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PathStone
Development Corporation

Mr. Gregory Sacco
Town Supervisor
Town of Deerfield

December 30th, 2024

RE: Re-Zoning of Horatio Street and Alignment with Town of Deerfield's Comprehensive Plan

Dear Supervisor Sacco,

In response to the letter dated December 23, 2024, please find additional information below regarding consistency with the Town of Deerfield's Comprehensive Master Plan.

The development project as proposed will include sixty five (65) total units, of which will include eighteen (18) one-bedroom units, twenty nine (29) two-bedroom units and eighteen (18) three-bedroom units. All of the units will be advertised to eligible residents in the primary market area including existing senior residents of the Town of Deerfield. In PathStone's experience, fixed income seniors often select the proposed one bedroom units and small families often include senior members which can occupy the proposed two and three bedroom units. Many seniors in the Town may also elect to downsize from single family homes to apartment style and maintenance free living in this development and future developments in the re-zoned area which will also create new housing options for families looking to purchase homes in other areas of the Town.

PathStone's proposal is consistent with the Town of Deerfield's Comprehensive Plan and we look forward to creating new housing options and a childcare facility for the community.

Sincerely,

Jason Sackett
President
PathStone Development Corporation