

Town of Deerfield Planning Board Regular Meeting

December 03, 2025

Deerfield Planning Board regular meeting called to order at 1803hrs.

Planning Board members in attendance: Gabe Greco, Patie Goldsmith, Dan Knuth, Don DeCarr,

Absent: Dan McCoy

Also in attendance:

Jeff Roule

Michael Nassar

Jess Nassar

John Aceto

Christine Kearney

Ronald Beasock

Pledge of Allegiance

Completed final payroll for 2025

Motion by Don DeCarr, second by Dan Knuth to approve meeting minutes -All in favor

Conducted the preliminary review of a proposed subdivision of the Golden property located on State Route 8. The subdivision will contain 3 parcels and upon review is within the regulations for the subdivision regulations. Motion was made for the approval of the preliminary site plan by Dan Knuth, 2nd by Gabe Greco. All in favor. Public hearing is set for January 7, 2026. NOTE: board advised that because the subdivision is located on NYS Route 8 that NYSDOT might have issues with approving curb cuts for the parcels and they should double check with DOT.

Board members continued to review the working draft of the proposed BESS regulations. Board members are all in agreement the working draft is coming together and have no issues in what has been written. Draft will continue to be worked on and will be reviewed several more times before being presented to the town board for approval/vote.

Planning board chairperson position was up for reappointment. Motion was made for Patie Goldsmith to remain on the board and continue to be the chairperson by Gabe Greco, 2nd by Don DeCarr. All in favor.

Review and approval of the November 05, 2025 regular meeting. Motion made by Don DeCarr, 2nd by Dan Knuth to accept the meeting minutes. All in favor.

Late Privilege of the floor:

Ron asked about the decommission process for solar farms. Board stated that the solar facility had to provide a bond in the permitting process for the decommission process in case the owners are no longer available or willing to decommission.

Question was asked if the planning board meetings are video recorded or live streamed anywhere. Board informed the public that the planning board meetings are not. The Town board meetings are audio recorded and made available on the town's website.

Motion to close the regular planning board meeting at 1821hrs by Don DeCarr, 2nd by Dan Knuth. All in favor

Motion to reconvene by Don Knuth, 2nd by Don Decarr at 1823. All in favor

Mark Schieldman arrived late for questions regarding the Iacovino Estate subdivision. Public that had been in attendance for the regular meeting were informed before leaving that the board was reconvening for the Iacovino Estate subdivision questions. Public stated they did not want to attend the rest of the meeting. Mr. Schieldman asked several questions regarding the subdivision process and the rules in regard to road frontage. Asked questions about an old road near the property that appears on google maps and on the original maps. Was wondering of the road had been abandoned by the town. Was informed that the question needs to be addressed to the town's highway superintendent. Board provided different possible scenarios for the property to be subdivided. Mark is going to return to the family members with the different options and see what ones they would like to pursue.

Motion to close the reconvened regular planning board meeting at 1858hrs by Don DeCarr, 2nd by Dan Knuth. All in favor

Respectfully submitted

Gabriel Greco – Planning board recording secretary/planning board member