

Deerfield Town Board Meeting AGENDA December 8th 2025

Call to order Supervisor



Pledge of Allegiance

Call for Last Meeting Minutes Supervisor Privilege of the Floor –

Correspondence/Communications Supervisor

Old Business

New Business

Resolution – 54 – 2025 - Residential Park Pavilion Rental Fee

Resolution – 55 – 2025 – End of Year Bills

Resolution – 56 – 2025 – 2026 Organizational Meeting

Resolution – 57 – 2025 – 84” Snow blower for Skid Loader

Resolution – 58 – 2025 - BAR Appointment

Resolution – 59 -2025 – Use and Occupancy License Agreement

Resolution – 60 -2025 – Denying a permit to the Development Proposed by Path Stone Development Corporation

Official Reports

Media Time

Late Privilege of the Floor

Executive Session

Yes No

Motion to Pay Bills

Adjourn





Town of Deerfield Town Board Meeting Minutes December 8th 2025

The Deerfield Town Board held its regular monthly meeting on December 8th, 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 Superintendent 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.

Audio Minutes are filed on the Town Website :

[Meeting Minutes](#) | [Government](#) | [Town of Deerfield NY](#)

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

Attendance – 25 Signed in

EARLY PRIVILEGE OF THE FLOOR – None

CORRESPONDENCE: emails in support and against Pathstone

OLD BUSINESS:

NEW BUSINESS:

RESOLUTIONS:

Resolution 54 – 2025 – Residential Park Pavilion Rental Fee increase - **majority approved**

Resolution 55 – 2025 – End of Years Bills - **majority approved**

Resolution 56 – 2025 – 2026 Organizational Meeting – **majority approved**

Resolution 57 – 2025 - 84" Snow blower for Town Skid Loader – **majority approved**

Resolution 58- 2025 – BAR Appointment – **majority Approved**

Resolution 59 – 2025 – Use and occupancy License Agreement – **majority approved**

Resolution 60 – 2025 – Denying a permit to the Development proposed by Path stone

Development Corporation - **majority approved**

***Supervisor Sacco, read an overview and gave reason to why the board has taken this stance on Resolution 60- 2025 denial.**

EXECUTIVE SESSION – none

OFFICIAL REPORTS

County Legislator Buck: absent – No report submitted

Supervisor Gregory Sacco –

Councilperson - Philip Sacco report attached

- Anita's Steven Swan Humane Society – No contract offered to the town.
- Working with Codes Officer related to LL#3, Unsafe Buildings
- Domser Dr. home, Vacant – neighbor reported water issues
- Grinder Pump Issue at Broad Acres/ Resident's home
- Schuyler meeting to discuss proposed water district – Graham Rd

Councilperson Daphne Jones Report attached

- The Town of Deerfield has acquired a .gov website
- Successfully able to provide a section on the website for the Deerfield Snowtrails snowmobile organization

Councilperson Kolek – nothing to report

Councilperson Daniel Fusco –

- Provided 3 estimates for repair and maintenance of roofing issues.
- Guard rails on Harris Rd – wonderful job done
- Clearpath restitution for residents -

Town Clerk - Karen Day -

- Tax Seasons arrival
- Dog numeration was a success

Highway Superintendant Sam Arcuri Jr - report attached

- Guard Rail on Harris Rd, Crooked Brook Rd. Doyle Rd
- Attended an Oneida Co. Sewer District Committee meeting November 19 2025
- Leaf collecting
- New Freightliner Chassis arrival
- CHIPS reimbursement – coming soon
- JMT Engineering Firehouse Road Project

COMMITTEE REPORTS-

Building Inspector: Jim Maxwell – absent - Report attached

- **73 permits issued**
- Working with Councilperson Sacco – on 10810 Bell Hill Rd
- Inspections on permits issued this year
- Family Advocacy Center on Walker Rd

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

Assessors Office – Matt Pawlusik – absent – No Report

Planning Board – Pati Goldsmith – report attached

- Preliminary review of the proposed subdivision of Golden Property.
- Iacovino Estate Bell Hill Rd
- Re-appointment of Pati Goldsmith for Planning Board Chairperson
- Review of the draft Battery Energy Storage & Electric Vehicle Charging regulations.
-

Zoning Board of Appeals Lura Raymo -

- 4 members of ZBA are attending the training session at MVCC 11/10/25

Town Historian- Jon Facci absent – no report

Senior Citizen Director Lura Raymo-

- Meeting regularly
- Snow days coincide with Whitesboro School District snow days
- Christmas Luncheon

Youth Director – Karen Day

- Zoobilee at Utica Zoo
- Holiday Event – Dec 14th gathering, movies, goodies and arts and crafts.

Parks Committee – Deborah Burke -

- Adult snowshoe event – January 31st 2026 Full Moon
- NYS First Day Event – Family event
- Cleaning of the Trails
- Groomer does not fit in the Walker Rd Garage, Issues with trailering it to the MUNY Building.

MVWA Representative – Deborah Burke – no report

Town Attorney: William Schmitt: nothing to report

MEDIA TIME - NONE

LATE PRIVILEGE OF THE FLOOR - No comments

MOTION TO PAY BILLS

Sewer Fund 12 & 13 bills Moved by Councilperson Jones and seconded by Councilperson Kolek
Highway Fund 233-251 bills number moved by Councilperson Kolek and Councilperson Jones seconded,
was approved.

General Fund 381-406 bills 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

Council Person Sacco

December Report 2025

1. Anita Steven's Swan will no longer contract with us. By NYS Law we are required to have a shelter for Dogs, Animal control is working on a contract from the New Hartford Animal Shelter for dogs. We are not sure of the cost at this time. Rome Humane and For Pet's Sake will take our cats with No Contract required.
2. Codes Officer Maxwell and I still have a little more to do, to enforce LL#3 Unsafe Buildings to address a condemned house on 108 Bell Hill Rd.
3. On Friday Town Clerk got a call from a Domser Dr resident pertaining vacant house with water coming out of a cellar window. Town Clerk and I were trying to find out who we could contact about the issue. I called National Grid on where the power bill was being sent & Karen (Town Clerk) worked with the Neighbor on Domser Dr. and found a contact of a relative in Florida who could notify someone local to enter the house. Karen Came in on her day off to help with the problem.
4. We had a Gringer Pump issue on Broad Acres Rd, where the Basement took on some back-up flow. The grinder pump was repaired by Rob Lynn and Son and the resident filed a claim which was forwarded to NYMIR – our Insurance Company.
5. On Monday December 1st 2025, I met with members of the Schyler Town Board, County Legislator Anthony Lucenti and Mike Jantz - their engineer for their proposed water district that is partially that is partially in Deerfield. The part in Deerfield runs north from Graham Rd to just past Brown Rd in the Town of Schuyler. We talked about options of either a new Water District or a Service area District that could supply MVWA Water to 7 homes in the Town of Deerfield. Their project would have 119.5 EDUs. There is a issue with PRVs in existing Deerfield Water District #5 to correct and make sure everyone has a PRU Value. Due to Schuyler's water main runs in Deerfield – a Service Area would give the 7 homes to say yes or No to the service. If anyone says yes, their EDU would run through our books and passed on to Schuyler toward their Debt Service. I will be geeing a quote from Mike Jantz CZAE on a map, plan & Report to set up a Service Area. Schuyler's EDU charge would be \$986.00 a year

Town of Deerfield
6329 Walker Rd
Deerfield, NY 13502
Phone # (315) 724-0413
Fax #(315)793-3032



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

Town Clerk - Karen Day

To: Anthony Lucenti, John Werczynski, Joeseph Juliano, Michael Jantz CZAE
From: Philip M. Sacco, Deerfield Town Councilperson
Subject: Follow-up to our December 1, 2025 Town of Schyler water district meeting

- The MVWA could not confirm or deny the 18 homes in Deerfield water district 5 PRV status. I will be contacting the residents to confirm PRV status.
- Met with Assembly woman Marianne Buttenschon and funding could be available through NYS Environmental Facilities for water projects. Their contact number is (518) 402-7081.
- We will be exploring a service area. Attorney William Schmitt, will be contacting Attorney Richard Andino to get the details on a proposed service area.
- I will be contacting Mike Jantz CZAE to get a cost quote on a map plan and report on the project for a service area.

Please keep me informed on your progress and I will do the same.

Sincerely, *Phil*

Phil Sacco

Deerfield Town Councilperson

Councilperson Daphne Jones
December 2025
Official Report

Good news, we have successfully acquired a .gov website!

We are currently under the lengthy process of converting over to the .gov domain. This involves addressing town emails as well and making sure nothing gets lost in the process, but we should definitely have this issue solved in time for the December 21st, 2025 deadline for compliance.

The upcoming new domain change will be to:

(you may remember from my last report that I was able to request two different domain names in case our first choice could not be acquired. The first choice in this case was acquired for the Town)

<https://www.townofdeerfieldny.gov>

I talked with Deerfield Snow Trails to get the club their own section on the website. You can now view pertinent information for the Club on the website, making it easier to have information available to snowmobilers in the area to follow the rules and maintain safety throughout the seasons. Navigate through the Community tab and then under Parks & Recreation! 😊

Highway Department – Sam Arcuri Jr.

Town Board Meeting 12/8/2025

- 1) Guide rail installation and repairs on Harris Road, Crooked Brook and Doyle Road have been completed.
- 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) Looking for some help with the new MS4 permit that was passed in 2024. I have been attending some training when it is available. The reporting has a lot more to it than in the past. We are required to have some new policies in place by year Two, year Three and year Five. Reached out to Al Swierczek to see if this is something he could help the town with the new process.
- 4) Attended an Oneida County Sewer District Steering Committee meeting on November 19th. Talked about system overflows and ways to remove illicit water from the sanitary sewer system; sub pumps, foundation drains, rain gutters, ground water leaking into the system.
- 5) Cycon equipment company repaired leaf equipment. Repaired the computer download problem on the leaf vacuum. Done collecting leaves for the season we made it five times around town. Any leaves that weren't out for collection we will get in the spring.
- 6) 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. I would like to see the town add the

half wall on the south side of salt building to keep rain from getting on the salt and making hard chunks.

7) New Freightliner chassis is being upfitted with equipment and scheduled to be completed in early November. New chassis is back from upfitting and in Syracuse. The town took delivery of our new truck a few weeks ago and has been calibrated and in service.

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

9) CHIPS reimbursement paperwork is turned into the state. Checks will be coming out in early December.

10) In October I received an update on Firehouse Road bridge replacement under the bridge NY grant from JMT Engineering. Concrete and steel costs have gone up 210%. Talked with Michale Fuller from JMT on Firehouse Road bridge project, he is going to send me an update but is moving forward to complete the design.

Town of Deerfield

Planning Board

Monthly Update to the Town Board

Department Chairperson: Patie Goldsmith

Date of Report: DEcember 8th, 2025



Requests for Town Board Decisions:

Key Points/ Updates:

A preliminary review of the proposed subdivision of the Golden property located on State Rt 8, Poland NY (tax map number 231.000-1-9.1) was done. The proposal consists of three lots. A motion was made to accept the preliminary subdivision map. All in favor. A public hearing will be held at 6pm at the January 7, 2026 Planning Board meeting regarding this proposal.

Mark Schildman, representing the Iacovino Estate, inquired about subdividing the estate property which is located on Bell Hill Rd and Smith Hill Rd. The Planning Board reviewed several scenarios with him. He will return when the family members decide what options they will pursue.

A motion was made to recommend to the Town Board that Planning Board member Patie Goldsmith be re-appointed to the Planning Board in 2026. A Motion was made to recommend that she continue as Chairwoman in 2026. All in favor, motion carried.

Review of the draft Battery Energy Storage and Electric Vehicle Charging Regulations continued. Review will continue at the January 7, 2026 meeting. The planning board will then send the updated local law to the Town Board for approval.

Privilege of the floor was held.

Those in attendance:

Ron Beasock, Jeff Roule, Michael Nassar, Jess Nassar, John Aceto and Christine Kearney

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December 8, 2025

November Code Report

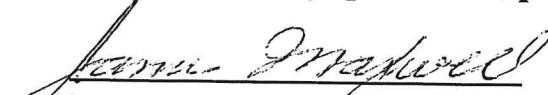
Building Permits 73

I am working on 10810 Bell Hill property with Phil Sacco and town attorney I have some more steps to do before we can come to a final decision.

I still have more inspections to do on building permits that I have issued this year but things are slowing down.

There have been some questions about the family advocacy center on Walker Rd. on who has bought it and what they plan on doing with it. I am still researching.

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


James Maxwell
Building Inspector/Codes Officer

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August 25, 2025

TAX MAP NUMBER: 295.000-1-5

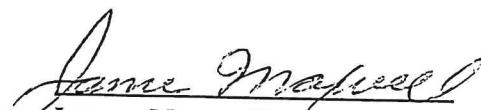
**Natalya Kozel
5400 Liberty Street
North Highlands California, 95660**

**Natalya Kozel as listed owner of 10810 Bell Hill Road Deerfield, NY
Please be advised that as of August 22, 2025, you will be granted a 30-day extension to
take care of cleaning up your property. Your next deadline is September 22, 2025.**

**If I do not receive a response from you or the property has been cleaned up, I will start
proceedings for you to go to court where you will be fined and possibly have the town
clean up the property and all expenses will be charged to you.**

If you have any questions, feel free to call 315-724-0605 ext. 22.

Sincerely


**James Maxwell
Code Enforcement Officer**

12/3/25

Board meeting Procedures

Pledge

Roll Call

Missing? None

Approval of minutes Jones makes a motion to approve the minutes
Balek seconds that motion.

Resolution <u>54</u>	councilperson <u>Kalek</u>	^{2nd} <u>Jones</u>
Resolution <u>55</u>	councilperson <u>Jones</u>	^{2nd} <u>Kalek</u>
Resolution <u>56</u>	councilperson <u>Kalek</u>	^{2nd} <u>Jones</u>
Resolution <u>57</u>	councilperson <u>Kalek</u>	^{2nd} <u>Jones</u>
Resolution <u>58</u>	councilperson <u>Jones</u>	^{2nd} <u>Kalek</u>
Resolution <u>59</u>	councilperson <u>Kalek</u>	^{2nd} <u>Jones</u>
Resolution <u>60</u>	councilperson _____	^{2nd} _____
Resolution _____	councilperson _____	^{2nd} _____

Sewer 1 st <u>12-13</u>	councilperson <u>Jones</u>	^{2nd} <u>Kalek</u>
Capital 1 st _____	councilperson _____	^{2nd} _____
Highway 1 st <u>233-251</u>	councilperson <u>Kalek</u>	^{2nd} <u>Jones</u>
General 1 st <u>381-406</u>	councilperson <u>Jones</u>	^{2nd} <u>Kalek</u>

Motion to adjourn 1st P. Sacco ^{2nd} Jones
All In favor X Opposed 0 Motion approved Approved

DEERFIELD STATEMENT RE: PATHSTONE RESOLUTION

The issue of whether the Town Board will permit the PathStone project to begin at this time has been the subject of many public comments at our past Board meetings. It has been suggested that the Town Board members perceived votes or assumed positions were fueled by politics, when nothing could be farther from the truth.

In November of 2023 W.M. Price Design LLC. On behalf of ARCN Development LLC submitted a letter of intent to develop a project along Horatio Street in the Town on property located to the north and to the south of the present Bank of America facility. Meetings were held with the Planning Board and the Town Board in accordance with the Town's zoning law at which time the scope of the project was discussed as including a hotel, fast food restaurant, convenience store and various residential uses.

The zoning for the site of the project had to be changed to permit the varied uses that were to become part of the project. The matter was referred to the Planning Board, and based on its recommendation dated June 5, 2024 and after a public hearing, the Town Board, by unanimous resolution, adopted on January 13, 2025 resolved to change the zoning to Planned Development Extraordinary to accommodate all of the proposed uses associated with the project, all in accordance with Article 13 of the Town's zoning law.

The Planning Board undertook to review the application for site plan review of a portion of the Project submitted by PathStone which involved the development of housing limited to the Project's property to the north of Bank of America, in accordance with the Town's Zoning Law, issuing its written recommendation dated October 8, 2025. The Planning Board's recommendation raised issues regarding prioritizing the need for adult and senior housing by PathStone and raised serious issues regarding water and sewer

service for the remainder of the Project which required further study.

The Town Board has undertaken its own review of the potential water and sewer issues that could jeopardize the advancement of the remainder of the Project. While letters have been submitted to the Town Board suggesting a continuing commitment to the overall Project, even the letters of support recognize the need for further review and study of the necessary infrastructure issue, the full extent of which is unknown.

While the majority of the Town Board is committed to the construction of additional housing that the PathStone's part of the Project promises, the Town Board's initial support for the zone change was based on the entire Project as presented and the varied uses it would bring to the Town.

The Town Board, in accordance with Article 13 of its Zoning Law, must give its approval for the Project to commence. The Town Board is not yet ready to grant its approval until the development of the overall Project is more fully explored and the financial viability is established, particularly in light of the infrastructure issues identified. The Board's proposed resolution is not a "NO" to PathStone, but rather, and more accurately a "NOT YET."

Deerfield Town Board Meeting

DATE: 12/8/25 Regular Public Hearing Special

Name	Address	Phone
Deb Burke	Tarleton Rd	
Rick Gassner	122 Forrest	
Stephanie Monesca	Trenton	
Anthony Monesca Jr	100 N. Hwy 100	
Greco	Bell Hill Rd	
Herb & Laura Inman		
Jason Sackett		
Laura Raymo	Waiker Rd	
Rich Brusock	Rumblewood	
Lynn & Mike Calagnano	Evergreen DR	
Mike & Debbie Collins	Davis Rd	
Chris Kearney		
Sharon Livingston	Walker	
Steve Aceto	Waiker Rd	
Sayer & Sue Tichy	Deerail Rd	
Jennifer Oldred	Beaumont St.	
Owen Lash	Mill St	
John Liag	Waiker Rd.	
Doc Blandino	6099 Walker Rd	
Chris DeJoseph	72 P. Mulany Rd	
John DePinto	72 P. Mulany Rd	

25 Total

