

Town of Deerfield
6329 Walker Rd
Public Hearing
October 13th 2026
6:00 pm
Moratorium on Battery Storage

Pledge of Allegiance

Attendance – All Town Board Members present and accounted for.

Approximately – 22 residents signed in.

Chairperson of Planning, has recommended that the Board consider extending the Moratorium on Battery Storage to February 2026.

All Board members were in agreement.

Meeting Closed 6:10pm

Respectfully Submitted



Karen M. Day
Town Clerk

Town of Deerfield
6329 Walker Rd
Public Hearing
October 13th 2026
6:15 pm
Assessor's Position

Attendance - All Town Board Members present and accounted for.

Approximately – 23 residents signed in

The Town of Deerfield, wants to change the Assessor Position from an elected position to an appointed position.

Meeting Closed at 6:25 pm

Respectfully Submitted



Karen M. Day
Town Clerk



Town of Deerfield Town Board Meeting Minutes October 13th 2025

The Deerfield Town Board held its regular monthly meeting on October 13th 2025. Present were Councilpersons Phil Sacco, Daphne Jones, Dave Kolek, Daniel Fusco, Supervisor Sacco, Town Clerk Karen Day, Attorney for the Town William Schmitt & Highway Superintendant Sam Arcuri Jr. Supervisor Gregory Sacco called the meeting to order at 6:30PM with the Pledge of Allegiance, and the Town Clerk took roll call.

MINUTES: Motion called to approve the Town Board minutes from the last board meeting. Councilperson Kolek motioned and Councilperson Jones seconded. All approved – Motion carried

EARLY PRIVILEGE OF THE FLOOR – none

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS: Supervisor Sacco states that the board has received a copy of the Planning Board recommendations regarding the Path Stone development in the Town of Deerfield apartments preliminary site plan Application. At this time, I do not view the Planning board's recommendation as either a yes or no, I view it as a not ready to make a decision there could be possible issues with sewer and water service to the entire project. The City of Utica, Town of Marcy and the planning Board have questioned this. We cannot approve or disapprove at this time based on The Planning Board review. I have been in contact a lot over this weekend with Assembly Woman Maryann Butterschon. She has a meeting with the commissioner of Housing this week to discuss the entire project, which is her obligation to respond to the questions the residents of her district have posed. So, our Town residents' questions are being vetted at the State level, where Assembly Woman Butterschon is working to get us clear and factual answers. Until these questions are answered I do not feel we can make a decision at this time.

RESOLUTIONS:

Resolution 48 – 2025 – Public Hearing on LL # 2 – 2025 Unsafe Buildings - **majority approved**

Resolution 49 – 2025 – Public Hearing on 2026 Town Budget- **majority approved**

Resolution 50 – 2025 – Appointment of Town Assessor – **majority approved**

Resolution 51 – 2025 - Extension of Moratorium on Battery Energy Storage System – **majority approved**

EXECUTIVE SESSION – none

OFFICIAL REPORTS

County Legislator Buck: Chobani is in development in the Triangle at Griffiss. The County is hoping to be able to supply all the product that they need to make their product at that Plant, right here in Oneida County. We will be working with Mohawk Valley Edge and Cornell Extension programs to look help our farmers grow what is needed to keep as much money here in Oneida.

Septic tank reimbursement program is coming to an end, it provides up to 10 thousand dollars to residents to help in replacing the septic tanks in your home.

County Executive gave his speech last week announcing the 2.9 tax increase , Although I am not a fan of, when we sit down and go over the books and work together as legislators, to see if there is anything we can do to benefit everyone in Oneida County.

Supt Sacco reminded County Legislator Buck that on October 2nd he sent him an email to asking his stance on the Project. Co. Leg. Buck says he recently responded, and Supt Sacco said he would look again. County Leg. Said in regard to that question, I am in favor of housing in Oneida Co., We need Housing – No doubt about it, Oneida and Herkimer Co. need housing but in regard to Path Stone, I am not in support of Path Stone because of the concerns of the residents of our town.

Supervisor Gregory Sacco -

Councilperson - Philip Sacco Report that he had codes call on North Gage Road and spoke with Codes officer Maxwell, He visited the resident and is addressing it with a letter.

A second codes call on Pauline Ave. There was a shed in the front yard. Mr Maxwell spoke to the resident to let him know that it was a codes violation and the shed will be removed from its location. Notified the complainant and they were very satisfied.

I worked with Attny Schmitt on the Unsafe Buildings Law, it will enhance or current local law on Property Maintenance Law. This will give us the power to have condemned houses torn down if it cannot be solved during a process with the owner.

I am meeting with HCA (Asset Management) to conduct property appraisals with NY Municipal Insurance – NYMR (our Towns Insurance Co.)

7 items physical inspection & Blue Prints of the Municipal Building, Highway Garage, Sand & Salt building, Cold Storage Building, Wilderness Park Pavilion, and Wilderness Park Rest rooms and Playground. It's a requirement through the Insurance Co.

Councilperson Daphne Jones Councilperson Daphne Jones

October 2025 Official Report

In regard to the Poland Joint Fire District dissolution of Poland Volunteer Fire Company Inc...

I called Oneida County Emergency Services to understand the process before reporting on any other key issues. A fundamental understanding of the process is crucial before anything else can be discussed.

Fire protection is the LEGAL OBLIGATION of the FIRE DISTRICT. This is covered by the amount the Town pays to the fire districts to provide fire protection.

There is no such thing as a “mutual aid contract.” There are mutual aid PACTS that are used, and the COUNTY FIRE COORDINATORS decide which department areas cover and report to calls. This reaffirms what Deerfield Fire Chief Jim Griffiths emailed to Supervisor Sacco last month.

With that, the State Comptroller's office relayed to me the same information: that fire protection is the legal responsibility of the FIRE DISTRICT and is something that taxpayers voted on back in 2018 when the district boundaries were set.

I talked with Town Attorney Bill Schmitt to understand better the Town's role in this issue, as well, reaffirming what was told to me by the State Comptroller's Office and Oneida County Emergency Services.

After all of these conversations, I then attended the Poland Joint Fire District meeting on September 16th to understand for myself what is going on and

what is being done. Learned that they were having a Special Meeting to discuss Fire Contracts on October 7th but that meeting was closed shortly after the meeting was open due to not having contracts for the other district commissioners to review. I would advise, and highly recommend, to have their attorney's present and/or refer any contracts to them before agreeing or signing anything with the Poland Joint Fire District.

In regard to fire and emergency services response times surrounding the imposing Pathstone project...

Many people have asked if the Town Board has contacted surrounding fire departments for their input, especially in regard to the number of calls that are already being addressed to current housing projects and longer than preferred response times.

I contacted Utica Fire Department and talked with a Lieutenant. The amount of calls the UFD goes to housing projects versus how many calls they get in a size relative outside of housing projects is "less than you think." Think about the condensed population there versus the same amount of people outside of that building. The number of calls is relatively the same.

Kennedy Plaza was brought up multiple times, so I asked how many calls UFD has made to Kennedy Plaza. Answer was that there hasn't been a single automatic alarm call to Kennedy Plaza in "months, almost years." Why? Due to too many auto alarm calls, the fire alarm system was reevaluated and switched to reduce the volume of auto alarms and since the adjustments have been made there has been little to NO calls.

The Olbiston building after the remodel? Nothing. Before? At least one call/chapter.

Supervisor Sacco and I attended the Planning Board Public Hearing in regard to the Pathstone project. Reminder that the entire Town Board cannot attend a Planning Board meeting due to quorum, ethical concerns, among many other issues. This is why we have two different boards set at two different times with two different functions.

I did receive a resident complaint in regard to the conduct and behavior of Councilperson Fusco on social media, specifically deleting and blocking other residents from his Councilman Fusco public Facebook account. I would remind all elected officials that social media and the internet is a public

forum, just as this meeting here tonight is. If you would not kick someone out of the board meeting or prevent them from speaking during their right of privilege of the floor, then you ethically, and in fairness of freedom of speech, should refrain from doing so on social media. * See Local Law 2 of 2002 Section 1. Legislative Intent "The Town Board of the Town of Deerfield recognizes that there are rules of ethical conduct for public officers and employees which must be observed if a high degree of moral conduct is to be obtained and if public confidence is to be maintained in our unit of local government. The proper operation of the Town government requires that its officers and employees be independent, impartial , objective , unbiased, and responsible to the people of the Town of Deerfield ; that public office not be used for personal gain ; that public officers and employees maintain the highest standards of integrity and discharge faithfully the duties of their office , regardless of personal considerations ; and that the public have confidence in the officers and employees thereof ..."

I also received a targeted texting spam attempt with someone attempting to impersonate Supervisor Sacco and using a fake number most likely generated from an app that generates new fake numbers with each text. Town Officials should be aware of this type of scam and remain diligent. I do not know what kind of phishing attempt or goal the spam was, or why it would be made to a tech savvy millennial councilperson that manages the town's website, but alas here we are...From State Troopers office, there's no real law broken however impersonating a government employee IS in fact against the law. Reminder that spam and scams can be reported to the FTC at reportftc.com. While every report does not get acted upon, all reports are looked at and when trends occur, they can use all reports to more accurately pinpoint where they originate from, just as reporting severe weather events with the NOAA helps record weather trends and identify severe storms and tornado occurrences.

Councilperson Kolek – I have received all 3 Estimates from vendors for the camera system at Wilderness Park and my low estimate, after reviewing has some extension issues. I will need to get back to the provider and I will have all that information at the next meeting for the Town Board to look over

Councilperson Daniel Fusco – We talked about the comprehensive Master Plan, I understand a committee was formed, has there been any progress been made or direction been taken on this?

Directed to Planning board Chair and Zoning Board Chair. Chairperson Goldsmith said that we haven't done anything on it yet, as we are coming into a cycle where funding next year would be available, So I think that would be a target, we will need to get a consultant, we thought we had someone. Councilperson Fusco, asked if any consideration was taken to staffing your committee with people with expertise in areas such as this? Chairperson Goldsmith said when we get to that point, we will investigate that. Councilperson reiterated his opinion on the importance of putting a committee together sooner rather than later. Conversation between Council man Fusco and Planning Board Chair, goes on about the Master Plan and how it was used during the Solar Project and whether it was useful.

Councilperson Fusco asks if the recommendations from the Planning board are in line with the existing Master Plan. Planning Chair Goldsmith said "yes".

Councilperson Fusco, then asked if he would be able to see the recommendations and Chair Goldsmith – Said that she put the paperwork in the Councilpersons Mailboxes on Thursday before the Board meeting. Councilperson Fusco said he just got it today.

Question to Supervisor Sacco, at what point does the project impact on the Town budget, taxes, and stress our resources, when in this decision process does this come into scope?

Supervisor Sacco responded that these questions that Maryann Buttonschon is working at the State level to find out and Assessor Pawlusik is working on as well. All information is forthcoming.

Councilperson Fusco directs questions to Highway Superintendent, is there any green waste curbside pickup this fall. Answer – Yes there is one in November and has been for the last 5 years. There is green waste every month beginning in Spring until November.

Question to Mr. Supervisor - last month you said you would prepare a resolution on the Gutter system and roof work I recommended, I have not seen this yet. What is the status on that. Answer after reviewing the procurement policies which state you must have 3 estimates. I have to give them back to you as the one from Mr. Buck, was incomplete, the quote from Gutter Center enterprise, half the estimate is cut off so there is not sufficient information to go on. So, I will give these back to you and if you can get me 3 quotes and clarify the estimates.

Councilperson Fusco says he will see 3 complete estimates for the next meeting. Conversation had about the side repair and its importance.

Regarding Councilperson Jones statement accusing me of blocking people on Facebook, I disagree with that, when ever I am attacked in anyway I will defend myself. There are Facebook policies that I am in alignment with, if someone attacks me I will not get into a Tiff for tat with anyone on facebook, so when this dirt happens, I use Facebook to communicate with people and do not get into 5th grade food fights. If I am attacked, they will be blocked immediately. And that is in line with Facebook policies – So don't attack me and I won't block you.

Town Clerk - mentioned a different way to replace the falling offside.

Dog numeration has gone wonderfully – thank you for all those who cooperated. Considering going to a post card reminder, to cut the postage cost.

Working with Councilperson Jones to keep the website updated, with minutes, newsletters, and updates on our Programs and Events.

1) **Highway Superintendant Sam Arcuri Jr** - Working on last paving project on Hedgewood place. Paving is projected to be completed on Wednesday 10/15/25. The rest of the paving is complete shoulders repaired, and sealants have been installed. Road striping is complete, but we are still waiting for guide rail repairs and installation work.

2) F550 is rotted out and the roof is leaking. We use this truck for the parks in the summer months. I am going to investigate replacing the cab, we installed a new engine a few years ago. We have put the spreader for sale on auctions international with no luck, the town might want to sell the truck as a complete unit. Truck, Plow, Spreader together we would need something to replace it for the parks.

3)The town submitted tonnage for NYS salt contract for 2025- 2026. Going forward Oneida County Highway Superintendents Association and the cities met with Oneida County DPW on a plan for the 2026 season. We have a new contract from NYS OGS, we will be getting salt in Oneida County from Cargill for 2025 and 2026 season.

4) We are in the process of updating the 284 agreements to spend highway money. I want to ask the town board to adjust the budget to complete the projects for 2025 construction season. We will need 116,000 from Highway fund balance to complete road projects.

5) We are going to start hauling sand next week, this will take about two weeks to complete. When sand is complete and weather allows, we will be out working on some maintenance work and installing plow equipment back on trucks for the winter season.

6) We will be out this week starting to collect leaves, there is a computer update that was done in early spring and needs to be reset to operate the leaf collection truck. Cyncon Equipment is scheduled to be here on Tuesday for repairs.

7) There are several maintenance projects at the Highway Garage the need to be done: Older colder storage building needs to have the metal roof replaced from wind damage and rotted metal on the sides to keep the birds out. This building is where the dumpsters are stored. After the Transfer station inspection in 2025 it was brought to our attention about the birds in the building and we need to repair the problem. Building needs sliding door repairs. Fuel building needs entrance door replaced, and upper light panels replaced. Highway Garage needs driveway repairs and driveway resealed it also needs winter weatherization repairs.

8) Waiting for estimates to come back on park projects, Paving and Replacing the fence on Pauline Avenue park.

9) We will also be working on some remaining driveway culvert replacements residents have.

10) New Freightliner chassis is being upfitted with equipment and scheduled to be completed in early November.

11) Received updated estimates on a snow blower for the towns skid-steer. Prices are coming back at around 12,700 for a 84" blower incase we have problems in our development areas of town again this winter season. I would like to order.

12) Will be working on paperwork for CHIPS, EWR, POP, PAVE NY programs.

13) Attended NYS highway conference in Niagara Falls September 23-26.

COMMITTEE REPORTS-

Building Inspector: Jim Maxwell Report attached
building permits written.

If you have any questions, please feel free to contact me on 680-213-0832

Assessors Office – Assessor’s Assistant Matt Pawlusik –
Planning Board – Pati Goldsmith – report attached

Zoning Board of Appeals We haven’t had to many hearings this year, however now they are all coming in. There are 2 hearings that are now scheduled 10 /16 for an oversized assessor building, and on October 30. I met with a gentleman who wanted to buy a house in Deerfield who had questions about fencing, I went to the house and told him what was allowed - the property was one of those questionable corner lots

Town Historian- Jon Facci absent – no report

Senior Citizen Director Lura Raymo- Seniors had their Octoberfest, Good German food was served all around. Not much will be going on the next few months, the bussing for Trips is so expensive and we never know what the weather will be.

Youth Director – Karen Day the Youth Program hasn’t started for the Fall/Winter Program yet. The Schedule should be out anytime.

Parks Committee – Deborah Burke - Hal Brown and I had a tour of the new Kubota, We appreciate the heat, doors and window. We did ride the trails and found some areas that needed attention, and we will get with Sam on that.

MVWA Representative – Deborah Burke – Monday October 20th is the public hearing for the Water Authority

Town Attorney: William Schmitt: nothing to report
MEDIA TIME - NONE

LATE PRIVILEGE OF THE FLOOR - Referring to the Audio Version on the website for your listening pleasure.

MOTION TO PAY BILLS

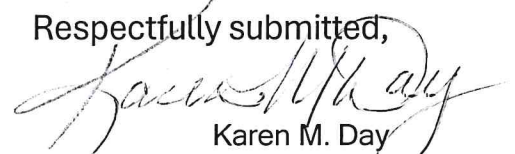
Sewer Fund 9 bill Moved by Councilperson Jones and seconded by Councilperson Kolek
Highway Fund 177 – 203 bills number moved by Councilperson Kolek and Councilperson Jones seconded, **was approved.**

General Fund 304 – 340 bill number moved by Councilperson Jones and Councilperson Kolek voted yes, and the motion **was approved.**

Capital Fund 0

ADJOURN : Councilperson Sacco made the motion and Councilperson Jones
Motion approved

Respectfully submitted,



Karen M. Day
Town Clerk

Town of Deerfield

Town of Deerfield Planning Board

Monthly Update to the Town Board

Department Chairperson: Patie Goldsmith

Date of Report: October 13, 2025

Requests for Town Board Decisions:

The Planning Board requests that the Town Board review their recommendations, dated October 8, 2025, for the PathStone Development Site Plan Application as required by Article 13 of the Town of Deerfield Zoning Ordinance.

Key Points/ Updates:

Public Hearing for the PathStone Deerfield Apartments Site Plan Review Application, September 24, 2025:

A public hearing was held to gather input regarding the PathStone Development, Deerfield Apartments Site Plan Application. All who wished to speak had 4-5 minutes to ask their questions. Comments included issues with fire protection for the project and the entire town, tax revenue, other benefits to the town, impact on roads and traffic, safety concerns with pedestrians crossing Rt 12, noise generated by the apartments and day care facility, building security and maintenance, length of PathStones ownership of the building, the need for senior housing was emphasised and if the approval of the project could be subject of a vote (referendum).

Most questions and concerns were answered by representatives from PathStone Development and SWBR and town officials.

Those in attendance: Bill Schmitt, Town Attorney, Alan Swierczek, Town Engineer, Betsy Brugg, PathSone Attorney, Bethany Ramsey and Joe Gibbons

SWBR, Jason Sackett and Joshua Fraass, PathStone Development. Sixty six people were listed on the sign in sheets.

October 8, 2025 Regular Meeting:

A motion was made to finalize the Planning Board decision that the PathStone Development site plan application will not result in any significant adverse environmental impacts in accordance with Parts 2 and 3 of the SEQR Short EAF. All in favor, motion carried.

A motion was made to approve the draft recommendations, outlined in Article 13 of the Town of Deerfield Zoning Ordinance, to the Town Board for their review and input. All in favor, motion carried. A final copy will be sent to the Town Clerk on October 9, 2025.

A motion was made to approve the PathStone Development Preliminary Site Plan with conditions as specified in the Planning Board recommendations to the Town Board in accordance with Article 13 of the Town of Deerfield Zoning Ordinance. All in favor, motion carried.

Discussion was held regarding Battery Energy Storage Systems. The planning board recommends that the current local law be updated to include that Tier 2 BESS be prohibited in the town.

Privilege of the floor was held

All those in attendance: Jason Sackett, Bethany Ramsey, Betsy Brugg, Joe Gibbons, Leslie Nicolette, Kim Martin, Rick Gassner, Gregory Sacco, Gary Albright, A. Eanniollo, Deborah Burke, Debra and Mike Collins, Ronald Beasiak, Sue and Larry Giglio.

Town of Deerfield
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Town Clerk - Karen Day



Supervisor Gregory Sacco
Councilperson David Kolek
Councilperson Daphne Jones
Councilperson Philip Sacco
Councilperson Daniel Fusco
Highway Supt. Sam Arcuri Jr.

Building & Codes Office:
James Maxwell

October 10, 2025

September Code Report

Building Permits: 67

The property on Cosby manor and Prescott has been mowed but the pool and fence have not yet been taken care of yet. I will call the number on the door again to see if they are still taken care of the property. I have talked to and sent out a letter to 5444 Prescott about having chickens in a residential zoned area. 623 Pauline Ave. I stopped and sent letter to for an accessory building in their front yard. The owner asked for 14 days to get it removed. I put this all in the letter I sent to the owner.

We are still working on 10810 Bell Hill property. I talked with Natalya Kozel on 10-10-2025 she has asked for more time, but I told her I did not see how could since this has been going on for more than a year. Please let me know what the board thinks on this matter.

We are still receiving a lot of permits, and I still have a lot of inspections to do and a lot of follow ups to do. A lot to do from now and winter comes.

If you have any questions, please feel free to contact me at 680-213-0832.

James Maxwell

Building Inspector/Codes Officer

