

Town of Deerfield Planning Board

October 8, 2025

The Town of Deerfield Planning Board Recommendations to the Town Board of Deerfield, NY regarding the PathStone Development, LLC Deerfield Apartments Preliminary Site Plan Application located in a Planned Development District, Extraordinary, Town of Deerfield Zoning Ordinance Article 13.

Section 13.01 PURPOSE

The purpose of the Planned Development District is to provide a means of developing those land areas within the Town considered appropriate for new residential or business use, or a satisfactory combination of uses, in an economical and compatible manner, while encouraging the utilization of innovative planning and design concepts or techniques in these areas without departing from the spirit and intent of this Ordinance. In no case shall the regulations of this Article be so interpreted as to circumvent the protections and benefits of this Ordinance to the residents or occupants of adjoining properties.

Section 13.03 PROCEDURE FOR THE APPROVAL OF DEVELOPMENT

13.03-2 No permit shall be issued until the Planning Board has approved the proposed site plan and has made a recommendation based on the development considerations as set forth in Section 13.04 of this Article and the Town Board has considered this recommendation and authorized issuance of a Permit by resolution. The Town Board may override the recommendation of the Planning Board in adopting its resolution to authorize or deny a Permit only by an affirmative majority vote of the members of the Town Board.

Section 13.04 DEVELOPMENT CONSIDERATIONS

The following conditions will be evaluated in the process of reviewing the Preliminary and Final plans submitted under the Planned Unit Development District process and the Town shall be satisfied in every instance that these factors are to be adequately handled or provided for in the proposed development:

- A. The proposal is consistent with the Town of Deerfield Comprehensive Master Plan, this Zoning Ordinance and the purpose of the Planned Unit Development District.

The Town of Deerfield Comprehensive Master Plan clearly states that any multi-resident complexes constructed in the Town should be for senior citizens only to help minimize the impact on an already congested primary road network.

A letter sent to Jason Sackett, PathStone Development LLC., from Supervisor Sacco in December of 2024 outlined this part of the Comprehensive Master Plan. The letter reads in part: The current population of the Town of Deerfield is 3,978. Of those residents, 954 are over the age of 65 years. The Town Board wants to ensure that any mixed development of property within the Town takes into consideration the goals set forth in its Comprehensive Plan, and the reality of the Town's aging population.

In addition, on March 21, 2025, Oneida County published its report Housing Market Inventory, Assessment and Strategy. This report identifies, among other issues, the following:

The aging population (seniors 65 and over) now make up 19.2% of residents.

Rental Housing demand between 2025 and 2030 is projected to be as follows:

Householder age 15 to 34: 114 units needed

Householder age 35 to 64: 636 units needed

Householder age 65 & Older: 644 units needed.

Age distribution trends reveal that the most substantial population growth will occur among those 65 and older, projected to increase by 15.7% by 2040, accounting for 60% of total household growth. The number of children under 15 will rise slightly by 1%, while the population of younger adults (age 15-34) will decline by 7%. Adults aged 35-64 are expected to grow by 3%. This aging trend will significantly influence housing needs, driving demand for senior-friendly, lower-maintenance housing.

The housing market will need to accommodate 6,070 new housing units by 2040, with the majority (5,620) needed by 2030. The demand will include 4,500 homeownership units and 1,575 rental units, with senior households accounting for half (3,050) of all new construction. Of these, 2,375 new homeownership units will be required for seniors, while 675 new senior rental units will be needed through 2035. This analysis projects

that some demand will be met by natural transitions, as middle age households age into senior status, but a significant portion will require new construction, particularly in low-maintenance housing types suitable for older residents.

Comments from the public expressed during the May 7, May 21, June 4, July 9, August 6, and September 3 Planning Board meetings, a joint meeting of the Town Board and Planning Board held on June 18, Town Board privilege of the floor, at the informational meeting hosted by the North Utica Neighborhood Association and at the public hearing for the PathStone Development Site Plan Application on September 24 also reiterated the growing need for affordable housing for seniors and adults preparing for retirement.

It is the recommendation of the Planning Board that PathStone Development prioritize the need for adult and senior housing in its Final Site Plan Review and Action. The Planning Board further recommends that the square footage of the proposed 19 three bedroom units be reconfigured to accommodate more one and two bedroom units, to align with the housing needs of the area's aging population.

- B. The proposal shall be consistent with the established character and adjoining uses of the neighborhood and shall provide all reasonable safeguards for the protection of this character and property values.

It is the opinion of the Planning Board that the PathStone Development Deerfield Apartments will not have a negative impact on the character and adjoining uses of the neighborhood or on property values.

- C. The proposal shall be located as to be efficiently served by the roadways, water supply, sewage disposal, refuse collection, school, fire and police protection systems.

PathStone Development has met the requirements for Preliminary Site Plan approval in regards to Article 16.01-16.04 and 13.04-C. However, as Phase 1 of the Conceptual Plan submitted by ARCN Development in October of 2023, the overall impact of the PathStone Development proposal may negatively impact the efficiency of water and sewage disposal for the rest of the Conceptual Plan going forward. The Planning Board recommends that further review of these impacts be undertaken.

- D. In particular, the proposal shall provide adequately for the movement of vehicular traffic according to the following:

1. It shall relate properly in terms of traffic volume, capacity, and points of access and egress to existing road systems.
2. Internal roadways shall be designed and improved according to acceptable standards.
3. Adequate off street parking and, where appropriate, loading space shall be provided.

PathStone Development has met these standards by way of traffic studies, site plans that meet the standards set forth in Article 19 of the Town of Deerfield Zoning Ordinance, establishing fire lanes per the requirements of the Deerfield Volunteer Fire Department and including the New York State Department of Transportation as an interested agency in the Site Plan Review process. The Planning Board has no recommendations in regards to 13.04-D

- E. The provision for all utilities, including water, sanitary and storm sewer, electric, gas and telephone shall be satisfactory to the Town and according to acceptable standards.

It is the recommendation of the Planning Board that a thorough evaluation of the impact of the PathStone Deerfield Apartments, Phase 1 of the Conceptual Plan submitted by ARCN Development, be conducted. There are indications that, if the Deerfield Apartments are constructed, there will be negative impacts on the subsequent Phases of the Conceptual Plan. Concerns regarding sanitary sewer capacity and future tie-in to the Mohawk Valley Water Authority water lines must be resolved before Final Site Plan Approval by the Planning Board and Final Permits by the Town Board are issued.

- F. The location of principal and accessory buildings on the site in relation to that site, to one another and to adjoining uses shall be satisfactory and in accordance with the recommendations of the Town.

The Planning Board has no recommendations in regards to 13.04-F

- G. The type of construction, building facade and bulk and height of the structures shall be appropriate to their function and adjoining structures in the neighborhood.

The Planning Board has no recommendation in regards to 13.04-G

- H. The proposal shall provide for such open space, recreation area, buffer area and

Pedestrian access and circulation as is appropriate and to the satisfaction of the Town.

The Planning Board recommends that open spaces and recreational areas be designed to maximize the recreational needs of the tenants with an emphasis on opportunities for adult and senior residents.

- I. The proposal shall include appropriate provisions for such signing, lighting, fencing and landscaping as the Town may require.

PathStone Development has incorporated these standards into their Site Plan Application. The Planning Board has no recommendation regarding 13.04-I.

- J. No land or building in any Planned Development District shall be used or occupied in such a manner as to create any dangerous, injurious, noxious, or other hazard due to odor, fire, noise, explosion, vibration, smoke, dust, dirt, or other forms of air pollution, glare, electrical or other disturbance.

The Planning has no recommendation in regards to 13.04-J

- K. The determination of potentially dangerous or objectionable elements shall be made at the locations as follows:

1. At the point of origin for fire and explosion hazards, for radioactivity and electrical disturbances and for smoke and other forms of air pollution.
2. At the property line for noise, vibration, glare, odors and other hazards.

The Planning Board has no recommendations in regards to 13.04-K 1-2

The following agencies have been contacted regarding the Site Plan Application submitted by PathStone Development, LLC for the Deerfield Apartments project.

New York State Department of Environmental Conservation, New York State Department of Transportation, Mohawk Valley Water Authority, Oneida County Planning, Oneida County Department of Public Works, Oneida County Soil and Water, Oneida County Sheriff's Department, Oneida County Department of Water Quality and Water Pollution Control, Deerfield Volunteer Fire Department, Maynard Volunteer Fire department, the City of Utica, the Town of Marcy and the Whitesboro Central School District.

