

Town of Deerfield
Planning Board
June 5, 2024

Preliminary recommendations to the Town Board regarding the zoning reclassification of the existing Planned Development Commercial (PD-C) and Highway Commercial (C-2) district located West of New York State Route 12 and South of Mullaney Road in the Town of Deerfield. The reclassification would identify this area as Planned Development Extraordinary (PD-E).

1. Permitted Uses: Subject to Planning Board recommendations and Article 16 Site Plan review.
Professional and Medical Offices, Retail Sales Est., Convenience Stores with or without gasoline pump islands, Personal Service Est., Banks and Credit Unions with lobby and or Drive-Thru Service, Pet Stores and Grooming Services, Hotels/ Motels, Sit Down Restaurants, Fast Food Restaurants with seating and or Drive-Thru Service, Child Day Care Center, Dance Studios, Indoor Movie Theaters, Religious Institutions, Nursing Homes, Passenger Bus Stops, Multiple Family Dwellings and Townhouses/ Condominiums, Parks, Green Spaces and undeveloped Open Spaces.
2. Establish minimum Lot areas, Lot Width, Maximum Lot Coverage, Maximum Build Height in stories and feet and minimum setbacks.
3. Require Visual Impact Studies for buildings over two stories or thirty feet in height.
4. Establish a timeline for phased development of the zoning district to include infrastructure and commercial and residential buildings.
5. Address all Storm Water Management concerns of all municipalities and agencies involved.

14. Incorporate the existing natural and man made environment into the proposed development.
15. Demonstrate a creative use of the land and related physical development which allows an orderly transition of land from one use to another.
16. Ensure that nonresidential uses support the community in terms of workforce, design and character.
17. When practical, buildings should not be placed at the top of the slope or crest of a hill where they will be seen silhouetted against the skyline and will be visible at a distance.
18. Building materials, colors and textures designed to blend with the natural environment are preferred.
19. Outdoor lighting, when practical , shall be kept to a minimum intensity needed for ground and entryway lighting. All outdoor lighting fixtures should be shielded in such a manner that the edge of the lamp shield is below the light source. Direct glare from the light source shall be confined within the boundaries of the property and is prevented from escaping toward the sky. High-intensity discharge lighting is prohibited.