

Town of Deerfield Planning Board

Monthly Update to the Town Board

Department Chairperson: Patie Goldsmith

Date of Report: November 13, 2023

Requests for Town Board Decisions: None

Key Points/Updates:

October 4, 2023 regular monthly Planning Board Meeting.

Pine Ridge Estates Subdivision, Trenton Rd.

In September 2022 Mr. Gaetano, the project owner/ developer, requested that the planning board postpone the final approval of the Pine Ridge Estates subdivision project. Mr. Gaetano was considering lot line adjustments to create larger parcels. At the October 5, 2022 planning board meeting the board agreed to postpone a final decision on the Pine Ridge Estates subdivision with the stipulation that any changes to the lot lines of the current site plan must be done by October 5, 2023. If no action was taken by Mr Gaetano or his representatives by that date the current proposal would be denied. The planning has had no further communication from Mr. Gaetano or his representatives since November 2022.

Copies of NEC Article 694 were given to the planning board members. Discussion on how to incorporate them into the Wind Energy Ordinance update was held.

Cornell Cooperative Extension provided a list of farms enrolled in the NYS Ag District in the Town of Deerfield. The planning board will use this to create a mailing about creating a farmland protection plan for the town.

November 8, 2023 regular monthly Planning Board meeting.

Dates for the Town of Deerfield Planning Board 2024 regular monthly meetings are as follows:

January 3	June 5	December 4
January 17	July 3	
February 7	August 7	
March 6	September 4	
April 3	October 9	
May 8	November 6	

Gabe Greco has requested to be reappointed to the planning board for another term beginning on January 1, 2024.

The planning requests that the town board reappoint Gabe Greco as the recording secretary and Patie Goldsmith as the Chairperson of the Town of Deerfield Planning Board for the year 2024.

There will be one vacant planning board seat beginning January 1, 2024 as Daphne Jones moves into her council seat on the town board.

A request for an opinion regarding a proposed lot line adjustment for a new Map and Survey of 5636 Horatio St, dated October 1, 2023, was discussed. There are no planning board approvals required. The information has been forwarded to Attorney Bill Schmitt for his review.

The planning board looked at an initial map of the Deerfield Development Project. The proposed project would be sited on the west side of State Rt. 12. The developer would like to present the Preliminary Concept Application at December 6, 2023 planning board meeting. A list of agencies that will need to be included in the application process is being created. Those agencies will also be invited to attend the meeting on December 6th.

Work on the Wind Energy Ordinance continued.

