

PathStone Deerfield Apartments and Childcare Center

PathStone Development Corporation is proposing the development of (1) three-story building consisting of 65 affordable housing units and a daycare center. This development is located at the parcel directly northeast of the Bank of America lot, southwest of Mulaney Road and northwest of Horatio St.

Community Engagement

Q: What community engagement has taken place for this project?

A: PathStone has been in consistent communication with Town leadership and staff, and have appeared at 7 town meetings to date. Childcare is an identified need and the center will be open to the public.

Q: Who has provided support for this project?

A: Letters of Support have been received from SUNY Polytechnic, Oneida County Executive Anthony Picente Jr, Assemblymember Marianne Buttenschon, NYS Homes and Community Renewal, and First Learning Daycare

Affordable Housing FAQs

Q: Who is eligible for the program?

A: The unit rents are determined based on median incomes for the area. Applicants will need to provide income verification to demonstrate available income to pay monthly rent. Examples of prospective tenants include fixed income seniors, hospitality and food service workers, entry level manufacturing and administrative workers.

Q: How are the units marketed?

A: Marketing is regulated by NYS Homes and Community Renewal in communication with local agencies for tenant referrals. Interested individuals will be added to an interest list for the property during the construction period. A public lottery will take place for eligible applicants for initial available units. A waitlist will be maintained for excess applicants.

Q: Is this Section 8 Housing?

A: No, there are no units in the building reserved for Section 8 Housing. The Project Based Voucher program with Section 8 is not a part of the development.

Prospective Tenant FAQs

Q: How many students are anticipated to join the local School District?

A: The property is located in the Whitesboro School District. Approximately 65 children aged 0-18 years will reside in the development. The Whitesboro School District has available capacity as enrollment has decreased by 300 students over the last 10 years. Some or all of the children are expected to already be enrolled in the district.

Q: What kind of security measures are implemented?

A: There will be professional management on site during regular business hours and 24/7 emergency maintenance; the building will be locked - with access provided only to the residents; security cameras will be installed; and the parking lot will be lit with fixtures that comply with local ordinances to reduce light pollution. The childcare center will have its own entrance and will be locked with fob access provided to staff.

Q: What fire safety measures have been accounted for?

A: Both the Deerfield and Maynard Fire Departments have been consulted to ensure that the proposed fire department connection locations, private hydrants, and turnaround meet their needs. Additionally, the building will be equipped with a fire alarm system as well as an NFPA-13R sprinkler system.

Q: Will there be public transportation available?

A: The Centro Bus system provides their Call-A-Bus service, since the building is within ¼ mile of a bus route. There is an existing bus stop on the Bank of America property.

Site Design FAQs

Q: How much parking will be provided in this project?

A: 167 total parking spaces will be provided, which fully complies with town code.

Q: Has a traffic study been done to understand impact of the surrounding area?

A: Yes, a traffic study was done and is available to the public on the Town of Deerfield's Website. No improvements were deemed necessary to the intersection of the Private Road and Mulaney Road intersection, additionally, the residential neighborhood between Seymour Road and River Road were deemed to not have an increase in traffic volumes.

Q: How much green space will the site have? Will there be increases in stormwater runoff?

A: Approximately 60% of the site will be green space. This green space includes a fenced in pond and bioretention areas – designed to contain extreme storm events. The NYSDEC requires our runoff to be equal to or less than pre-existing conditions – our proposed plans align with this requirement. The site will also have a playground for resident use that meets NYS design guidelines.

Q: Will there be any visual screening to reduce visibility of this project?

A: Yes, landscape screening consisting of native plants will be on the northeast and southeast edge of the parcel.