

October 15, 2025

Dear Assembly Member Buttenschon,

Thank you for your letter dated October 14, 2025, and for sharing the concerns raised by residents of the Town of Deerfield, City of Utica, and Town of Marcy regarding PathStone's Deerfield Apartments and Childcare Center.

I want to begin by acknowledging your longstanding support for housing and quality childcare services, which are essential to sustaining the community. Your commitment to advocating for your constituents is evident, and I appreciate your initiative-taking outreach.

Alignment with the Town of Deerfield Master Plan

We have reviewed the Town of Deerfield Comprehensive Master Plan, and I want to affirm that the Horatio Deerfield Apartments project aligns with several of its stated goals and policies:

- Housing Goals: The Master Plan encourages a wide range of housing choices for people of different age groups and family sizes, including senior housing. Our development directly supports this goal by offering affordable housing that can be occupied by seniors and a childcare facility.
- Land Use Planning: The Master Plan designates the Horatio Street corridor for medium-density residential development, which is consistent with our proposed design and density and is a permitted use under Town Code.
- Utility Infrastructure: The project is in an area with existing water and sewer infrastructure, minimizing the cost burden on the Town and aligning with the Master Plan's utility efficiency goals. Capacity studies were prepared as a part of Town review of the development, and this project will not have a negative impact on capacity.
- Economic Development: The development supports SUNY POLY, Chobani, and other regional employers by providing accessible housing for their workforce, consistent with the Plan's emphasis on supporting local institutions.

Responses to Specific Questions and Concerns

1. Housing Category and Income Parameters

The project is designated as affordable housing, with a mix of income levels and bedroom sizes:

- 11 units at 30% AMI-three one bedroom, six two bedroom, and two three bedrooms
- 29 units at 50% AMI-eight one bedroom, thirteen two bedrooms, and eight three bedrooms.
- 25 units at 60% AMI-seven one bedroom, ten two bedroom, eight three bedroom.

- The Area Median Income (AMI) is based on HUD's published data for Oneida County. Current AMI is approximately \$90,000. Minimum income requirements will also apply, requiring households to have approximately two times the rent in income.

2. Section 8 Vouchers

The development does not include project-based Section 8. However, as per New York State law, landlords cannot discriminate based on source of income. PathStone will comply with all applicable laws.

3. Comparable Properties

PathStone manages over 2,500 units across New York State and several in Indiana. Information on other comparable properties has been sent to the Town, including photos, addresses, and is available for public review through existing marketing of our portfolio.

4. Fire and Police Services

Both the Deerfield and Maynard Fire Departments were consulted. Their recommendations, including a fire lane and enhanced safety measures, have been incorporated. All applicable agencies were also contacted as a part of the site plan review process.

5. School District Impact

The Whitesboro School District was consulted. Even under a conservative estimate of 65 children, the impact would be less than 1.7% of current enrollment. The district is experiencing declining enrollment and has capacity to absorb new students. The school was also formally contacted as a part of the site plan review process.

6. Public Transportation and Pedestrian Safety

The site plan includes internal sidewalks and safe access points. There is a public bus stop available adjacent to the site. The site plan includes a sidewalk connection to facilitate safe access to the bus stop. Additionally, residents can contact Centro directly and request on-site transportation.

7. Town Code

The project complies with current zoning and building codes and is a permitted use.

8. Total Project Cost and Management

The total cost of the project is \$32 million, including \$4 million for the childcare center. PathStone will own and manage the development and currently oversees more than 2,500 units.

Regarding Our Recent Conversation

I regret that our recent conversation left a negative impression. I value the communities you represent and remain committed to maintaining a constructive and respectful dialogue.

I also want to acknowledge the tone and language used by some members of the public during meetings, on social media, and other outlets. Statements such as referring to the development as a “government-sponsored ghetto” and implying that affordable housing residents are inherently criminal or undesirable are deeply troubling and reflect harmful stereotypes.

Affordable housing is not synonymous with crime, nor is it a threat to community character. Studies have cited that affordable housing can reduce crime and increase property values. The individuals who would benefit from this development include working families, seniors, veterans, and others who contribute meaningfully to our community.

PathStone is committed to fair housing, equity, and dignity for all residents. We do not tolerate discrimination based on race, income, or background, and we are proud to serve diverse communities across nine states and Puerto Rico.

We welcome the opportunity to participate in upcoming meetings with state leadership and your office.

Thank you again for your engagement and advocacy.

Sincerely,

Jason Sackett, President
PathStone Development Corporation