank
20. Ozog, Adam
21. Ozog, John
22. Polczynski, Donald
23. Polczynski, Lawrence
24. Polczynski, Thaddeus
25. Powell, Richard
26. Rommel, Roger & Mary
27. Rosenburgh, Chester & Laurie
28. Ruffago, Fred
29. Ruffago, Carl
30. Serviss, Oren
31. Shulsky, John
32. Van Hatten, Herbert
33. Victor, John & Winifred

- District Boundary
- Property Line
- Exclusion



2000' 0' 2000' 4000'  
APPROXIMATE SCALE

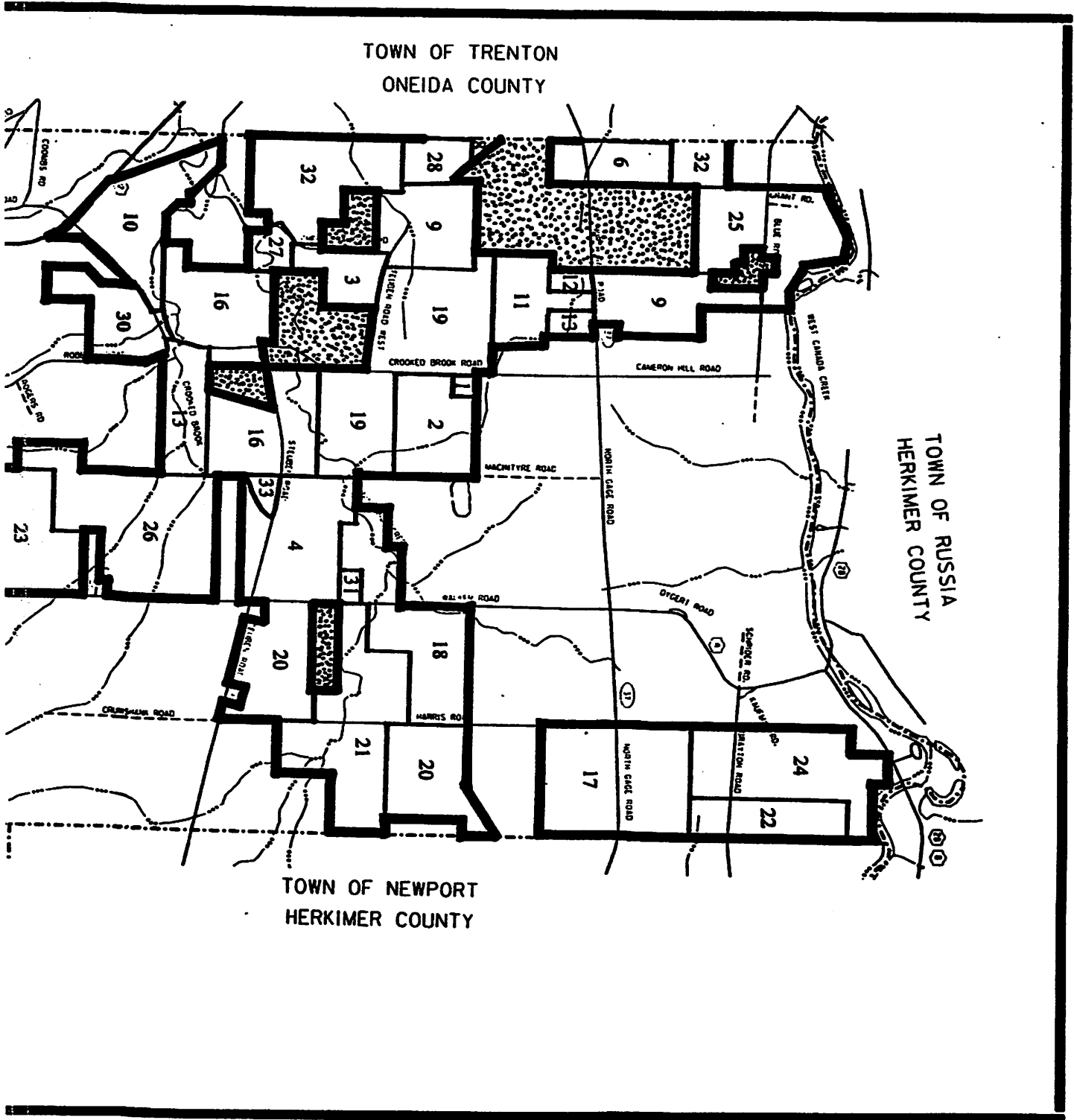
CITY OF UTICA  
ONEIDA COUNTY

PREPARED BY:  
CARMINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



## TOWN OF DEERFIELD MASTER PLAN Map 4A: Agricultural Districts

TOWN SUPERVISOR:  
DONALD YOUNG  
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON



for the most part, to the Horatio Arterial, the northern section of Trenton Road, Route 28 and Firehouse Road. Horatio Arterial is the most actively developed out of this group and includes the Fleet Bank Operations Center, automobile dealerships, automotive uses, a restaurant, a sports bar and an animal shelter. The other locations are less densely developed and include a mini-mart, a motel, a cable TV office/service building a mobile home park/campground miscellaneous automotive operations, a golf driving range and gun club. It should also be noted that there are two television stations located at the top of Smith Hill Road which service the greater Utica-Rome area.

### **Institutional**

The Broadacres Skilled Nursing Facility is the only institutional use in the Town of Deerfield. It is a County owned and operated nursing home for the elderly that encompasses 61 acres of land just off Walker Road. The campus includes several older brick buildings and a considerable amount of open space. The western and southern boundaries of the Broadacres site overlook one of the steepest drops along Reall Creek. To the east of this parcel, however, is a large tract of open land that could be used in the future for related development. Current efforts by Oneida County to find another operator for the facility makes this an area of interest to the Town of Deerfield. Any potential changes to the site would have to be compatible with the adjacent land uses.

### **Recreational**

Public recreational facilities in Deerfield consist of the Wilderness Town Park on upper Walker Road, a ballfield/playground complex at the elementary school off Trenton Road and a neighborhood park on Pauline Drive, which is one block away from Trenton Road. There

is also a small tennis court/basketball arrangement on Highview Drive about two blocks from Walker Road. It should be noted that the Deer Run and Ramblewood subdivisions each have a parcel of land set aside for recreational purposes.

### **Public Facilities**

The public facilities in Deerfield include those uses that are owned or operated by the Town and the Volunteer Fire Department. The Town of Deerfield has a Municipal Building on upper Walker Road and a Town Highway Garage at the corner of Walker and Steuben Roads. As for the Fire Department, the central fire station is located at the corner of Trenton and Firehouse Roads while a smaller satellite station can be found on Roberts Road in the northern section of Town.

### **Utilities**

While somewhat different than the other land uses mentioned, the power transmission lines that cross Deerfield from east to west must also be included here. The reason is that they do impact other land use decisions on adjacent properties. Structures cannot be placed underneath the lines since easements are obtained by the power companies that prohibit any development. One of the transmission lines, which is owned by NYPA, is located north of Cosby Manor Road and then runs north of Highview Drive and the Ramblewood subdivision. The other line is owned by Niagara Mohawk and located north of both Grace Road and Browns Gulf Road. Each power line runs the entire width of the Town and crosses hilly terrain.

### **Housing**

Since Deerfield is primarily a bedroom community, it naturally follows that most of

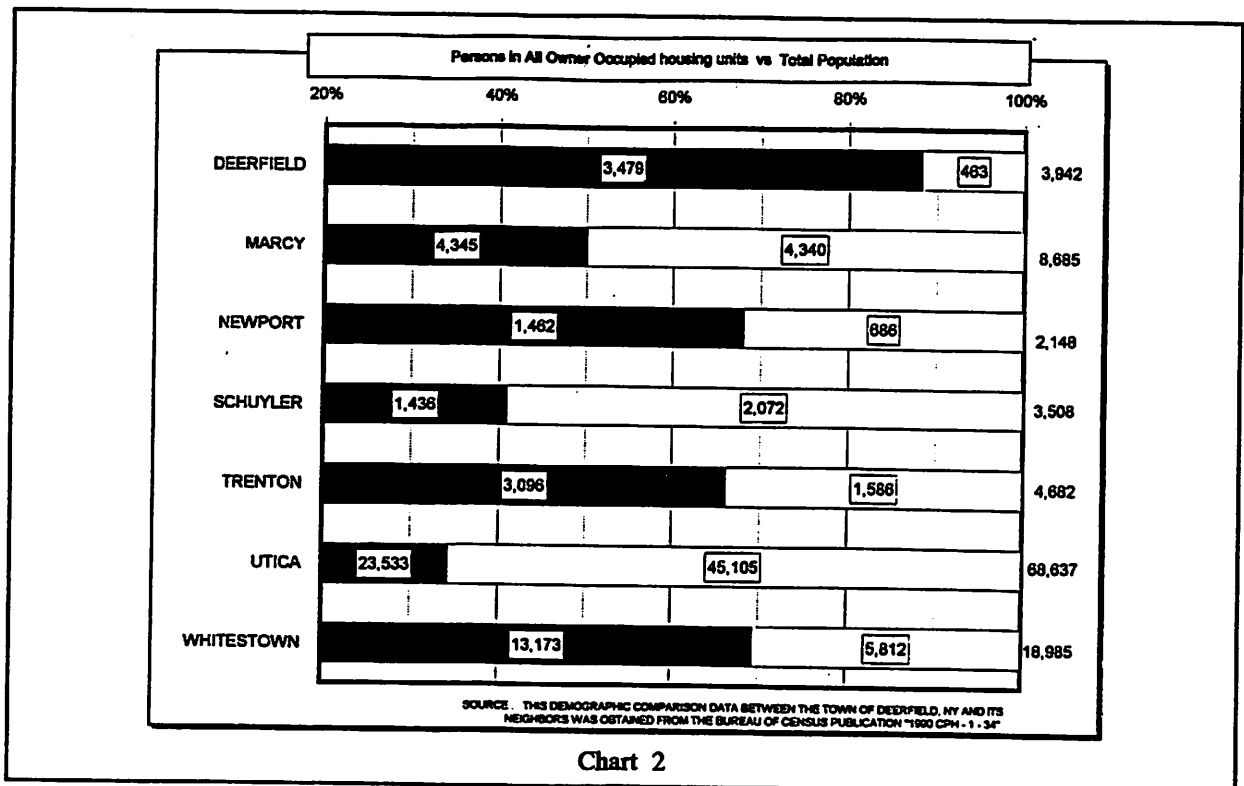
the buildings in the Town are residential homes. Approximately 71 % of all houses are concentrated in the southern end of Town below the Niagara Mohawk Power Transmission lines. The remaining structures are scattered throughout the northern sections of Town typically in rural settings.

According to the 1990 U.S. Census, 1236 out of 1313 total housing units in Deerfield are single family residences. In addition, some 88% of all housing units are owner occupied. As shown in Chart 2, this percentage is substantially higher than that found in surrounding municipalities. The housing in Deerfield is also quite affordable as over 70% of all homes fall in the \$50,000. - \$100,000. price range. These numbers indicate a strong middle class population with very little housing present at either the high or low end of the value scale.

At the time this Master Plan was assembled only a limited amount of 1990 Census Data was

available. In addition, Town officials found a number of errors in this information and could not use it as an accurate reference. As a result, all information dealing with the physical condition of the housing stock was obtained first hand through a curb-side review. Each building structure was rated by its exterior appearance and then assigned one of the following classifications:

- A. Good - a well maintained house with little or no repairs needed.
- B. Fair - decent condition and structurally sound but minor repairs or maintenance are needed.
- C. Poor - major repair needed and continued neglect will seriously impair the soundness of the structure.
- D. Dilapidated - conditions so serious as to make property unfit to live in.





Out of the 1267 houses reviewed in the Town, 93% were rated as Good, 4% Fair, 3% Poor and less than 1% Dilapidated. Even more striking is the fact that 99% of 905 homes in the Southern end of Town were rated in Good condition. Only 1% of the structures there are classified as Fair and in need of minor repairs or maintenance.

In the upper section of Deerfield a different scenario was found. Some 78% of 362 structures are rated Good with 12% Fair, 9% Poor and 1% Dilapidated. While these are still good overall housing condition figures, there are still signs of deterioration and neglect.

Many of the houses rated as fair and poor in the upper section of town are historic homes. Necessary maintenance and repairs are not being made to these structures and the deterioration is visible from the road. This condition threatens some of Deerfield's most significant historic buildings. They are at risk of losing their architectural features or even worse, their structural integrity. This also increases the risk of electrical fire and presents a potential hazard to the occupants.

<u>Deerfield Housing Conditions</u>				
	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Dilapidated</u>
Entire Town	93%	4%	3%	Less Than 1%
Lower Section	99%	1%	--	--
Upper Section	78%	12%	9%	1%

In summary, the housing in Deerfield is geared toward middle-income people who choose to own their own home. The overall housing conditions in Deerfield are good and yet concern should be shown for the rural

homes that are deteriorating. Assistance may be available to help the homeowners repair their buildings. For those who have the means to do so but won't, then stricter code enforcement may be the answer.

Two distinct forms of "neighborhood" have also developed in the Town. The southern end of Deerfield consists of residential subdivisions with houses relatively close to one another. Full utilities and municipal services are provided while people enjoy a suburban lifestyle. In the northern section of Town, however, the houses are either located on a farm or on large lots with few or no utility hookups. The people here prefer being removed from the activity of the city yet close enough to be in Utica within 5-10 minutes.

### ***Circulation/Transportation***

The Town of Deerfield is served by three State highways, five County highways, approximately 25 Town roads and numerous streets through residential neighborhoods. The State highways include: Route 12 which begins at the Utica line and continues north through the Town of Trenton. This is a four lane divided highway that acts as a major connector between the New York State Thruway at Utica and the Watertown/North Country area. Route 12 is heavily traveled and used primarily by motorists passing through Deerfield. The access points in Deerfield are at Mulaney Road, Trenton Road and State Route 8. Horatio Arterial runs parallel to Route 12 allowing access to commercial properties and can be considered part of this highway system.

The second state highway in Deerfield is Route 8 that branches off from Route 12 near Miller Road and continues in a northeasterly direction until it joins with State Route 28. This is primarily a two-lane highway with an excel-

lent road surface. Route 8 has made the northernmost areas of Deerfield accessible and encouraged new residential development on adjacent roads. The New York State Department of Transportation has severely limited driveway access on this road so significant residential growth directly on Route 8 is not anticipated.

The third state highway in Deerfield is Route 28. This is a two-lane road in the northeast corner of the Town that runs east and west alongside the West Canada Creek. This highway passes through Deerfield for only a short distance but nonetheless acts as a connector between the Village of Poland and Route 12. Both this road and Route 8 have been improved to handle the increased traffic resulting from people moving to more rural locations.

The County roads in Deerfield include: Trenton Road which begins in North Utica and travels northward on the western edge of the Town. This road is in good condition and handles a large amount of traffic during peak hours of the day; Walker Road which also begins in North Utica and heads north until it intersects with State Route 8. Like Trenton Road, the lower portion of Walker Road is generally in good condition and heavily traveled during peak hours. The upper portion of Walker Road from Broadacres northward is used less frequently and follows very hilly terrain.

Another is Cosby Manor Road which runs in an east-west direction and connects Walker Road with Newport Road in the Town of Schuyler. This road is in good condition but also has a number of curves that can be hazardous if taken at a high rate of speed; and Miller Road which runs between the upper ends of both Walker and Trenton Roads midway through the Town. This is primarily a rural,

residential road that runs parallel to Route 8 and is in good condition. The last County road is the North Gage Road that runs east and west in the upper section of Town. This road intersects both N.Y.S. Route 8 and Crooked Brook Road and is lightly used compared to the other County Roads. As a result, the condition is not as good as the others.

Some of the primary Town roads in the northern section of Deerfield includes North Gage Road, Steuben Road, Crooked Brook Road, Roberts Road, Grace Road, Bell Hill Road and Smith Hill Road. All of these roads are in good condition yet present the Town with future challenges since there are many miles of road to be maintained and improved. There are a few roads including Brown's Gulf Road, Cruikshank Road, Mill Road and a portion of Harris Road that are unimproved.

On the southern end of Deerfield, the Town-maintained Roads are primarily low-traffic streets that pass through residential neighborhoods. Exceptions here would be Keyes, Firehouse and Mulaney Roads. Each of these roads acts as a connector between more heavily traveled County and City of Utica roads. Overall, the condition of these streets is quite good with no major deficiencies being found in the southern end of Deerfield.

One of the main concerns identified in the data collection phase of this plan was the increased traffic on certain Deerfield roads. During early morning and late afternoon hours, Trenton, Firehouse, Walker and Cosby Manor Roads all become heavily traveled. This in turn, creates congestion at the three intersections where these roads meet.

It was the belief of Planning Board members that much of the increased traffic was being created by employees of the Fleet Operations Center. Many of them travel to work

from the east and follow Cosby Manor Road to Walker Road, over Firehouse Road and then up Trenton Road to Mulaney. In order to verify this set of conditions, a traffic survey was given to Fleet Bank in March of 1993 for completion by its employees.

As indicated in Chart 3, a partial tabulation of the survey indicates very few employees travel the suggested route between 7:00 a.m. and 7:30 p.m. There is a significant increase between 7:30 a.m. and 8:00 a.m. when the majority of employees must reach work. While this is not intended to be a reflection of actual traffic counts, it does represent the increased volumes resulting from the Fleet Banking Facility.

Some of the traffic increase on these roads can also be attributed to the SUNY College of Technology on Horatio Street and the Metropolitan Insurance Facility on Cosby Manor Road in Schuylers. Many motorists prefer to take the Deerfield Roads to avoid the congestion on Herkimer Road in Utica and Schuylers. This has further added to the number of vehicles traveling Cosby Manor, Walker, Firehouse and Trenton Roads.

Traffic counts taken on Cosby Manor Road by the N.Y.S. Department of Transportation show an Average Annual Daily Total of 2,225 cars per day in 1979. At approximately the same location this figure jumped to 3,250 in 1989 and 3,394 in 1991. It is clear that traffic on Cosby Manor Road continues to increase at a steady rate. Future housing development along and adjacent to Cosby Manor Road should consider the potential impact on this road.

Also of concern with regard to traffic safety is the intersection of Cosby Manor and Walker Roads. In addition to it being a busy intersection, the descending grade on Walker

Road heading south is of concern. It is very difficult to stop when coming down this hill during the months of winter weather. Left turns onto Cosby Manor Road become hazardous as road conditions deteriorate. This is also true for vehicles trying to turn left from Cosby Manor Road onto Walker Road.

To complicate matters even further, Cosby Manor Road bends around a curve just before reaching the intersection. Drivers unfamiliar with this road may find themselves reaching the intersection at a higher rate of speed than desired. If the roads are at all slippery, it is easy to slide past the stop sign and into oncoming Walker Road traffic.

In summary, with the exception of Cosby Manor Road and the location where it intersects Walker Road, the road system in Deerfield is good. With much of the developable land in Deerfield being located adjacent to Cosby Manor Road, however, this is an issue that must be investigated further in this plan. It may be a goal of the Town to identify alternative access roads for any new housing developments that are constructed in the future.

## ***Environmental Conditions***

### **Topography**

The Town of Deerfield lies along the northern side of the Mohawk Valley. As a result, the southern half of Deerfield is quite hilly with slopes generally found in the 6-20% range. There are several creeks and drainage basins south of where State Route 8 crosses the Town of Deerfield. Some of the ravines leading down to these waterways are up to 100 feet in depth with slopes exceeding the 21% classification and even exceeding 100%.

# **PARTIAL TABULATION OF A FLEET BANK EMPLOYEE TRAFFIC SURVEY**

CONDUCTED BY THE TOWN OF DEERFIELD PLANNING BOARD IN MARCH 1993

Caveat Note: Many assumptions were made in tabulating the "TRAFFIC SURVEY" forms, filled in by Fleet Employees in March of 1993, because of obvious errors/omissions on the forms. This non-scientific tabulation was done by Board Member Fred Wickertroer.

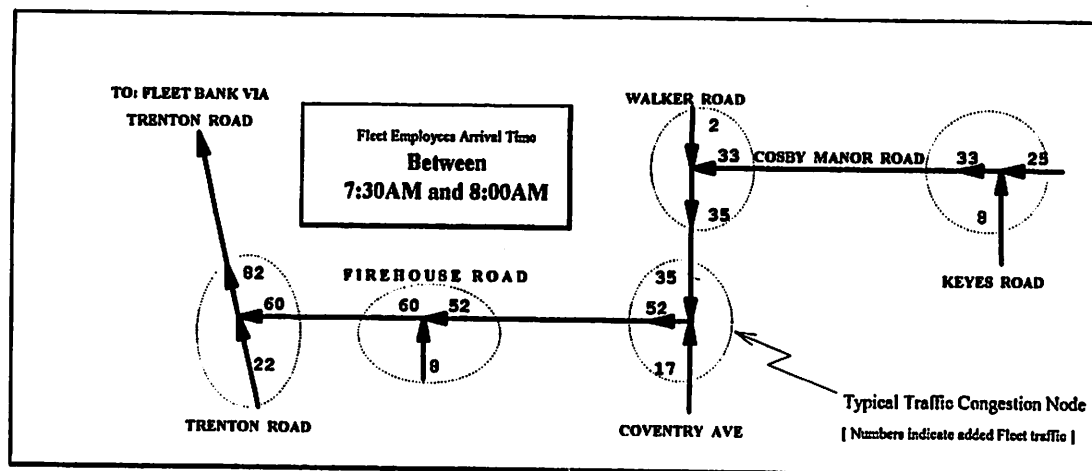
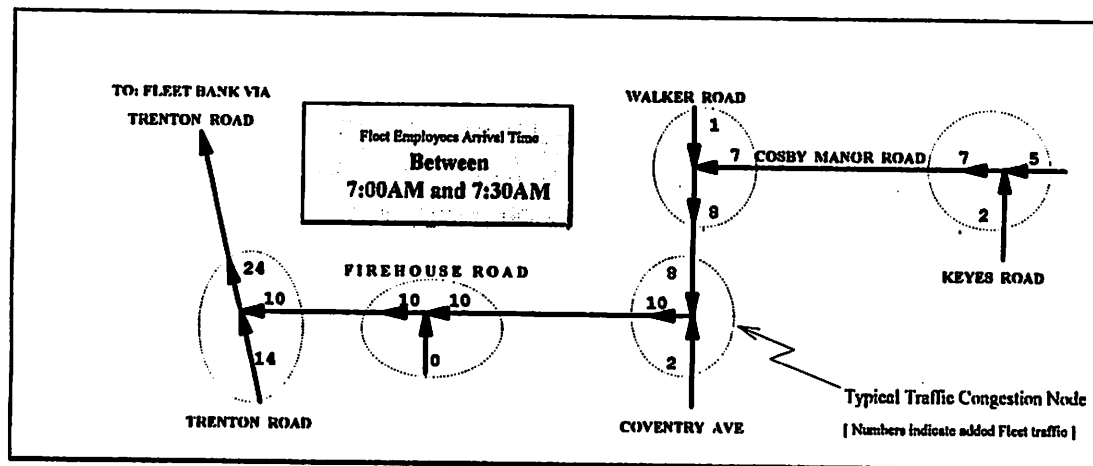
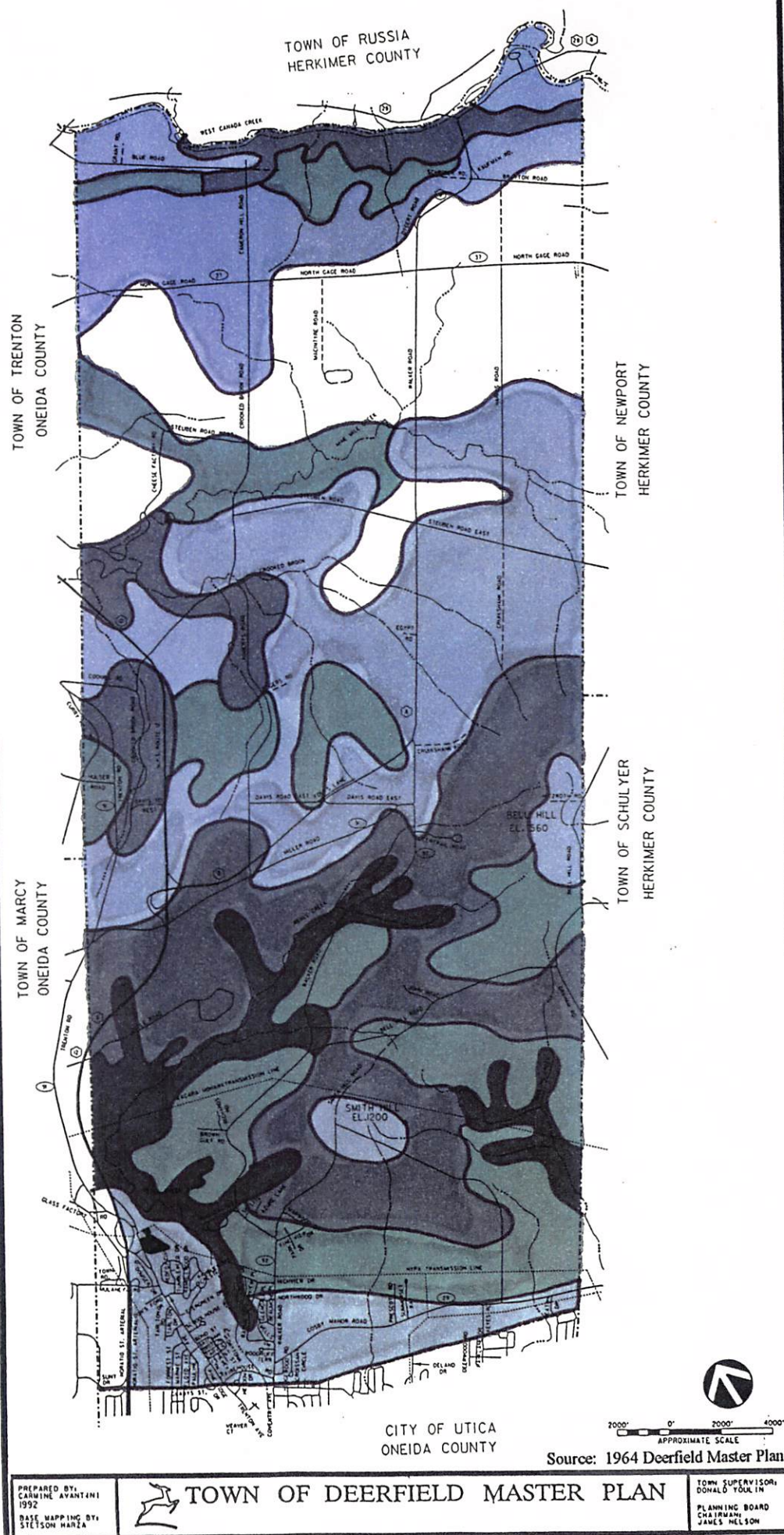
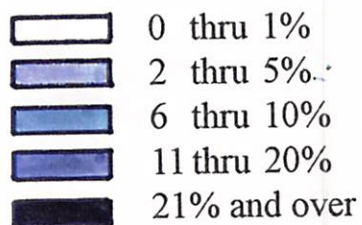


Chart 3

## Map 5

### Topography





The southwestern corner of Deerfield is the only area in the lower half of the Town that is relatively flat and has slopes in the 0-5% range. This includes all of the land area that has been developed for residential purposes up to the Power lines along Trenton and Walker Roads. The land area at the top of Smith Hill where the television stations are located is also level along with an area just northeast of Smith Hill.

In contrast to the lower half of the Town, the northern section of Deerfield is generally flat with slopes in the 0-5% range. About one fifth of the land area has slopes in the 6-10% and 11-20% range. The only 21% + slopes can be found on the northern border of Deerfield and on the western side of Route 12 along Crooked Brook Road. In general, the land in the upper half of Deerfield is comprised of gently rolling, open fields that are used for agricultural purposes.

### Soils

Over 100 different types of soil have been identified in the Deerfield section of Oneida County. An updated soils study is currently underway and results not available for public review at this time. There were, however, five primary soil types identified in the original Town of Deerfield Master Plan Volume entitled Community Characteristics: Population Trends - Land Use. According to this study almost all of Deerfield has soils which are moderately well to poorly drained. The only exception is a small piece of land in the very northwest corner of the Town where the soil conditions are good.

The implications of poor soil conditions and inability of the land to absorb water include more difficult land development and limitation on the type of farming which can take place.

Some of the factors include high water tables, prolonged wetness, and erosion susceptibility. In residential areas where public sewer and water are available, storm water drainage becomes the primary concern. In the northern areas of Deerfield where wells and septic systems are used, the clay-like soils make development more difficult. The well water in many locations is of poor quality and the septic systems need regular cleaning or they fill up and become plugged. Farmers must also deal with the poor drainage ability of the soils and adjust their practices accordingly.

### Floodplains

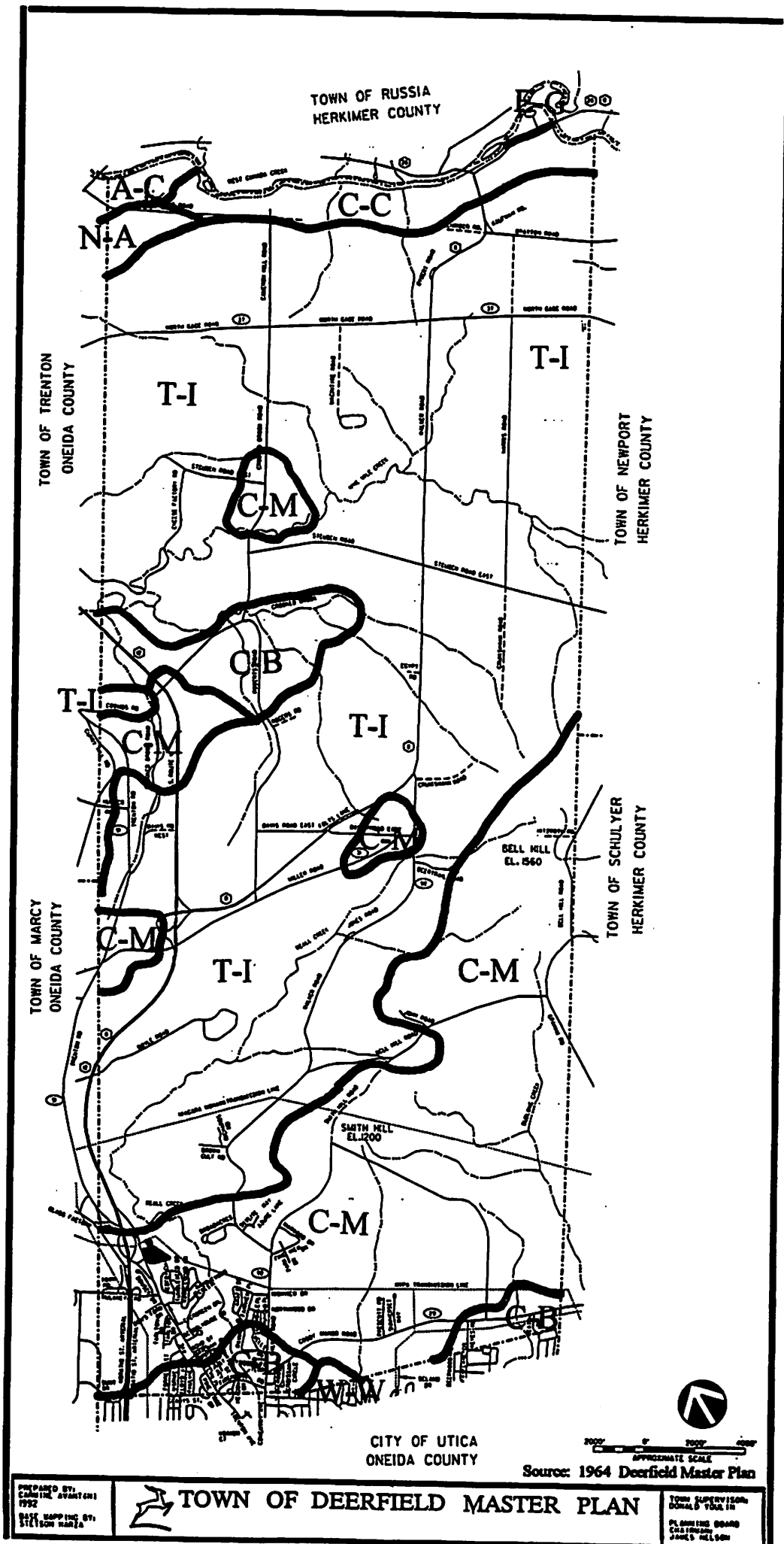
Since there are many creeks and drainage basins in Deerfield, there are naturally floodways which swell when a heavy amount of rain falls or snow melts in the Spring. Floodways run outward beyond the banks of a particular body of water and signify how high the water will rise in a given 50 or 100 year period. Development is typically discouraged in floodplain areas to protect the natural drainage patterns of the land as well as the investment of the property owner.

In Deerfield, most of the floodways are in areas where development is either impossible due to slope conditions or financially prohibitive because of their locations. They are located along the West Canada Creek on the Northern boundary of Deerfield; along Nine Mile Creek and Crooked Brook just north of State Route 8; and along Reall Creek from Walker Road near Route 8 traveling south to the City of Utica line. The widest floodway occurs on Nine Mile Creek since the land is flat with slopes primarily in the 0-5% range. Conversely, the steep ravine along Reall Creek dictates a very narrow floodway that is confined to the banks of the waterway.

# Map 6

## Soils

- A-C Adams-Groghan
- C-B Chenango-Braceville
- C-C Collamer-Canandaigua
- C-M Camroden-Marcy
- E-G Eel-Genesee-Wayland
- N-A Nellis-Amenia
- T-I Turin-Ilion
- W-W Windsor-Walrole



## **Wetlands**

There are only three locations in Deerfield that have New York State Department of Environmental Conservation (DEC) designated wetland areas as of this date. One is located just north of where Cheese Factory Road intersects Steuben Road West. This is the largest of the three and like the others is surrounded by farmland. The second wetland is found on Steuben Road about 1/4 mile west of where it intersects Walker Road. The last wetland is located on the eastern boundary of Deerfield just south of North Gage Road and east of Harris Road. It is possible that other smaller non-designated wetlands may exist in the Town of Deerfield and should be included in future investigations.

## ***Historic Structures And Scenic Views***

### **Historic Structures**

Throughout the 19th Century the Town of Deerfield was settled and developed primarily as a farming community. With the exception of the area known as Deerfield Corners, most of the land was used for agricultural purposes and farms dotted the countryside. As a result, a number of historic structures from that period can still be found today. These are primarily residential buildings located in the northern, more rural areas of the Town. About 40% of these structures are associated with active farms while many of the remaining buildings were farm houses at one point in time.

Approximately 89 19th Century historic buildings currently exist in the Town of Deerfield. Of that number some 65 of them are located north of the power transmission lines. The other 24 structures can be found along Cosby Manor and Walker Roads. The majority of these homes are of the Greek Revival and

Federal architectural styles. A handful of Italianate and Queen Anne structures can also be found. Most of the historic properties in Deerfield are modest in style, which corresponds with the fact that these are, or once were, farmhouses.

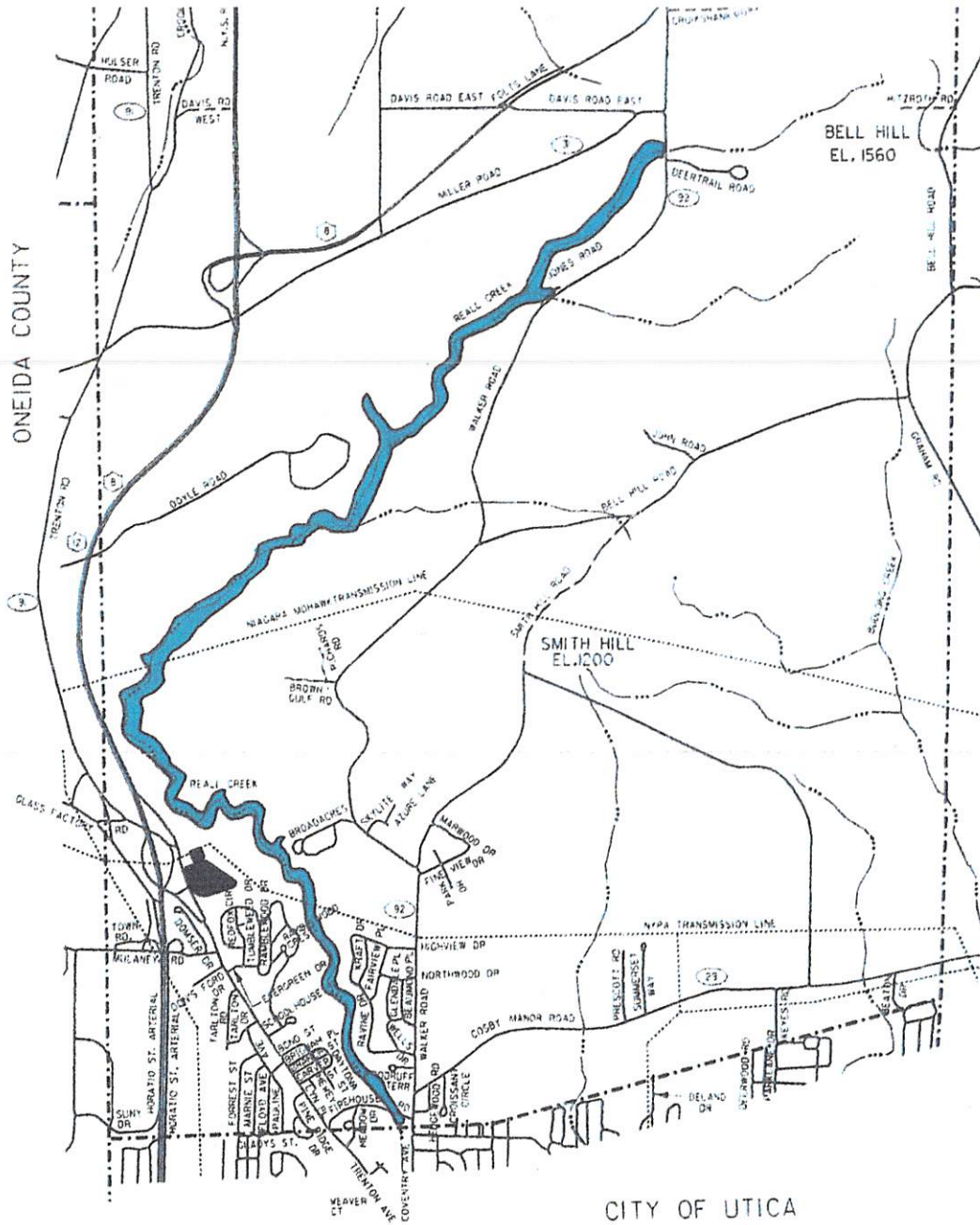
Of particular note and interest here is the Union Church on North Gage Road. This structure was formerly in the heart of a thriving settlement known as North Gage, which all but disappeared with the decline in farming and agricultural industries in the late 1800's. The Union Church, which was built in 1830, continues to exist in it's original condition and is the only historic building in Deerfield that has not been converted to a residential use.

With regard to building condition, the historic properties can be broken down into three categories. The first includes those buildings that have been maintained in close to their original condition. These houses are typically purchased for their historic qualities and the owners take great care in seeing that they remain intact. A number of these properties can be found along Cosby Manor Road and scattered throughout the northern areas of the Town.

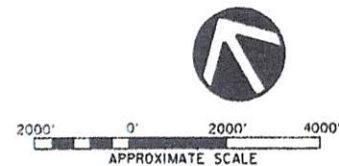
The second group of buildings are those which have historic character but have been altered with vinyl siding and the removal of architectural details. These properties are not typically purchased for their historic qualities and hence owners are not aware of the various preservation techniques available. In some instances, historic homes are vinyl sided to provide lower maintenance but all other details are kept intact. A majority of the historic homes in Deerfield fall under this classification with some degree of alteration having been made. Fortunately, many of the changes can be reversed at a future point in time and the original condition restored.



TOWN OF MARCY  
ONEIDA COUNTY



- KEY:**
- Creek
  - Flood Plain
  - N.Y.S. Wetland



CITY OF UTICA  
ONEIDA COUNTY

PREPARED BY:  
CARMINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



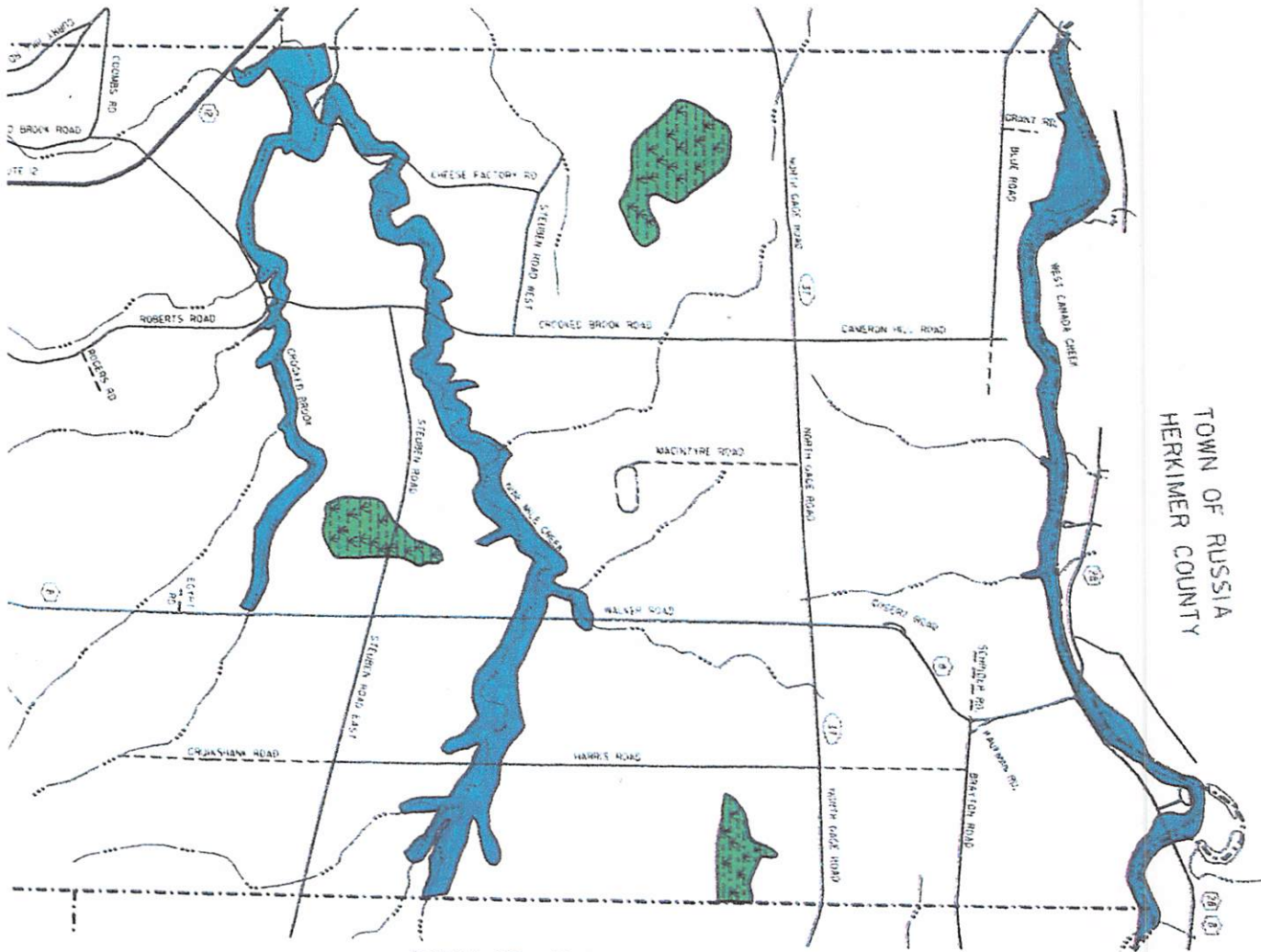
# TOWN OF DEERFIELD MASTER PLAN Map 7: Floodplains & Wetlands

TOWN SUPERVISOR:  
DONALD YOULIN  
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON

TOWN OF TRENTON  
ONEIDA COUNTY

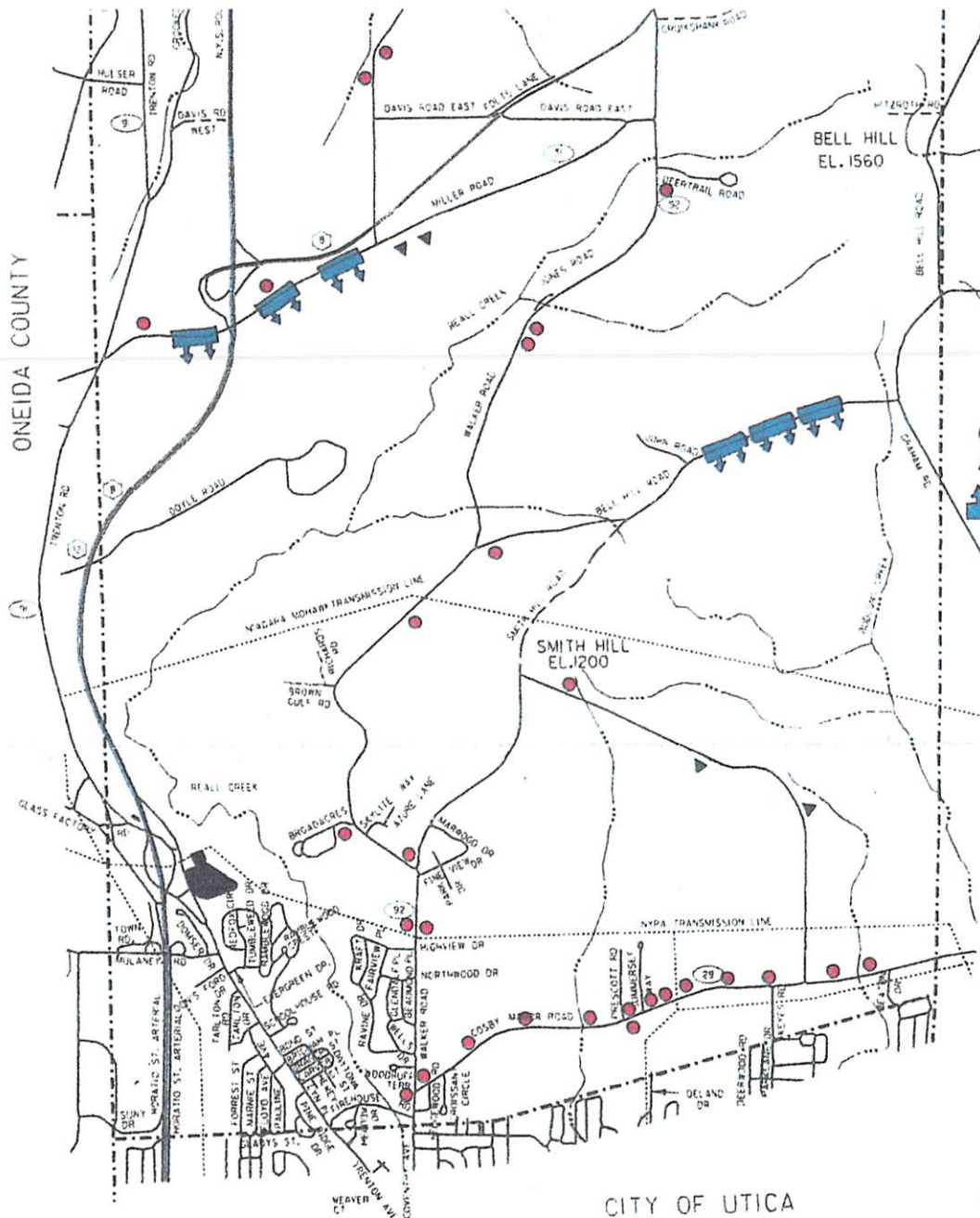
TOWN OF RUSSIA  
HERKIMER COUNTY

TOWN OF NEWPORT  
HERKIMER COUNTY

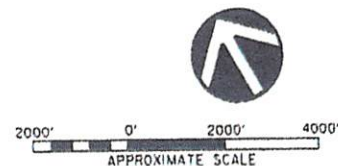




TOWN OF MARCY  
ONEIDA COUNTY



- KEY:**
- Historic Homes
  - ▲ Historic Farms
  - 🏠 Scenic Views



CITY OF UTICA  
ONEIDA COUNTY

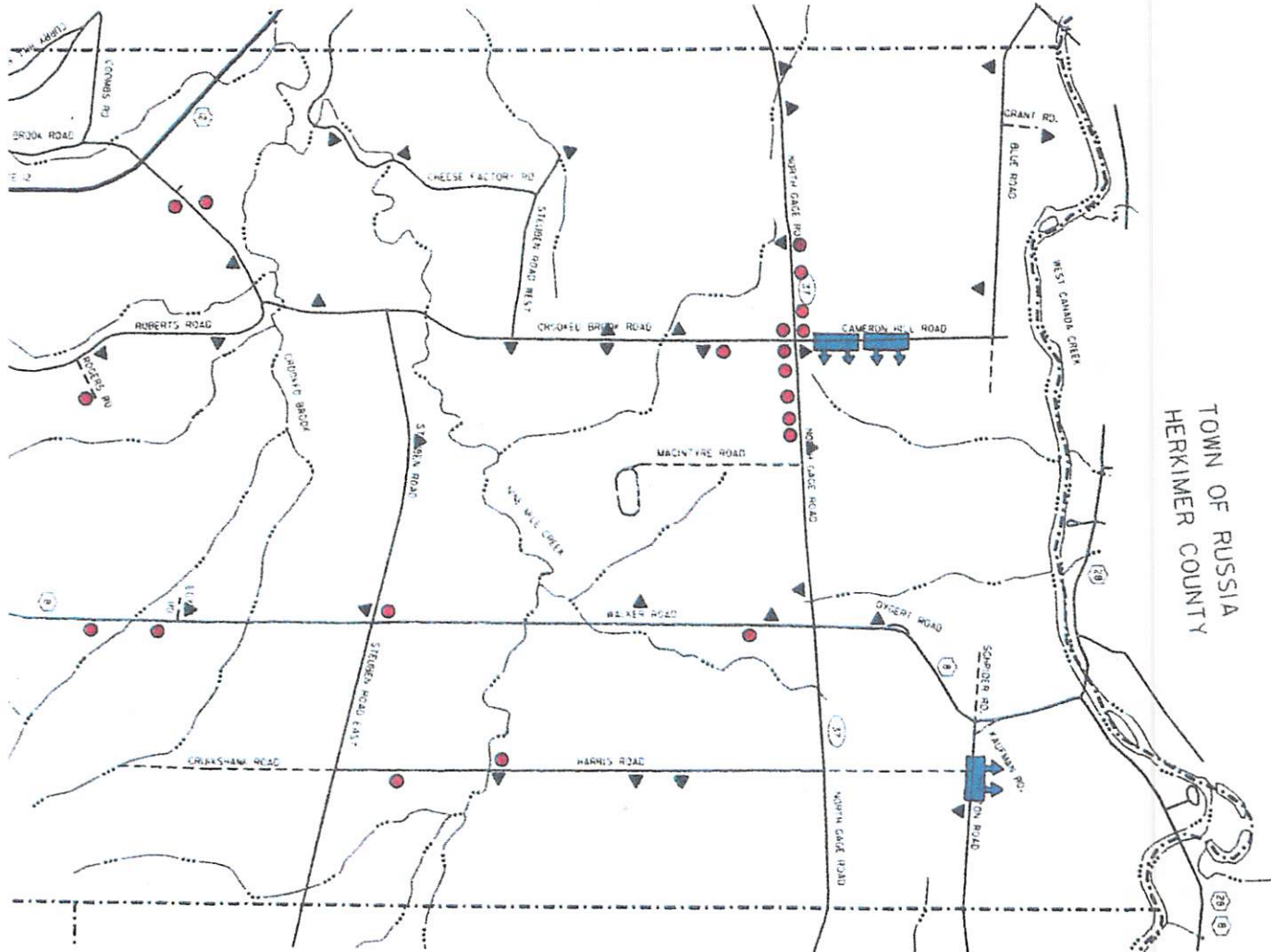
PREPARED BY:  
CARMINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



# TOWN OF DEERFIELD MASTER PLAN Map 8: Historic Structures & Scenic Survey

TOWN SUPERVISOR:  
DONALD YOULIN  
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON

TOWN OF TRENTON  
ONEIDA COUNTY



TOWN OF RUSSIA  
HERKIMER COUNTY

TOWN OF NEWPORT  
HERKIMER COUNTY

The last category of buildings includes those which still have most of their historic qualities but have been neglected and allowed to deteriorate. Several of these structures can be found in the northern areas of Deerfield. This is of serious concern because the cost of restoration increases dramatically as time passes when standard maintenance and repair are not provided. Unless a structure is architecturally or historically outstanding, most people will not make the investment necessary to restore a property. Buildings are then either lost completely or rehabilitated in ways that are not sympathetic to the original architecture.

### **Scenic Views**

The Town of Deerfield is quite hilly and has many dramatic changes in topography. As a result, there are many locations where impressive views can be seen. In order to identify the most significant views, however, certain criteria had to be followed. The first is that the view must be spectacular and out of the ordinary. This necessarily means that only a handful would be chosen since the ultimate goal is to preserve significant views and a large number of locations would be impractical. The second criteria is that the view must be seen from the road since the intent here is to identify public views which are readily accessible.

A view that combines both a scenic and historic view of the countryside can be found along Cameron Hill Road looking east toward the Union Church. The rolling farmland is only interrupted in the distance by historic structures and provides a scene which could have been taken in New England. This road looks out over land that is part of an original Schermerhorn Farm and the southern edge of this scenic view is framed by an old fruit tree orchard.

Other scenic views in Deerfield include

those found at the bottom of Cameron Hill Road just before it intersects Blue Road; on Brayton Road looking north toward the West Canada Creek; on Miller Road just east of Roberts Road looking south and at the eastern end of Bell Hill Road looking south. Each of these locations provides a panoramic view overlooking a valley or steep hillside. The view from Grace Road looking to the south is not classified as a scenic view here because it is not of the same quality as the ones previously mentioned. It is, however, a view that should be recognized and protected. This can be accomplished through the preservation of open space. If this area is subdivided in the future for residential construction, then cluster development techniques should be considered here.

In summary, these views are an important part of the character of Deerfield and as such should be protected. The primary concern is that the land frontage along the road will be subdivided and sold for the construction of houses. This would virtually eliminate the view from the roadside and therefore make it inaccessible to the public in general. It is imperative, then, that the various methods for protecting open space be investigated for use in such cases. Scenic views are an asset to Deerfield and the residents of the Town should be encouraged to take an active role in advocating their preservation.

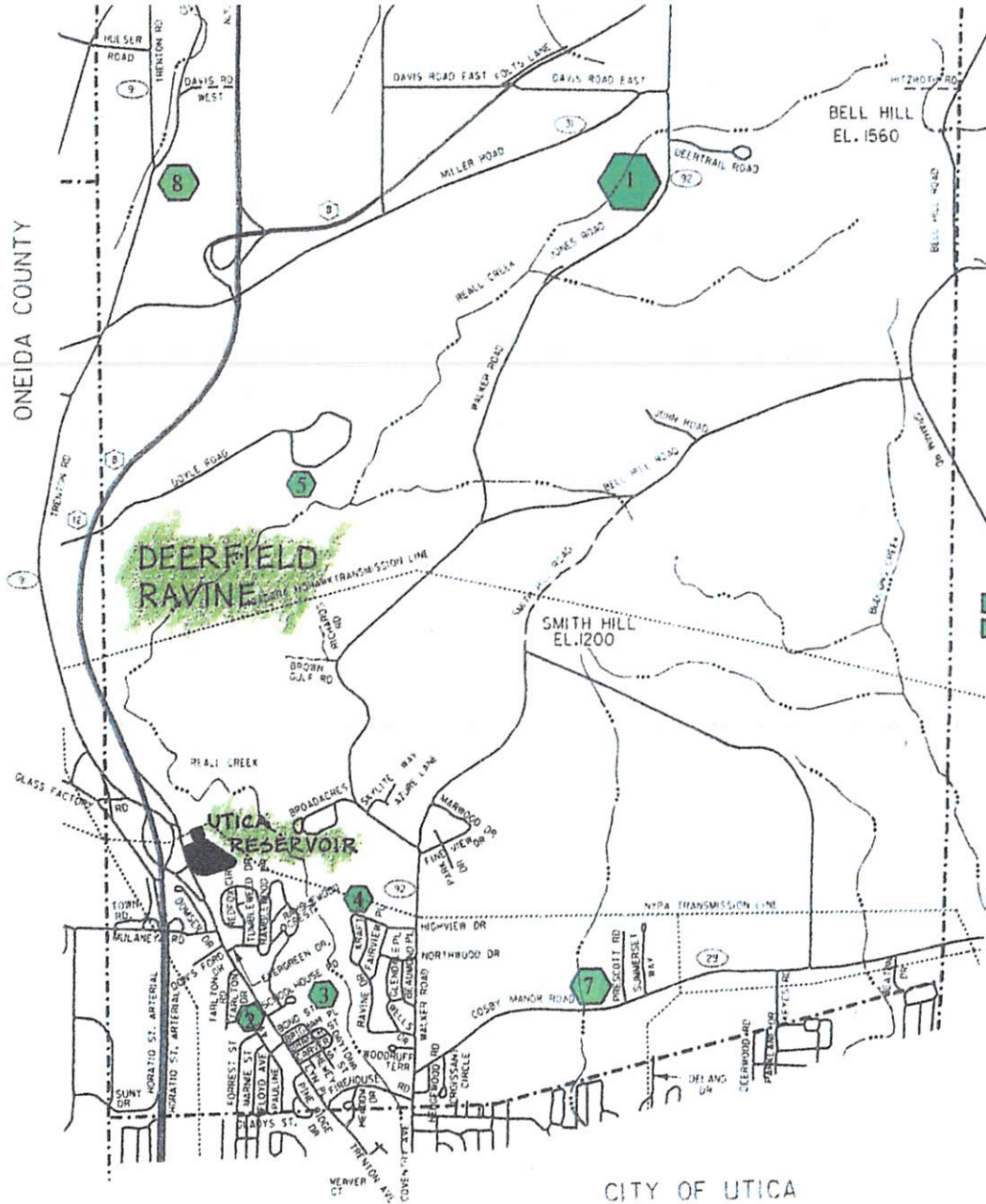
### ***Recreation***

Several outdoor recreation facilities can be found in Deerfield at both the Town-wide and neighborhood level. The largest facility, which is centrally located and targeted to serve all residents, is the Wilderness Town Park on upper Walker Road. This is a 200 acre site that includes a large picnic pavilion with kitchen and bathroom facilities. Horseshoe, volleyball and basketball courts are adjacent to the pavil-



TOWN OF MARCY  
ONEIDA COUNTY

TOWN OF SCHULYER  
HERKIMER COUNTY



**KEY:**

1. Wilderness Park
  2. Pauline Park
  3. Deerfield Elementary
  4. Highview Playground
  5. Deer Run Park
  6. Fish & Game Club
  7. Eagles Club Golf Course
  8. Driving Range
- Public  
 Private



2000' 0' 2000' 4000'  
APPROXIMATE SCALE

CITY OF UTICA  
ONEIDA COUNTY

PREPARED BY:  
CARMINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



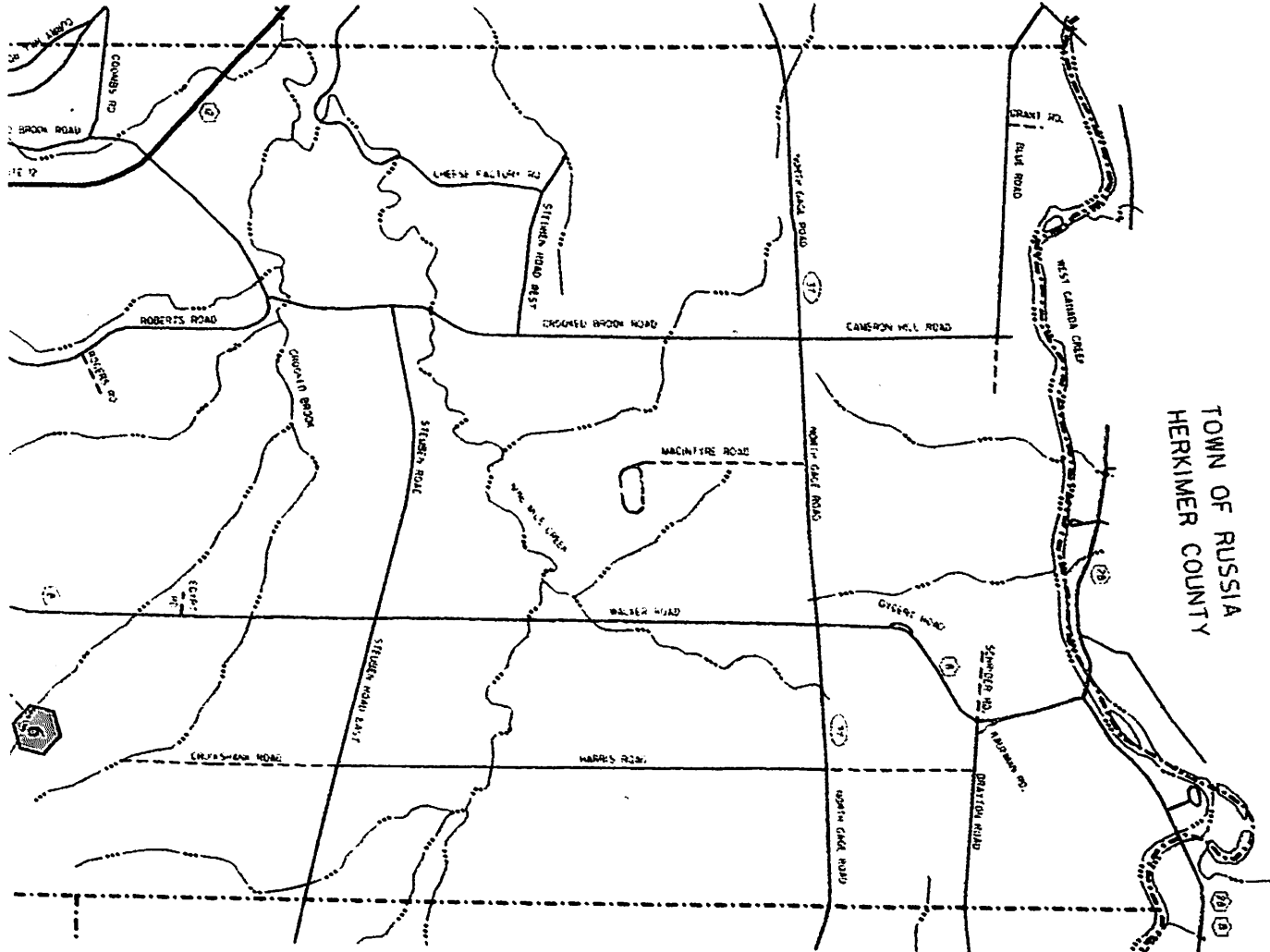
# TOWN OF DEERFIELD MASTER PLAN Map 9: Existing Recreation Locations

TOWN SUPERVISOR:  
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PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON

TOWN OF TRENTON  
ONEIDA COUNTY

TOWN OF RUSSIA  
HERKIMER COUNTY

TOWN OF NEWPORT  
HERKIMER COUNTY



ion along with several pieces of play equipment and an informal softball field. Another softball field is located between the Wilderness Park entrance and the Municipal Building.

The pavilion building is in excellent condition and improvements continue to be made to it each year. Most of the play equipment is outdated, however, and could use replacement with a modular play structure. Likewise, the asphalt surfaces under the two basketball courts could either be sealed or replaced. Moreover, there is a large amount of unused land in Wilderness Park that would accommodate additional expansion including another pavilion, more ballfields and new activities.

The second largest recreation area in the Town is located next to the Deerfield Elementary School just off Trenton Road on Schoolhouse Road. This land is owned primarily by the Whitesboro School District and is made available to the community. There are two softball and two soccer fields on the site along with a wood fitness trail course. A swingset, monkey bars and two basketball hoops located along the service driveway, can also be found on the eastern side of the building. In addition, the Town owns land adjacent to this property that can be developed for similar recreational uses.

The amount of land available for the softball and soccer fields at the Deerfield Elementary School is adequate but the surfaces need repair including grading and drainage improvements. Like the play equipment in Wilderness Park, the monkey bars and swingset at the school should be replaced with a modular play structure. This system should also have a surface underneath that will prevent injury in case of a fall. The existing structures are either obsolete or deteriorating and do not warrant repair. A redesign of the play area should also be investigated to coincide with installation of

new equipment.

Two of the recreation areas in Deerfield can be designated as neighborhood parks. This would include the playground located on Highview Drive and Brazie Park found at Pauline Drive. The site on Highview Drive is intended to serve the Walker Road neighborhood south of the NYPA transmission lines. It consists of a small, fenced-in tennis court with three basketball hoops located on the western edge of the court. The tennis court has a freshly sealed surface but the grade is not level. The walkway leading to the tennis court from the road is deteriorated and needs to be replaced. Since the paved surface has a dual purpose, the site must be limited to each specific activity at one time. This is also a relatively small site with no real possibility for expansion.

Brazie Park is also nestled in a residential neighborhood but is more fully developed and covers a larger land area than the Highview site. There are two tennis courts with lighting for night play, three basketball hoops adjacent to the tennis courts, and a childrens play area with equipment, tables and benches. All of the facilities are in good condition, with the exception of the wooden "climber" play apparatus. This piece of equipment has outlived its usefulness and should be replaced with a metal, vandal resistant modular play structure.

The only other publicly owned recreation area not yet mentioned is the parcel of land obtained by the Town as part of the Deer Run residential subdivision on Doyle Road. This land is designated for future use as a recreational site to service residents of that area. No specific development plans have been adopted at this time but the intent is to utilize the land as a neighborhood park or a tot lot.

The last recreation facility to be identified is the 9 hole, privately owned Eagles Club golf



course on Cosby Manor Road. This facility is open to the general public, as are many of the golf courses in the greater Utica area. The course runs primarily north-south and now extends beyond the Niagara Mohawk power transmission lines on the north side.

With the population that Deerfield currently has, it is not financially feasible to provide indoor recreational facilities such as an ice skating rink or a swimming pool. There are a number of these activities available to the general public in nearby communities so this need is being met. It is, however, reasonable to provide outdoor recreation and play facilities to serve Deerfield residents. Since the Town is so diverse, the needs of each area must be examined individually.

The upper section of Deerfield from Broadacres northward is sparsely populated and homes are scattered throughout the countryside. It therefore becomes more difficult to provide neighborhood park facilities because the area to be served is so large. One centrally located park with a wide range of activities will adequately meet the needs of residents that live in this section of Town. Fortunately, the Wilderness Park is in a location that is accessible to the northern areas of Town. It does need additional improvements and should have a Development Plan prepared to guide future changes.

The lower section of Deerfield is more densely developed and therefore has different needs than the more rural areas of Town. The Trenton Road neighborhood is adequately served by Brazie Park on Pauline Drive and facilities at the elementary school. Both of these sites are in need of improvements, as outlined previously, but nonetheless are within close proximity to area homes.

## ***Town Utilities***

### **Water**

Like many of the area municipalities, the Town of Deerfield is part of the City of Utica Water System. Although the water supply is plentiful, the system presents problems too numerous to list here. The New York State dam at Hinckley impounds water from the West Canada Creek. This is the source of water for the entire system. As of this writing, there is a new filtration plant being constructed just south of the Hinckley Dam.

Water from the Hinckley Reservoir flows through two large transmission mains into the Marcy Reservoir. Some of that water is fed into the Deerfield Reservoir through two transmission mains, one 16" and another 24". From this reservoir, a 30" and a 20" main run down Trenton Road into the City of Utica. Deerfield taps into these mains for the Trenton Road area, takes this water along Fire House Road with a 12" main and feeds a 10" main along Cosby Manor Road. Also the Walker Road developments receive their water from a 10" main feeding off this same Fire House Road main. The neighborhoods are serviced by 8" and 6" mains.

The higher areas of Deerfield that have water are serviced by pumping stations. There is a pumping station on the corner of Highview and Walker Road that pushes water to a holding tank half way up Smith Hill. Above this elevation, there is no public water supply. Another pumping station is located in the Ramblewood area. This station furnishes water to Ramblewood Estate and the proposed Ramblewood Crest Development. A small pumping station on Summerset Way improves the water pressure on Summerset Way and Prescott Road.

Expansion plans for the water supply system in Deerfield would first entail commissioning engineering studies to determine the feasibility of extending lines. This review would have to look at the number of users that will access the system, the adequacy of the supply line being extended and the total cost of construction. Once each study is completed, Town officials can evaluate the true demand for water supply given the associated cost.

### **Sewer**

The Town of Deerfield is a member of the Part County Sewer System. As a member, the town uses three trunk lines to feed into this system. One trunk line runs along the Horatio Arterial, another trunk line runs along the bed of Reall Creek and a third trunk line feeds into the system at Deland Drive off Cosby Manor Road. The sewer system on Walker Road had been extended to service the television stations of Smith Hill. These lines range from 12" to 8" depending on the capacity that they are intended to carry.

There are also two lines, one at Keyes Road and another at Beaton Drive. Both of these lines are governed by a special contract with the City of Utica and have limited growth capacity which means that there is a contractual limit to the number of homes they may service. A small separate system is located at the junction of Miller and Trenton Road. This system is by a special contract with the Town of Marcy. Some of the homes are serviced by grinder pump stations and others are gravity fed.

The Town of Deerfield has ample capacity to expand its' system. As of this writing, we are at less than 50% of the capacity afforded in the contract with the Part County Sewer System. A study was recently completed by LaBerge

Engineering to extend sewer lines to the area between Cosby Manor Road and the Utica City line. As with other locations in Deerfield, it is not so much a question of capacity but the ability to pay for the extension of utility lines.

## ***Town Services***

### **Fire Protection**

Fire Protection for most of Deerfield is provided by the Firefighters of the Deerfield Volunteer Fire Company, Inc. using the buildings and equipment owned and provided by the Deerfield Fire District No. 1 (DFD #1). The main firehouse and training area is located at the corner of Trenton and Firehouse Roads. A satellite station is located on Roberts Road and is intended to service the northern parts of the fire district.

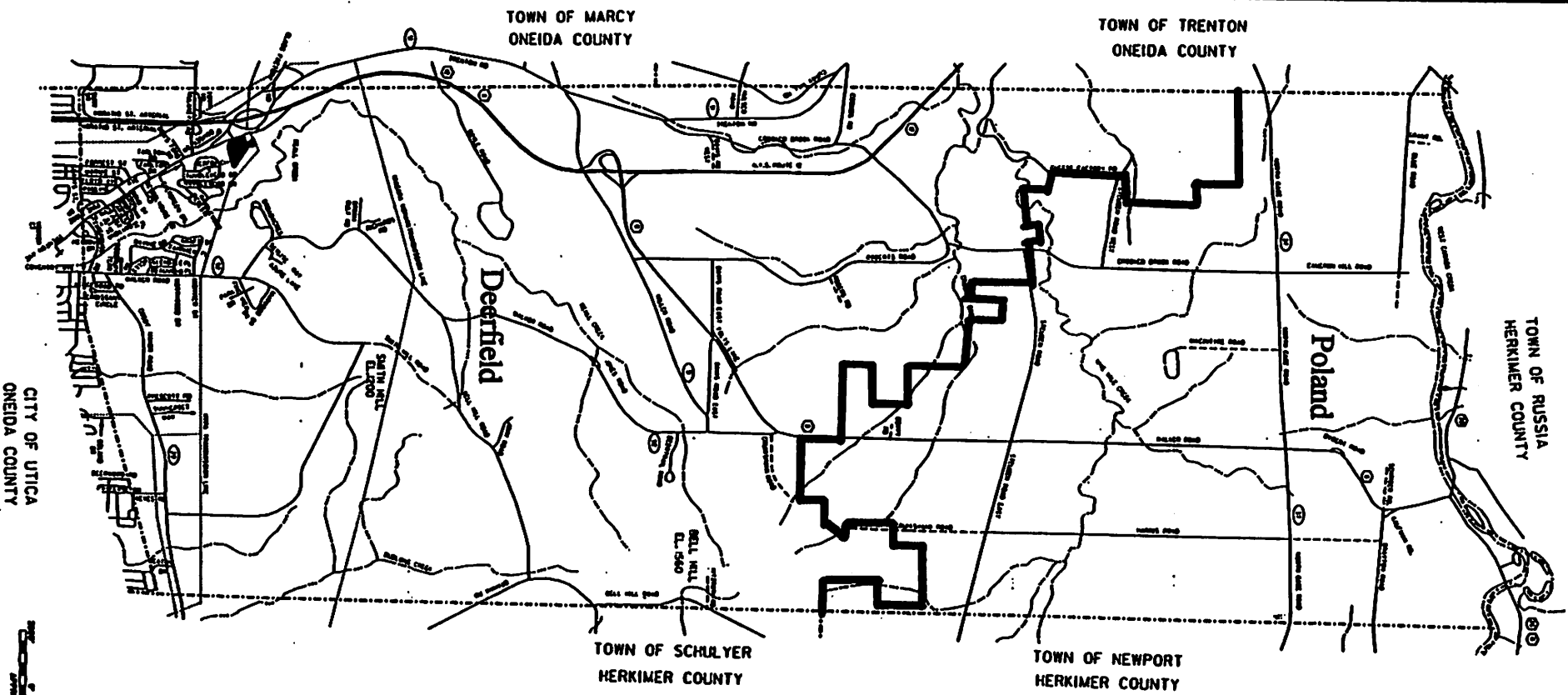
On the Deerfield Tax Roll, the DFD #1 is subdivided and listed as three Fire Tax Districts. i.e. FD013, FD014 & FD015. Prior to January 1993, hydrants in the lower section of Deerfield were rented from the Utica Board of Water Supply at an annual cost of approximately \$12,000. This hydrant cost was paid by the 1,100 parcel owners in the FD013 tax district who reaped the benefit of lower fire insurance rates because of their closeness to a hydrant.

As shown in Map # 10 the northernmost boundary of Deerfield Fire District #1 begins at the Trenton-Deerfield Town Line approximately 1/4 mile south of the North Gage Road and runs in a southerly direction to a point near the intersection of Walker Road and N.Y.S. Route 8. It then runs easterly to the Oneida-Herkimer County line where the Newport-Schuyler Town lines abut. This service district line follows an irregular path because people were given an opportunity to choose which fire

# Map 10

## Fire Districts

— Fire District Boundary Line



district they would be part of. Consequently, the boundary runs along property lines and anyone living north of the Deerfield District line is serviced by the Poland Volunteer Fire Company. This arrangement was established under contract terms between the Deerfield Town Board and this Fire Company at an annual cost of approximately \$6,000., which is assessed to the 190 parcels listed under Fire District FD016. The southern boundary of Deerfield Fire District #1 is the City of Utica line.

The only location in Deerfield that is not serviced solely by one of the Fire Companies is the Broadacres Skilled Nursing Facility. Since these are volunteer fire companies, most of the firefighters are at work and not available during the day. As a result, the Utica Fire Department responds to any calls at Broadacres up until 4:30 p.m. After that time, they may still be called when specialized fire fighting equipment is needed. This is because Deerfield Volunteer Fire Company can only handle a building with a maximum height of two stories.

A current concern of the Deerfield Volunteer Fire Company is the lack of adequate water pressure at certain hydrant locations. A hydrant test was conducted in 1990 to determine the pounds per square inch (psi) pressure at locations throughout the Town. A value lower than 40 psi is considered poor and of concern for providing adequate fire protection.

Of the 56 active hydrants tested, three fell below the 40 psi threshold. They include locations at Trenton and Tarlton Roads (35), Domser Road (30) and the middle of Smith Hill Road (10). The hydrants on Evergreen and Prescott Roads both tested at the borderline of 40 psi. So while the vast majority of the hydrants have adequate water pressure, there are locations where the test figures should be of concern to the Town.

## **Police**

The Town of Deerfield has a Constable but the primary police protection is provided by the Oneida County Sheriff and New York State Police patrols. The resident survey outlined later in the plan indicates that people find the current method of police protection to be adequate. Given the current size of the population in Deerfield, these results are not likely to change in the near future.

## **Schools**

The Town of Deerfield is serviced by four different school systems including the West Canada Central, Poland Central, Holland Patent Central and Whitesboro Central School Districts. As shown in Map # 11, the boundary line runs east to west and is located north of Route 8 and Walker Road. Most of those children living north of the line attend the Poland schools while those south of the boundary attend schools in the Whitesboro District. The only school building actually located in the Town of Deerfield is the Deerfield Elementary School on Schoolhouse Road. Children in grades K through 6 in the Whitesboro School District attend this school and approximately 60% of all students are from Deerfield. The remaining students come from the Schuyler and Marcy Townships. Students in Grades 7-12 attend either a Junior or Senior High School in one of the four Districts.

## **Trash Collection**

At present there are approximately five different trash haulers that collect garbage in the Town of Deerfield. Each property owner contracts separately with the company of choice and these companies must comply with the recycling laws established by the Herkimer Oneida County Solid Waste Authority. The Town does have certain collection days for the



pick-up of brush and large items like appliances, old furniture etc. This system appears to function adequately until a more detailed study can be completed in the future.

### **Snow Plowing**

The roads and streets in Deerfield are plowed and maintained by either the State, County or Town depending upon ownership and contractual arrangements with each other. Currently, the road network is cared for in an adequate fashion by each government and any future expansion decisions must take into consideration the capabilities of that entity.

## ***Citizen Participation Process***

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### ***Background***

Early in the comprehensive planning process, the Planning Board decided that if this plan was to be effective it must truly represent the views of Deerfield residents. The Board members recognized that they might have a different view of land use issues and trends since they deal with them on a regular basis. It was therefore important to obtain the input of average citizens and Town officials as the planning effort progressed. In this manner, the final plan would better reflect the attitudes of the community as a whole.

Once the results of the resident survey were tabulated, the Planning Board members had a good idea of what the main issues in the Town were. Because Deerfield is primarily a single family residential community with gradual growth, they did not expect a wide variety of views on how the Town should develop (for example: growth Vs no growth, commercial Vs no commercial). A more comprehensive, statistically correct survey would therefore not be necessary. Instead, a more personal, interactive approach to obtaining citizen input would be best suited for Deerfield.

To accomplish this, the Planning Board established a two-part process for gathering input. The first was to establish a committee of average citizens who would volunteer their time toward this effort. They would work directly with the Planning Board and offer comments on the Comprehensive Plan as it developed. The second way to solicit input was to hold a series of public presentations as various phases of the effort were completed. This would give the public an opportunity to review the information as it developed. In combination, these two efforts established a frame work for continuous, ongoing input from citizens in the community.

### ***Citizen's Advisory Committee***

The first step in this process was to appoint a Citizen's Advisory Committee to work directly with the Planning Board on the comprehensive Plan. Members were selected from each of the neighborhoods and areas of Town. They represented a good cross-section of Deerfield residents and came from various walks of life.

A series of meetings were held with the Citizen's Advisory Committee over a five month period. At the initial meetings, the members were given an overview of the development review process. They were also presented with all of the Existing Conditions information gathered by the Planning Board and it's consultant. This provided them with the background necessary to make independent judgments and ask for further information.

In fact, at one session the committee had Mr. Joe Walsh from the Cooperative Extension office come and speak to them about State Agricultural Districts. He gave a presentation on this subject and provided additional details on current State Agricultural laws. It was this desire to have more knowledge about the subjects at hand that made this such a good Citizen's Advisory Committee.

Once the citizen committee had examined all of the Existing Conditions information, they reviewed the set of preliminary goals established by the Planning Board. Several changes were negotiated between these two groups in joint sessions. The citizen committee also came together at a later meeting to discuss the Preliminary Policies prepared by the Planning Board. Once again, some amendments were made to reflect their views on specific issues.

Finally, members of the Citizen's Advisory Committee assisted in the review of this

comprehensive Plan. Having been involved throughout the planning process, they acted as a knowledgeable third-party editor of the final document. It is clear that this group of volunteer citizens played a major role in the development of this plan. Their input has helped to ensure that it truly reflects the views of most Deerfield residents and property owners.

### ***Public Presentations***

A series of four public presentations on the Comprehensive Plan was held at the Deerfield Town Hall. The first session involved a presentation of the Existing Conditions information gathered by the Planning Board and the consultant. At the second presentation, a review of the analysis and findings was given. The list of preliminary goals developed by the Planning Board and Citizen's Advisory Committee were also discussed at this time.

The purpose of the third presentation was to review the more detailed buildout analysis for the areas of possible future growth. Another accomplishment at this session was the review of both the Goals and Policies Statements which are included in this final plan. The fourth and last public meeting was used to present the draft Comprehensive Plan and corresponding Proposed Land Use Map.

At each of these sessions, a number of questions were asked by the public and in some instances, changes made to the Plan. There was, however, overall consensus throughout the process that the Planning Board and the consultant were moving in the proper direction. Those in attendance believed that the right issues were being discussed and that the plan is indicative of the community's interest.



## ***Trends in Growth and Development***

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### ***Residential***

As detailed in the Existing Conditions-Population section of this Plan, the total number of residents in Deerfield has remained steady over the past three decades. This trend of stability is expected to continue into the next century. Yet even though the total population figure has not changed, there was an increase in total number of housing units from 1,189 to 1,352 between 1980 and 1990. These were almost exclusively single family, owner occupied homes.

Some of this housing demand was the result of people moving away from the more urban neighborhoods of Utica and surrounding villages. This "suburbanization" process is a national trend resulting from a more affluent and mobile society. People want newer homes on larger lots in areas with lower density. Past problems in the Utica School District have also encouraged people to move into Deerfield and the four quality School Districts.

Several areas in Deerfield have experienced new residential construction over the past ten years. Some of the more noticeable locations include Davis Road, Miller Road, Cosby Manor Road, and the Ramblewood and Weaver Meadows developments adjacent to Trenton Road. Poor soil conditions and the lack of public sewer and water have limited, to an extent, the number of homes constructed in the northern areas of Town. In areas where public utilities are available, only market demand and the affordable median housing value (\$83,800.) have limited the amount of new construction.

Over the next ten years, continued growth and development of single family homes is anticipated in the Town of Deerfield. Completion of the Marcy-Utica-Deerfield (MUD) transportation project and improvements to State

Route 8 make most areas of the Town readily accessible. Other factors pointing to growth in the area include expansion of the Riverside Mall, increased employment levels at the Fleet Bank Operation Center, the City of Utica's plans to develop Harbor Point in North Utica and the presence of the SUNY College of Technology opposite the Riverside Mall. These factors combined with nice residential neighborhoods and a quality school system make Deerfield an attractive Town to live in for years to come.

### ***Commercial***

While residential growth is the primary trend in the Town of Deerfield, there has also been additional commercial growth in certain locations. Most of it has been directed toward the Horatio Arterial area adjacent to N.Y.S. Route 12. Three substantial automobile/truck dealerships, a veterinary office, a humane society, a restaurant/bar and other miscellaneous automotive businesses have located there. Even with this activity, there are still parcels available for further development.

Given the high visibility of this location, the Town can expect to see additional commercial uses locate along Horatio Arterial. The only thing that has prevented total buildout thus far is the inability to easily access the sites when travelling south on Route 12. The expansion now underway at the Riverside Mall, however, should increase the demand for this land. In the next 10-15 years this corridor may be fully developed with commercial operations.

Regardless of any future growth along the Horatio Arterial, the impact of this development on the Town is positive. The highway is maintained by the State and only a minimal amount of services must be provided. It is therefore in the Town's best interest to see

highway-commercial uses directed toward this corridor and away from the other areas of Town.

A second commercial area can be found on Firehouse Road between Trenton and Walker Roads. Most of this land is already occupied by Harron Cable, the Deerfield Fire Department and the Weaver Meadows townhouse development. There is still one property vacant across from Harron Cable. This will probably be developed in the near future so any significant amount of commercial construction is not anticipated at this location.

The third and last commercial location can be found in the northeast corner of the Town on N.Y.S. Route 28. A modular home park, campground and mini-mart are currently located there. A small amount of additional land is available and significant new commercial growth at that location is doubtful. The population base in the surrounding area is not large enough to support much new development. In addition, the State will be re-positioning Route 8 where it intersects Route 28. This will alter the land configuration in that area and discourage new development until completed.

### ***Industrial***

The Town of Deerfield does not have any true "industrial" businesses. It is, however, home to more office oriented uses including the Fleet Bank Operations Center on the west side of the Horatio Arterial, two television stations at the top of Smith Hill and Harron Cable on Firehouse Road. The Fleet Bank complex is a major facility employing nearly 1,000 people. Future expansion may take place there but at present the facilities are adequate for the use. WKTV and WUTR television together represent the second largest employers in Deerfield. Some 85 people work here but little expansion is anticipated based on conversations with the

General Managers from both stations. Harron Cable currently employs approximately 90 people and this figure should increase after completion of a new addition to the existing building.

A large parcel of land is located to the south of the Fleet site and holds potential for future office development. Given the recent success of the Utica Business Park in attracting large employers, this could become one of the area's next major office parks. The strategic location of this site between the Fleet Operations Center and the SUNY College of Technology makes this a real possibility. Should this happen, it would have a positive impact on the Town. As is the case with the east side of Horatio Arterial, only a minimal amount of Deerfield public services would be needed at this location.

### ***Agricultural***

While not as popular as it was during the 19th Century, farming maintains a prominent role in the economy of northern Deerfield. 4500 acres of land are included in the State Agricultural District to benefit and help protect several of these operations. Many are dairy farms that have grown over the years. As small farms have gone out of business, the land was purchased or leased by the larger farm operators. This has allowed them to remain profitable through economies of scale.

Agricultural use of land will continue to be encouraged by the Town of Deerfield. It is unreasonable, however, to expect farming to grow as an occupation. At best, the existing farms will continue at their current size. Given the popularity of large lot housing in the northern areas of Deerfield, some of this land may eventually be sold for residential development. So it is in the Town's best interest to see that both land uses are promoted in a sensible manner.

## ***Potential Areas of Future Development***

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It is safe to assume that based on past development trends, most of the new growth and development in Deerfield will be residential in nature. This is truly a bedroom community within very close proximity to most of the area's commercial and employment centers. Depending on the location, a family will be in either the Whitesboro, Holland Patent, West Canada, or Poland Central School District. These are all quality school systems that people feel good about sending their children to. As a result, homeowners will continue to be attracted to the Town well into the future.

With this being the case, three different types of housing growth should be expected. The first scenario is the continued development of homes on large lots in the northern areas of Town. A considerable amount of new construction has already taken place along Miller, Walker, Davis and Cheese Factory Roads. Additional infill development is expected here as well as on adjacent rural roads. Curb cuts will be limited on State Route 8 so County and Town road frontage will probably be targeted. Farm land that is taken out of service is also likely to be sold for new housing construction.

Trying to identify where the potential areas of development are under this scenario is extremely difficult. The reason is that there are so few limiting factors to control the location of new housing construction. While the soil conditions in the Town are clay-like and drain poorly, people have shown the willingness to build and deal with the related septic problems. Almost any location with road frontage, therefore, is an area with the potential for development.

To balance that, very few Town services are provided in the northern, rural locations of Deerfield. These are large lots with their own water and septic systems. As a result, this type of growth is sparse and does not bring with it

the problems associated with the density of suburban development.

The second scenario for housing growth is in the lower section of Deerfield where sewer and water hookups are available. People desiring suburban locations will build on lots where public utilities are present. This would include land along Trenton, Walker and Cosby Manor Roads. A few individual lots can be found on Walker and Trenton Roads but most new construction here will occur in subdivisions on adjacent land. It therefore becomes important to identify larger parcels of land with both road access and public utilities.

Some of the primary locations would include land east of Walker Road, the larger parcels opposite Weaver Meadows on Trenton Road and the proposed Ramblewood Crest subdivision just north of the Deerfield Elementary School. These areas are in close proximity to other housing developments and will be in demand if subdivision approvals are obtained. Moreover, this type of housing construction is desirable to people looking for suburban locations which are not in the rural areas.

Since these locations are already serviced by public utilities, they should be developed in the near future. The potential impact to the community is already known and being considered in the subdivision review process by the Deerfield Planning Board. As a result, this housing development will not be reviewed in any more detail under this master planning process.

The third and final scenario for residential growth is in locations not serviced by municipal sewer and water but in close proximity to these lines. If these utility lines were to be extended further, new areas would open up for suburban residential development. This, in turn, would have a positive impact on the Town if the

growth is properly planned. In order to do this, though, the feasibility of extending sewer and water has to be evaluated with regard to cost, potential future demand and availability of financing.

If such extensions prove feasible and are initiated by the Town, a significant amount of new housing construction may result. Currently vacant land may be developed by the current or future owners. One of the primary reasons for little interest being shown thus far has been the lack of a public water supply to these areas. There is also the added potential of providing water to locations in Deerfield where existing homes and businesses are having problems obtaining adequate water pressure.

The key to understanding future growth in Deerfield can then be found through further investigation of the third scenario listed above. This will be accomplished by showing in more detail the feasibility and impact of extending sewer and water lines in Deerfield. The next section will concentrate on three areas where the combination of buildable open land and adjacent utility lines can be found. Those locations include the Trenton Road/Miller Road area, the Smith Hill/Grace Road area and the Cosby Manor Road area. Each one of these areas meets the open space/adjacent utilities criteria and are in close proximity to services of the greater Utica area.

## ***Residential Development Analysis***

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Three areas were identified in the Trends in Growth and Development section of this plan that exhibit the potential for future residential development. They include the Trenton Road/Miller Road area, the Smith Hill/Grace Road area and the Cosby Manor Road area. Each of these locations meet the criteria of having large amounts of open, buildable land and are in close proximity to existing public utilities (primarily water and sewer). As a result, large amounts of new residential growth may occur if it is financially feasible to extend services to the properties.

The availability of large amounts of open land alone does not guarantee that residential subdivisions will be built. The cost of extending public water lines may be prohibitive to current and future property owners. Larger road front lots would then be subdivided and sold for less dense residential development with well and septic systems. While this would change existing development patterns in Deerfield, it would not have the same impact on Town character and services that the larger scale construction would.

### ***Methodology***

Several factors must be evaluated to determine the likelihood that utility lines would be extended into these undeveloped areas:

- 1. Utility Line Extension Costs** - The actual cost of extending water or sewer lines must be estimated based on an Engineering Study and discussions with local contractors. This will give the Town a realistic figure to utilize in calculating the amortization of financing.
- 2. Buildout Analysis** - Based on the physical constraints of the land (such as topography, shape of the parcels and road access), the amount of residential development which could

occur must be anticipated. This will establish the number of housing units that can contribute toward the cost of extending the lines. The potential road network into the newly developed areas must also be considered since a primary concern under this plan is the impact of growth on public services.

**3. Market Demand** - If public utility lines are run to these locations, will the local real estate market support this amount of new construction? It is important to know how many homes will be built by developers and when. Construction costs for the utility line extensions must be financed through the sale of bonds. This debt will be passed on to property owners and must be spread amongst a large enough number of homes for it to be affordable.

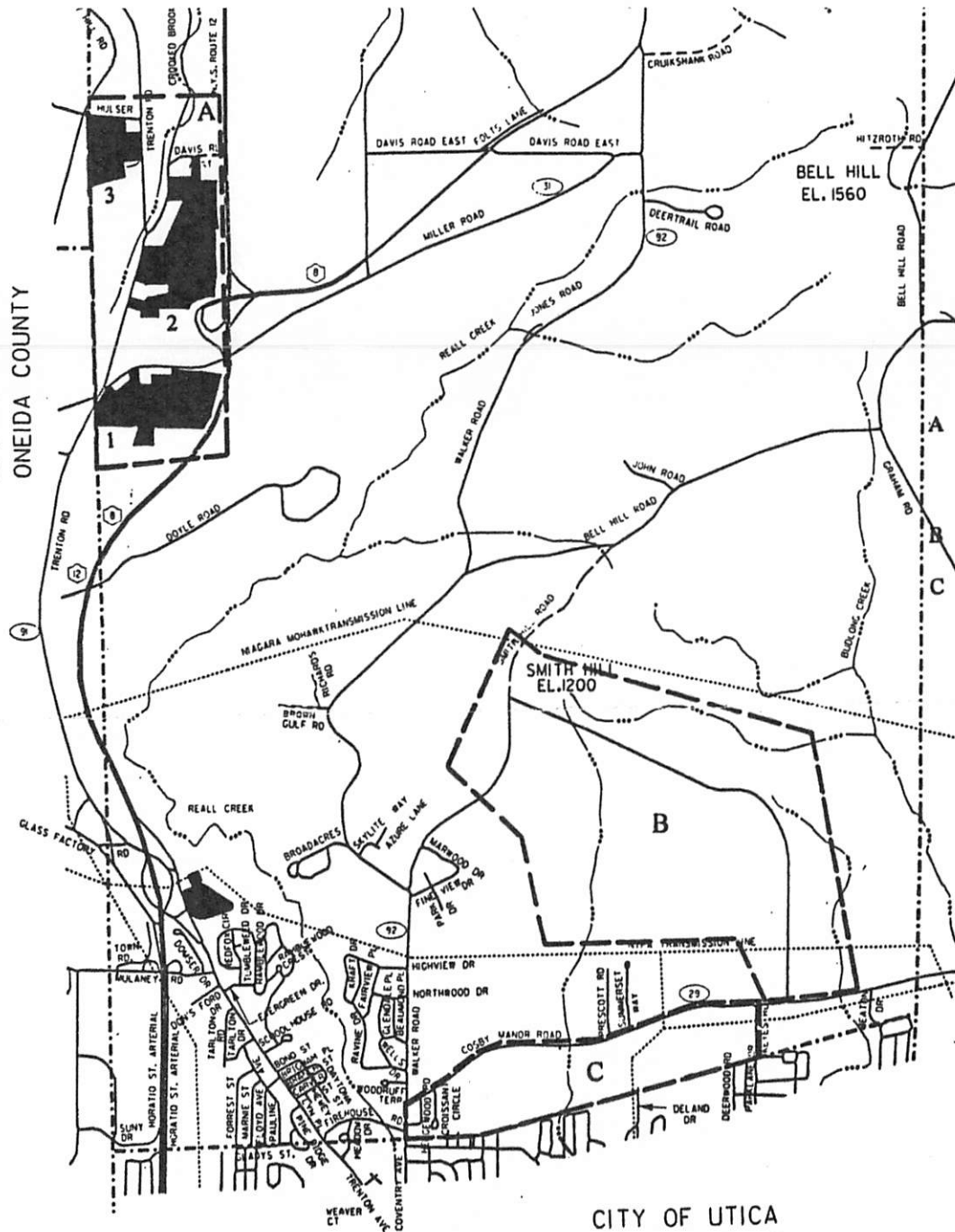
**4. Public Interest In Project** - The amount of interest in such an effort from current property owners must be gauged. This would include homeowners who would tap into the service immediately and landowners that may wish to sell the land for development or develop it themselves. The adequacy of existing water supplies will play a role in the demand for the project. If the current supply is limited or of poor quality, the property owners may be eager to have public water. The same can be said for residents with septic system problems. Yet even if there is considerable interest, the cost of supplying either sewer or water service must be within the financial means of homeowners.

### ***The Trenton Road Study Area***

#### **Background**

One of the primary assets of this study area location is the quick access to N.Y.S. Route 12 from upper Trenton Road. Within a few minutes, a person can be on a major highway with access to the Utica-Rome urbanized area.

TOWN OF MARCY  
ONEIDA COUNTY



TOWN OF SCHULYER  
HERKIMER COUNTY

# KEY:

- A The Trenton Road Study Area
- #1 Miller Road Location
- #2 Crooked Brook Road Location
- #3 Hulser Road Location
- B Smith Hill/Grace Road
- C Cosby Manor Road Study Area

CITY OF UTICA  
ONEIDA COUNTY



PREPARED BY:  
CARMINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



## TOWN OF DEERFIELD MASTER PLAN Map 12: Residential Development

TOWN SUPERVISOR:  
DONALD YOULIN  
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON



This ability to live in a rural location and reach the major employment centers in a short period of time has proven attractive to many people. Given this scenario, the Trenton Road Study Area can expect to see continued residential growth in the next decade.

There has already been a moderate amount of housing development in this area over the past 10 years or so. Much of the frontage along Miller Road from Trenton Road to Route 12 has been occupied by single family homes. This is the most densely developed location in the study area. In fact, it has the appearance of a suburban street that would be found on the lower end of Town. Even with this density, there still is a considerable amount of open land to the rear of these parcels on the southern side. This would be a likely location for new housing construction if water lines were extended to this area.

A number of homes are scattered along Trenton Road but tend to have larger lot sizes than those found on Miller Road. There is also some minor commercial development here but it is limited in scale. In the northernmost part of the study area where Trenton and Hulser Road intersect, vacant road frontage can still be found. As is the case with Miller Road, there is a considerable amount of open land to the rear of Trenton, Crooked Brook and Hulser Roads.

The only thing preventing a substantial amount of new development in this area is the lack of public water service. While the land may be ideal for residential subdivisions, a good water supply would be needed to obtain increased density levels. Some of the homes on Trenton Road already have inadequate water pressure from their wells. This discourages development and limits new construction to scattered, large lot housing.

### **Utility Line Extension Study**

Based on preliminary Engineering Review and cost estimates prepared by Rotundo & Walker, the concept of extending public water to the upper Trenton Road area from Miller Road north to Hulser Road is potentially feasible. The distribution supply of water is adequate to service the line extensions in the study area. As for the financial feasibility of the project, it would be contingent upon there being enough housing units and government financing to pay for retirement of the construction debt.

### **Buildout Analysis**

Properties to be serviced would include those parcels along and immediately adjacent to Trenton Road from Miller Road north of Hulser Road. Miller Road from Trenton Road East to N.Y.S. Route 12 would also be included here. Extension of water to Crooked Brook Road, Coombs Road and Trenton Road north of Hulser Road would not be feasible. This is due primarily to the cost of construction related to the limited number of homes that would be serviced. The rough topography also limits the possibility of substantial new development being constructed in the future. The resulting cost to each property owner would be far in excess of what is deemed reasonable.

There are currently some 20 houses located on Miller Road between Trenton Road and Route 12. Approximately 27 houses and 5 commercial buildings are located along Trenton Road from Miller Road to Hulser Road. One house is situated on Hulser Road between Trenton Road and Curry Hill Road. This brings a total of 48 residential homes and 5 commercial structures in the study area.

A number of large undeveloped parcels of land are also situated adjacent to Trenton and



Miller Roads. After reviewing the topography, shape and road access for each parcel, three locations appear most capable of supporting higher density residential subdivisions. The areas in question are designated on Map # 12 as study area A. The locations include: the property east of the Miller/Trenton Road intersection along with the adjacent parcels behind the homes on Miller Road; the parcels which lie behind the frontage building on the eastern side of Trenton Road where it intersects Crooked Brook Road; and the rear property at the corner of Trenton and Hulser Roads. With the exception of the Trenton/Hulser Road property, each of these sites will require consolidation of multiple lots with different owners.

#### Trenton Road/Miller Road Location

This site is probably the most desirable of the locations for three reasons. The first is that access can be obtained from both Trenton Road and Miller Road. The second reason is that the site provides some spectacular views looking down the side of the valley. The third reason is that the extension of public septic sewers is possible here in addition to public water. As a result, smaller lot sizes, and hence increased density, are possible. It is this last factor that makes the site more financially attractive than the other two.

As depicted on Buildout Map # 13A, it is possible to obtain approximately 105 lots from a subdivision at this site. The diagram takes into consideration the ravine running through the property. Also incorporated is a wooded buffer area between the residential lots and N. Y.S. Route 12 on the eastern edge of the site.

Individual lots are approximately the same size as those currently fronting Miller Road. This scenario assumes the provision of both water and sewer with an R-2 Residential Zoning Classification. It also assumes the

consolidation of five separate parcels, each under different ownership. There is also the possibility of building a cluster subdivision which would take advantage of the views and preserve open space. For the purposes here, however, the maximum number of lots that can be obtained is needed to assess the feasibility of extending water service to the area.

#### Trenton Road/Crooked Brook Road Location

Unlike the Miller Road location, this site is not close enough to have septic sewers extended to it. As a result, each lot developed must have a minimum of 20,000 square feet. A review of adjacent lots on Trenton Road indicates an average lot size greater than this. For the purpose of this study, then, each lot estimated will be approximately 40,000 square feet in size.

As depicted on Map # 13B, it is possible to create approximately 60 lots at this location. Access is provided at three different places on Trenton Road and at a single place on Davis Road. This buildout assumes the provision of public water which will be tapped into on Trenton Road. It also assumes the consolidation of four separate parcels, of which three are in common ownership.

#### Trenton Road/Hulser Road Location

Since water service will be extended across Hulser Road, the adjacent properties must also be considered for future subdivision and development. On the north side of Hulser, one home has already been constructed on a single lot. The remaining property on that side of the road was sold recently to a person who intends to construct only a single family house. As a result, it is unlikely that substantial housing construction will take place at that site in the near future.

# Map #13A



Trenton Road

Miller Road

Ravine

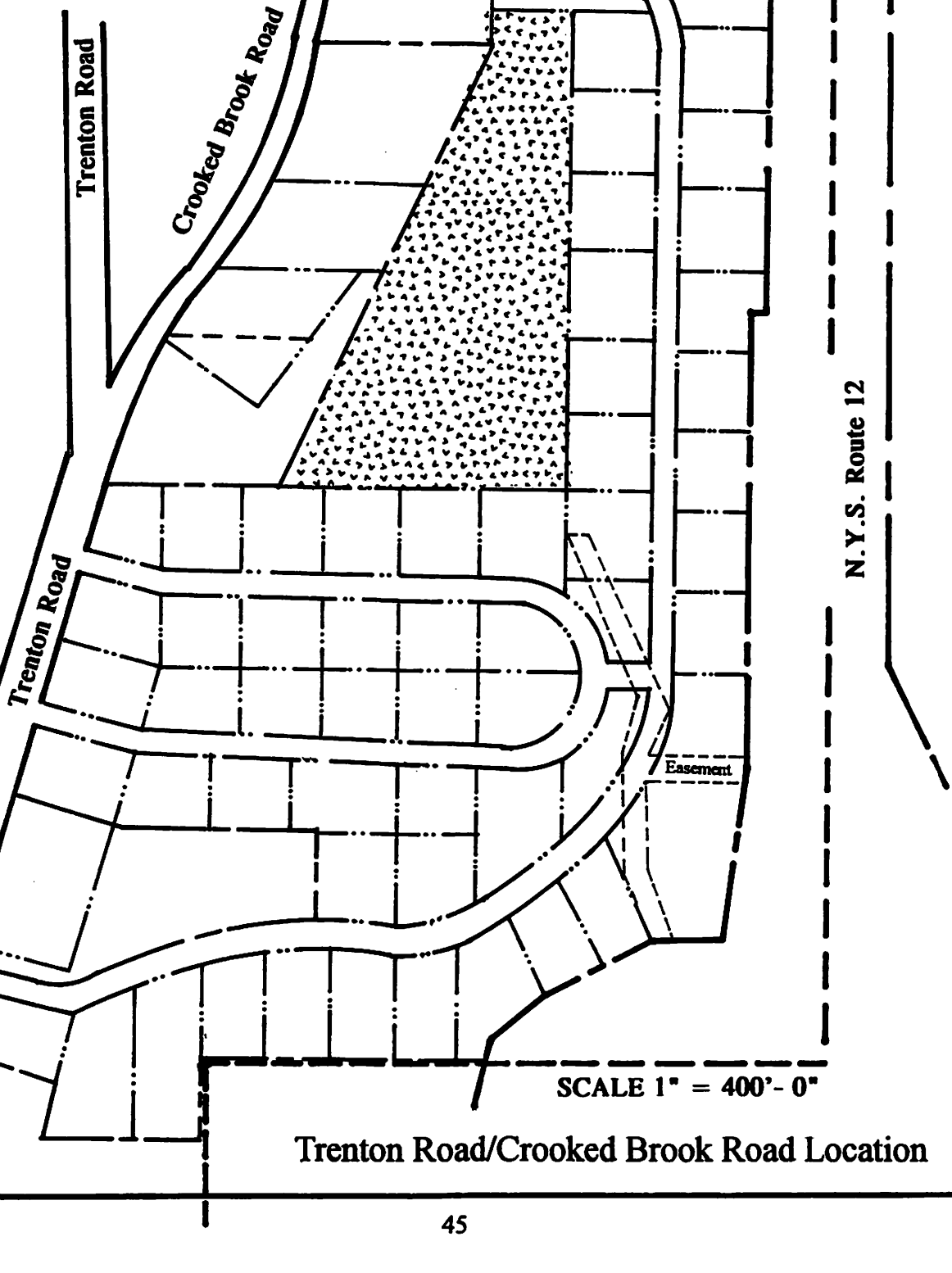
100 x 250 = .6A

N.Y.S. Route 12

SCALE 1" = 400'-0"

Trenton Road/Miller Road Location

# Map #13B



On the south side of Hulser Road is a 40+ acre parcel which may be subdivided and developed for single family homes if public water is provided. As depicted in Map # 13C, it is possible to obtain approximately 23 parcels from this property. This assumes public water on-site and individual septic systems.

#### Anticipated Residential Lots In The Trenton Road Study Area

Based on the projected number of lots at these three buildout locations along with the existing residential and commercial structures, the following is a list of anticipated properties to be serviced by the proposed water extension:

Buildout Area #1	
Trenton Rd/Miller Rd	105
Buildout Area #2	
Trenton Rd/Crooked Brook Rd	60
Buildout Area #3	
Trenton Rd/Hulser Rd	23
Existing Residential	48
Existing Commercial	5
Total Lots in Study Area	241

#### **Market Demand**

In an effort to further explore the potential for future residential development in the Trenton Road Study Area, certain local real estate experts were consulted to obtain their thoughts on this matter. Ron Campion of E.S. Campion Associates and Addie Kehoe of Kehoe Real Estate agreed to assist the Town of Deerfield with this project. They were first asked for a comparison of recent real estate transactions in Deerfield and neighboring Towns. They chose Marcy and Paris and looked at home sales beginning in 1986 and continuing on halfway into 1992.

The following information was prepared by Ron Campion with statistics obtained from the Greater Utica-Rome Board of Realtors:

#### NUMBER OF HOME SALES

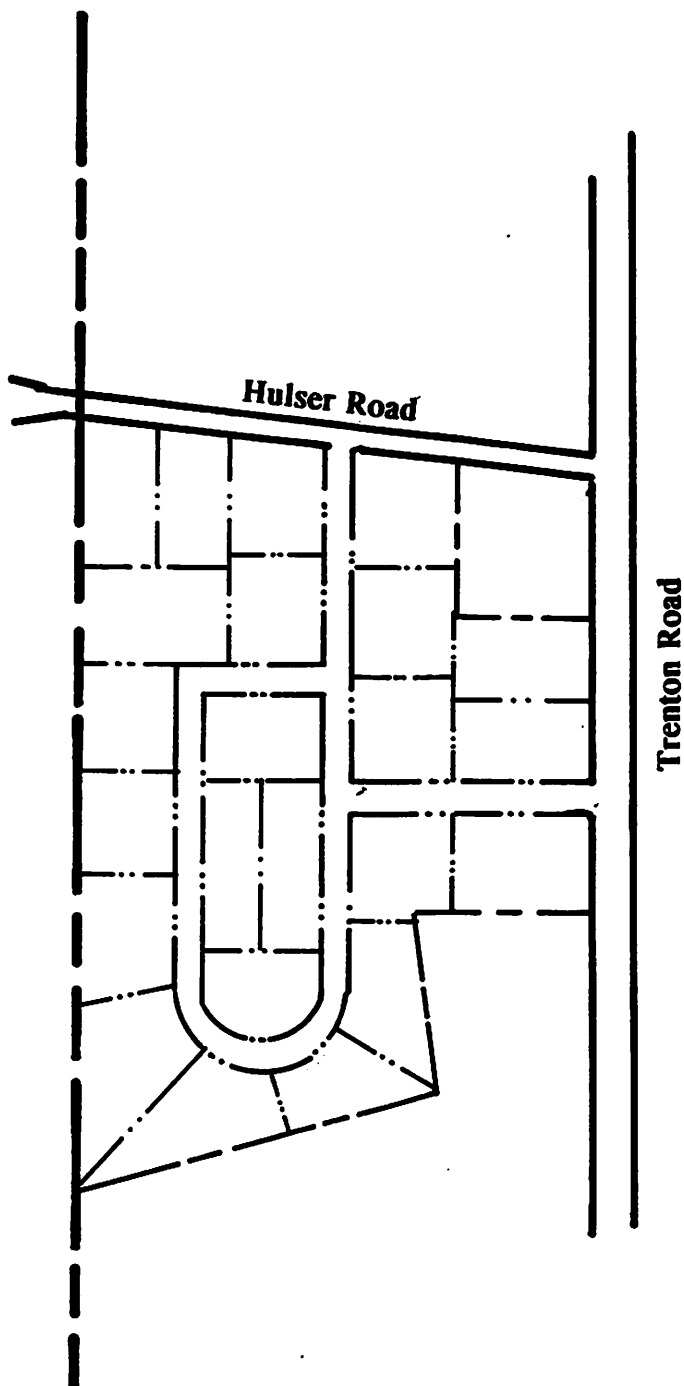
<u>Year</u>	<u>Town of Deerfield</u>	<u>Town of Marcy</u>	<u>Town of Paris</u>
1992	12	7	8
1991	34	32	21
1990	31	40	29
1989	39	39	28
1988	41	39	42
1987	54	31	36
1986	37	46	35

#### AVERAGE HOME SALES PRICE

<u>Year</u>	<u>Town of Deerfield</u>	<u>Town of Marcy</u>	<u>Town of Paris</u>
1992	\$93,016	\$124,928	\$86,562
1991	\$84,216	\$ 94,176	\$73,466
1990	\$85,970	\$106,117	\$88,537
1989	\$96,447	\$ 88,247	\$79,130
1988	\$84,736	\$ 85,506	\$80,784
1987	\$76,078	\$ 80,935	\$50,969
1986	\$64,031	\$ 61,170	\$56,442

The second question posed to Ron and Addie was whether or not they felt that newly constructed homes in this area would sell if public water supply were provided. Based on the above listed information and their wealth of experience in the local real estate market, both were of the opinion that this area holds great potential for future residential growth. By

# Map #13C



400 ?

SCALE 1" = 40'

Trenton Road/Hulser Road Location

extending the water service into this area, new development would be encouraged. The location has great accessibility to Route 12 and the view down the side of the Mohawk Valley is a good selling feature. Up until now, the primary problem has been the poor quality and supply of water from ground wells.

### **Public Interest In Project**

For many years, residents in the Trenton Road/Miller Road area have voiced concerns to Town Officials about the lack of water supply in their ground wells. They have also been dissatisfied with the high sulphur content of the water they are able to obtain.

This same condition was echoed in 1992 by a member of the Citizen's Advisory Committee; the group that is assisting the Town in updating its Master Plan. He stated that the situation was so bad that people have had difficulty selling their homes. Banks are not accepting the well water test results because there is inadequate supply of water to service the houses.

On March 17, 1992, the Town of Deerfield held a public meeting with residents from the Trenton/Miller Road area to discuss this water issue. Some 20 property owners were in attendance and they confirmed that the water problem was in fact true. Many of them have had to drill several wells and still have inadequate water supply. One homeowner from Miller Road stated that the problem has been worse since improvements were made to nearby State Route 12.

In summary, all of the people present were in complete support of this project and indicated that their neighbors would also be. This is true even with the added cost of individual service connections of between \$500. - \$1,000. per home. An expense such as this, they

claimed, would be outweighed by the vastly improved water service. This same level of support was expressed by people in attendance that own large tracts of land in the area. They may be willing to develop these parcels if the water extension project moves forward.

### ***The Smith Hill-Grace Road Study Area***

#### **Background**

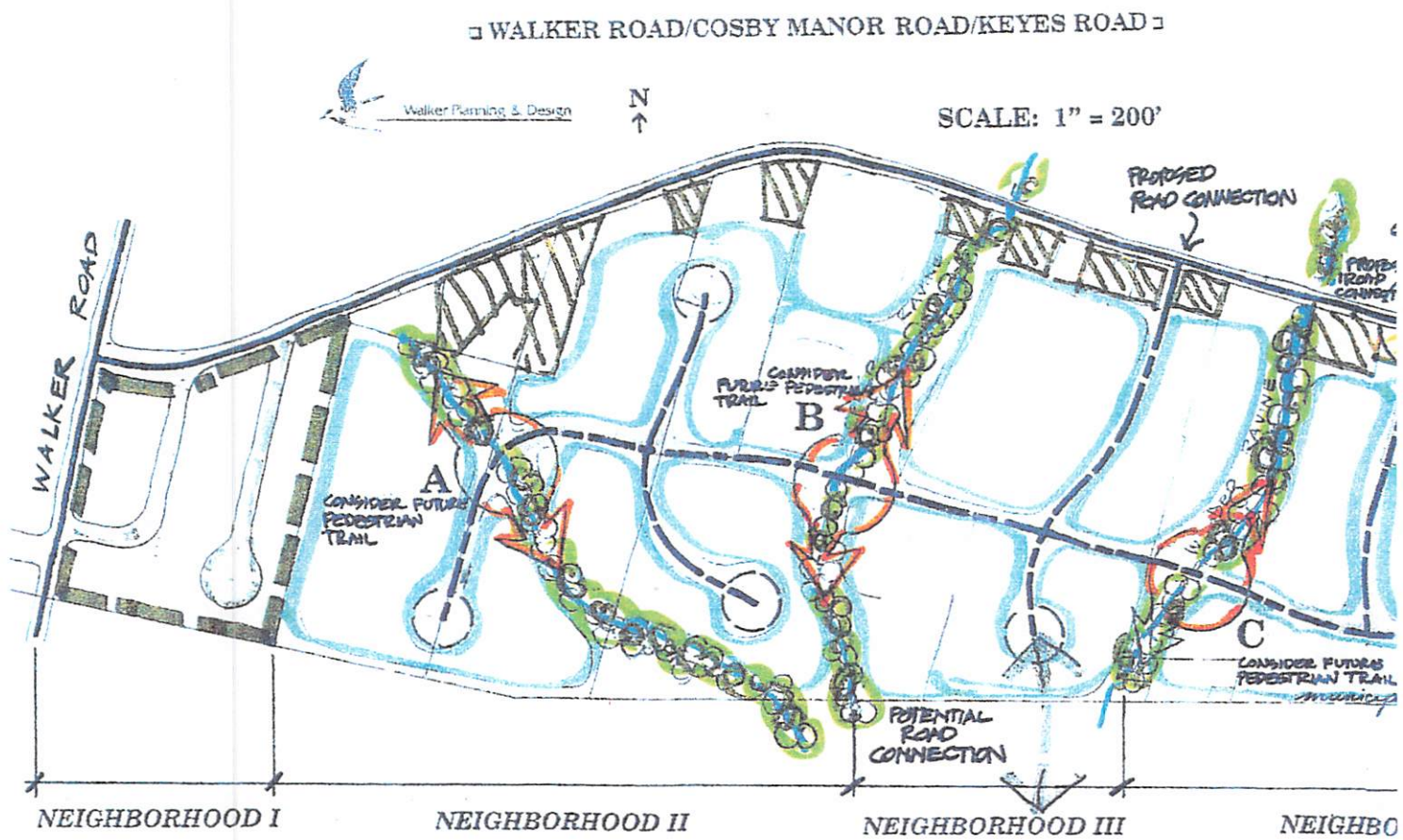
This study area includes: the undeveloped frontage lots from the middle of Smith Hill Road to the top of Smith Hill; and all of the land to the north and south of Grace Road between Cosby Manor Road and the top of Smith Hill. As with the Trenton-Miller Road location, this area has experienced some new residential construction in recent years. Most of Walker Road to the south is fully developed. This area would logically become one of the next high growth locations in the Town of Deerfield.

The Smith Hill-Grace Road area is not currently serviced by public water or sewer lines. Residential growth can still take place with septic systems but public water would still be a necessity. Both of the television stations at the top of Smith Hill have historically had problems obtaining adequate water supply from ground wells. This same condition can be expected along Grace Road, especially if any kind of housing density is desired. Prior to conducting a buildout analysis, however, it is important to assess the feasibility of extending water lines to this area.

#### **Utility Line Extension Study**

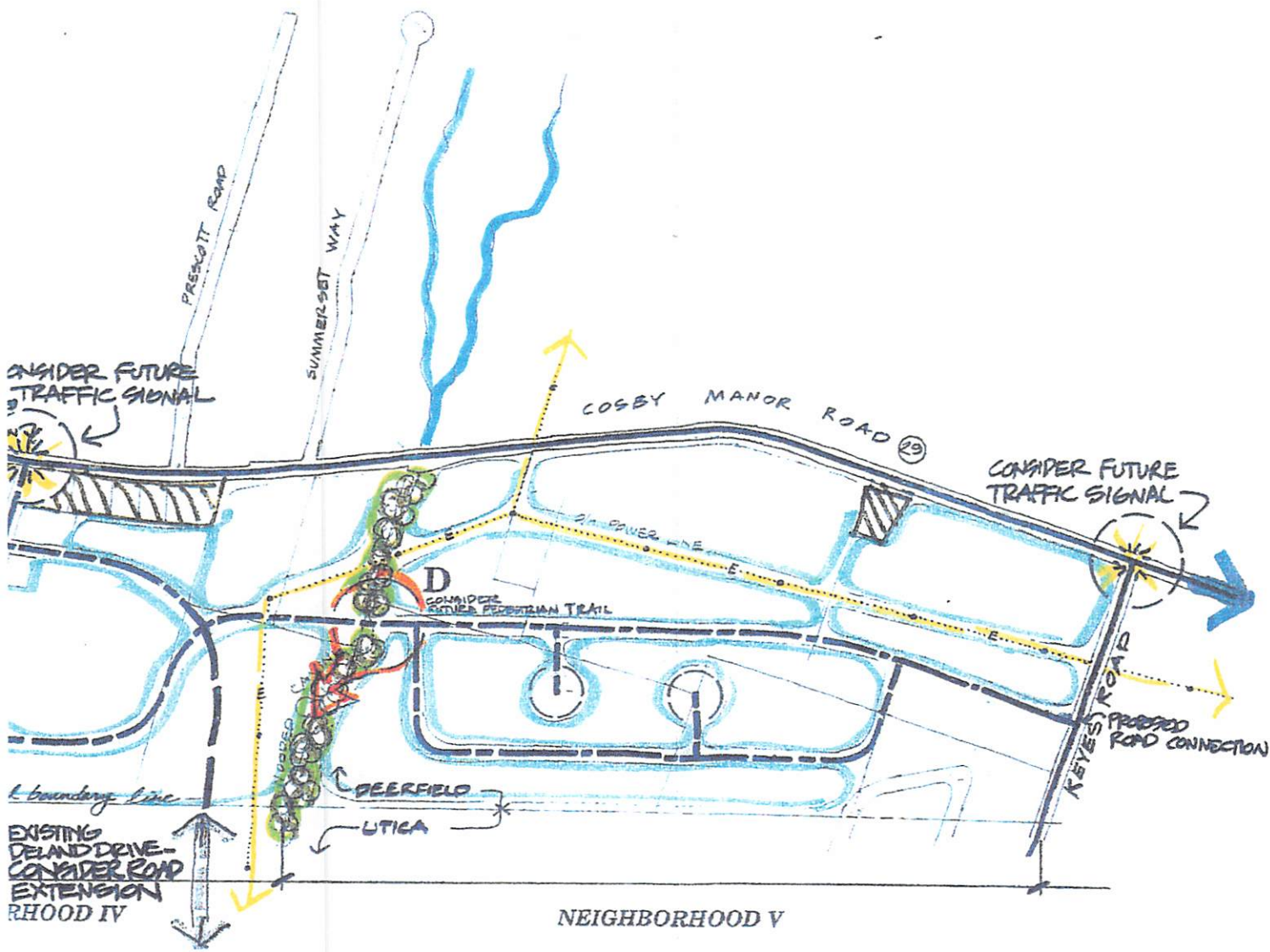
The firm of Walker Planning and Design (WP&D) was retained in 1992 to prepare a Planning Level Study of public water distribu-

TOWN MASTER PLAN  
LAND USE STUDY  
PROPOSED "BUILD-OUT" SCHEME



DEERFIELD M  
Map 14: Cosby Ma





MASTER PLAN  
for Road Study Area



tion to the top of Smith Hill. A new water line would extend up Smith Hill Road to where the television stations are located and then run down Grace Road to Cosby Manor Road. This would service future residential growth throughout the study area and also supply the television stations with much needed water.

Because the intent here is to service future growth, the public water supply improvements would have to be of an appropriate size. According to the study report, sufficient quantity and pressure does not exist in the Water Service Area. The approach was to tap into an existing 8" line near the intersection of Walker and Smith Hill Roads. But since an adequate water supply and pressure is not present in that line, new transmission facilities would have to be connected directly to the Utica Reservoir on Trenton Road.

The total cost of this project is estimated at \$3.7 million in the WP&D Study. While this extension would service a potentially large development area, the current number of water users is quite small. Property owners would be unable to pay the debt service on this sum because there is so little development there now. The Town would have to pay this expense in the interim and it is unreasonable to expect all taxpayers to absorb the cost for a project that is benefitting so few people. The result is that the proposed water extension to the top of Smith Hill is not feasible as proposed.

### **Conclusion**

Due to the prohibitive cost of supplying water to the Smith Hill-Grace Road area, any further development analysis at this location is not necessary. Without public water, only large-lot housing can be constructed along the road frontage of Smith Hill and Grace Roads. Growth such as this will not create congestion

or place a heavy demand on public services. Further development on the rear property is also unlikely given this scenario. As a result, the proposed land use for this area should be Rural Residential in anticipation of large-lot residential construction.

Based on additional study of the current water system, it was discovered that a small 3" water line could be extended up Smith Hill Road to service the two television stations. This extension would tie into the 8" line on Walker Road and provide enough water for domestic usage. There is not enough supply or pressure to provide fire protection so the intended use is quite limited. The cost is significantly lower, however, with a price tag of about \$200,000. So while the major water extension project cannot move forward, there is some hope that WKTV and WUTR can be assisted with this effort.

## ***The Cosby Manor Road Study Area***

### **Background**

This study area includes the land situated south of Cosby Manor Road to the Utica City line between Walker and Keyes Roads. It is natural to expect additional residential growth here over the next ten years. This land lies directly adjacent to fully developed subdivisions in North Utica. People looking for reasonably priced suburban lots in this area will consider the Cosby Manor Road neighborhood due to its convenient location and inclusion in the Whitesboro School District.

New residential construction has already taken place on Cosby Manor Road but much of the land to the south remains open. This area was once all farmland and some is still used for

this purpose. As farming continues to decline as an occupation, it will be sold for residential development or remain vacant.

Since there is no public sewer service to this area, any new housing would have to be built with the use of septic systems. This makes the development of subdivisions less likely and encourages construction along the frontage on Cosby Manor Road. As a result, most of the land between this road and the Utica City line remains vacant.

When this happens, Deerfield does not benefit because public services are already provided to homes on Cosby Manor Road and connecting streets. The additional cost of servicing new residential subdivisions would be minimal compared to the new tax revenue generated. It is therefore wise to encourage well-planned subdivisions to the south of Cosby Manor Road rather than individual homes on the road frontage.

If a public sewer line were extended to this neighborhood, additional residential structures could be built. Developers would also be more interested in this land since they could build more units and have an easier time selling them. The resulting sewer extension is beneficial to the Town, the developer and future homeowners.

#### **Utility Line Extension Study**

With this in mind, the Town of Deerfield hired the Laberge Group to conduct a feasibility study for sewer system improvements along a corridor south of Cosby Manor Road. The proposed improvements include the installation of a main line trunk sanitary sewer and related appurtenances. This line would begin at Cosby Manor Road approximately 1800 feet east of Keyes Road and travel south to the Deerfield-Utica boundary. It then runs west

along this boundary until it reaches the property owned by Louis Kozlowski.

This study estimated that if fully developed, some 626 new residential lots could be created here. It is assumed that a traditional subdivision development approach would be utilized for study purposes. In actuality, a cluster approach would be preferred in order to preserve open space and scenic views.

A preliminary budget figure of \$838,000. was arrived at and a cost allocation method proposed. Under this system, each acre of land or subdivided lot would be assessed an annual cost to retire the sewer line debt. An undeveloped acre of land would be assigned 10 benefit units (BU); residences would have 6 BU's units; 2 BU's for improved lots and 1 BU for approved lots. Each benefit unit would then be assessed as a \$25.00 charge annually.

If a large number of property owners wished to develop residential housing here, this proposal might work. The real problem, however, is that not all property owners are ready or willing to develop the land. A public meeting was held in March of 1992 to present this proposal and it received mixed reviews. Few of the property owners were willing to pay the charges so that the land could be developed sometime in the future.

This method of cost allocation also runs contrary to the cluster subdivision approach since benefit units would be applied to open land. An adjustment in the allocation method would solve this problem but there must still be some developer interest. Further discussions with two of the property owners indicated a desire to develop parcels on the western edge of the study area. As a result, a scaled back version of the sewer extension may be investigated.

## **Buildout Analysis**

### **Possible Negative Impacts**

The main concerns in the Cosby Manor Road area are the potential loss of open space that development may bring and the resulting traffic impact on Cosby Manor Road. Traditional subdivisions tend to maximize the number of lots obtained from a parcel of land. Each house then has a sizeable yard but all open space is eliminated.

The incremental way that large areas of land are developed may also create increased traffic congestion on Cosby Manor Road. This is already becoming a highly travelled route as detailed in the transportation section of this Plan. As parcels are developed individually, all streets will empty onto Cosby Manor Road and further impact traffic there. This is not a situation desired by either Town Officials or residents who currently live along this road.

### **Road System Design**

The solution presented here is to encourage residential development south of Cosby Manor Road but to do so in a planned, sensitive manner. This involves establishing a pre-designed road system that connects all of the separately owned parcels. It must also encourage the preservation of open space and environmental land features through the use of a cluster approach. By doing so, a quality neighborhood can be created and any impacts on Cosby Manor Road minimized. This will also allow for the use of land that would eventually be land-locked once the frontage properties are sold off.

In order to preserve open space and minimize the traffic impact on Cosby Manor Road, a plan is needed to direct future development. The likelihood of gradual, piecemeal develop-

ment in this area makes such a guide an even greater necessity. By having a conceptual "buildout" of this land as a reference, the Planning Board can better review in a comprehensive manner the development proposals before it.

The Town of Deerfield retained the firm of Walker Planning and Design to prepare this conceptual plan. The goal here was to create a road network that would efficiently distribute traffic if the land South of Cosby Manor Road were developed. It would also address the need to preserve open space and protect the wonderful views down the side of the Valley.

As seen in Map # 14, the proposed road system has a limited number of accesses directly onto Cosby Manor Road. Much of the traffic flow moves east to west. Access is provided onto Keyes Road and the land area next to the drainage ravines is maintained as open space. Even under this plan, though, access onto one or two Utica streets may be necessary. This is yet another issue which must be reviewed in the future.

Under this plan, new residential development can take place south of Cosby Manor Road. While it does not provide for the maximum density levels, it does minimize the potential negative impacts that residents in the area are worried about. This plan is conceptual in nature and will surely change as development is implemented. The Planning Board will know the goals of the plan, however, and will ensure that the end results are acceptable to residents and Town officials.

### **Public Interest in Project**

In the long run, it may be feasible to extend sanitary sewers into the area south of Cosby Manor Road. Until the demand for residential development increases, however, it is unlikely

that this project will take place. Development may begin on the western side of the study area and work it's way toward Keyes Road. This is likely to be done in a piecemeal manner by different developers.

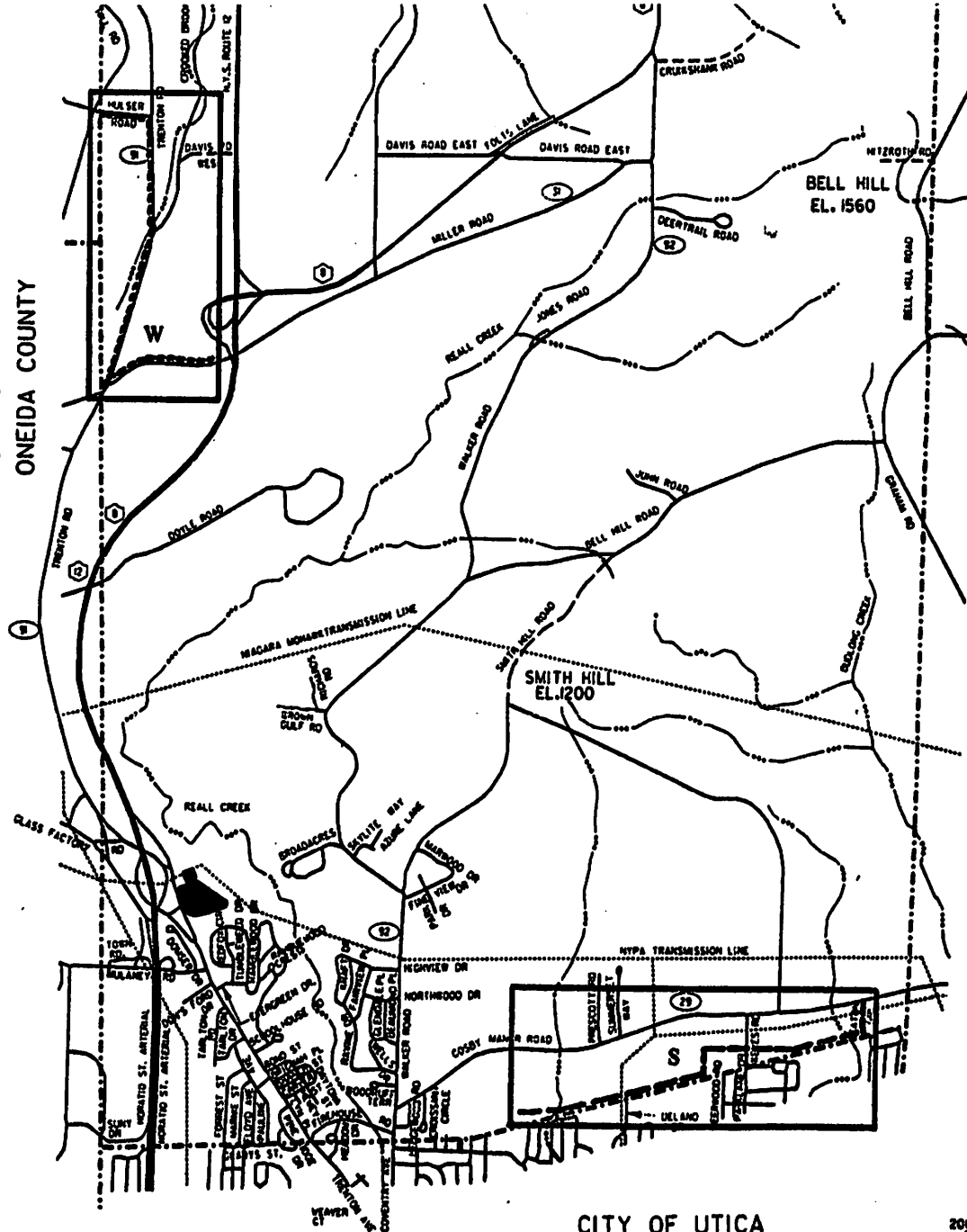
### **Conclusion**

The Cosby Manor Road area does hold future potential for residential growth. It is imperative, however, that the road system be designated on an Official Map so that it is not lost to scattered housing development. Even at present, new single family homes are being constructed along the Cosby Manor Road frontage. Without adequate protection for the road system, all of the land south of Cosby Manor Road will be "land locked" and undevelopable.

Furthermore, the Zoning Ordinance must be amended to reflect cluster subdivisions and give the Planning Board some flexibility with density levels. A total buildout of this land is not needed and could prove harmful to the Town. By the same token, developers must be encouraged to utilize this land and not allow it to sit vacant. The proposed Land Use Plan should reflect medium density residential development over the next 10 years for this area.

TOWN OF MARCY  
ONEIDA COUNTY

TOWN OF SCHULYER  
HERKIMER COUNTY



CITY OF UTICA  
ONEIDA COUNTY

PREPARED BY:  
CARLINE AVANTINI  
1992  
BASE MAPPING BY:  
STETSON HARZA



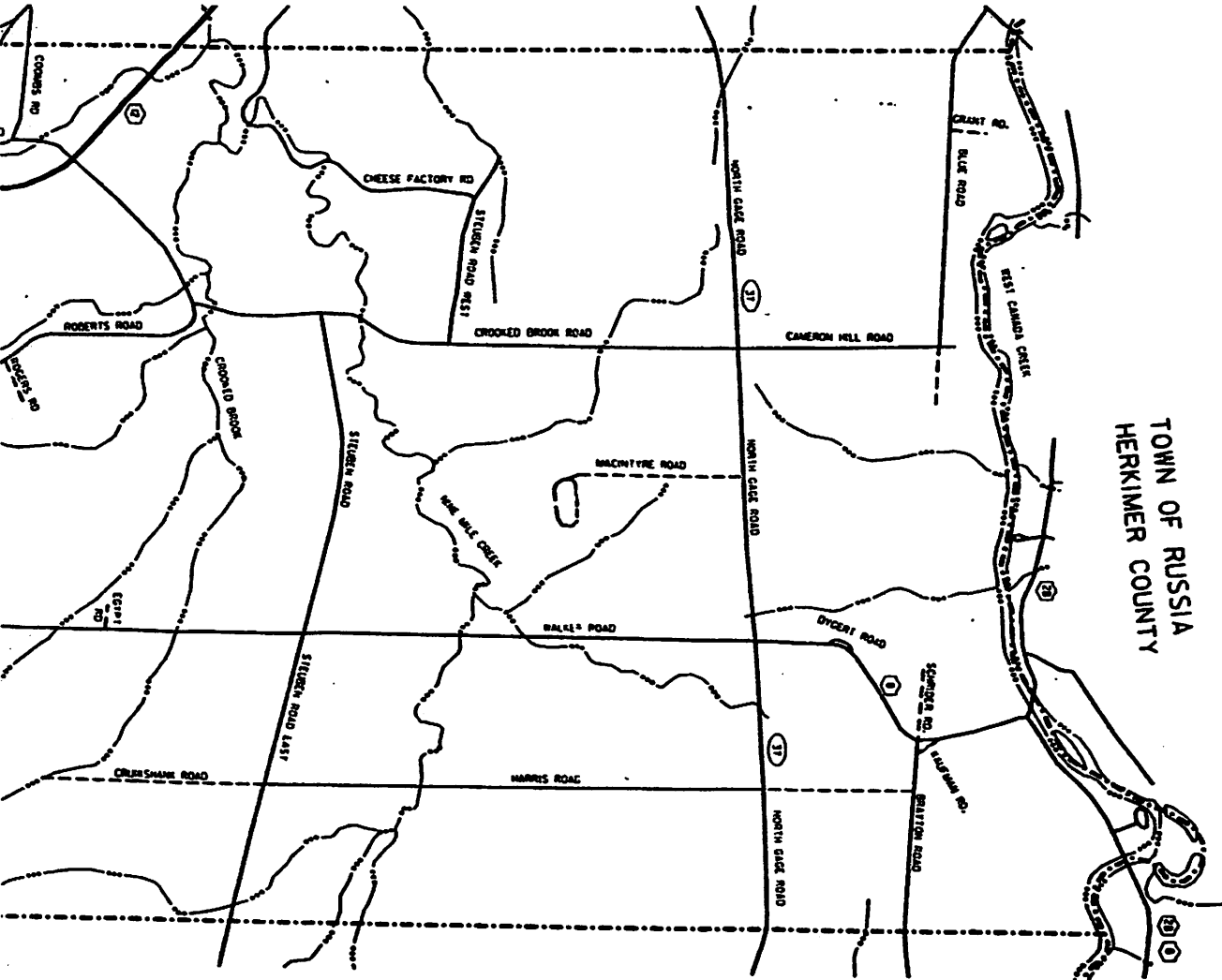
# TOWN OF DEERFIELD MASTER PLAN Map 15: Utility Extensions

TOWN SUPERVISOR:  
DONALD YOUNG  
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON

TOWN OF TRENTON  
ONEIDA COUNTY

TOWN OF RUSSIA  
HERKIMER COUNTY

TOWN OF NEWPORT  
HERKIMER COUNTY





## ***Town-Wide Goals And Policies***

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A primary purpose of the comprehensive plan is to give direction to the future use of land in a community. For the plan to work effectively, it must reflect the views of the people who live and own property there. This involves obtaining a consensus on a wide variety of issues through an aggressive citizen participation process. A common set of goals and policies can then be developed for inclusion in the plan which express these desires.

### **Development of Goals**

Very early in the comprehensive planning process, the Deerfield Planning Board recognized the need to prepare a series of Town-wide goals. These goals would not only direct future growth in Deerfield, but also address those issues most important to residents of the Town. In addition, this set of goals would give the Board an agreed upon framework which the planning process would follow. Both the Town Board and the general public would then be fully aware of the direction the comprehensive plan was moving in.

The first step in preparing a set of Town-wide goals was to develop a series of preliminary goals. This is the first draft that would undergo revisions, additions and deletions before reaching the final format. Once most of the data collection was completed, the Planning Board and the consultant jointly assembled a list of potential preliminary goals. They each had a good understanding of what the Town was about so a wide range of ideas came forward.

Two separate Planning Board Meetings were called to review this list. After considerable discussion and debate, a consensus was reached on a set of Preliminary Goals. As detailed in the Citizen Participation section of this plan, this list was then reviewed and refined by the Citizen's Advisory Committee. The revised Preliminary Goals statement was

presented at the second public presentation and received favorable comments.

It should also be noted here that the Preliminary Goals statement was published in the July 1992 Town Newsletter. This gave the public an opportunity to see what direction the Master Plan was taking with respect to the different issues. Once again, no negative comments were received so the Planning Board continued to move forward and accepted this list as the draft Goals statement. The next step was to identify a series of policies that would more precisely detail how the goals would be reached.

### **Development of Policies**

In the early stages of comprehensive plan development, it is beneficial to develop and have available a set of general goals to follow. As the plan develops, however, there is a greater need to become more specific in how the various issues will be addressed. Policies must be formulated that indicate how each of the goals will be attained. For example, a goal of the town might be the preservation of open space and the policy is to adopt cluster subdivision regulations in the zoning ordinance.

Once the draft Goals statement was completed, the Planning Board and the consultant prepared a related set of policies. They were then reviewed by the Citizens Advisory Committee and then presented at the third public presentation. A number of specific comments were given on the specifics of the policy statements but overall they were very well received.

### **Town-wide Goals and Policies**

The following is the list of goal and policy statements regarding future growth in the Town of Deerfield:

## **GENERAL**

### **Goals**

- \* To preserve the character and charm of Deerfield and maintain its role as a residential community.

### **Policies**

- \* Land use activities which alter the existing make-up of the Town will be discouraged.

## **HOUSING**

### **Goals**

- \* To encourage development of a wide range of housing choices for people of different age groups and family sizes. This would include a variety of options for owners of all ages.
- \* Residential growth in certain locations shall be in a manner that makes it efficient to provide municipal services. The cost of providing these services should not be more than the revenue derived from the houses being constructed.
- \* In areas that are presently developed, sensitivity must be shown to those things that make up the character of the Town including the preservation of open space and maintenance of neighborhood amenities.
- \* In order to retain a sense of continuity with the past, the historic homes in Deerfield should be maintained and preserved.

### **Policies**

#### **(Suburban)**

- \* The continued development of single family homes should be encouraged.
- \* Encourage the construction of townhouse development where public sewer and water lines are present. This in an effort to provide more low maintenance housing units for a growing elderly population.
- \* Require that all new housing development plans include provisions for planting of street trees where feasible.
- \* Recreation facilities should be provided in all neighborhoods where new housing developments are being built.
- \* Permit alternative housing arrangements for the elderly within existing homes where it will not harm the character of adjacent properties or the neighborhood.

#### **(Rural)**

1.4A

- \* Generally maintain the current 60,000 square foot minimum lot size in the rural areas where public water and sewer are not available.
- \* Site Plan review should be provided for all residential properties in the rural areas. This will help ensure the proper utilization of land and quality site design.
- \* Any new housing construction on lots of more than 5 acres should provide an easement allowing future road access to the rear parcels where applicable.

- \* Housing construction should not create any conditions that will lead to soil erosion on that or adjacent properties.

#### (General)

- \* Any multi-resident complexes constructed in the Town should be for senior citizens only. This will help minimize the impact on an already congested primary road network.
- \* Newly constructed structures should be no more than two stories in height.
- \* Accessory structures should be proportionate to the primary structure and lot in question.

### COMMERCIAL

#### Goals

- \* Commercial growth shall only be allowed in locations which do not impact adjacent residential neighborhoods or areas where the development of housing is anticipated.

#### Policies

- \* Larger commercial operations should be directed to the frontage properties on the Horatio Arterial.
- \* The continued development of "Business Park" - type office buildings should be encouraged on the West side of N.Y.S. Route 12 adjacent to the Fleet Banking facility.
- \* Any new commercial development on Firehouse Road should be limited to low density office uses.

- \* Commercial development should not be encouraged in the rural areas of the Town.

- \* Site Plan review should be provided in all commercial districts.

- \* The Town should investigate the feasibility of allowing certain home occupations in Residential Districts.

### AGRICULTURAL

#### Goals

- \* Protect agricultural areas of Deerfield from the pressures of development and encourage the continued use of land for farming.
- \* Ensure that the integrity of the Agricultural Districts is maintained and any adjacent development is sensitive to the area.

#### Policies

- \* Continue to encourage and support participation of farmers in the State's Agricultural District Program.
- \* Through the use of site plan review, ensure that residential structures do not infringe upon adjacent farm land. The use of a minimum setback requirement should be considered in combination with greater minimum lot size standards.
- \* Allowable uses in agriculturally zoned districts must be reviewed to ensure compatibility with farming activities and the preservation of rural landscapes.
- \* A closer review of residentially used and agriculturally zoned land should take place and ordinance amended accordingly.

## **RECREATIONAL**

### **Goals**

- \* Provide recreational opportunities for all age groups in locations that are accessible at both the Town and neighborhood level.
- \* Increase the number and variety of recreational activities that are offered to the residents of Deerfield and ensure that the facilities are safe, handicapped accessible and meet the Consumer Product Safety Commission Guidelines.
- \* Recreation areas should be designed to encourage the use of facilities by Deerfield residents.

### **Policies**

- \* Recreation opportunities at Wilderness Park should be expanded and improved for use by all Town residents.
- \* A neighborhood park should be developed in the Cosby Manor Road area to provide recreation opportunities for residents that live there.

## **PUBLIC SERVICES**

### **Goals**

- \* Ensure that all public services are adequate and located in a manner that will handle the pressures of growth as development occurs.
- \* Facilities for Town Government operations shall be adequately sited and designed for present use and future expansion.

### **Policies**

- \* Any proposed development in the Town of Deerfield should consider the potential impact on public services.

## **ROADS**

### **Goals**

- \* Provide a road system that minimizes congestion and ensures safe, convenient passage through the Town. This would include discouraging through-traffic in residential neighborhoods and ensuring that any new development proposals consider the impact of additional traffic on the road system.

### **Policies**

- \* The number of new roads accessing Cosby Manor Road should be minimized through long-range development planning.

## **UTILITIES**

### **Goals**

- \* Encourage the efficient use of existing utility system capacity and extend sewer/water lines only to those areas where the cost of providing these services will be offset by the tax revenue received.

### **Policies**

- \* The Town should continue to pursue the extension of public water service to the Trenton-Miller Road area.
- \* All utility lines for residential subdivisions of five or more lots shall have all utilities buried underground.

## **ENVIRONMENTAL**

### **Goals**

- \* Protect significant woodlands, wetlands, floodways and scenic views by restricting development in areas exhibiting significant environmental sensitivity or a high level of character.

### **Policies**

- \* Adopt residential construction density standards which reflect the land's capability to support development.
- \* Overlay districts should be included in the Zoning Ordinance to protect sensitive environmental features such as woodlands, wetlands, floodways and scenic views, while also preventing soil erosion in locations with steep slopes.

## **CHARACTER**

### **Goals**

- \* Protect those things that give Deerfield its charm and appeal including, but not limited to, the preservation of historic properties, maintenance of open space and control of visual amenities.

### **Policies**

- \* Develop a system of reviews within the Zoning Ordinance that ensures the continued protection of the features that make up the character of the Town.
- \* Sign regulations in the Zoning Ordinance should be re-examined to ensure compatibility with the character of the Town.

## ***Future Land Uses in Deerfield***

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This comprehensive plan has shown that certain changes in current land use patterns will be inevitable. What it has also shown, however, is that growth can be managed and directed through specific Town policies. By encouraging well-planned development in areas best suited for it, the people of Deerfield can expect minimal negative impacts on community character and services.

In order to establish sound planning practices through updated zoning regulations, the Town must first indicate what the future land uses in Deerfield should be. This process is based on all of the information assembled and analyzed in previous sections of the Comprehensive Plan. By anticipating where new growth will occur, Town officials can be prepared with appropriate land use regulations and adequate public services.

The Proposed Land Use Map indicates what land uses will be in Deerfield ten years from now. It takes into consideration existing land use patterns as well as the findings discussed in the Residential Analysis and Trends in Growth and Development sections of the Plan. This also assumes a moderate level of continued housing development during that same period.

For the purpose of making this description of future land uses more manageable, the Town will be broken down into 7 distinct areas. These are the same districts utilized in the resident survey and labeled A through G. Each one will be given a "neighborhood" name here, many of which are already recognizable to Town residents.

### ***The Trenton Road Area***

This district includes the lower end of Trenton Road between the Utica City Line and

Marcy Town Line. Most of this area is fully developed with residential housing to the east and west of Trenton Road. The undeveloped land across from Weaver Meadows on Trenton Road and adjacent to Ramblewood Estates is indicated as Medium Density Residential. This means that residential subdivisions with sewer and water hookups would be built at these locations. Due to the smaller size of the parcels on Trenton Road, townhouse development may be more likely than traditional single family homes. The infrastructure costs for single family construction would be too high to support the required density levels. By utilizing the townhouse concept, more units can be built making the project feasible.

The vacant land across from Harron Cable on Firehouse Road identified as Low Density Office use. It is the last developable location on that road and any future use should be similar in nature to those that surround it. Low Density Office fits in with the existing character of the area and takes into consideration the close proximity of residential neighborhoods. A higher intensity use would potentially cause conflict with the residential uses and add significantly to traffic volumes on an already busy road. By allowing Low Density Office uses at this location, the overall goals of this plan will be satisfied.

The parcel of land adjacent to the Fleet Bank Operations Center is identified as Business Park. It's close proximity to the SUNY College of Technology and the Fleet Bank Operations Center makes this a very attractive office location. As discussed earlier in this plan, this location would be ideal for an office park similar to the Utica Business Park. While a ten year period is an ambitious time frame for such an effort, the zoning can be put in place to ensure that this is the long-term use for the property.

### ***The Walker Road Area***

One of the projected changes in this area is the development of the rear property to the east of Walker Road. There are large parcels of land which are likely to be subdivided for residential construction. Most of the parcels directly fronting Walker Road have been developed so little change is anticipated there.

The Broadacres Skilled Nursing Facility property and land to the east is identified as high density residential. This is in anticipation of the closing of the County operated nursing home which is scheduled for 1995. Town officials are concerned about the future use of this property and would like to see it re-developed for senior citizen apartments. The privately owned land to the east could also be developed into town-houses for seniors. This use would be a continuation of the existing use and have minimal impact on the surrounding residential neighborhoods.

Another subtle change in this area can be found along Walker Road north of Broadacres. The road frontage is identified as Rural Residential, reflecting the occasional single-family house found along Walker Road. This classification is appropriate where residential homes have been built but are not located one after another. This is a use that currently exists in some of the upper areas of Deerfield and should be identified as such. The previous tendency has been to label this use as Agricultural even though no such activity exists.

### ***The Cosby Manor Road Area***

The land area south of Cosby Manor Road has good long term potential for new residential development. As detailed in the Residential Development Analysis section of this Plan, sewer lines must be extended for this area to be subdivided. This may occur over the next

decade and if it does, new residential construction of single family homes should result. With this in mind, the Proposed Land Use Map identifies a portion of this land to the east of Cosby Manor Road as Medium Density Residential.

The current property owners are already discussing potential subdivision of this land with the Town Planning Board. If they can overcome the cost of providing sewer service, new housing construction may begin to take place in the near future. This proposed land use is acceptable so long as any new development conforms to the perimeters set out under this Plan; namely the use of cluster subdivision techniques and construction of a road system that does not overburden Cosby Manor Road.

### ***The Grace Road Area***

This section of Deerfield covers Smith Hill Road and Grace Road to just north of Cosby Manor Road. The Residential Development Analysis Section indicated that a limited water line could be run to the top of Smith Hill, but that the remainder of Smith Hill Road and Grace Road would not be serviced. The larger water extension project would have encouraged additional single-family housing construction in this area. As a result of this limitation, however, much of this area cannot be developed for higher density residential subdivisions.

This fact is evident in the Proposed Land Use Plan since only the frontage property along Smith Hill Road to the top of Smith Hill is identified as Medium Density Residential. Land at the top of Smith Hill is listed as Low Density Office, indicating the presence of the two television stations. Transmitter towers are also located there but aren't considered a separate land use.



The frontage property on Grace Road is listed as Low Density Residential. Without the availability of public water supply, only large-lot, single family house construction can be expected here. Since this area is in close proximity to the more densely developed southern portion of Town, demand for this property should increase. This gives potential home buyers the opportunity to live in a rural setting with a view of the Valley. At the same time, they will be just minutes from the more urban areas in and around Utica.

Unless adequate water service can be brought to the top of Smith Hill, it is unlikely that a significant amount of new development will occur in this area of Deerfield. While the location is good, the difficulty in obtaining proper water supply should discourage potential home builders. With only limited growth here, the impact on future public services will be minimal. As a result, no further investigation will be made here unless circumstances change.

### ***The Miller Road/Crooked Brook Road Area***

This is the largest of the seven areas and includes much of the western side of Deerfield in the upper end of Town. It is also primarily rural in nature with a number of different land uses present. This was once almost exclusively agricultural land but over the past few decades has become more residential. As such, many of the proposed land uses include various density levels of residential use.

The lower portion of Walker road from Browns Gulf Road to State Route 8 is identified as rural residential to reflect current conditions. Large lot homes are scattered along this road with open, undeveloped land from one to the next. This is one of the primary routes

to the northern section of Town. Access is therefore quite good and as a result continued demand for residential construction is expected.

A portion of land on Walker Road near Miller Road is identified as Institutional and Recreational. This is where the Town Municipal Building and Wilderness Park are located. No changes in land use are anticipated here even though several recreation improvements are proposed in the Plan.

The northern portion of Walker Road from State Route 8 to North Gage Road is identified as Agricultural. The reason for this designation is the lack of access onto this Road by the N. Y. S. Department of Transportation. When Route 8 was upgraded, the State limited future curb cut access onto the Walker Road portion of this highway. So while there may be continued demand for residential lots on the road frontage, new curb cuts will be prevented by DOT. This ensures that the only future uses on the upper portion of Walker Road will be Agricultural in nature.

Miller Road is somewhat different since three different density residential land uses are proposed. The section from Davis Road on the east to Roberts Road on the west is shown as low Density Residential. Several newer homes have been built here on large lots and the development is continuous. The Preliminary Engineering report prepared by Rotundo and Walker indicated that the cost of extending water to this area is prohibitive. Since public water or sewer are not anticipated here in the future, any potential development will be similar to what currently exists.

The section of Miller Road between Roberts Road and State Route 12 is identified as Rural Residential. Less demand for this land is expected since lots are still available on the eastern and western ends of Miller Road. As

with the area listed above, future extension of public water lines is unlikely and large lot development will be mandatory. As a result, demand for this land over the next ten years should be limited to the development of an occasional scattered lot.

On the western end of Miller Road between State Route 12 and Trenton Road, this area is shown as Medium Density Residential. Much of this road already has the feel of a suburban neighborhood because of the residential density. Yet it is the proposed extension of public water here that will encourage new residential construction on the frontage and rear properties along Miller Road. The Residential Development Analysis section of this plan describes in greater detail the reasoning behind this conclusion.

As a result of the proposed water line extension, the adjacent areas along Trenton Road and Hulser Road are also identified as Medium Density Residential. The availability of public water increases the potential demand and density levels for residential construction. If this extension does occur as anticipated, the Trenton-Miller Road location will be the next high growth area of Deerfield.

It should also be noted that none of this area is designated for Commercial land use. While there are currently a few businesses along Trenton Road, the potential for new ones to locate here is minimal. This stretch of Trenton Road is part of the Old N.Y.S. Route 12. As a result, businesses grew along this roadway to take advantage of the high traffic volumes. Once the new Route 12 was constructed to the east of this road, the vehicular activity and number of businesses there declined. Since the proposed land uses must reflect potential future conditions, the need to designate a portion of this area commercial is not present.

Just to the south of the Trenton-Miller Road area is Doyle Road. Much of this is listed as Rural Residential to indicate the trend of scattered housing there. At the end of Doyle Road, however, is the recently approved Deer Run Subdivision. Sewer and water are not available there so the ultimate density will be limited. This location is therefore identified as Low Density Residential, assuming that most of these lots will be developed over the next ten years.

A portion of Trenton Road to the north of Hulser Road is indicated as Rural Residential. Since the water line extension required a loop on Hulser Road, it was not feasible to also run the line further north on Trenton Road. Without public water, this land will be limited to scattered housing construction if any does occur.

The frontage parcels along parts of Roberts, Cheese Factory and Steuben Roads are also identified as Rural Residential and Low Density Residential. While currently zoned Agricultural, there have been a number of new homes constructed on large lots along these roads. Several of these are spacious ranch-style homes which would typically be found in expensive suburban subdivisions. As with other locations in this area of Town, continued residential growth is expected here but the lack of sewer and water will limit density levels.

The last non-agricultural location in this area can be found on MacIntyre Road which runs off North Gage Road. A large lot subdivision has already been approved by the Planning Board in anticipation of new housing construction. Each parcel will have at least five acres of land and this location is therefore identified as Rural Residential.

### ***The Bell Hill Road Area***

Located in the eastern side of Upper Deerfield, this area is proposed to be almost exclusively Agricultural. The two exceptions include the small subdivision directly across from the Municipal Building on Walker road and a portion of Steuben Road to the East of Walker Road. The subdivision on Walker Road is identified as Rural Residential because of the large lots involved and the lack of public sewer or water. On Steuben Road, a series of new homes have been built and future construction is anticipated on a small scale.

A field visit of this area will leave one questioning why Bell Hill Road and Graham Road are not shown as Rural Residential or even Low Density Residential. Most of the frontage land has been subdivided into smaller residential lots. On the northeast end of Bell Hill Road and on Graham Road, almost all of these lots have fairly large homes on them. This area looks more like a suburban neighborhood than an agricultural district.

This was the perception of the Planning Board members so they held a public meeting with residents of that area to discuss future land use and zoning. It was the consensus of people present that they wanted the area to be classified as Agricultural even though little of this activity actually occurs there. All of the potential ramifications were presented and the property owners agreed that the Bell Hill Road - Graham Road area should remain agricultural

### ***The North Gage Area***

Located on the northern most part of Town, this section of Deerfield is listed almost entirely Agricultural. Much of this is active farmland and is expected to continue in this capacity over the next ten years. There has not

been as much demand for housing lots in this area of Town as there has been in other sections of Deerfield. The result is that there are no locations listed as Rural or Low Density Residential.

One location that will experience some change in the next few years is the northeast corner of Town where routes 8 and 28 intersect. Plans are being prepared by the N. Y. S. Department of Transportation to realign Route 8 leading down to Route 28 in order to improve traffic safety. While this should make access better, it is doubtful there will be any impact on land use that would not have occurred anyway.

There is currently a mixture of residential, agricultural and commercial uses at this location. The Moderate Density Residential site shown on the map is a newly developed modular home retirement community. This is expected to fill up over the next decade as the elderly population in the area increases. The remaining parcels around the retirement community are identified as Highway commercial. A mini-mart was recently built there and other small businesses may follow. This continued development of commercial uses is expected and therefore identified as such on the Proposed Land Use Map.

## ***Recommendations***

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It is stated in the Introduction section that this Plan is to be practical and something that Town Officials can continue to use as a resource. To fulfill this concept, a series of specific recommendations had to be prepared. They are the culmination of this planning process and intended to give guidance on implementation of the Plan.

Since some of the recommendations are more immediate than others, they have been broken down into short-term and long-term categories. The short-term recommendations cover activities to be undertaken in the next 1-3 years. Long-term recommendations are for a 4-10 year period and may depend upon completion of certain short-term activities. Moreover, both the short and long-term recommendations reflect the fact that not all items can be undertaken at once. The list must be prioritized based on public policy and available funding.

### **Short-Term Recommendations**

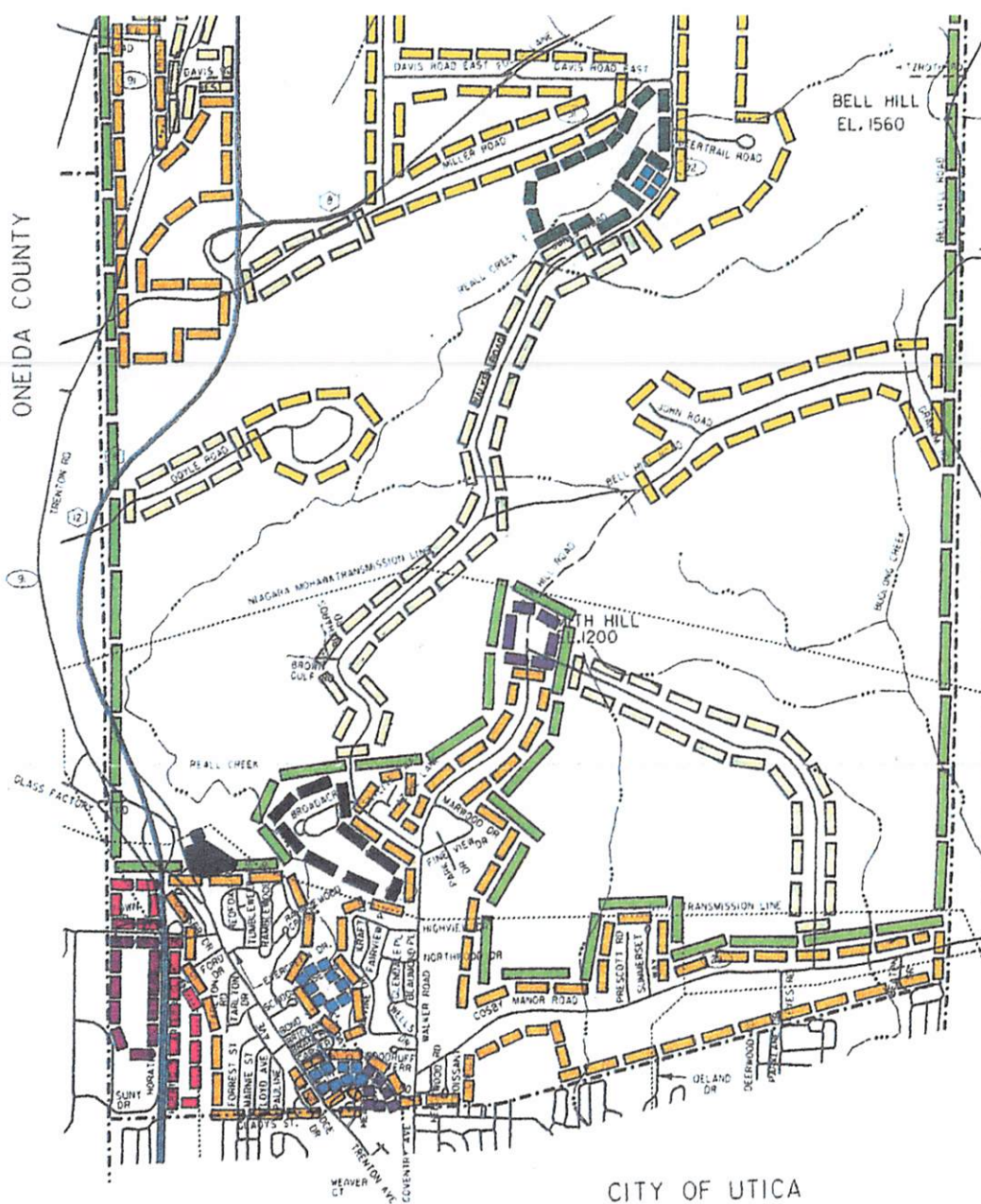
- \* The Town should prepare and adopt an Official Map that designates existing and future roads in Deerfield.
- \* An Engineering Study for the conceptual Cosby Manor Road system should be prepared and the layout included in the Official Map.
- \* An updated Zoning Ordinance should be developed that is based upon this Comprehensive Master Plan.
- \* Financing should be pursued to extend a public water line to the top of Smith Hill to service the two television stations.
- \* A conceptual plan should be prepared to develop a neighborhood playground in the Cosby Manor Road Area.

- \* An implementation schedule for improvements at Wilderness Park should be established. Any changes to the park should also follow the Conceptual Plan shown in Appendix B.
- \* A feasibility study should be prepared which examines potential re-uses for the Broadacres Skilled Nursing Facility site.
- \* A recreation system plan should be developed to upgrade existing neighborhood playgrounds. This plan would take into consideration both existing and future population distribution in the Town.
- \* The Town should apply for financing that will make feasible the extension of public water supply to the Trenton-Miller Road area.
- \* The Town should examine the feasibility of protecting historic homes through the creation of an Historic Preservation section of the Zoning Ordinance.
- \* The feasibility of allowing in-home day care should be investigated in more detail.

### **Long-Term Recommendations**

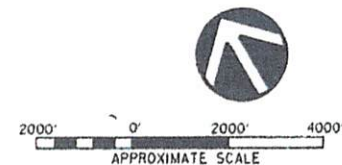
- \* A feasibility study should be prepared that looks at potential uses for the land adjacent to the Fleet Operations Center on the Horatio Arterial.
- \* Existing deficiencies in the public water system should be examined and corrected where feasible.
- \* The Town should pursue extension of the sewer line near Cosby Manor Road as detailed in the Residential Development Analysis section of this Plan.

TOWN OF MARCY  
ONEIDA COUNTY



**KEY:**

- Agricultural
- Recreational
- Residential**
  - Rural
  - Low
  - Medium
  - Moderate
  - High
- Commercial**
  - Low Density Office
  - Business Park
  - Highway
- Institutional



CITY OF UTICA  
ONEIDA COUNTY

PREPARED BY:  
CARMINE AVANTINI  
1992

BASE MAPPING BY:  
STETSON HARZA



# TOWN OF DEERFIELD MASTER PLAN Map 16: Proposed Land Use

TOWN SUPERVISOR:  
DONALD TOULIN

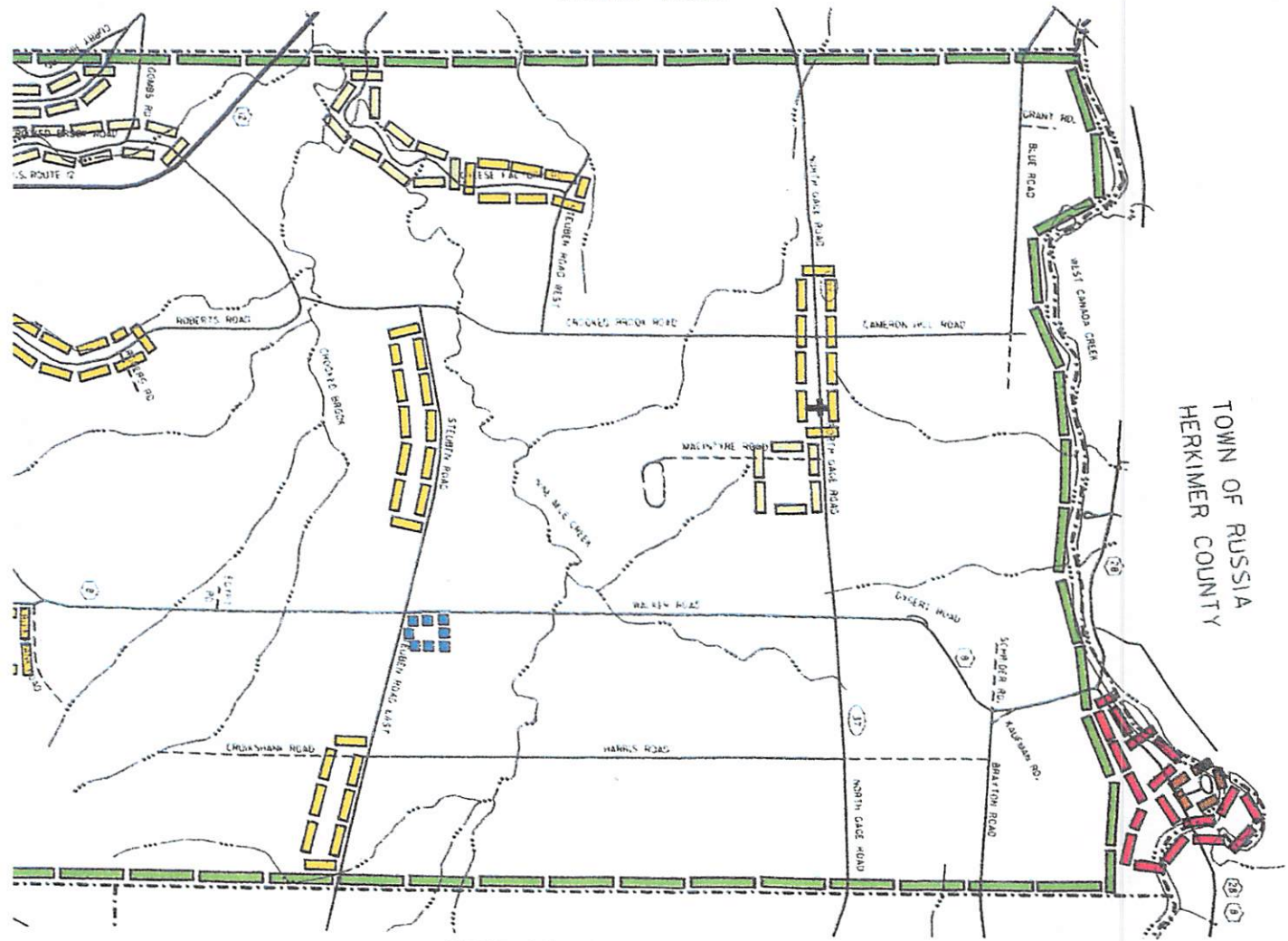
PLANNING BOARD  
CHAIRMAN:  
JAMES NELSON



TOWN OF TRENTON  
ONEIDA COUNTY

TOWN OF RUSSIA  
HERKIMER COUNTY

TOWN OF NEWPORT  
HERKIMER COUNTY



## *Appendix A*

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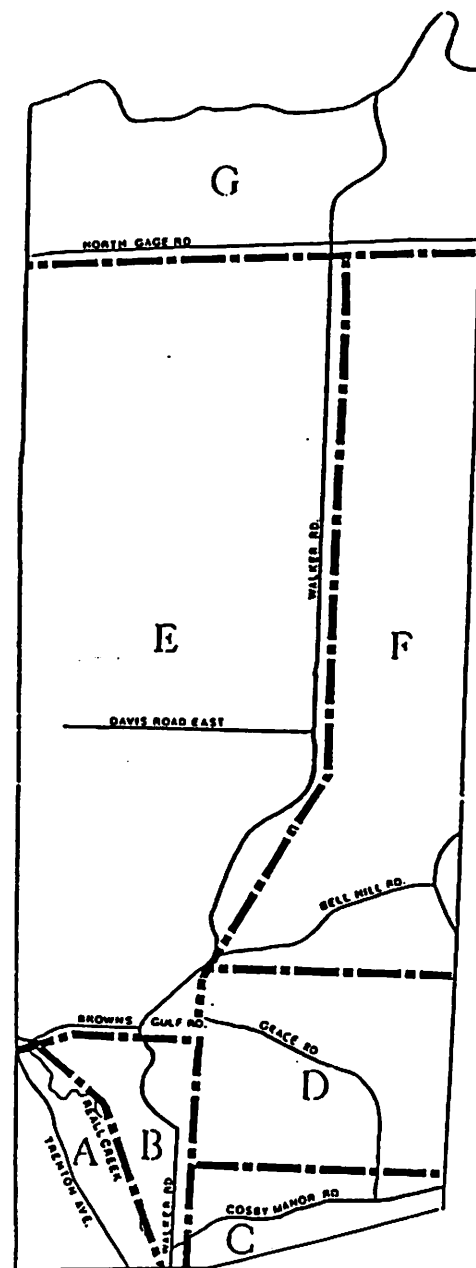
# TOWN OF DEERFIELD QUESTIONNAIRE

## RESULTS

1. How many years have you lived in Deerfield?  
 244 Less than 5 30 5-10 32 10-20 52 More than 20 130 244
2. If you are not planning to remain at your current residence, what reason would cause you to move?  
 Employment 21 Retirement 27 Larger dwelling needs 4  
 Smaller dwelling needs 9 Other 61
3. In what type of housing do you live?  
 262 One-family suburban 181 One-family rural 64 Farm 7 Townhouse 4  
 Apartment 1 Mobile or Manufactured 2 Other 3
4. How many live in your home? Adults 721 Children 167  
 888
5. What route do you take most frequently to exit Deerfield?  
 Trenton Road 73 Walker Road 130 Cosby Manor Road 18 Route 12 26  
 Route 8 9 Keyes Road 2 Other 4
6. Do you think that there is a traffic problem in Deerfield? If so, where?  $71/262 = 27\%$   
 YES Trenton Rd 21 Waiver Rd 36 Cosby Manor 7 Rte 12 4 Rte 8 1 Keyes Rd 1 Other 1  
 Yes 71 No 104 N/R 87
7. Are you presently served by the following public services?  
 Sewer Y 197 N 20  $197/217 = 91\%$  Water Y 190 N 37  $190/227 = 84\%$  Gas Y 170 N 5  $170/175 = 97\%$  Cable Y 198 N 9  $198/207 = 96\%$
8. If you do not have sewer and/or water, which one would you be interested in having extended to serve your area if it proved feasible?  
 Sewer 20 Water 37 Other Services 14
9. Is there a need for improved or new facilities or services on the Town of Deerfield?
- | Category              | Much Needed | Needed    | Not Needed | No Reply   |     |
|-----------------------|-------------|-----------|------------|------------|-----|
| Roads/Highways        | <u>24</u>   | <u>50</u> | <u>79</u>  | <u>109</u> | 262 |
| Police Protection     | <u>36</u>   | <u>57</u> | <u>64</u>  | <u>105</u> | 262 |
| Ambulance Service     | <u>10</u>   | <u>50</u> | <u>79</u>  | <u>123</u> | 262 |
| Schools               | <u>3</u>    | <u>17</u> | <u>115</u> | <u>127</u> |     |
| Library               | <u>11</u>   | <u>31</u> | <u>102</u> | <u>118</u> |     |
| Post Office           | <u>65</u>   | <u>41</u> | <u>67</u>  | <u>89</u>  |     |
| Recreation Facilities |             |           |            |            |     |
| Active                | <u>29</u>   | <u>44</u> | <u>73</u>  | <u>116</u> |     |
| Passive Park Land     | <u>23</u>   | <u>36</u> | <u>79</u>  | <u>124</u> |     |
| Recreation Programs   |             |           |            |            |     |
| Youth                 | <u>35</u>   | <u>42</u> | <u>69</u>  | <u>116</u> |     |
| Senior Citizens       | <u>18</u>   | <u>36</u> | <u>81</u>  | <u>127</u> |     |



10. Do you feel that the following commercial areas are conveniently located to your home?  
Large commercial centers 235  
Minimarts 158 No reply 74
11. Should Deerfield encourage more cluster development such as that found at Weaver meadows in an effort to preserve open space?  
Yes 129 No 105 No reply 28
12. Do you live in an historic house?  
(75 years or older)  
Yes 21 No 240 No reply 1
13. Should the historic houses in Deerfield be preserved?  
Yes 210 No 35 No reply 17
14. Please indicate in which area of Deerfield you reside.  
A. 70 B. 80 C. 29  
D. 25 E. 40 F. 11  
G. 7
15. Assuming that there will be continued population growth and development during the next 10 years, in which area(s) of the Town should this growth occur?  
A. 36 B. 29 C. 50  
D. 79 E. 150 F. 134  
G. 68
16. Do you have any suggestions that might be useful to Walker Planning & Design and the Planning Board in updating the Town master Plan?



There were 139 residents suggestions  
which have been noted and tabulated.

## ***Appendix B***

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SCALE 1"=200'

# WILDERNESS PARK CONCEPTUAL PLAN

PREPARED FOR THE TOWN OF DEERFIELD

BY: C. AVANTINI, AICP

DESIGN: T. CROAD, AICP



