Town of Greenfield

FOUNDED 1793
TOWN HALL
P.O. BOX 10
GREENFIELD CENTER, NY 12833
PHONE (518) 893-7432
FAX (518) 893-2460

PUD APPLICATION

APPLICANT:

Name: Paddock View Development LLC

Address: 2 Bloomfield Road
Greenfield, NY 12831

Telephone: 518-860-7043

REPRESENTATIVE:

Name: John B. Cannie Esq.

Address: 4 Roberts Lane
Saratoga Springs NY1 2866

Telephone: 518-350-4137

OWNER (if applicable):

Name:

Address:

Telephone:

(If more than one owner, provide information for each)

Location of site: 2 Bloomfield Road Greenfield NY 12831

Tax Map # 152.-1-106

Current Zoning Classification: PUD Total acreage of site: 42.7

Date of pre-application meeting with Planning Board:

X Preliminary development plan attached per 105-129 © 2 of the Greenfield Town Code.

Town fees calculation as follows:
Preliminary: $100.00
Final:
Park & Recreation:

Town fees paid in the amount of: $100.00

Project Narrative – The Estates at Saratoga Polo

Parcel Information and History

The property subject to this application is in Greenfield New York, located at 2 Bloomfield Road and identified as Tax Parcel: 152.-1-106 (the "Property"). The Property contains approximately 42.7 acres and is currently improved by maintenance buildings and a clubhouse previously used for polo matches and a catering/restaurant business, which has been rendered functionally obsolete by prolonged vacancy, unauthorized access and extensive vandalism. The Property is owned by Paddock View Development LLC (the "Applicant"), who purchased the Property in 2025.

The Property is located within its own Planned Unit Development District, which was established in 2005 as Local Law #1 of 2005, as Planned Unit Development District #3 – further identified as "Saratoga Polo Retreat Planned Unit Development District (the "2005 PUD").

The 2005 PUD set to establish a polo-focused development that would include several uses, including - a lodge, clubhouse, banquet facilities, residences, condominiums, time-shares, and a restaurant - all centered around Whitney Field, which would be further improved to serve as a championship polo venue. The 2005 PUD sought to establish a first of its kind: a residential community centered on a polo-club as the chief amenity.

Although the 2005 PUD was ultimately approved and established by the Greenfield Town Board, the proposed development laid out therein was never constructed. The Applicant plans to revive and refresh the 2005 PUD, maintaining the general concept and idea while updating the plans to fit with the current needs of housing stock, polo-based recreation and community-focused event space.

The Property has been identified as Eligible for listing on a State or National Register of Historic places, due to the Property being the location of the "Whitney Field", used for the development of the sport of polo in New York State and the United States. Polo has been conducted periodically at the Property since as early as 1898. The use of the Property for polo has come and gone various times over the years since, including a significant period of time where Whitney Field was converted into farmland and used for agriculture. However, the most significant use and utilization of the Property has been for a place where community members come together for large events. Most recently, when the Property was owned and operated by Michael Bucci and James Rossi, who operated an event space and restaurant on the Property – which last operated in 2019. They held events like Feast of the Fields for the benefit of Saratoga PLAN, fundraisers for the benefit of Skidmore College, in addition to hosting polo matches and other events.

Although a polo-club will no longer be the chief amenity of development, the over five (5) acres of the Whitney Field that will be preserved and repurposed as a multi-use space alternatively serving as pasture, outdoor event space and for exhibition polo matches and will be

the highlight of the proposed development for both residential and event space users. The Whitney Field and the Property will continue to serve as a community asset as it has for years: as a place where community events and spectacles are held.

Overview of Proposed Development

The Applicant is proposing a new development, which will be known as: The Estates at Saratoga Polo. However The general themes of the proposed development are the same as they were in the 2005 PUD:

- Establish a sustainable business model that will allow the property to meet its highest and best use as a residential community with unmatched amenities for its residents
- Provide the community with new, unique and historic event space
- Preserve portions of historic Whitney Field as open space and permit for polo to continue to occur on site in that historic setting

The Applicant's vision for the Property is to provide a mix of residential building types on site, with the intention that the residential units will serve as principal or secondary residences. The Property will operate as a single residential community, owned by the Applicant, with units to be leased to individual users. The units will include standalone executive suites, four-unit structures, and 10-unit town home structures.

In addition to the residential component, the Property will have as its central, prominent building a barn/event/amenity building space centered on the historic location of Whitney Field (the "Stable House"). The Stable House will be designed to look like a large barn – to further cement the equestrian history at the Property. This building will be the closest in proximity to Bloomfield Road, and provide an agricultural themed design to the proposed development to help relate the structure to the neighboring uses.

Within the Stable House will be a significant number of amenities for the residents on site – including hosting/event space, fitness center, outdoor pool, indoor/outdoor lounge and a golf simulator. Additionally, it will contain an active stable for horses on site which will be managed by the Applicant – who has a thoroughbred breeding farm in Saratoga with sufficient staff to support this location as well. Further, the Stable House will offer a 220-seat event space, made available to residents of The Estates at Saratoga Polo and outside users to host celebrations, banquets and other similar functions. The event space will have its own kitchen and bar to support those events.

Although the Stable House will be the most prominent architectural feature, the focus of the proposed development will be the Whitney Field. Based upon the Applicant's estimates and review of historical photos, prior use of Whitney Field indicates about 10 acres used for the

purposes of polo. Of those 10 acres, 5.1 acres will remain and be preserved in its current state. This area will serve multiple functions. It will serve as primary grazing and paddock space for the horses stabled on site. It will also be available for larger outdoor events which may want outdoor seating. The Whitney Field will serve as the backdrop for both the Stable House and the executive suite units within the proposed development. Further, it will be made available for outside users to host exhibition-style polo matches in this historic location.

In addition to the buildings to be constructed on the Property, the proposed development will have new private access roads, driveways, parking, and walking trails. Of the total site, approximately 8.5 acres will be impacted by the installation of buildings or other impervious surfaces. Approximately 34.2 acres, or 80% will remain open and/or impervious. The Property does contain wetlands along the eastern and northwestern boundaries, which will not be impacted from the proposed development. The percentage of impervious surface is equal to what was originally proposed as part of the 2005 PUD. The proposed project will be connected through a single-serve lateral from the City of Saratoga Springs municipal water system. Sanitary sewer service for the project will be provided by an extension of the lines of the Saratoga County Sewer District along Denton Road, which currently terminates at Prestwick Chase.

In order to construct the proposed development, the Applicant will be required to minimally amend the 2005 PUD to line up with the proposed development characteristics. As stated, the general premise of the 2005 PUD will remain: utilize a residential development to accentuate and appreciate the historic equestrian nature of the Property, and the region, and continue the historic use of Whitney Field as unique open space for community events.

Summary of Proposed Amendments

The Estates at Saratoga Polo will only require a few substantive textual changes to the 2005 PUD. A proposed mark-up of the 2005 PUD Legislation is submitted herewith.

The most substantive changes occur in the definitions of use provisions. The 2005 PUD allowed for condominiums and "fractional residences" (i.e. timeshares), it did not specifically allow for apartments. The fractional residences allowed for occupancy for one to 52 weeks per year, so they functioned relatively similar to an apartment, but not exactly as it required a time share purchase. As noted, the Applicant intends to own and operate The Estates at Saratoga Polo in the long term and wants to retain ownership of the entire Property. Therefore, a new definition for multi-family dwellings was added, which creates a flexible definition to allow for single ownership of multiple structures, including the standalone executive suites. Although this is technically an addition of a new use, in practice it is not. Multi-family dwellings in most zoning designations incorporate both condominium and apartment uses under one zoning definition – as a condominium is just a type of ownership and not a separate type of use. The addition of the new definition has no net effect on the ability to have residences on the Property. Additionally, it makes enforcement for the Town easier, as there will be one owner to go to in the event of any site issues.

Another change is the ability to have stables and paddocks on site. Due to the decrease in demand for polo, in order to preserve a continued equine presence on the Property, the Applicant is proposing to stable its own horses on the site as part of the Esler Family's thoroughbred breeding and racing stable: Thirty Year Farms. These stables will not be open to lease to the public, and will be controlled and monitored by the Applicant and its employees. The total number of horses on site on a permanent basis shall be no more than eight (8).

Additional text changes in the uses and definitions provide minor updates and modifications, including providing a new definition for residential amenities and ancillary uses. Further, the Open Space component of the 2005 PUD will be expanded to allow additional uses, including the paddock use.

Finally, revisions have been made to the utility provisions of the 2005 PUD, as the Applicant has already received an agreement from the Saratoga Springs City Council for the service of potable water to the Property.

Specifically, what will not change are the height, density and permeability limitations imposed by the 2005 PUD.

The 38-foot maximum height is remaining, with only the Stable House approaching that number. Additionally, the existing and proposed vegetation and site topography will buffer The Estates at Saratoga Polo from its immediate neighbors and the viewsheds along Denton, Daniels and Bloomfield Roads – allowing The Estates at Saratoga Polo to mesh into the surrounding rural, agricultural setting. Further, the design of the buildings draws from the agricultural nature of the Property's and surrounding neighbors past and current uses.

As for density, the 2005 PUD limited development by providing a maximum square footage for "new buildings", as the 2005 PUD proposed for the retention of many of the current buildings on the site. It proposed to permit up to 284,000 square feet of "new buildings" – which would be in addition to the then existing 16,000 square feet of existing buildings – for a total of 300,000 square feet of building space. The Applicant is only going to retain one of the current buildings – an existing maintenance shed - so its proposal matches the 2005 PUD in terms of total building square footage of the then-existing and proposed combined. Much like the addition of "Multi-Family Residences" as a use, the change to the density proposed to 300,000 square feet has no net effect. The 2005 PUD was going to have a maximum of 300,000 square feet, split between the then existing and 284,000 square feet of new buildings permitted under the Local Law. With this amendment, the Applicant proposes to remove the distinction between new buildings and existing buildings, and sets forth one clear density limitation that will make both compliance and enforcement easier for the Applicant and Town, respectively.

As to permeability, the Applicant will retain and abide by the 80%-20% pervious to impervious ratio from the 2005 PUD. The Applicant will make use of pervious pavement in

some of the seasonal parking areas, in order to continue to promote the rural, agricultural aesthetic.

Criteria For Evaluation

General Requirements

Section 105-129 of the Town Code provides for the framework for approval of planned unit developments ("PUD"). Although the Applicant is applying solely for an amendment, it still will require a legislative decision and action undertaken by the Town Board. In order for a PUD to be approved by the Town Board, it must at a minimum meet the requirements of Section 105-129(B), which include:

1) The property must be over 15 acres
2) The permitted uses within the PUD must be established in the language of the PUD
3) The PUD must be located in an area of the Town that meets the objectives of the Section 105-129(A)(2)
    a. More usable open space, preserve lands and/or recreational areas shall be created.
    b. Trees, topography, water resources and outstanding natural features shall be preserved where possible.
    c. Land shall be used efficiently so that an economical network of utilities and streets shall be provided.
4) The permitted density of the PUD must be established by the PUD legislation
5) All owners of land within the PUD must consent to the application.

Compliance with General Requirements of 105-129(B)

The language of the amendments to the PUD fulfills all of the above general requirements. It is 42.7 acres, well over the 15-acre requirement. It sets forth the same primary uses from the 2005 PUD, with the modifications as previously discussed. It retains the same permitted density restriction of 300,000 total square feet of buildings. All owners within the PUD consent, as the Applicant has 100% of the ownership of the Property. As to the fulfillment of the objectives outlined above, additional open space in the area of Whitney Field and other locations on the Property will be retained. Further, much of the existing vegetation along the borders of the Property will be retained, and there will be no encroachment into the wetlands on site. As to streets, there will be no public streets on the Property, but an efficient set of private drives will serve the users of The Estates at Saratoga Polo. For utilities, the Property will be served by municipal sewer and water as discussed above through agreements with Saratoga County Sewer and the City of Saratoga Springs respectively.

Standard of Evaluation for Planning Board Recommendation

A pivotal step in the process is a positive recommendation from the Town Planning Board with respect to the proposed PUD. Before the Town Board may approve a PUD, the Planning Board must give positive recommendation in favor of adoption of the PUD. In giving its recommendation, the Planning Board shall evaluate the PUD on the following criteria, found in Section 105-129(c)(6)(a) and set forth below, with analysis of compliance with the same.

1) <u>The proposal conforms to the Town's comprehensive planning objectives.</u>

The proposed PUD is in conformance with the Town of Greenfield Comprehensive Plan ("Comp. Plan"), as was the 2005 PUD. The following goals and objectives were taken from the Town's adopted Comprehensive Plan as they relate to The Estates at Saratoga Polo.

- Goal 1: Future Land Use: "Instead of having many residential districts with varying densities, the Town should consider rezoning the residential lands into just a few areas of moderate density residential and low density residential." Objectives of this goal that relate specifically to The Estates at Saratoga Polo include:
  - "[P]rovide for diverse opportunities while retaining the identity of the community." The Estates at Saratoga Polo provides a new opportunity for the community in the form of multi-family dwellings that require no occupant participation in property maintenance, as well as a new community-oriented event space for public and private functions.
  - "The densest development is expected to occur in the southern part of Town adjacent to the Saratoga Springs - Greenfield Town boundary. Denser development is possible there because the soils are better able to accommodate development .... And either the possibility or reality of infrastructure exists." The Estates at Saratoga Polo is very close to the boundary, and as a result, the Project Sponsor was able to secure not only public sewer infrastructure extensions to serve the project, but also an agreement to extend the City of Saratoga Springs water mains and bring a private lateral for public potable water service.
  - "Create one moderate density residential district in the southern center of the Town." The Estates at Saratoga Polo will be located in one of two areas designated by the Town's Comprehensive Plan for medium density residential development. It will be close in proximity to Saratoga Springs and other areas of development on Route 9N.

- Goal 2: Environmental Quality: "The Town will continue to be comprised primarily of large tracts of land providing privacy and quiet to the Town's residents," and "[n]atural resources will continue to be treasured and respected." Objectives of this goal that relate specifically to The Estates at Saratoga Polo include:
  - The Estates at Saratoga Polo will offer protection for the wetlands located within its boundaries.

- The Estates at Saratoga Polo will also offer protection of a historical resource, Whitney Field, and preserve it as multi-use open space for the benefit of the residents of The Estates at Saratoga Polo and the community at large.

➢ Goal 3: Recreation: "Recreational expansion should be allowed whenever appropriate lands and funding sources can be identified." Objectives of this goal that relate specifically to the Estates at Saratoga Polo include:
- "Continued efforts to develop recreational activities should be allowed throughout the Town."
- The Estates at Saratoga Polo will offer an array of recreational amenities and open space, including the provision of Residential Amenities and Ancillary Uses to the residents, and Polo and Polo related Activities on the preserved portions of Whitney Field.

➢ Goal 4: Infrastructure and Community Facilities: "The Town of Greenfield does not have any municipal sewer infrastructure," and "[t]here are opportunities for both the Town and ... private entities to develop additional sewer lines and connect to the [Saratoga County Sewer District No. I] sewer line." Objectives of this goal that relate specifically to The Estates at Saratoga Polo include:
- "Extend public sewer facilities along Locust Grove Road to Daniels Road." The Estates at Saratoga Polo is in this general vicinity and will offer extended sewer lines, off of which additional users can extend laterals to serve their properties. Specifically, the Sewer line that terminates at Prestwick Chase will be extended over one mile along Denton and up Bloomfield Road to the Property. Further, the existing pump station capacity and downstream sewer infrastructure will be further analyzed during detailed engineering and will be upgraded as needed to provide better flow not only to The Estates at Saratoga Polo, but also other users in the area.
- "The lack of ... sewer infrastructure is clearly viewed by many as a weakness." The Estates at Saratoga Polo will serve to ameliorate that flaw through providing new infrastructure to the Property, and opportunities to connect and further extend to other areas of the Town.

2) <u>The proposal meets the intent and objectives of a Planned Unit Development as expressed in Section 105-129A of the Zoning Law.</u>

This was evaluated above.

3) <u>The proposal complies with all of the general requirements listed in Section 105-129B of the Zoning Law</u>

This was evaluated above.

4) The uses proposed shall not be detrimental to the natural characteristics of the site and/or adjacent land uses.

The Estates at Saratoga Polo will not be detrimental to the natural characteristics of the site or adjacent uses. First, the Property is predominantly field space with developed areas surrounding the field, with wetlands and natural vegetation along the borders. This general site layout will remain the same. The size of the field space will be reduced, but the character will remain. The wetlands will remain intact and adjacent sites will be buffered and protected by natural, existing buffering and new vegetative installations. Finally, the architectural design will fit into the rural, agricultural setting of the surrounding uses.

5) Phasing: Each phase of the development, as it is proposed to be completed, contains the required parking facilities, landscaping and utilities necessary to create and sustain each phase individually.
There will be sufficient parking, landscaping and utilities at all phases of development. All residential units will have two dedicated parking spots. There will be an additional 135 parking spots on site to serve the Stable House, other residential amenities and for events. The Applicant is proposing a high-quality landscaping plan that will compliment the rural nature of the Property and its surroundings.

6) Soundness: The proposal is conceptually sound in that it demonstrates that it meets local and area-wide needs and that the proposed roadways, pedestrian system, land use configuration, open space system, drainage system and scale of elements function singly and cumulatively and conform to accepted design principles.

The Estates at Saratoga Polo will fit seamlessly into the neighborhood, providing a new type of residential development not currently represented in the Town. The limitations on permeability, height, and density tailor the development appropriately, and provide for significant open space on site. All roadways, drainage systems, site configuration and scale of the elements fit within to the context of the neighborhood, are screened from outside view and represent sound design principals.

7) There are adequate services and utilities available or proposed to accommodate the development.

Public utilities will be provided, as discussed above.

The existing City of Saratoga Springs Water system includes an 8-inch water main network located approximately 5,000 LF south of the project parcel along Seward Street and also along Clement Ave. As a part of the proposed development, an 8-inch waterline will be extended from the current termination at the intersection of Morgan Street and Seward Street, along Seward Street and Clement Ave to the existing 8-inch water main on the east end of Clement Ave. Service will be extended into the proposed development along Denton and Bloomfield Road, from the proposed loop mentioned above near the intersection of Clement Ave and Seward Street. This infrastructure improvement will provide a loop in the system, improving pressures and providing redundancy in the current system and for the proposed development, as well as the potential to connect water service to another +/-17 parcels. The loop created provides increased water pressure and clarity to lines that serve the neighboring Wesley Complex and Birch Run Townhome development. The additional line on Clement is not a requirement in order to bring service to the Estates at Saratoga Polo, and has been offered by the Applicant as a general community benefit. The project has approval from the City of Saratoga Springs to extend their water infrastructure to the project site for up to 50,000 gallons per day (approx. 250 residential units). The Estates at Saratoga Polo is proposing 184 residential units.

The Applicant's site engineer, Environmental Design Partnership ("EDP"), has prepared preliminary water extension plans and met with the City staff for review and comment on the plans. The City had minor comments that EDP is addressing currently.

Sewer will be provided via e-one grinder pumps for each respective unit that conveys flows to a commonly owned low-pressure sewer conveyance forcemain on site. The forcemain will leave the site and travel west along Denton Road, eventually connecting into the existing 8-inch forcemain that conveys flows from the Prestwick Chase facility. The proposed sewer low pressure forcemain extension will allow for homes along Denton Road to connect into the proposed low pressure main with their own e-one grinder pump. There are approximately seven (7) parcels along Denton Road that will have the opportunity to tie into this new extension. Upon completion of construction, the low pressure sewer forcemain will be dedicated to Saratoga County Sewer District #1 (SCSD#1).

EDP has had preliminary conversations with SCSD#1 regarding the project and downstream capacity. The original PDD plans called for offsite work replacing a portion of the 12" sewer main that runs along Kirby Rd in the City of Saratoga Springs and accepts flows from Prestwick Chase and Stewarts facility. SCSD#1 did not provide any

indication of why that work was needed, especially because the forcemain that ties into this line is 6".

SCSD confirmed that as long as the Applicant can confirm there is sufficient capacity in the existing 12" line for this project, there will not be any need for additional work on this line except for extension to the Property.

8) The traffic generated by the proposal will not have an adverse impact on the existing transportation network.

Submitted herewith is a Traffic Study, dated July 17, 2026, from Creighton Manning, which resulted in a finding of no adverse impact on existing traffic levels following a full build out of The Estates at Saratoga Polo. The conclusion paragraph is set forth below, and all relevant study data can be accessed in the report.

The proposed project includes the construction of (13) 10-plex apartment buildings totaling 130 units, (10) 4-plex townhouse buildings totaling 40 units, 14 executive suite rentals, an outdoor paddock area for special events with an exhibition polo field, and a community center/indoor event space. The main existing curb-cut to this property will be slightly relocated to the north and provide access to the site approximately 250-feet northeast of the Denton Road intersection. An additional existing curb-cut located approximately 710-feet north of the Denton Road intersection will be used as a gated emergency only access. A boulevard style roadway will be constructed to serve the development beginning at the main Access Road location. Internal access to the community center and indoor/outdoor event venue will be provided via a roadway that connects to the main Access Road approximately 375-feet northwest of Bloomfield Road. It is anticipated that the proposed development will be fully built and occupied by 2030. The following is noted regarding the proposed project:

- *A review of the collision data indicates that the crashes in the project area are not the result of roadway geometric conditions.*
- *The proposed project is expected to generate 69 new vehicle trips during the AM peak hour and 102 new vehicle trips during the PM peak hour.*
- *The sight distance evaluation at the Access Road on Bloomfield Road indicates that all sight lines for the meet AASHTO guidelines for the applicable operating speeds. It is recommended that any site signing be placed a minimum of 15-feet back from the travel way and that the landscaping plan consider sight lines in order to maintain visibility at the site driveway intersection.*
- *The level of service analysis indicates that the study intersections will continue to operate at adequate levels of service after development of the site during both peak hours.*

- *The sensitivity analysis indicates that the study area intersections will continue to operate adequately when a worst-case special event ("Standing Event" with 350-guests) is supported by the facility.*