

Town of Deerfield Planning Board Regular Meeting

January 3, 2024

Regular Meeting for Deerfield Planning Board called to order at 1804hrs.

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

Others in attendance:

Laura Raymo

Dan Knuth

Daphne Jones

Pledge of Allegiance

New Business:

Interviewed Dan for the open board member seat left by Daphne.

Planning Board will make recommendation to Town Board for Dan to be appointed to the planning board. Motion by Gabe, Dan second. All in favor.

129 Marty Street has been renting the home out for Airbnb, but the owners do not live at the house. Board is going to go over zoning with Laura do determine what avenues the town has in order to determine if the house can be used as a Airbnb at that location.

A special meeting is scheduled January 17, 2024 to review wind laws written by the Town of Richland and what parts would be applicable to Deerfield's wind laws. Board members are to review and send Patie any parts they would recommend to be used.

Motion to adjourn by Don, second by Gabe at 1845.

All in favor.

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Special Wind Energy Meeting

January 17, 2024

Regular Meeting for Deerfield Planning Board called to order at 1800hrs.

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

Others In attendance:

Daphne Jones

Pledge of Allegiance

New Business:

Patie went through the local law that the Town of Richland had developed and pulled important information from the law that would be a good application for the Town's wind energy law. Board members reviewed the findings of the law and went over modifications / additions to the findings. Patie will redo the findings and the Board will review again during the February meeting.

Motion to adjourn by Gabe, second by Don at 1910.

All in favor.

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Regular meeting

February 7, 2024

Regular Meeting for Deerfield Planning Board called to order at 1801hrs.

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

Others In attendance:

Laura Raymo

Gary Destefahis

Charles Adrean

Nick LaBella

Frank Armsnito

Jim Papsleo

Bill Price

Greg Sacco Jr.

Town Attorney – Bill Smitt

Town Engineer - Alan Swierczek

Pledge of Allegiance

New Business:

Went over the requirements for the zoning change with Bill. Section 1304 of zoning.

Went over the entire project again with Al regarding SEQR requirements.

Went over the requirements for the subdivision for the lands around Bank of America that is involved in a multi-use project. The subdivision would be in parallel with the site plan review. Surveying of the property for wetlands and a topographical map is nearing completion. Town Planning Board will need to complete a SEQR for the zoning change.

Review of minutes. Several typo changes need to be corrected. Motion to accept minutes with corrections by Don, second by Gabe.

Motion to adjourn by Gabe, second by Don at 1920.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Regular Meeting

March 13, 2024

Regular Meeting for Deerfield Planning Board called to order at 1800hrs.

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

Others in attendance:

Town ZBA Chair - Laura Raymo

Town Engineer - Alan Swierczek

Pledge of Allegiance

New Business:

Review of minutes. Some typo changes need to be corrected. Motion to accept minutes with corrections by Don, second by Dan McCoy. All in favor.

Patie asked for a motion from the Board to start filling in the Environmental Assessment form for changing the zone of PDC to a PDE. Motion by Gabe, second by Don. All in favor.

Board filled out the all sections required for the Full Environmental Assessment form with Town Engineer Al.

The form will be submitted so the process for the zoning change can continue.

Motion to adjourn by Don, second by Gabe at 1900.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Regular Meeting

April 10, 2024

Regular Meeting for Deerfield Planning Board called to order at 1800hrs.

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

Others in attendance:

Town ZBA Chair - Laura Raymo

Margaret Fusco

Pledge of Allegiance

New Business:

Review of minutes. Some typo changes need to be corrected. Motion to accept minutes with corrections by Gabe, second by Dan Knuth. All in favor.

The filled out Environmental Assessment form for changing the zone of PDC to a PDE has been submitted to the town board and will be discussed at the next Town Board meeting.

Reviewed small wind energy ordinance. Checked over possible changes to the regulations. Will review further at next month's meeting.

Oneida County COOP to conduct a meeting for towns to join Farmland Preservation Plan. Meeting is going to be June 5<sup>th</sup> for towns to attend to learn how to get the towns signed up for the program and all the regulations / rules needed to apply and maintain membership.

Motion to adjourn by Dan, McCoy, second by Dan Knuth at 1909.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Regular Meeting

May 8, 2024

Regular Meeting for Deerfield Planning Board called to order at 1802hrs.

Board members in attendance: Gabe Greco, Dan McCoy, Patie Goldsmith, Dan Knuth

Others in attendance:

Laura Raymo - Town ZBA Chair

Margaret Fusco

Greg Sacco – Town Supervisor

Daphne Jones – Town Councilwoman

Bill Smitt - Town Attorney

Sam Arcurie - Town Highway Superintendent

Pledge of Allegiance

New Business:

Review of minutes. Some typo changes need to be corrected. Motion to accept minutes with corrections by Dan Knuth, second by Patie Goldsmith. All in favor.

Went over the procedures and what is needed to be written to the Town Board for changing zoning from PD-C to PD-E. Worked with Bill to get the proper wording for the letter and what the board needs to include in the actual change. Went over several examples from other towns on what they have for their PD-E.

Motion to adjourn by Dan McCoy, second by Dan Knuth at 1910.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Regular Meeting

June 5, 2024

Regular Meeting for Deerfield Planning Board called to order at 1810hrs.

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

Others in attendance:

Laura Raymo - Town ZBA Chair

Pledge of Allegiance

New Business:

Review of minutes. Motion to accept minutes by Don DeCarr, second by Dan McCoy. All in favor.

Reviewed wind energy document. Formatting issue has been corrected. Motion to present wind energy document to Bill for review before being presented to the Town Board for approval by Don, second by Gabe. All in favor.

Looked at and reviewed the Town of New Hartford ordinances.

Received notes for PD-E. Sending notes and comments to Bill for review.

Motion to adjourn by Gabe, second by Dan McCoy at 1854.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

## Town of Deerfield Planning Board Regular Meeting

July 3, 2024

The July 3, 2024 regular meeting of the Town of Deerfield Planning Board was called to order at 6:05pm. Members in attendance were Dan McCoy, Dan Knuth and Patie Goldsmith. Absent Gabe Greco and Don DeCarr.

A motion to approve the June 5, 2024 meeting minutes was made by Dan McCoy and seconded by Dan Knuth. All in favor, motion carried.

The Planning Board discussed the Town Board's request that a table of set back requirements be created for the Planned Development Extraordinary district. The question of developing set back requirements for the Planned Development Residential and Planned Development Commercial districts was also brought up.

The town moratorium on Airbnb's was addressed. Planning board members were asked to begin researching Airbnb regulations. Karen Lowell from Marnie St. spoke about the impact the existing Airbnb has had on her neighborhood. She asked about the status of the current case that has gone to Judge Larkin. It was explained to her that the Planning Board can only draft new regulations and the direction of the current case is up to Judge Larkin to decide.

Motion to adjourn was made at 7:11pm by Dan Knuth and seconded by Dan McCoy. All in favor, motion carried.



Town of Deerfield Planning Board Regular Meeting

August 7, 2024

Regular Meeting for Deerfield Planning Board called to order at 1800hrs.

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

Others in attendance:

Greg Sacco – Town of Deerfield Supervisor

James Papaleo

Pledge of Allegiance

New Business:

Review of minutes. Motion to accept minutes by Don DeCarr, second by Dan Knuth. All in favor.

Reviewed notes for PD-E. Determined setbacks and notes similar to what the Town of New Hartford has in their codes. Established lot widths and heights for buildings. Sending recommendations back to Town Board for comments/review.

Motion to adjourn by Gabe, second by Dan Knuth at 1900.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member

Town of Deerfield Planning Board Regular Meeting

September 4, 2024

The September 4, 2024 regular meeting of the Town of Deerfield Planning Board was called to order at 6:05pm. Members in attendance were Dan McCoy, Dan Knuth and Patie Goldsmith.

Absent Gabe Greco and Don DeCarr.

Planning Board members discussed potential Airbnb regulations, including fee schedules, fines and the codes enforcement role of monitoring approved Airbnbs.

Motion to adjourn was made at 7:11pm by Dan Knuth and seconded by Dan McCoy. All in favor, motion carried.

Town of Deerfield Planning Board Regular meeting

October 9, 2024

Regular Meeting for Deerfield Planning Board called to order at 1800hrs.

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

Pledge of Allegiance

New Business:

Review of minutes. Motion to accept minutes by Don DeCarr, second by Dan Knuth. All in favor.

Discussed regulations for Airbnb and possible zones where it could/can be permitted. Reviewed other towns' regulations (Saratoga, Inlet). Discussed what from those towns' regulations would be a good fit for Deerfield and what could be adjusted to be incorporated into the Town's new regulations.

Motion to adjourn by Dan McCoy, second by Dan Knuth at 1908.

All in favor

Respectfully submitted

Gabriel Greco – Planning Board recording secretary / Planning Board member