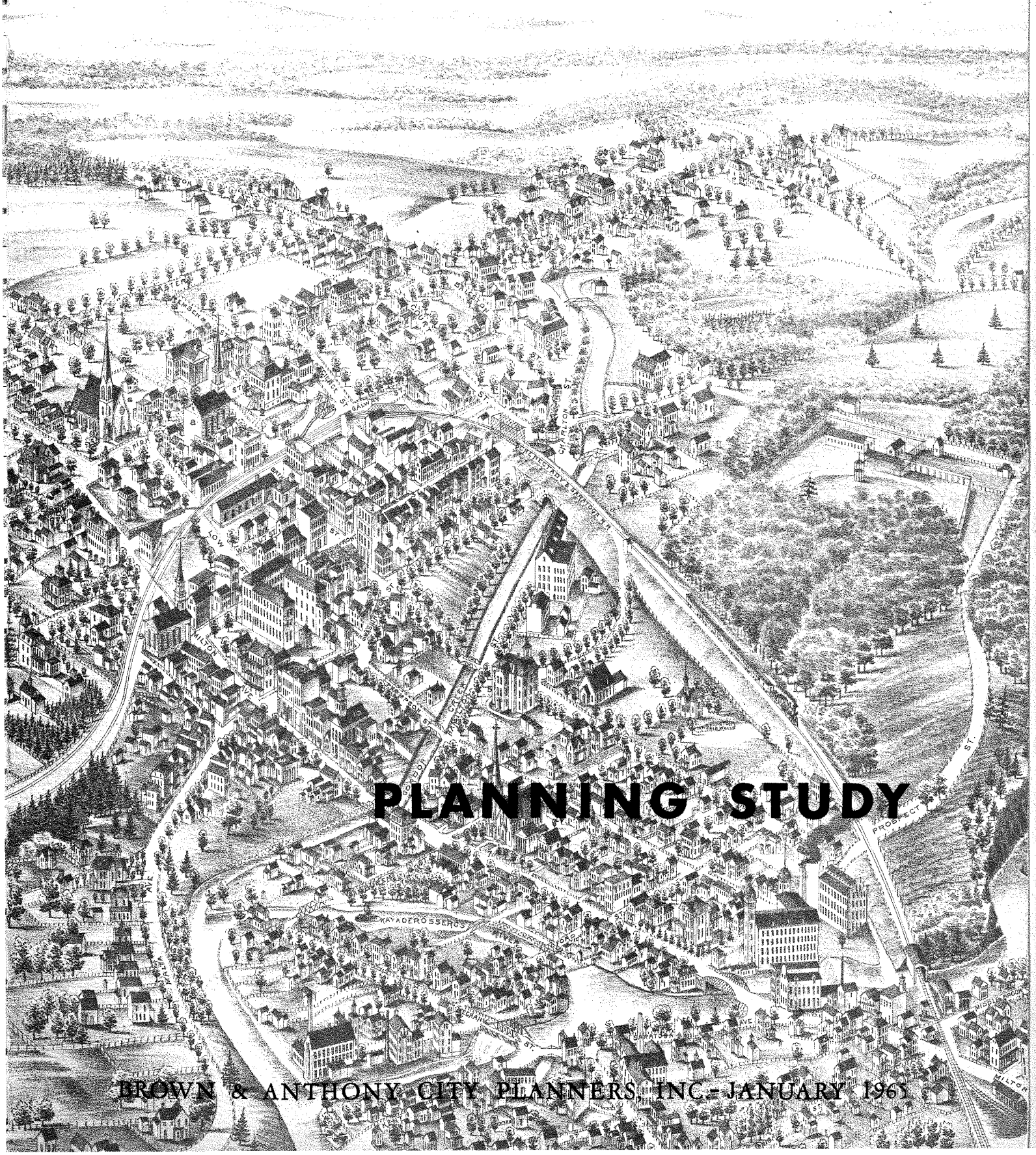
J.A. Capasso

BALLSTON SPA, NEW YORK



PLANNING STUDY

BROWN & ANTHONY CITY PLANNERS, INC. - JANUARY 1965

BALLSTON SPA, NEW YORK

PLANNING STUDY

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JANUARY, 1965

The preparation of this report, for
the New York State Department of Commerce,
was financially aided through a Federal
grant from the Urban Renewal Administration
of the Housing and Home Finance Agency and
in part by the State of New York under the Urban
Planning Assistance Program authorized by
Section 701 of the Housing Act of 1954, as amended.

VILLAGE OF BALLSTON SPA

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Mr. Keith S. McHugh, Commissioner
New York State Department of Commerce
112 State Street
Albany, New York 12207

January 24, 1965

Dear Mr. McHugh:

We are pleased to submit our report Ballston Spa, New York Planning Study in fulfillment of our contract with the New York State Department of Commerce, entered into on November 12, 1963.

The planning work followed the schedule of the Scope of Services as outlined in the Urban Planning Assistance Project Grant Agreement between the Village of Ballston Spa and the New York State Department of Commerce. It consisted of a gathering and analysis of basic physical, social and economic data, preparation of graphic documents, diagnosis of trends and needs in a local and regional framework, formulation of objectives and the development of a Comprehensive Master Plan for the Village. The proposed Capital Improvements Program lists priorities, costs and recommended means of financing of the needed improvements. Part of the Master Plan points out the merits of Urban Renewal as means of speeding up improvements while easing the financial burden on the Village taxpayers. Furthermore, recommended amendments to the Zoning Ordinance were drafted and a detailed review of Saratoga County's Model Subdivision Regulations as they apply to Ballston Spa's specific conditions was made.

We trust that the results of this work will provide constructive directives for the guidance of the future development of the community. The findings and proposals should not be considered static, but rather as a foundation for a dynamic planning activity in Ballston Spa, to continue during the next several years.

We wish to acknowledge the helpful assistance received from many local, County and State officials with whom we have discussed our work during the course of this study. Special recognition must be extended to the members of the Village Planning Board, to Mr. James K. Vandervort, Associate Urban Planner of the New York State Bureau of Planning and to County Planning Director John R. Richards for their untiring interest and cooperation in our work.

Respectfully submitted,
BROWN & ANTHONY CITY PLANNERS, INC.

Harry A. Anthony

Harry A. Anthony, AIP
HAA:bys

420 West 116th Street • New York, N. Y. 10027 • Telephone: (212) UNiversity 6-1100

TABLE OF CONTENTS

LIST OF ILLUSTRATIONS

MASTER PLAN REPORT

PART I

SUMMARY

The Ballston Spa Planning Study includes four separate reports in one; independent in one sense while at the same time logically related to each other. The Master Plan Report forms the greater part of the Planning Study. The Report is followed by the Capital Improvements Program proposed for Ballston Spa; a recommended Comprehensive Amendment to the Zoning Ordinance for the Village of Ballston Spa; and Land Subdivision Provisions developed for the Village.

The Master Plan Report starts with a brief description of the evolution of Ballston Spa and its present role as a residential community adjacent to the larger Albany-Troy-Schenectady region. While the Village is similar to other residential communities, the conditions of the Village are also unique. Ballston Spa is adjacent to a metropolitan complex and the estimated increase in population in and outside of the Village could make the Village a more active retail center. Ballston Spa is close to the regional recreational facilities in the north, which were created as a response to the natural beauty of the area. The location and physical attraction of Ballston Spa is relevant in this regard, as increased tourist trade is likely to occur if tourist facilities are provided in the Village.

A survey of housing shows that most of the homes are in good condition. Scattered substandard buildings can be found, where necessary maintenance is not provided. This problem, common in older communities, is highly correlated to the presently mixed use of contiguous land in Ballston Spa. The lack of land devoted to park and recreational use at the community level is also apparent. A transportation and circulatory facilities plan is needed to provide for the projection of additional residential land, the estimates of increased local automobile traffic, and the future relationship of land uses in the Village.

Planning objectives are listed after existing Village conditions are surveyed and analyzed, and after the values held by the Village residents to various plans for the Village's growth and development are determined. Four primary Village objectives are to preserve and improve its economic base, residential character, physical appearance, and transportation and circulatory system. Specific immediate and long range proposals for realizing the planning objectives are described to fit a comprehensive plan for land use and community facilities.

These proposals include locations for new residential development in areas near the Central Business District, and indication of other areas that hold a lower population density in keeping with the Village's residential character. The Central Business District is planned as an attractive, compact area to serve all who work, shop, and visit there. The present and proposed County facilities are grouped into a dignified, attractive complex adjacent to the Central Business District. A plan for transportation, developed in cooperation with County and State agencies, is offered to allow for a more efficient transportation system.

An illustrative site plan of the Central Business District suggests how the District could be redeveloped based on coordinated design. Proposals to protect and enhance the natural and man-made beauty of the Village are noted in a special chapter. Potential urban renewal project areas are outlined in another chapter, accompanied by a brief description of the urban renewal procedure.

The following three reports that complete the Planning Study are also self-contained. These reports have the purpose of effectuating proposals that are described in the Comprehensive Master Plan. The Capital Improvements Program includes both immediate and long-range projects, noting specific capital improvements for a six-year period in a priority sequence. The recommended amendment to the 1944 Zoning Ordinance, including the 1954 amendment, is comprehensive and complete. Advanced uses of standards and procedures are described in this current amendment, as well as new districts established for the Village, and an appropriate Zoning Map. The final report offers Land Subdivision Provisions as a detailed review of a model Subdivision Regulations, originally developed to serve towns in Saratoga County.

PART II

HISTORICAL BACKGROUND

The Village of Ballston Spa is located on the Kayaderosseras Creek approximately 25 miles north of Albany and 5 miles west of Saratoga Lake. Before its colonization by English settlers, the region in which the Village lies was claimed as a hunting ground by the Mohawk Indians and through them by the Confederate Tribes of the Six Nations. However, because the beneficial effects of the mineral springs were well known to the Indians, the valley of the Kayaderosseras was regarded as neutral territory and was frequently visited by tribes from more distant regions.

The first white settlers to occupy land in the area where the Village is now located were two brothers named McDonald, who had come to this country from Ireland as indentured servants. In 1763, they established a primitive homestead on the west shore of Ballston Lake. The Village takes its name from that of the Reverend Eliphalet Ball, a Congregational clergyman who, together with a number of his parishoners, emigrated from Bedford in Westchester County, in 1770. He persuaded the McDonalds, reputedly with a gallon of rum, to waive their pioneer's right to name the community and it became known as Ball's Town.

The land where the Village now stands was too swampy to be of great value to the farmers who first settled the region. The therapeutic value of its springs was, however, quickly recognized and a hotel to accommodate visitors coming to take the waters was built as early as 1792. By 1807, when the Village was incorporated under its present name by the State Legislature, a community of between 600 and 700 people had been established, for, in the words of Andrew Roger, a French traveler of that time, "At this time, and for years after, its medicinal waters and popular hotels placed it foremost as a swank resort . . . .".

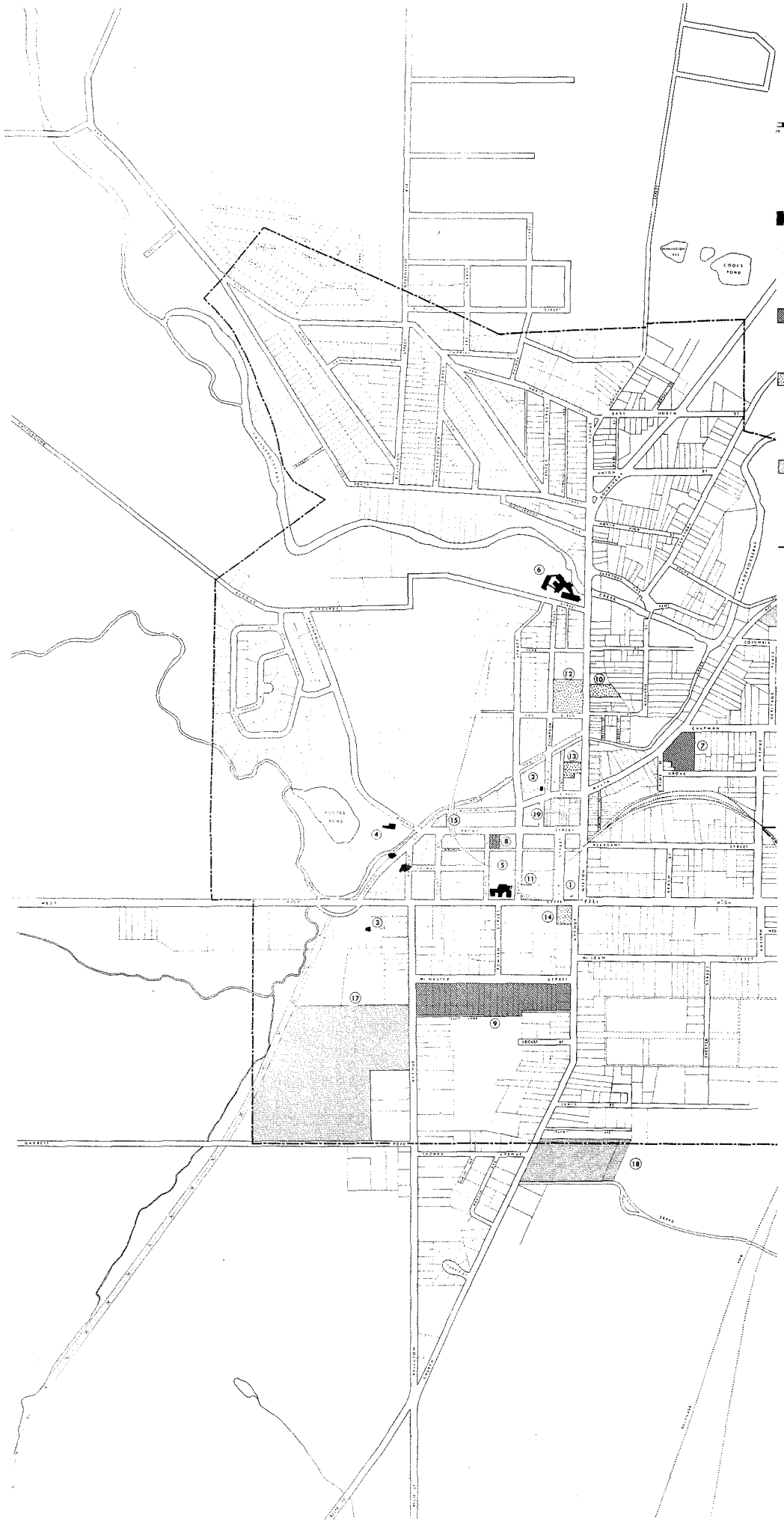
The springs, and the visitors they attracted, quickly made Ballston Spa a prominent center of commerce and in 1817 it was designated the seat of Saratoga County.

Although its resorts remained a major source of wealth, Ballston Spa also became, during the 19th century, an important manufacturing center. Most of the factories were located along

the river, where water power was readily available. The construction of railroads, which began here in 1831, also encouraged the development of industry and trade. By the last quarter of the century, the Village was noted for its production of hides, textiles, and paper products and axes manufactured here were distributed throughout the world.

The 80's and 90's marked the peak of Ballston Spa's growth in terms both of population and economic activity. The end of the 19th century and the early decades of the 20th saw a national trend towards urbanization and the growth of city populations and urban industrial activity, often at the expense of those in smaller surrounding communities. Ballston Spa did not escape the effects of this trend. Rising labor costs in the region and the growing preference of many industries for electric power also contributed to the decline of industrial activity in Ballston Spa.

However, in common with many communities lying on the periphery of an expanding metropolitan region, Ballston Spa has lately found a growing importance as a suburban residential community providing housing, goods, and services to a growing number of commuters who are employed in the Albany-Troy-Schenectady metropolitan area. With the extension and imporvement of the regional highway network now taking place, this attractive residential community and active county seat is expected to flourish.



BALLSTON SPA NY

HISTORIC SITES MAP

VILLAGE PLANNING BOARD

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JANUARY, 1965

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PART III

SURVEY AND ANALYSIS OF EXISTING

PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS

A. LOCATION AND AREA TRANSPORTATION

The Village of Ballston Spa lies in the towns of Milton and Ballston in Saratoga County in the central eastern part of New York State. The dividing line running from east to west between the two towns, is High Street, about where the curbing of the south side of the street stands.

The Village is located at the northern fringe of the Albany-Troy-Schenectady tri-city metropolitan area, only within half-hour driving distance from downtown Albany. Its sister-city, Saratoga Springs, lies six miles to the north, hugging New York State Route 9. Two miles east of the Village the Northway, major artery Interstate Route 87, links the "North Country" with the metropolitan areas to the south, and carries visitors from as far as New York to this historic and scenic area of mineral springs. When completed, this first class expressway will link Montreal to the Saratoga-Ballston Spa region.

To the southeast, Interstate Route 87 bypasses downtown Albany and terminates at the New York State Thruway, which in turn offers limited-access traffic south to New York and east to Boston by way of the Massachusetts Turnpike. The New York State Thruway leading west to Syracuse and Buffalo can be reached from the Village, driving southwesterly along the local State Route 50 to Schenectady.

Beginning in 1832, Ballston Spa was served by railroads. Although declined in importance today, the Delaware-Hudson Railroad still runs on the eastern edge of the Village. A spur line of the railroad penetrates the Village proper, serving the industrial and commercial establishments along its right-of-way. No passenger service is provided on the spur line, and freight service is quite limited.

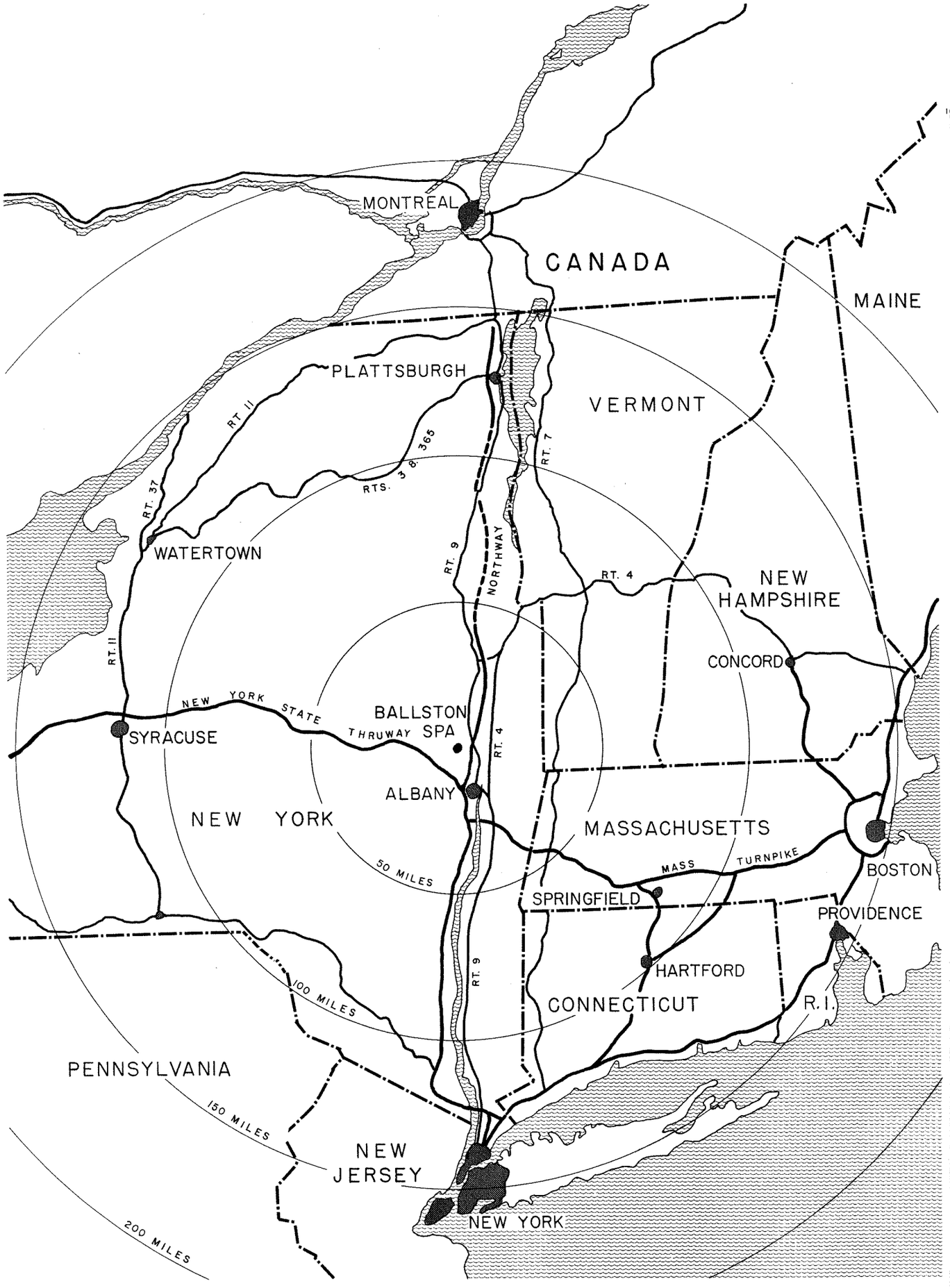
Flying conditions in the area are good; a small airfield with two 4,000 foot landing strips and a few service buildings is accessible from the Village by driving two miles north on State Road 50. No scheduled airline service is provided. The airport serves mainly private aircraft. The Albany airport, northwest of the downtown section, is less than half-hour driving distance from the Village, and offers primarily passenger service. The Schenectady airport to the west specializes more in air freight.

Local buses connect Ballston Spa with the Albany Metropolitan Area. The Greyhound bus-line handles passengers on the long New York City-Montreal run with two daily stops in each direction. Regular intercity bus service between Schenectady and Saratoga Springs (on the New York-Montreal route) serves Ballston Spa and supplements the rail and air facilities.

The area near the eastern border of New York State, north of Albany has lagged behind other areas with respect to modern highways. The current trend toward using trucks for freight transport, and the ever-increasing importance of the movement of goods and people between Montreal and New York, has found the Ballston Spa-Saratoga Springs region relying on rather antiquated highways.

Route 9 has been the major north-south highway serving this region for many years. It was originally constructed to meet what have long been outmoded highway design standards. Essentially a two lane highway, recently it has been greatly improved as it bypasses Ballston Spa 2-1/2 miles east of the Village. Route 9 is lined with typical roadside commercial developments, and passes through many communities between the Canadian border and Albany.

Fortunately, this situation is in the process of being remedied. Interstate Route 87, the limited-access Northway, is now under construction. Albany, Saratoga Springs, Glens Falls and Plattsburgh have been bypassed by sections already completed. The Canadian Government will continue this new highway on to Montreal. The section between Albany and Lake George is already in operation. The ultimate completion of the Northway will permit fast and inexpensive vehicular movement and could bring about an economic boom to the Ballston Spa-Saratoga Springs region, if the advantages provided by better access are utilized.



10 0 50 75
SCALE IN MILES

LEGEND

- STATE LINES
- INTERSTATE HIGHWAY
- MAJOR HIGHWAY
- WATER BODIES

BALLSTON SPA NY

LOCATION MAP

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JANUARY, 1965

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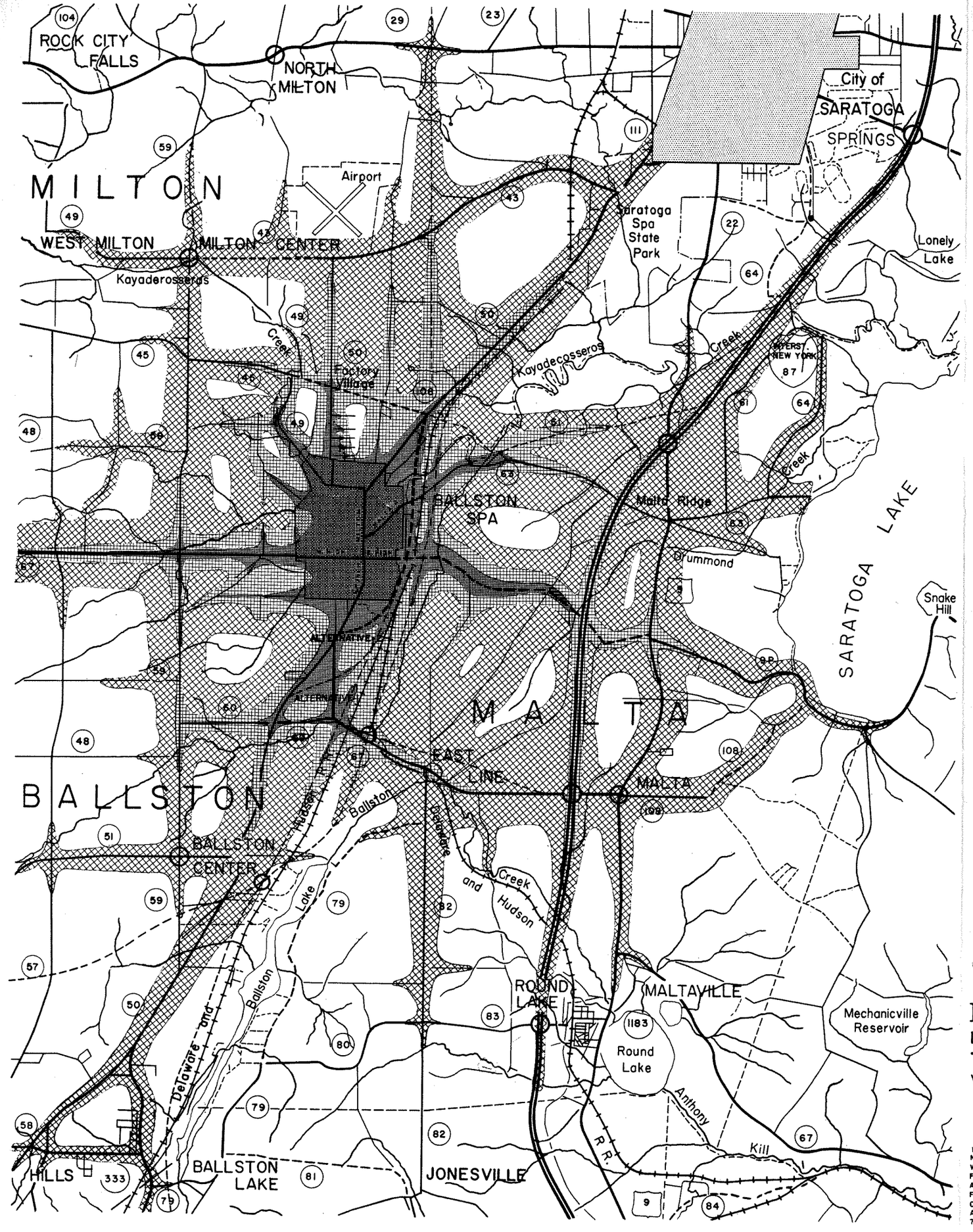

SCALE 0 IN MILES

LEGEND

- STATE HIGHWAY SYSTEM
- PROPOSED
- COUNTY HIGHWAY SYSTEM
- PROPOSED
- TOWN ROAD
- ABANDONED

DRIVING DISTANCES

- 3 MINUTE DRIVING DISTANCE
- 5 MINUTE DRIVING DISTANCE
- 10 MINUTE DRIVING DISTANCE

AVERAGE DRIVING SPEEDS BASED ON SPEED LIMITS AND CHARACTER OF ROADS TO AND FROM THE CENTER OF BALLSTON SPA.

BALLSTON SPA NY

LOCATION AND AREA TRANSPORTATION MAP

VILLAGE PLANNING BOARD

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B. STUDY OF THE BALLSTON SPA AREA

As the seat of government for Saratoga County and as a significant employment center, Ballston Spa has a far reaching influence. The population of the Village and its tighter knit environs far exceeds 5,000, the number of residents residing within the Village limits. Due to its comparatively sheltered location along the Kayaderosseras River, the influence of the recreation and labor industrial center is limited. Saratoga Springs to the north acts as a dynamic attraction and curbs Ballston Spa's region of influence. More extensive is the influence of the Village to the west, to the south and to the east, where it serves as a governmental cultural and commercial center to larger areas.

Many northeastern New York State communities are economically involved with the summer tourist trade, catering to the millions moving north and south between Montreal and New York. The Thruway from New York to Albany and then Route 9 (already partially replaced by the Northway) to Montreal is the principle traffic artery. This northern tourist land begins at Saratoga and extends north to Plattsburgh. Major natural attractions along this route include Lake George, Schroon Lake, Lake Placid, Ausable Chasm, Lake Champlain and the Adirondack State Park. None of these tourist attractions draw visitors to Ballston Spa. The golden era of the health-giving springs passed, and today Ballston Spa is left virtually unnoticed by tourists 2 miles off the Northway. The only asset Ballston Spa can offer to the tourists is its attractive physical environment. Although the County Fairgrounds are bustling with activity for a week each year, the yearly County Fair did not inspire the development of attractive tourist facilities. Today the Village is not equipped to accommodate even the overflow of the seasonal visitors heading to the annual events of the Saratoga Springs Race Track; tourists not accommodated in the Saratoga vicinity spread north and south along Route 9.

In addition to the Saratoga Race Track, the Museum of Racing, the Performing Arts Center and the Museum of Electricity are expected to attract large numbers of visitors in the future. In its scenic setting, Ballston Spa has a good potential to draw more of the tourist trade. If developed, the attractive environs of the Village could serve as a base of operation for visiting nearby attractions.

As the focal point for a large resident population, Ballston Spa provides the setting for governmental, cultural, commercial and professional services, and diversified employment opportunities. The population of the Village represents 5.6% of the total population of Saratoga County. Comparable population concentration in the County is in the City of Mechanicville with 7.7% of the total population. 4,147 residents, or 83% of the Village population lives in the Town of Milton, while 844 persons (17%) pay taxes to the Town of Ballston.*

For purposes of this report, a planning area has been designated, which is defined by existing conditions around the Village of Ballston Spa. The right-of-way of the Delaware-Hudson Railroad Line effectively terminates physical development east of the Village. Open farmland on a higher plateau accomplishes the same thing to the west. It was more difficult to draw the boundaries to the north and to the south, where the present development-pattern and the limits of residential neighborhoods set the boundaries of the planning area. These lines are penetrated by County Roads 63 and 9P from the east, by State Road 67 from the west, and by State Road 50 from the north and the State Highways 50 and 67 from the south.

The major traffic movement is carried by Route 50. Maximum volume occurs during the summer months and congestion becomes especially pronounced in the business district where Route 50 is known as Milton Avenue. Here local

*Data extracted from the 1960 United States Census of Population.

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traffic adds to through-traffic, and the practically two-lane artery (one moving lane plus one parking lane on each side of the road) fails to handle peak traffic volumes. Through-traffic makes up a substantial percentage of the traffic volume.

Route 63 (Malta Avenue) becomes congested only during the evening rush hour for a brief period. This congestion is most noticeable at the intersection of Malta Avenue (County Road 63) and Milton Avenue (State Road 50). Malta Avenue may be also regarded as a primary means of access to Ballston Spa.

The above listed transportation routes provide adequate access to and egress from Ballston Spa. The normal future growth of the Village might occur mainly towards the south along Routes 50 and 67, still contained by the plan area boundaries. However, Ballston Spa's watershed, reservoirs, sewerage disposal plant and airport will remain outside this limited area as will the homes of hundreds of regional residents whose economic well being is centered in Ballston Spa. Intergovernmental cooperation and understanding are vital if all orderly growth is to be realized in the Ballston Spa planning area. Fortunately, both the Town of Ballston and Saratoga County have well staffed planning boards. Only the Town of Milton might have to become more active in planning for the future. It is expected that proposals and suggestions contained in this report will find a sympathetic consideration by these groups.

C. TOPOGRAPHY

The topography of Ballston Spa and the immediate vicinity is characterized by the rolling terrain of the upper Hudson Valley and the foothills of the Adirondack Mountains.

The topography within the Village boundaries is shown on the accompanying Topographic Map. The Kayaderosseras Creek cuts through the Village in a west-east direction forming rather steep banks along its course. The center of Ballston Spa is fairly level at about 250 feet altitude dropping gently southeast, where Gordon Creek collects surface run-off. An abrupt 40 foot rise in the elevation along the east bank of Gordon Creek separates the eastern residential neighborhoods from the deeper lying central plain.

Similarly to the eastern part of the Village, the area west of the village center lies on a plateau at an elevation of about 300 feet. Due to abrupt changes in topography this part of the community is somewhat isolated, accessible only by two roads from the Village.

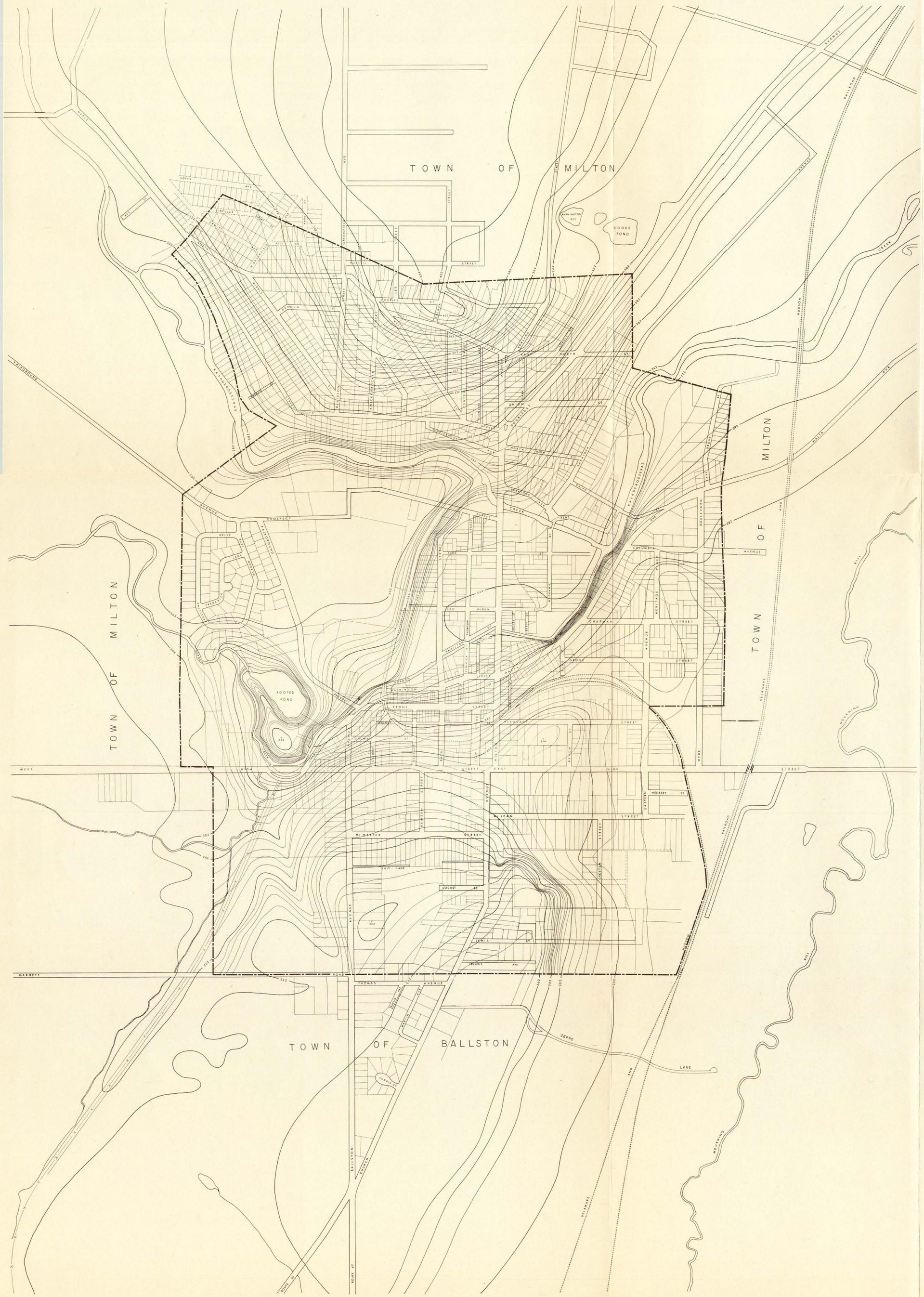
North of the Kayaderosseras Creek the land rises gradually to a height of about 400 feet above sea level--the highest elevation of the community.

Those areas in the Village that have been designated for future residential use will not encounter any significant topographic problems. Steep slopes that might complicate the construction of buildings and streets are limited to a few areas and are not expected to hinder the normal future growth of Ballston Spa.

Wooded areas in the Village can be found in the areas of more rugged terrain; these hilly areas concentrate on the south-eastern corner of the Village, the

western part of the community, and along the steep banks of the Kayaderosseras Creek. About one sixth of Ballston Spa is covered with woods.

The varied topography of the Village is one of its biggest assets and it makes it an attractive site for residents as much as for visitors.



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

LEGEND

- 286 MINOR CONTOURS
- 282 MAJOR CONTOURS
- WATER
- VILLAGE BOUNDARY

BALLSTON SPA NY

TOPOGRAPHIC MAP

VILLAGE PLANNING BOARD

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D. EXISTING LAND USE

The Village boundaries enclose the Village of Ballston Spa, an area of approximately 876 acres or about 1.37 square miles. The water bodies account for 20.8 acres (2.38%) and vacant land for about 102.5 acres (11.70%). Thus, approximately 752.70 acres, or 85.02% of the total area of the Village are developed.

A field survey of existing land use was conducted by the planning consultants in October and November, 1963. Findings were recorded on a base map originally prepared by the Saratoga County Planning Office, and updated by the Ballston Spa Village Planning Board and its consultants. The land use survey results are graphically presented on the accompanying Existing Land Use Map.

A quantitative listing of the land uses shown on the legend of this Map is given in the following table:

DEVELOPED LAND USE IN ACRES

Land Use	Acres
One-Family Residential	279.00
Two-Family Residential	73.20
Multi-Family Residential	30.00
Commercial	34.00
Automotive	0.60
Industrial	19.20
Railroad	4.50
Public	5.72
Semi-Public	17.60
County Fair Grounds	29.84
Parks and Recreation	5.82
Cemetery	29.55
Streets, Public Rights of Way	223.67
TOTAL	752.70 Acres

No two communities would have an identical allocation of land use acreage nor is there any ideal theoretical distribution. The following table compares the percentage of various uses of developed land in Ballston Spa with the average of corresponding developed land use in 28 other United States communities with populations of 50,000 or less.

PERCENTAGE OF DEVELOPED LAND USE

	Ballston Spa	Average of *28 other American Communities Population 50,000 or less
One-Family Resident'l	37.10%	34.08%
Two-Family Resident'l	9.72	
Multi-Family Resident'l	4.00	5.48
Commercial	4.73	3.14
Public & Semi-Public	11.00	13.25
Parks and Recreation	0.77	5.08
Industrial and Railroad	3.14	10.64
Streets, Public Right-of-Way	29.54	28.33

*Source: Land uses in American Cities, Harland Bartholomew Cambridge: Harvard University Press, 1955.

Private residential, commercial and industrial development must provide the municipal tax base. These uses account for 58.69% of the developed land in Ballston Spa as opposed to the average of 53.34%.

Although direct comparison from one community to another is impossible, certain general conclusions may be drawn from the above table.

Private residential development in Ballston Spa occupies a higher percentage than in most other communities (50.82% vs. 39.56%). It is fairly stable, since the residential land still vacant is practically landlocked, partially still wooded with a topography not ideal for residential development. As a county seat, Ballston Spa contains many public and semi-public facilities. Still, the area devoted to public and/or semi-public land uses is comparatively small. The importance of Government wages and salaries to the income structure of Ballston Spa is discussed in that section dealing with the Economic Base. Rather limited industrial development in the Village is reflected in the small amount of land utilized for that purpose. The amount of land taken up by streets in most cities is excessive, and Ballston Spa is no exception.

The Existing Land Use Map indicates a disorderly distribution of the various land uses within the Village--typical of many of the older communities in the Northeast. The old D&H Railroad line meanders through the Village, --and industrial plants, commercial establishments sprung up along its tracks, amidst residential and public uses. A comparison between the Existing Land Use Map and the Housing Quality Map illustrates how less desirable housing is generally located in areas where mixed land uses are common.

Residential Use is comprised mainly of one family dwellings (73%). Over nineteen per cent (19.1%) of the developed residential land is in two-family use, and multi-family housing occupies only a small area (7.9%).

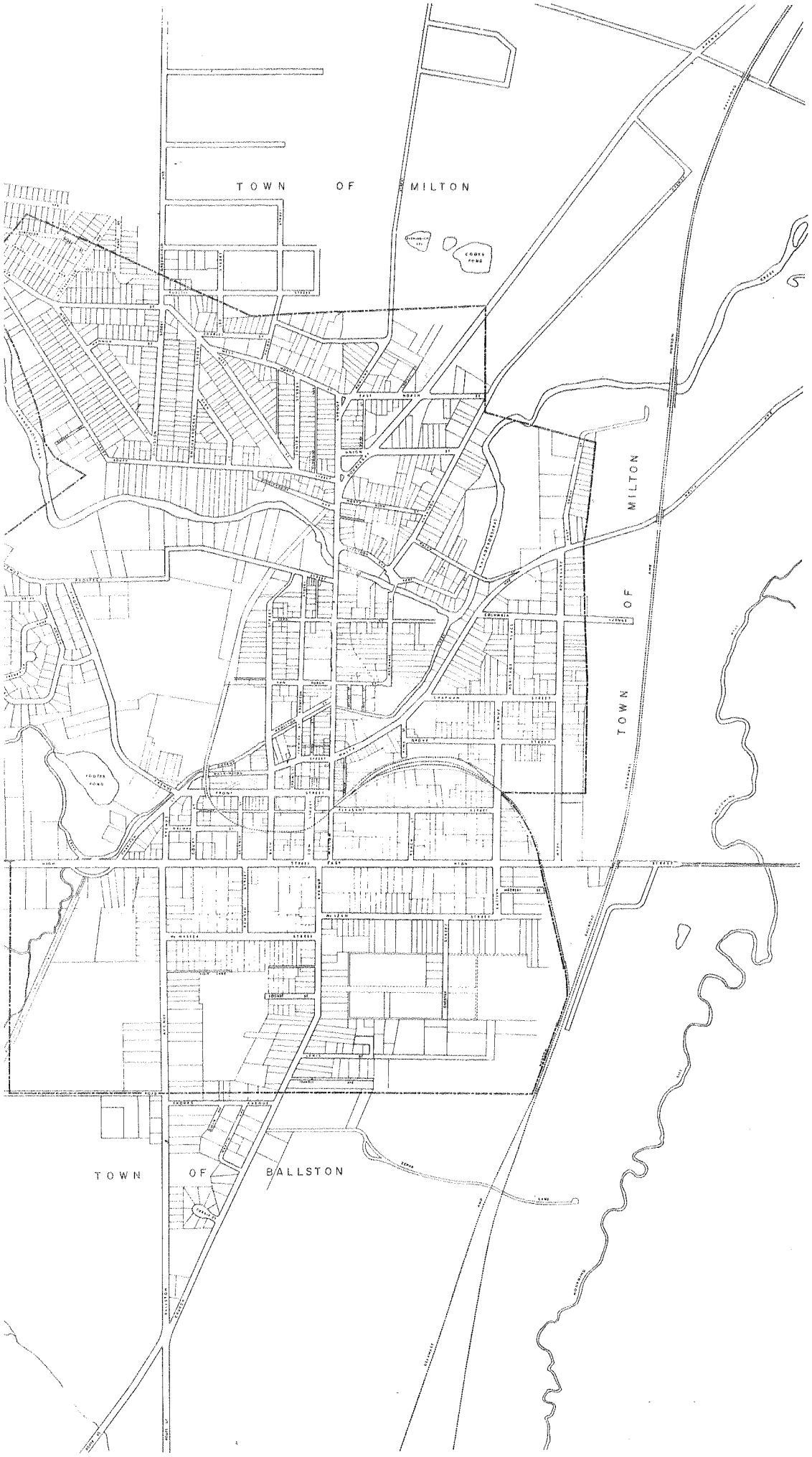
New housing is developing on the periphery of the built-up sections of the Village, occupying scattered vacant lots especially to the north and to the south-east. There is no public housing in the Village. No trailers or trailer parks are within Village limits.

Commercial Use is concentrated in the heart of the Village, mainly along Milton Avenue and Front Street. Neighborhood stores are spotted in the residential neighborhoods that do not disrupt the residential character of the area serviced. There are no major shopping centers competing with the commercial hub of Ballston Spa; but such competition can be expected in the future. Unlike so many of its sister communities in the County, the Village has no Motels, and only limited hotel accommodations.

Industrial Uses are scattered along the partially abandoned right-of-way of the Delaware and Hudson Railroad tracks. Some industry developed along the Kayaderosseras Creek, taking advantage of the nearby current. The biggest and most active of them: The Ballston Knitting Mill relies solely on truck-transportation.

Parks and Recreation Uses are scarce in the Village, though Ballston Spa has extensive wooded areas and some public open space. The larger public recreation areas are the Eastern Avenue Recreation Field and the Public Swimming Pool near the Kayaderosseras Creek. The athletic fields are adjacent to the Ballston Spa Junior-Senior High School outside the Village limits.

Public and Semi-Public Use covers a comparatively small amount of land. Village buildings, schools, churches and clubs and cemeteries are usual to any community. The county office buildings and the county fairgrounds are uses that must be considered in the future for possible re-evaluation.



SCALE IN FEET

LEGEND

RIGHT OF WAY LINE

LOT LINE

VILLAGE BOUNDARY

BALLSTON SPA NY

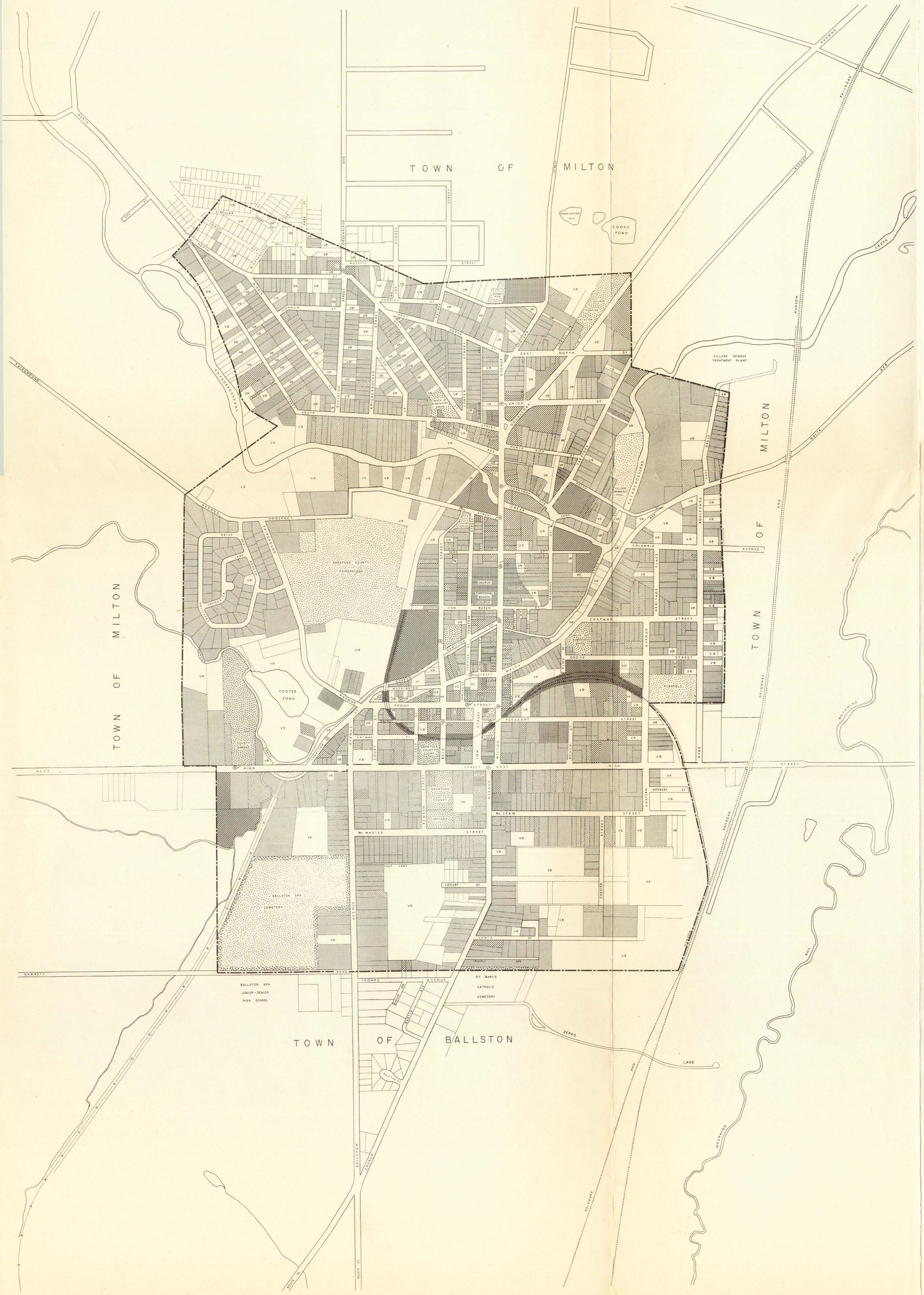
BASE MAP

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

LEGEND

- ONE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- SEMI-PUBLIC
- VILLAGE FACILITIES
- COUNTY FACILITIES
- COMMERCIAL
- INDUSTRIAL
- RAILROAD AND TRANSPORTATION
- OPEN PUBLIC
- CEMETERY
- MIXED USE
- PRIMARY USE
- SECONDARY USE
- VILLAGE BOUNDARY
- VR VACANT RESIDENTIAL
- VC VACANT COMMERCIAL
- VI VACANT INDUSTRIAL
- Ⓐ AUTOMOTIVE
- Ⓣ TRAILER

BALLSTON SPA NY

EXISTING LAND USE MAP

VILLAGE PLANNING BOARD

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E. HOUSING AND NEIGHBORHOOD ANALYSIS

1. HOUSING

The salient characteristics of the housing supply in Ballston Spa may be noted from the following tables.

As is shown on Table IV, over 1,300 dwelling units were built before 1920. Thus almost 80% of the present housing supply is over 40 years old. This is not necessarily a serious condition by itself. However, Table II indicates, that, while there has been a gain in the total number of housing units in Ballston Spa during the last decade, there was a net reduction in the number of standard housing units during the same period. During the decade 1950 to 1960 population in Ballston Spa increased slightly from 4,937 to 4,991 and the total number of housing units increased by 94 units. However, during the same period the number of standard housing units declined from 1,526 to 1,505, or a net reduction of 21 units. This indicates that the rate of new construction is such that it fails to balance the normal process of obsolescence.

A further trend towards an increased rate of home ownership is also evident.

TABLE I
HOUSING TENURE--BALLSTON SPA - 1950-1960

Tenure	No. of Units 1950	1960
Owner Occupied	870	970
Renter Occupied	688	627
Vacant	68	123
Total	1,626	1,720

TABLE II

HOUSING CONDITION--BALLSTON SPA - 1950-1960

Condition	No. of Units 1950	1960
Standard	1,526	1,505
Substandard	66	215
Not Reported	44	---
Total	1,636	1,720

TABLE III

TYPE OF HOUSING--BALLSTON SPA - 1950-1960

Type	No. of Units 1950	1960
Single-Family	728	881
Two-Family	533	441
3 - 4 Family	259	256
Apartments	108	142

TABLE IV

AGE OF HOUSING--BALLSTON SPA - 1950-1960

Year Built	No. of Units 1950	1960
1955 - 1960	---	117
1950 - 1954	---	57
1940 - 1949	30	23
1930 - 1939	65	1,523
1920 - 1929	120	
1919 or Earlier	1,370	
Total	1,585	

TABLE V
VALUE OF SINGLE-FAMILY, OWNER-OCCUPIED HOUSES--BALLSTON SPA - 1950-1960

Value	No. of Units 1950	1960
Less than $3,000	17)	
$3,000 - $3,999	22)	70
$4,000 - $4,999	65)	
$5,000 - $7,499	170)	300
$7,500 - $9,999	104)	
$10,000-$14,999	121	264
$15,000-$19,999)		96
$20,000-$24,999)	39	27
$25,000 or more)		---
MEDIAN VALUE	$7,374	$10,000

2. NEIGHBORHOOD ANALYSIS

Background.

This study was undertaken as part of the Ballston Spa planning program. It is intended to supplement plans now in preparation with additional and more comprehensive data on condition of buildings, adequacy of community facilities, and need for public improvements in each of the study areas.

Objectives.

The principal objectives of this study have been the following:

1. To delineate within the community logical integral areas for purposes of study and planning.

2. To analyze within each such areas the condition of structures and of public and community facilities in order both to pinpoint areas of blight or potential blight and to determine its causes.

3. To determine, through analysis of the causes of such poor conditions as were found, what general measures may be undertaken to eliminate blight in both the residential and non-residential areas.

General Causes of Blight.

There are many causes of blight, and their relative importance will vary from one community to another, and from neighborhood to neighborhood within a community. Several, however, occur frequently enough to be worth noting as general causes of blight. These are:

1. Inadequate construction and/or lack of proper maintenance.

2. Overcrowding of buildings.

3. Incompatibility of land use.

4. Detrimental natural conditions such as flooding.

5. Lack of adequate public utilities and community services.

6. Lack of adequate administrative controls. These may include such controls as zoning, subdivision control, and housing and building codes.

Types of Remedial Action.

Actions which may be taken to eliminate blight and to prevent the occurrence of further blight will differ depending upon the exact causes of deficiencies in a given community and the means available there to combat them. As there are, however, certain causes of blight common to many communities, some general remedial measures can be noted. Some of these are:

1. Local voluntary activities, which may be publicly sponsored or supported, such as clean-up and fix-up campaigns.

2. Construction or improvement of public services and community facilities.

3. Adoption of, or revision of local codes such as zoning and other land use control ordinances, sanitary codes, housing and construction codes, etc., together with an intensive program of code enforcement.

4. Property acquisition and redevelopment under urban renewal or other public programs.

General Criteria Followed in Delineating Neighborhoods.

The following general criteria were considered in establishing neighborhood boundaries:

1. Natural conditions such as topography or bodies of water.

2. Man-made conditions such as railroads or major thoroughfares.

3. Population and service area of major community facilities such as schools.

4. The organically determined physical and social pattern of the community.

Definitions.

The United States Census employs three principal categories in classifying structures: sound, deteriorating, and dilapidated. SOUND buildings are those which have no defects or only such defects as will be corrected in the course of regular maintenance. DETERIORATING buildings have more severe defects than normal maintenance

can correct and require extensive repair. DILAPIDATED buildings show defects either so critical or so widespread that they threaten the health and safety of the occupants and require that the building be extensively repaired, rebuilt or demolished. This analysis classifies buildings as either standard or substandard. STANDARD buildings are those classified as sound above. SUBSTANDARD buildings include all those classified as either deteriorating or dilapidated by the Census. A BLIGHTED AREA is so classified when 50% or more of the buildings or dwelling units are substandard.

Neighborhood 1.

Boundaries. The neighborhood is bounded on the north by the Kayaderosseras Creek; on the east by Gordon Creek and Pine Street; on the south by the spur of the Delaware and Hudson Railroad; and on the west by the spur of the Delaware and Hudson Railroad and right-of-way.

Topography. Topography throughout most of the area is moderate with maximum slopes in the neighborhood of 3%. However, the neighborhood is bounded on the east and west by steep slopes which lie along the eastern bank of Gordon Creek and along the western side of the Delaware and Hudson Railroad.

Land Use. This neighborhood comprises the central district of the Village, and, although, as in most communities of its size, this includes a mixture of residential and non-residential uses, it is mainly non-residential in character and includes the Village's major commercial and administrative facilities. The southern third of the area contains the central business district and the Village offices.

Community Facilities. As noted above, this neighborhood includes the Village and administrative offices. It also includes one fire station, several churches, temples and a parochial elementary school as well as the headquarters of a number of fraternal and social organizations.

Housing Conditions and Location of Blight. Housing conditions in this neighborhood, as throughout the Village, are reasonably good. The 1960 Census of Housing found 84% of the dwelling units in this area in standard condition and 16% substandard. Of the 64 substandard units, 54 are deteriorated and 10 dilapidated. Poor housing is not concentrated in particular areas, but is distributed throughout the central portion of the district.

Characteristics of Families Affected by Poor Housing. A partial survey of families occupying substandard housing in this neighborhood indicates the following:

Average family size:	7.0 persons
Average family income:	$360 per month
Average persons per room:	1.1

There are no non-white families occupying substandard housing.

Conditions in Non-Residential Areas. As noted above, this neighborhood is largely non-residential. Most non-residential structures are in only fair condition. Many commercial structures are obsolete and poorly maintained. A large number are converted residences which are not suitable for commercial use. An additional contributing factor to poor conditions in the area is the poor design of the street system. There are more streets than are required for adequate circulation and, as a consequence, blocks and lots are excessively small. Although the quantity of streets is large, most are narrow and poorly designed and circulation and parking conditions are poor.

Analysis of Community Facilities. Since, in a community of the size of Ballston Spa, most community facilities tend to be concentrated in the central area, this neighborhood is the best served of the 5 neighborhoods with respect to community facilities. In addition to the Village Hall, and the Public Library, the Neighborhood has one fire station, three churches and the Post Office as well as the facilities of several fraternal and social service organizations. Commercial recreation in the Village is limited to a single movie theatre and a small bowling alley. There are no neighborhood recreation facilities other than the parochial school playground and the need for such facilities in this neighborhood is limited by its non-residential character.

Causes of Blight. The chief blighting influences in this neighborhood are these:

1. Age and obsolescence of structures.

2. Lack of proper maintenance and lack of adequate codes and ordinances requiring such maintenance.

3. Adverse effect of the presence of the railroad adjacent to the central business district.

4. Inadequate and poorly designed streets.

5. Mixture of residential and non-residential land uses.

Steps Necessary to Eliminate Blight. The following steps are recommended to correct the conditions noted above:

1. Removal of the railroad line. At present it serves only two establishments, a grain dealer and a tannery. The former receives only one car per day and the latter only two cars per week. Both could be adequately served by trucks.

2. Rationalization of streets and circulation and provision of off-street parking facilities.

3. Adoption and enforcement of adequate zoning, building and housing codes to eliminate inappropriate land uses and ensure proper maintenance of structures.

Neighborhood 2.

Boundaries. This neighborhood is bounded on the north by Kayaderosseras Creek; on the east by the Delaware and Hudson Railroad, and Charlton Street; on the south and west by the Gordon Creek.

Topography. The north and central portions of this area are essentially flat. There is a steep bank along the eastern boundary of the neighborhood and the south portion is sloping and wooded.

Land Use. Slightly more than half of the land in this district is in residential use. A large proportion of the rest has remained undeveloped--largely because of its topography. The only notable non-residential use in the area is the Saratoga County Fair Grounds, a parcel of approximately 22 acres in the northeastern part of the neighborhood.

Community Facilities. The only public facilities lying within the neighborhood are the Fair Grounds. The area has sanitary sewers but lacks adequate storm drainage.

Housing Conditions and Location of Blight. Standard housing conditions prevail throughout most of the neighborhood, since a substantial proportion of the dwellings in this area are of recent construction. Such substandard housing as exists is concentrated in the southern part of the neighborhood adjacent to the railroad and the downtown area.

Characteristics of Families Affected by Poor Housing. A partial survey of families occupying substandard housing in this neighborhood indicates the following:

Average family size:	5.0 persons
Average family income:	$540/month
Average number of persons per room	0.6

There are no non-white families occupying substandard housing.

Conditions in Non-Residential Areas. The Fair Grounds is the principal non-residential area in the neighborhood and contains several structures which are used chiefly during the summer season. All are of obsolete wooden construction and range in condition from poor to utterly dilapidated. The grandstand, while structurally sound, is poorly maintained and does not meet current safety standards.

Analysis of Community Facilities. Because of the low proportion of development and comparatively small population, the present demand for community facilities and services is low and present services, with the exception of storm drainage, are adequate. For these same reasons, however, it is one of the areas where the most future growth can be expected. The pond and surrounding woods in the southern part of the neighborhood would be a good location for a much needed recreation facility to serve the whole community.

Causes of Blight. Such unsound conditions as are to be found in this neighborhood in both residential and non-residential structures result from either the obsolescence of these structures or poor maintenance, or both. A high rate of turnover among occupants of the newer houses in the Fairground Avenue Development has resulted in inadequate maintenance of these buildings. Unless adequate codes are adopted and enforced, worsened housing conditions will develop in the near future.

Steps Necessary to Eliminate Blight. The following steps are recommended for the elimination and prevention of blight in this neighborhood:

1. Conversion of the Fair Grounds to year-round residential and/or public use.

2. Development of public outdoor recreation facilities around the pond in the southern part of the neighborhood.

3. Adoption of improved building and housing regulations.

4. Development of a community organization which will encourage short-term residents to maintain their property adequately.

Neighborhood 3.

Boundaries. This Neighborhood is bounded on the north by the Village Boundary; on the east by the Village Boundary and the rear property lines of parcels fronting on East Grove Street; on the south by Ralph Street and the Kayaderosseras Creek; and on the west by the Village Boundary.

Topography. The topography of this area is moderately sloped with grades of 3 to 10% except at the eastern and western extremities where there are steep slopes along the neighborhood boundaries.

Land Use. This neighborhood contains relatively little undeveloped land. It is largely residential with some commercial and industrial development in the eastern and southeastern portions.

Community Facilities. Community facilities in this neighborhood include the South Street Elementary School, the Benedict Memorial, a 28-bed hospital, two churches, a fire-house and the community swimming pool. It is served by sanitary sewers but lacks storm drainage.

Housing Conditions and Location of Blight. Of a total of 568 dwelling units in this neighborhood, 73, or 15% were found to be substandard. Of the substandard units, 56 were deteriorated and 17 dilapidated. As may be seen of the building conditions map, substandard dwellings are most numerous in the south-central part of the area. The worst conditions, however, were found in a multiple dwelling at the intersection of North Street and Maple Avenue.

Characteristics of Families Affected by Poor Housing. A partial survey of families occupying substandard housing in this neighborhood indicates the following:

Average family size:	5.3 persons
Average family income:	$385 per month
Average number of persons per room	0.6

The figure for average family size is somewhat misleading as an indication of the character of the sample, which was, in fact, almost evenly divided between families of seven or more persons and families consisting of elderly couples.

There are no non-white families occupying substandard housing.

Conditions in Non-Residential Areas. The condition of non-residential buildings in this neighborhood is generally good to excellent. Most of the commercial structures along Doubleday Avenue are of recent construction as is the Hospital. The water plant has been very well maintained, although the building itself is old and is not an entirely adequate structure.

Analysis of Community Facilities. The hospital, while very modern, has become crowded since it must serve a considerable area outside the community. It is a private hospital and expansion has been inhibited by lack of funds. The school is adequate in capacity to serve the foreseeable needs of the neighborhood. Although the

western end of the area is somewhat distant from schools and shopping facilities, traffic conditions are good and the area is served by school buses as elsewhere in the community. Adequate storm drainage is a conspicuous lack throughout the neighborhood.

Causes of Blight. Although the housing supply throughout the Village is generally quite old, most of it has been very adequately maintained. In this neighborhood, a higher proportion of dwellings were found to be occupied by persons of limited means who were unable to carry out many maintenance activities. In addition, many of these dwellings are occupied by elderly persons who are unable to do maintenance work themselves.

Steps Necessary to Eliminate Blight. Adoption and enforcement of an adequate housing and building code coupled with organization of a neighborhood conservation association would help bring about improved conditions in housing occupied by young or middle-aged people. Where deteriorated dwellings are occupied by low-income elderly people, there is little that can be done at the present time to improve these structures, since the deficiencies are neither severe nor extensive enough to justify radical public action.

Neighborhood 4.

Boundaries. The Neighborhood is bounded on the north and east by the Village Boundary; on the south by the Delaware & Hudson Railroad; and on the west by Pine Street and the Gordon Creek.

Topography. The topography is essentially flat except for steep slopes (13% to 40%) along the Gordon Creek and East Grove Street.

Land Use. The neighborhood is wholly residential.

Community Facilities. Community facilities in this neighborhood are the Malta Avenue Elementary School and recreation field, including a winter skating rink.

Housing Conditions and Location of Blight. Of the 215 dwelling units in this neighborhood, 33, or 15% were found to be substandard. Of these, 29 were deteriorated and 4 dilapidated. The highest incidence of poor structural conditions were found in the southern part of the neighborhood.

Characteristics of Families Affected by Poor Housing. A partial survey of families occupying substandard housing in this neighborhood indicates the following:

Average family size:	2.0 persons
Average family income:	$215 per month
Average number of persons per room	0.4

Conditions in Non-Residential Areas. This neighborhood is almost wholly residential and the few non-residential structures are in sound condition.

Analysis of Community Facilities. Since most of the residences in this neighborhood lie within easy walking distance of the downtown area, where most of the Village's community facilities are located, it may be considered to be adequately served in this respect. Like the most of the Village, however, it lacks adequate storm drainage.

Causes of Blight. The principal factors contributing to poor conditions in the neighborhood are these:

1. Age of structures and lack of adequate maintenance.

2. The presence of the railroad on the edge of a densely developed, predominantly residential area is a blighting influence even though traffic upon it is light.

Steps Necessary to Eliminate Blight. The following measures are recommended to correct poor conditions existing in the neighborhood:

1. Adoption and enforcement of adequate housing, building and zoning controls.

2. Organization of property owners to preserve and enhance what is one of the oldest and most attractive parts of the community.

3. Removal of the railroad (as recommended earlier) and redevelopment for residential or public purpose of the land which it now occupies.

Neighborhood 5.

Boundaries. This Neighborhood is bounded on the north by the spur of the Delaware and Hudson and the Gordon Creek, and on the east, south and west by the Village Boundary.

Topography. A large part of the area is flat, and slopes nowhere exceed 6%.

Land Use. The neighborhood is predominantly residential, although it contains some non-residential uses. The most important of these are the County offices and garage. A few commercial uses are located in the district and are concentrated in its northeastern part.

Community Facilities. Community facilities in this neighborhood are the County Building and County Offices, two churches and the American Legion and Knights of Columbus.

Housing Conditions and Location of Blight. Substandard conditions are virtually absent in this neighborhood. Of 446 dwelling units, 411, or 92%, were found to be in standard condition. Only 31, or 7%, were deteriorated. These latter are not confined to a particular locality but are scattered throughout the neighborhood.

Characteristics of Families Affected by Poor Housing. A partial survey of families occupying substandard housing in this neighborhood indicates the following:

Average family size:	2.8 persons
Average family income:	$316 per month
Average number of persons per room:	0.5

There are no non-white families occupying substandard housing.

Conditions in Non-Residential Areas. The most important non-residential use in the neighborhood is the county buildings. One of these is a new building with adequate parking and provision for future expansion. The other, although efforts have been made to modernize it, is an obsolete building which cannot provide an adequate standard of accommodation. More than half of the non-residential structures in the neighborhood are in poor condition. The sheds (in the lumber yard) on Pleasant Street are badly run down. St. Mary's Hall at the corner of Beach Street is deteriorated and repairs begun some time ago have never been completed. The American Legion Hall has been badly maintained and is vacant a large part of the time.

Analysis of Community Facilities. Community facilities located in the central area and elsewhere in the Village have so far adequately served this neighborhood and its relatively small population. Some additional facilities--adequate drainage and possibly an additional elementary school and a fire station--will be required if the vacant land remaining in the neighborhood were to be developed.

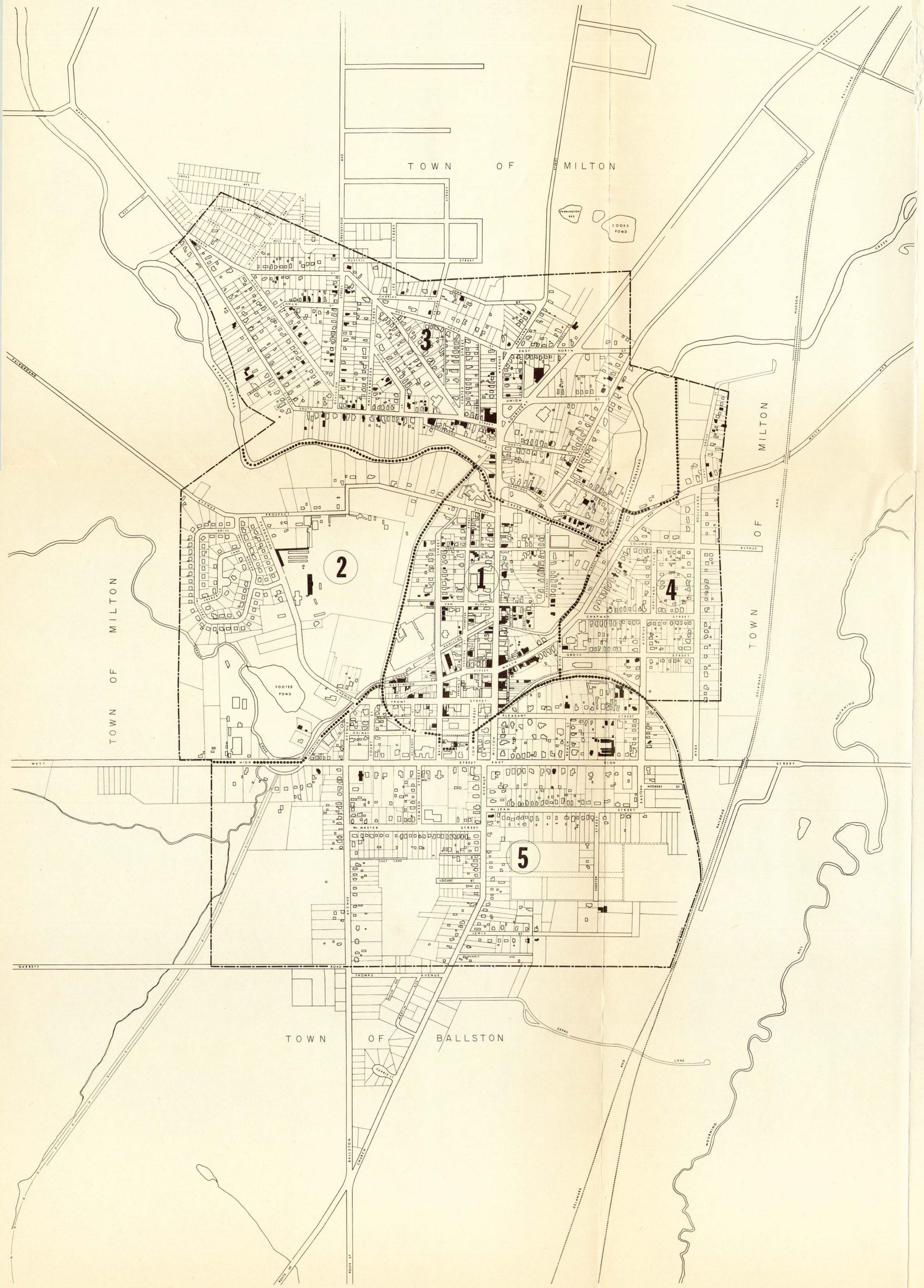
Causes of Blight. As indicated above, there is a very small amount of deficient housing in this district. Such deterioration as exists is the result of inadequate maintenance.

Steps Necessary to Eliminate Blight. This has been, and will probably continue to be the best maintained neighborhood in the community. Simple code enforcement should suffice to eliminate such deficiencies as exist and maintain present high standards.

In view of the importance of the County administration in the community, every effort should be made to planning the future of this and adjacent areas to provide a standard of accommodations and siting in order both to meet the practical needs of the County services and to make a maximum esthetic contribution to the neighborhoods in which they are located.

TABLE 1. BALLSTON SPA NEIGHBORHOOD ANALYSIS--1964

NEIGHBORHOOD	1		2		3		4		5		
	Number	%	Number	%	Number	%	Number	%	Number	%	TOTAL
Population	1,142		233		1,777		635		1,204		4,991
Number of Dwelling Units	410		80		568		215		446		1,719
--Occupied	374	91	76	95	533	94	202	94	411	92	1,596
Standard Dwelling Units	345	84	65	80	496	85	183	85	415	93	1,504
Sub-Standard	64	16	14	20	73	15	33	15	31	7	215
--Deteriorated	54	13	10	12	56	10	29	13	31	7	180
--Dilapidated	10	3	4	8	17	5	4	2	---	--	35
.50 or less per room	204	50	35	44	278	49	129	60	225	50	881
1.01 or more per room	23	6	7	9	32	6	8	4	15	3	85
Area (in acres)	93		157		240.4		74.3		264		828.7



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

LEGEND

SUBSTANDARD STRUCTURES

NEIGHBORHOOD BOUNDARY

VILLAGE BOUNDARY

BALLSTON SPA NY

HOUSING QUALITY & NEIGHBORHOOD DELINEATION MAP

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

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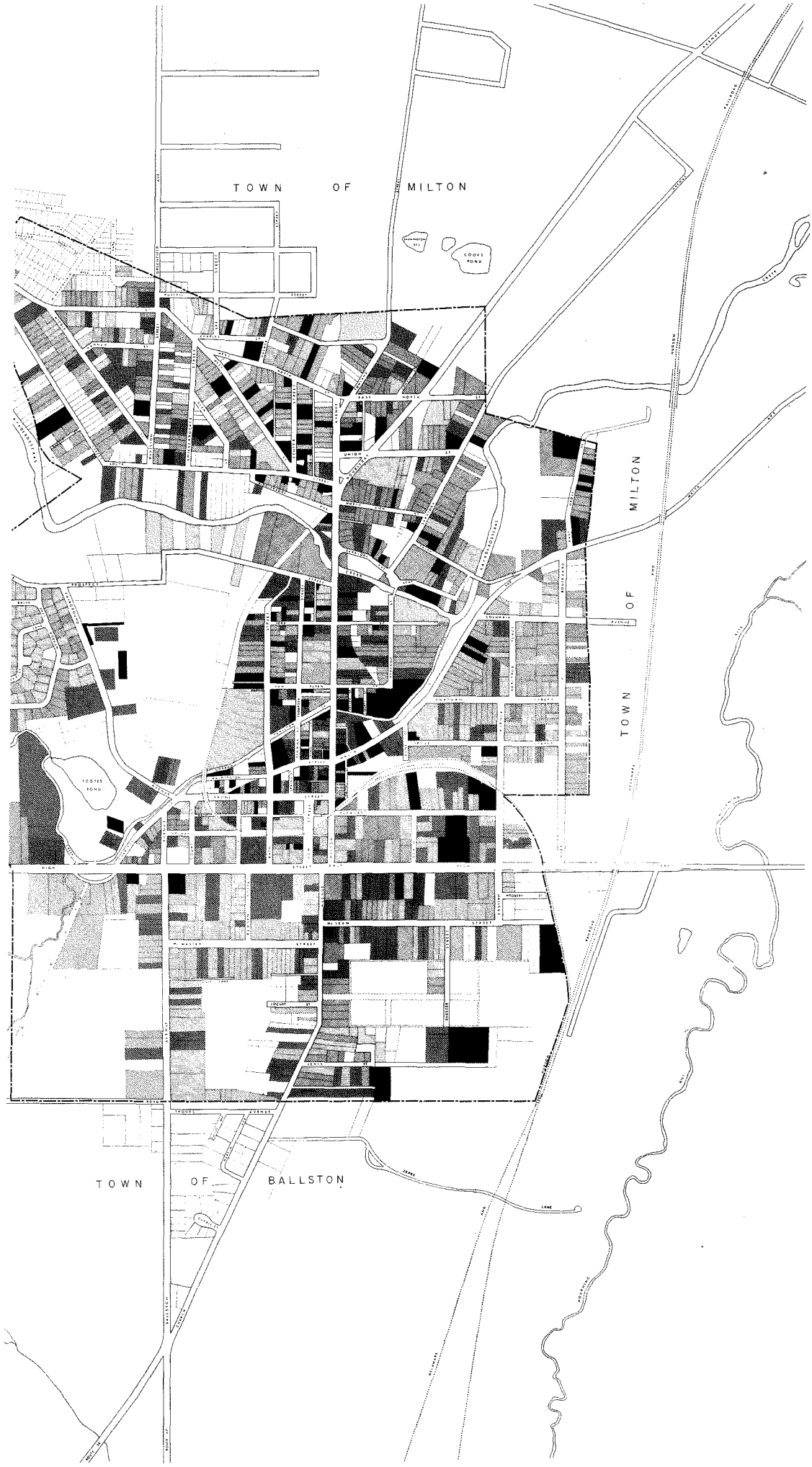

SCALE IN FEET

LEGEND

- 1 FINEST BUILDINGS
- 2
- 3
- 4 LEAST DESIRABLE BUILDINGS
- VILLAGE BOUNDARY

BALLSTON SPA NY

BUILDING QUALITY MAP

VILLAGE PLANNING BOARD

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F. TRANSPORTATION AND PARKING

1. CIRCULATION

The traffic and circulation problems of Ballston Spa are similar to those found in many older communities located near an expanding metropolitan area.

The street pattern in such communities has been more often the result of organic growth than of rational planning. Most of the streets themselves were designed to accommodate horse drawn vehicles and were built during an era when people traveled about much less than they do today. In recent years these same streets have been required to carry an ever growing amount of modern automobile traffic and the results of this inadequacy have often been congestion, hazard, and inconvenience.

Prominent among the circumstances from which these problems arise have been increases in population and automobile ownership and a considerable increase in automobile use coupled with a contraction of public transportation services.

Since 1950, the population of Saratoga County has increased from 74,000 to 89,000 or 19%. During the same period, automobile registrations, as shown in the following table have increased almost 50% from 25,293 to 37,500.

MOTOR VEHICLE REGISTRATION--SARATOGA COUNTY--1950 - 1963.

YEAR	NUMBER OF VEHICLES
1950	25,293
1952	26,879
1953	28,150
1959	34,658
1960	34,479
1961	35,475
1962	36,697
1963 (Projected)	37,500

In most cases, there is no single solution for the traffic problems thus generated and many communities find that in order to reduce them, a number of steps must be taken which may include construction of new streets and roads and provision of off-street parking loading facilities as well as modification of existing streets.

Ballston Spa is fortunate in having a relatively uncomplicated traffic pattern. Traffic moves on a simple rectilinear gridiron, except where the rolling topography has forced modification of the grid. Most north-south traffic moves along Route 50 (Church, Milton, and Doubleday Avenues) and thus bisects the Village. The major east-west artery, Route 67 (West High Street) feeds additional traffic into Route 50. Both of these are State highways. Two county roads, Route 49 (Maple Street-South Street) and Route 63 (Malta Avenue) terminate at Milton Avenue and thus add considerably to traffic on that street. A glance at a map of the region around Ballston Spa (see Location and Area Transportation Map) demonstrates that the circulation pattern in the vicinity of the Village is a radial one connecting the Village more or less directly with the other communities and points of interest which surround it. Indeed, it may be said that Ballston Spa acts as a traffic interchange. Residents of the area not only have easy access to the Village, but also must pass through it to reach destinations elsewhere.

Thus the Village streets are often forced to handle traffic from the entire area, in addition to which these streets must continue to perform their traditional functions of accommodating movements within the Village and providing access to parking for the homes and business establishments which they serve. Milton Avenue, for example, is at once:

--a thoroughfare for regional traffic.

--a thoroughfare for intra-Village traffic.

--a terminus for traffic from outside.

--a terminus for traffic within the Village.

--an access road to abutting properties.

--a parking lot for homes and businesses.

--a loading zone for service vehicles.

Thus, demands are made upon the major streets of the Village which they cannot adequately, and were never intended, to fulfill.

This condition is illustrated by the following specific problems which our analysis of traffic conditions in the Village has pinpointed.

--Although Church and Milton Avenues function as a continuous thoroughfare, the jog at their intersection with West High Street, while esthetically desirable, inhibits traffic flow and creates a hazardous condition.

--Traffic entering the Village from the west on Route 67 and continuing south on Route 50 adds to the congestion on Church Avenue, rather than using the more logical route of Ballston Avenue.

--A dangerous condition exists at the intersection of Milton and Malta Avenues.

--The fact that the blocks, and, hence, the intervals between the traffic lights are excessively short is responsible for frequent congestion.

--Downtown streets are not wide enough to accommodate parking and loading as well as through traffic. Traffic often cannot move while a car is being parked or a truck unloaded.

--Access to the northwestern part of the Village is poor because there is no bridge over the Kayaderosseras Creek west of Milton Avenue. This condition also obliges the considerable traffic to and from the West Milton site of the Knolls Atomic Power Laboratory to pass through a thickly populated residential neighborhood.

--The nature of recreational activities in the region (as, for example, racing at Saratoga) causes seasonal peaks in traffic volume through the Village which are as much as twice normal volume. Today, with the partially-opened Northway, traffic conditions have improved greatly.

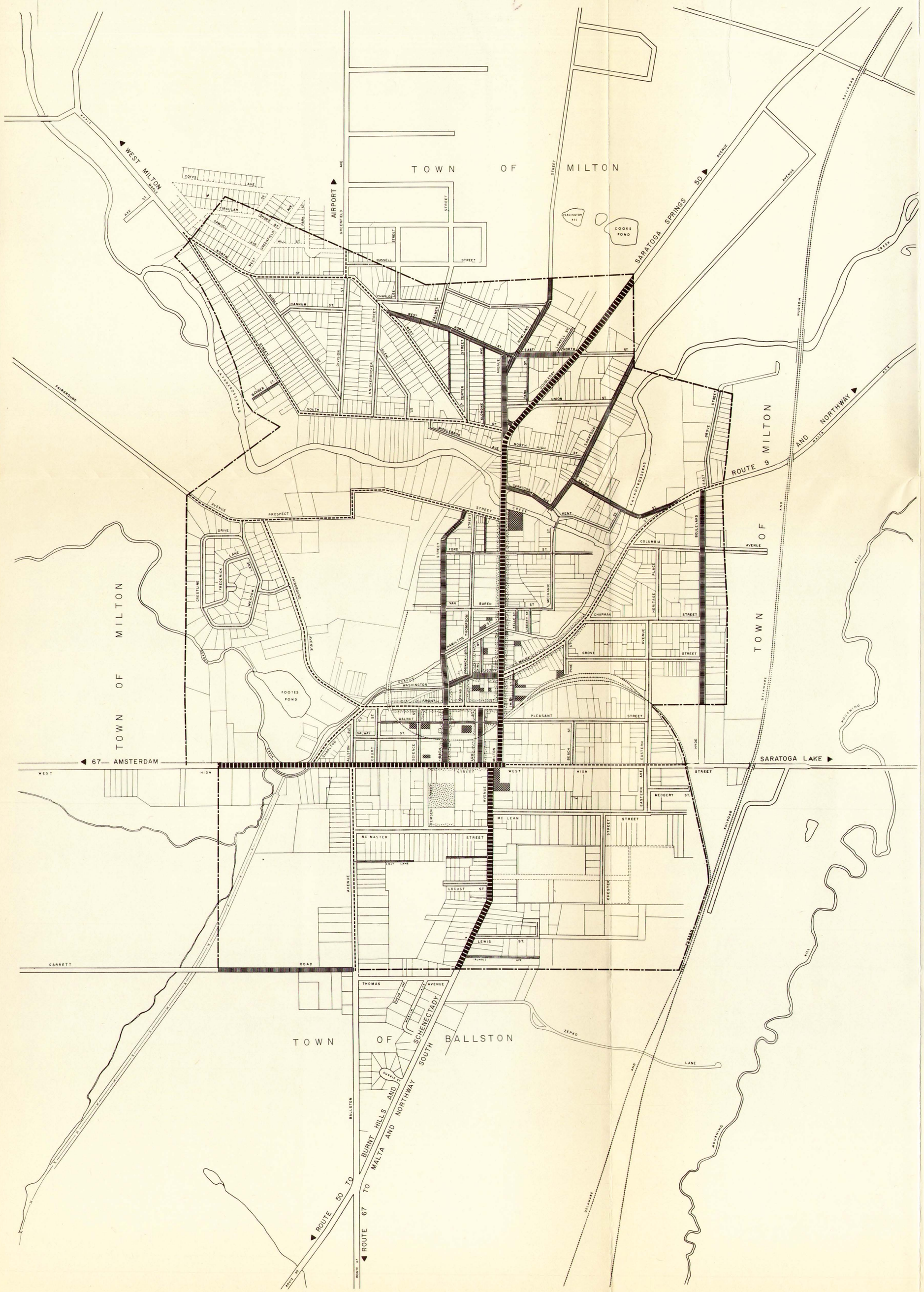
--Ballston Spa has no adequate direct connection to the Northway.

2. PARKING

The necessity for additional off-street parking in the business district has already been recognized by the Village government, and analysis of traffic conditions has confirmed the urgency of this need.

3. TRANSPORTATION

Public transportation in and around Ballston Spa is poor. The only bus service is provided by the long distance line between Albany and points north. There is no public transportation between Ballston Spa and adjacent communities. There is no passenger rail service to the community. Although the Delaware and Hudson passes east of Ballston Spa, no stops are made. The former passenger station of the Delaware-Hudson Railroad stands just east of the Village. It can be reached from the Central Business District by way of Malta and Columbia Avenues as shown on the Traffic and Transportation Map. The handsome structure is closed.



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

LEGEND

- ARTERIAL ROADS
- MAJOR THOROUGHFARES
- COLLECTOR STREETS
- MINOR STREETS
- RAILROAD
- PUBLIC PARKING
- PRIVATE PARKING
- VILLAGE BOUNDARY

BALLSTON SPA NY

TRAFFIC AND TRANSPORTATION MAP

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

G. COMMUNITY FACILITIES

Community facilities include those institutions of a public or semi-public nature which provide for the educational, cultural, social, religious and recreational needs of the people. These are used by all residents of the area, often without respect to municipal boundaries. The community facilities of Ballston Spa are shown on the Community Facilities Map.

1. EDUCATION

The schools are perhaps the most important community facilities in the Village and certainly the most expensive to construct and operate. The daily attendance for the 1963-1964 Ballston Spa central school district was an average of 2,046 pupils. This figure included attendance at the two elementary schools in Ballston Spa, the junior-senior high school located just south of the Village limits; and for the first time, the Rock City Elementary School, northwest of the Village was within the district limits as well. The enrollment of 325 at St. Mary's Parochial School in Ballston Spa brought the total average student population to 2,371, for the 1963-1964 school year.

Not counting enrollment figures for the parochial school, the average daily attendance changed from 1,925 students in the 1962-1963 school year to the 2,046 average in the 1963-1964 attendance figures. This was an increase of over six percent.

Breaking down the student population by enrollment instead of by attendance, the 1964 fall school enrollments are shown in Table 1:

TABLE 1. 1964 FALL SCHOOL ENROLLMENTS IN BALLSTON SPA

	GRADE	ENROLLMENT	TOTAL
Public Schools			
Malta Avenue Elementary			
Built: 1900, 1913, 1929			
Classrooms: 36	K-6	961	
	Special-(Retarded)	15	
South Street Elementary			
Built: 1929			
Classrooms: 9	K-4	228	
Rock City Elementary			
Built: 1921, 1952			
Classrooms: 4	K-3	104	
Ballston Junior-Senior High			
Built: 1956			
Classrooms: 44			
junior	7	175	
	8	114	
	9	178	
senior	10	169	
	11	117	
	12	141	
	Special-(Retarded)	11	
PUBLIC SCHOOL ENROLLMENT			2,243
Parochial Schools			
St. Mary's Parochial School		325	
PAROCHIAL SCHOOL ENROLLMENT			325
TOTAL SCHOOL ENROLLMENT			2,568

Approximately 1,100 students, or about thirty-five percent, are Village residents.

The number of enrolled students in the junior-senior high school has averaged about the same in the last two years, slightly decreasing in 1963 and increasing proportionately in 1964. There has been a steady increase in the number of pupils attending the elementary public schools within this period. Among the 49 elementary classrooms, the average number of pupils per room was approximately 25.0 in 1963 and 26.7 in 1964.

The Ballston Spa Central School District administration reports a design capacity of 1,225 children for the elementary schools. This maximum capacity was realized in 1963 and passed in 1964, and thus the construction of new elementary classrooms are called for. The average number of pupils per classroom in the junior-senior high school was 21.2 students in 1964. The standard maximum load per room is a recommended 25 students, and thus the Ballston Junior-Senior High School figure is highly desirable.

Educational institutions of higher learning are quite numerous in the Tri-City regional area, and nine colleges or universities are located less than thirty miles from Ballston Spa. Skidmore College has over 80 buildings and covers 75 acres in Saratoga Springs. It has an enrollment of over 1,200 and has a faculty of over 120 professors and instructors. Union College, located in Schenectady, and founded in 1795, has over 1,000 students and its faculty numbers about 120.

2. PARKS AND RECREATION

There are 5.6 acres of park and recreation space shown on the Existing Land Use Map. This leaves 0.11 acre per 100 persons, 89% below the standard of the National Recreation Association. A large percentage of the open land used for active recreation is owned and maintained by the Ballston Spa Schools; the 5-acre Eastern Avenue Recreation Field serves the Malta Avenue Elementary School vicinity with a large playfield. Although the Recreation Field is open to the entire neighborhood at the present, the school plans to fence the open space in the near future. Through an agreement between the Village and the School to keep the playfield open during the daylight this recreation facility could continue serving the neighborhood. Although the Ballston Junior and Senior High School lies outside the Village, its recreation facilities are accessible to villagers. A rich athletic and cultural program is maintained by the High School; its facilities list two football fields, a baseball field, a girl's athletic field, tennis courts and a handball court among others. All these are maintained and supervised by the Ballston Junior-Senior High School. A wooded portion of the High School property attracts strollers and picnickers.

An important municipal recreation facility in the Village has been established in 1959 in the form of the swimming pool on Ralph Street adjacent to the Kayaderosseras Creek. The pool is bustling with activity during the summer season, and the Village already investigated the possibility of expanding the facility. Popular demand would justify the addition of more open space and the construction of another pool with supporting facilities.

Initiated by the administration of the Ballston Spa Central School District the Village maintains supervised public skating rinks in the various neighborhoods.

A movie theater, a bowling alley, and other commercial indoor establishments provide for some recreation within the Village. A country club west of the Village features a 9 hole golf course, and has a limited membership of Village residents.

Although 11.7% of Ballston Spa's land is open, only a fraction of it is accessible to the public, and the number of publicly maintained recreation facilities is practically nil. Besides the public swimming pool, and the skating rinks--all seasonal facilities--there is no year-round public recreation available to residents.

Recreational facilities can be classified into those serving a) a neighborhood, b) the community, or c) the residents of an entire region.

a. Ballston Spa's residential character does not demand a network of neighborhood recreation facilities.

b. There is a definite need for community facilities in addition to the seasonal swimming pool and skating rinks. Publicly maintained open space is practically nil at the present; a village park, with an attractive water body could enhance the Village and could preserve open space for the future.

c. There is an abundance of parks and open recreation space outside the Village that serves Ballston Spa on a regional level. The Saratoga Spa State Park just a few miles north of the Village limits, and the Saratoga Lake five miles east of the Village, provide ample space for outdoor activities. Many Village residents regard Lake George as the most attractive summer resort, where (within one hour driving distance) lakeshore cottages and watersport facilities are accessible.

3. CULTURAL FACILITIES AND SOCIAL ORGANIZATIONS

The first Village library was established and was first housed in the Bath Street School building in 1893. The present library on Milton Avenue was built in 1959, and it holds approximately 14,000 volumes. The yearly circulation is estimated at 45,000 volumes with summer the most active season. The library reaches readers way beyond the Village limits. A literature reading group promoting modern literature meets in the library building.

The office of the Southern Adirondack Library System is located in Ballston Spa. The Village library is a member of this organization, and thus can command over 40,000 books through orders filed and processed twice a week. The library system is equipped to answer reference questions, and also provides workshops and advisory service for librarians.

There is no museum in Ballston Spa. The National Museum of Racing and Hall of Fame is directly opposite the Saratoga Race Track, about seven miles from the Village, and exhibits material related to horse racing. The Saratoga Historical Museum shows a diversified selection of books and objects dating back to pre-Revolutionary days. The nearest museum of natural history is in Schenectady.

The Spa Summer Theater is a regional cultural facility close to the Village. The theater is located in the Saratoga Springs recreational area, and holds its professional performances throughout the ten-week summer program.

The Ballston Spa Area Historical Society (members: Ballston, Malta, Charlton, Milton and Galway) holds regular meetings in the Village. The organization's aim is the foundation of a Village museum in this community of rich historical background.

The Ballston Junior-Senior High School and the Malta Avenue Elementary School both generously open their auditoriums to various cultural events; lectures and concerts are given here during the winter months.

Numerous social clubs and citizens groups provide a framework for civil activity. Members of these organizations promote local business, arrange art shows, and initiate and sponsor various other constructive programs.

4. RELIGIOUS FACILITIES

Six churches presently operate in the Village: Seventh Day Adventist, First Baptist Church, First Methodist Church, St. Mary's Roman Catholic Church, First Presbyterian Church, and Christ Church.

5. HEALTH FACILITIES

The residents of Ballston Spa are served by the Benedict Memorial Hospital. The institution has 28 beds and is served by 7 private doctors. The hospital treats patients within a 20--25 mile radius. Its present facilities are modern but crowded; still, plans for its expansion are curbed at the present due to the lack of funds.

Saratoga Hospital is less than fifteen minutes away from the Village. It has over 100 beds and a variety of special hospital facilities, including operating and emergency rooms, X-ray, laboratory, and delivery rooms. The regular medical staff of doctors is over twenty in number, and another 32 are part of the consulting staff.

6. GOVERNMENT AND ADMINISTRATION

Ballston Spa is the governmental seat of Saratoga County. Several county buildings are in the Village, and many public services are provided by the County.

The Village has its own government and administration. The Village Hall is a three-story structure located at the corner of Front and Bath Streets. Most of the Village's facilities are administered in the Village Hall, which is becoming structurally obsolete, though some of the building has been remodelled.

a. Fire Protection.

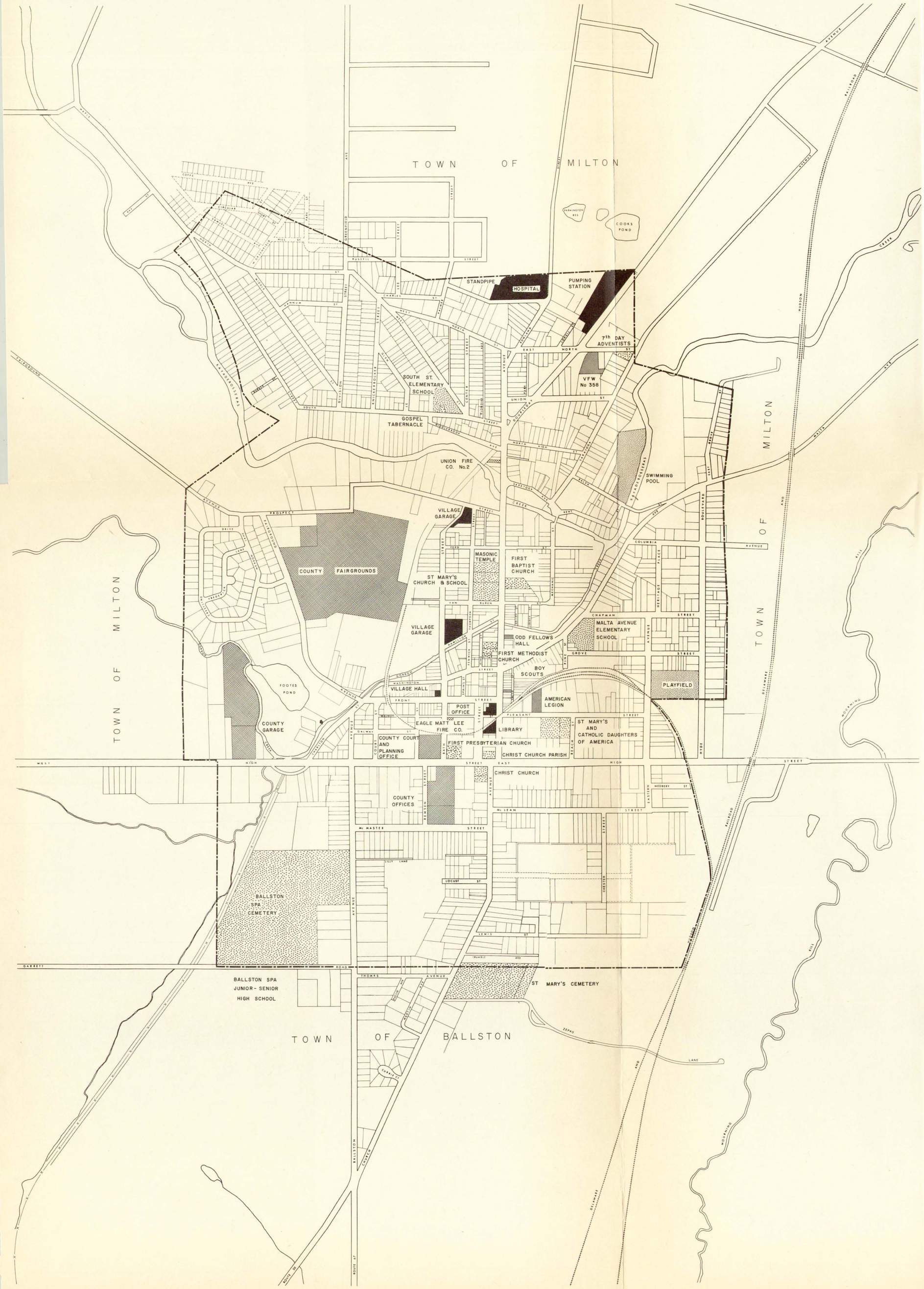
Two fire stations effectively serve the Village: the Union Car House and the Eagle Matt Lee Ladder Company. There are 100 men active in the department with a four-man salaried staff. Vehicular equipment includes: One 65' aerial ladder truck, a 750 gallon/minute pumper and a 500 gallon/minute pumper in the Eagle Matt Lee building. The Union Car House houses three pumpers with 750 gallon/minute, 400 gallon/minute and 350 gallon/minute capacity.

Rescue operations are covered by three private ambulances stationed in the Village.

There is excellent cooperation between the fire and the fourteen-man police department. Ample mutual aid for fire fighting is available from the Saratoga County Mutual Aid System.

b. Police Department.

The Ballston Spa Police headquarters are located in the Village Hall. Four full time officers and ten part-time members constitute the staff. The only police car has no garage. When the car is under repair, the Police Department is without any automobile.



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

LEGEND

- EDUCATIONAL FACILITIES
- RECREATIONAL FACILITIES
- COUNTY FACILITIES
- VILLAGE FACILITIES
- RELIGIOUS INSTITUTIONS
- FRATERNAL ORGANIZATIONS
- VILLAGE BOUNDARY

BALLSTON SPA NY

COMMUNITY FACILITIES MAP

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

H. POPULATION

1. INTRODUCTION

This study analyzes the population size and characteristics as they are today and will be in the future in order to have a sound basis for the Master Plan proposals. It is natural that population settlement and movement occurs irrespective of Village and County boundaries. Therefore, comparisons and trends of other areas are included in this analysis.

2. POPULATION TRENDS

a. Growth.

The most noticeable demographic feature of Ballston Spa is the slow rate of population growth. From 1950 to 1960 the population increased from 4,937 to 4,991 an increase of only 54 persons or about 17 families (1.1%).

As shown on Figure 1, since 1900 Ballston Spa has maintained a relatively constant population size. During the latter part of the 19th century when the County was a thriving resort area, the population increased rapidly until 1900. In Ballston Spa the population reached 4,923 in 1910, approximately what it is today. The number decreased to 4,103 during the next twenty years and then stabilized, rising slowly from 1920 to 1960 with only a light decrease during the Depression.

Population growth in the area immediately surrounding the Village (Towns of Milton, Ballston and Malta), Saratoga County and the Albany-Schenectady-Troy Standard Metropolitan Statistical Area (Albany, Schenectady, Rennselaer, and Saratoga Counties) was similar to Ballston Spa from 1900 to 1940. Immediately following World War II, the population expansion and

redistribution that has taken place in all urban areas throughout the United States began in the Albany region. Its characteristics are:

--an overall increase of population at an accelerating rate.

--a faster growth rate in the suburban sectors.

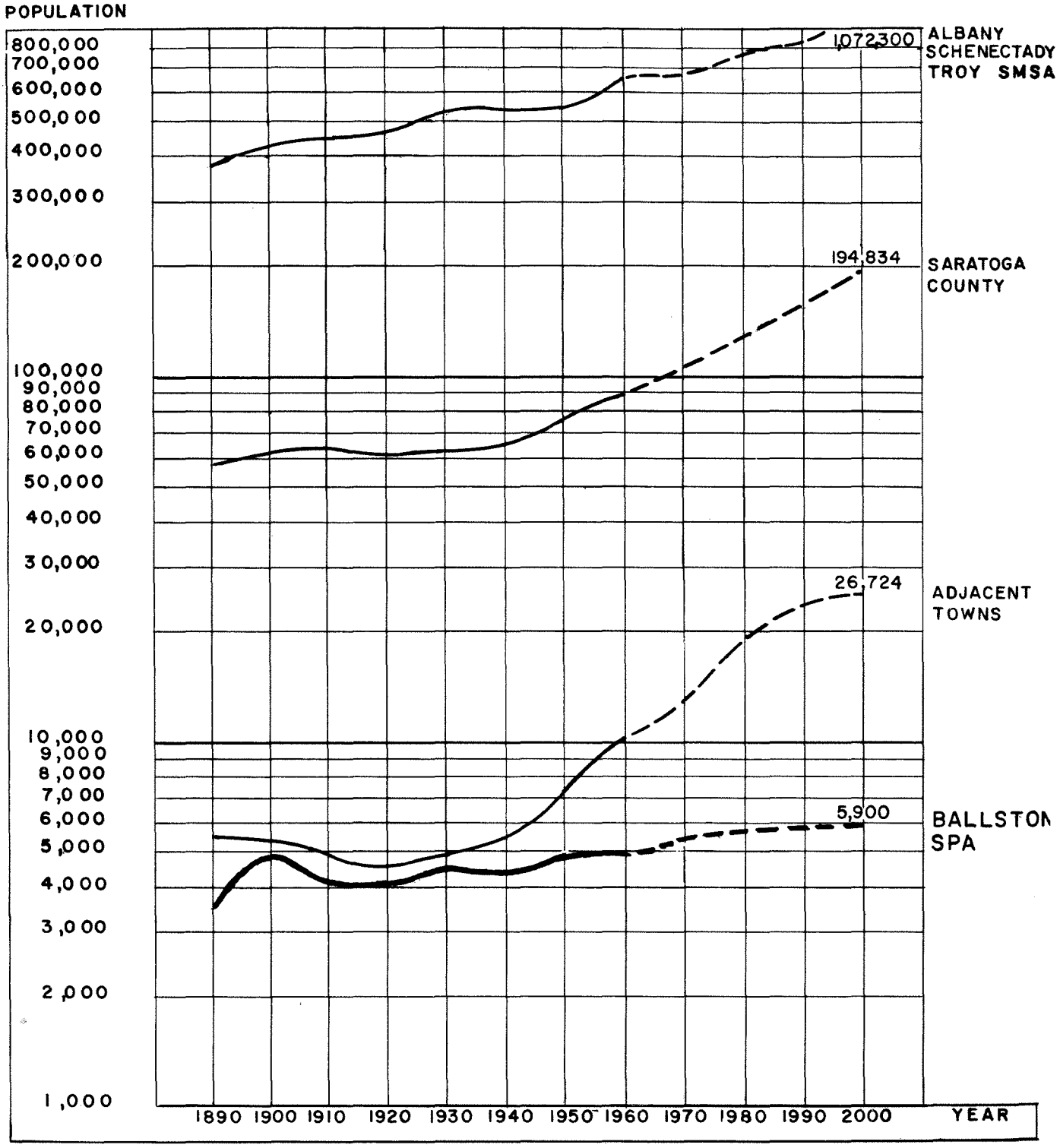
--a static or decreasing growth rate in the settled urban cores.

In the Village of Ballston Spa the population continued at the same level after 1945. However, the areas in the surrounding towns increased considerably in population, and projections for these areas indicate a continuing rapid growth.

Saratoga County had a 19% increase in population from 1950 to 1960, the highest growth rate of the four counties in the metropolitan area. The increase included 4,740 persons moving into Saratoga County and an excess of births over deaths of 8,487. The effects of urban growth radiating from the center city areas of Schenectady, Albany and Troy are being felt primarily in the southern portion of the County where population increase is most apparent.* The Burnt Hills section of the Town of Ballston has been developed in the last ten years to the point where it is identified by the U. S. Bureau of the Census as part of the urbanized area of Albany, Schenectady and Troy.

* See "Population Study for the Town of Ballston, Saratoga County Planning Board, August 1963".

Figure I. POPULATION GROWTH, 1890-2000



BALLSTON SPA, N.Y.

PREPARED FOR THE VILLAGE PLANNING BOARD

BY BROWN & ANTHONY CITY PLANNERS, INC.

JANUARY 1965

TABLE 1. POPULATION OF BALLSTON SPA, ADJACENT TOWNS, SARATOGA COUNTY, ALBANY-SCHENECTADY-TROY SMSA, NEW YORK STATE, 1890 - 1960

	1890	1900	1910	1920	1930	1940	1950	1960
Ballston Spa	3,527	3,923	4,138	4,103	4,591	4,443	4,937	4,991
Adjacent Towns	5,637	5,359	4,962	4,549	4,946	5,319	7,208	10,098
Milton (excluding Ballston Spa)	2,801	2,536	2,135	1,749	1,734	2,001	2,160	2,967
Malta	1,285	1,322	1,285	1,152	1,277	1,354	1,882	2,223
Ballston (Town exclusive of Village)	1,551	1,501	1,542	1,648	1,935	1,964	3,166	4,908
Saratoga County	57,663	61,089	61,917	60,029	63,314	65,606	74,869	89,096
Albany-Schenectady-Troy SMSA	376,572	395,209	446,094	468,627	520,069	531,249	589,359	657,[illegible]3
New York State	6,003,174	7,268,894	9,113,614	10,385,227	12,588,066	13,479,142	14,830,192	16,782,304

Source: U.S. Bureau of Census

b. Composition.

The population pyramid (Figure 2) illustrates the composition of the population by age and sex. Ballston Spa has a high percentage of older persons characteristic of a mature population of an established urban area. This is illustrated on Figure 2, Population Pyramid by the relatively uniform width of the age groups over twenty. In particular, in 1960 there was a greater portion of the population over 45 years of age than occurs in the County or the United States.

Other features of the population distribution in 1960 are:

--305 more females than males in the Village. In the age group over 65 this imbalance is most apparent, since women have a longer life span.

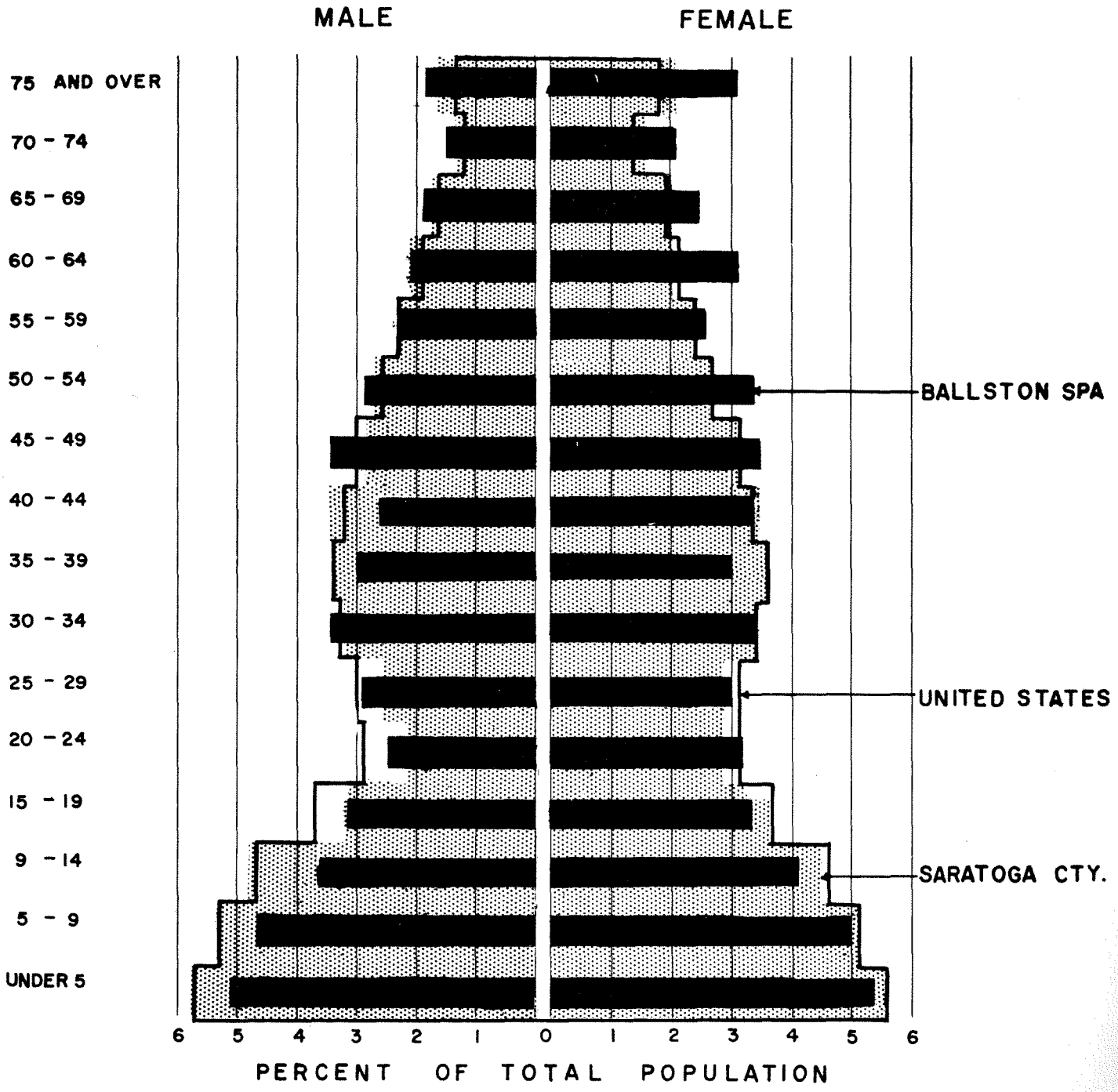
--a high percentage of very young persons due to the high birth rate in the last ten years. However, the County and the nation show an even greater percentage of children in the population.

The trend in Ballston Spa is to more younger people, fewer in the 20 to 65 year age group, and a continued high percentage of persons over 65 (See Table 2). The number of children in the pre-school group (under 5) and the school age group (5-19) increased from 1,342 to 1,716 from 1950 to 1960. In 1950 this group comprised 27% of the population; in 1960, 34%. The questionnaire distributed by the Planning Board in December, 1963 revealed a continued increase of children under 20 to 38% of the population.

The age group between 20 and 64 decreased from 1950 to 1960. In part this is due to young people leaving the community for military service and college. The decrease is also indicative of an out-migration of workers to areas of more diversified job opportunities.

The older age group 65 and over has remained large since 1950. There appears to be little out-migration of older persons from Ballston Spa. Once established, people tend to remain in the Village throughout their lives. In the Planning Board survey, 47% of the respondents had lived in Ballston Spa for thirty years or more.

Figure 2. AGE - SEX DISTRIBUTION, 1960



SOURCE: U.S. CENSUS OF POPULATION

BALLSTON SPA, N.Y.

PREPARED FOR THE VILLAGE PLANNING BOARD
BY BROWN & ANTHONY CITY PLANNERS, INC.
JANUARY, 1965

TABLE 2. POPULATION DISTRIBUTION, 1960, 1950 - BALLSTON SPA, SARATOGA COUNTY, UNITED STATES

	BALLSTON SPA				SARATOGA COUNTY		UNITED STATES	
	Number		Percent		Percent		Percent	
	1960	1950	1960	1950	1960	1950	1960	1950
Pre-School Children (under 5)	529	433	10.6	8.8	11.4	10.1	11.3	10.7
School Children (5-19)	1,187	910	23.8	18.4	27.1	21.8	27.2	23.2
Young Workers (20-39)	1,220	1,432	24.4	29.0	24.1	29.3	25.7	30.9
Older Workers (40-64)	1,410	1,539	28.3	31.2	27.0	28.4	26.8	27.1
Older People (65 and over)	645	623	12.9	12.6	10.3	10.4	9.2	8.1
	4,991	4,937	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
MEDIAN AGE:			32.9	35.8	30.8	32.5	29.5	30.2

Source: U.S. Bureau of Census

TABLE 3. MOBILITY IN BALLSTON SPA, TOWNS OF BALLSTON, SARATOGA COUNTY, ALBANY-SCHENECTADY-TROY SMSA, 1955 - 1960

Residence in 1955	Ballston Spa		Ballston (Town)		Saratoga County		SMSA	
	Number	%	Number	%	Number	%	Number	%
Persons 5 years old and over, 1960	4,462	100.0	4,253	100.0	78,923	100.0	588,308	100.0
Same house as in 1960 (Did not move)	2,431	54.5	2,399	56.5	47,694	60.4	340,978	58.5
Different house in 1960 (Moved)	1,945	43.5	1,825	42.8	30,102	38.2	232,893	39.6
Central cities of this SMSA (Moved from Albany, Schenectady or Troy)	154	3.4	245	5.7	2,309	2.9	104,501	11.8
Other part of this SMSA (Moved from outside of the Tri-Cities)	1,333	29.5	878	20.6	18,656	23.6	76,175	13.4
Outside this SMSA (Moved from outside the region)	458	10.6	702	16.5	9,137	11.7	52,217	8.4
Abroad (Moved from abroad)	64	1.5	17	.4	354	.4	426	.2
Moved, Residence in 1955 not reported	22	.5	12	.3	773	.9	1,016	1.7

Source: U. S. Bureau of the Census Based on 25% Sample.

c. Mobility and Migration.

As in any other community the people of Ballston Spa move from house to house within the community or move into or out of the Village. Mobility is very high in the United States today with the average family moving once every seven years. Between 1955 and 1960, 47% of the nation's population changed their place of residence. A slightly smaller percentage of the population of Ballston Spa (43%) moved in the same five year period.

Table 3 compares the mobility of the population of Ballston Spa with other areas. Over half (54.5%) of the population living in Ballston Spa in 1960 had not moved since 1955.

Of the 1,945 people that did move since 1955, the greatest number (1,333) were classified by the Bureau of the Census as previously living in another part of the Tri-City metropolitan area but not in Albany, Schenectady, or Troy. Most of these, 1,333 people undoubtedly moved from one residence to another within Ballston Spa. One hundred fifty-four persons moved to Ballston Spa from Albany, Schenectady, or Troy and another 458 moved to the Village from outside the region.

As may be expected, the Town of Ballston has had a greater number and percentage of persons from the Tri-City area and outside the region settling in the Town since 1955 (245 from the Tri-City metropolitan area had a higher out-migration than in-migration from 1955 to 1960.

TABLE 4. MIGRATION, 1955-1960 NEW YORK STATE & TRI-CITY SMSA

	NEW YORK STATE		TRI-CITY SMSA	
	Number	Percent	Number	Percent
In-Migration	587,669	4.0	52,382	9.1
Out-Migration	990,488	-6.7	71,424	-12.4
Net Migration	-402,819	-2.7	-19,042	-3.3

Source: U. S. Bureau of the Census, "Mobility for States and Economic Areas," 1963.

However, as shown in Table 5, over the longer period of 1950-1960 the metropolitan area and the State had a net in-migration. Saratoga County had a net in-migration of 4,740 civilians. There were also the military personnel assigned to duty in the County which would increase the estimate.

TABLE 5. MIGRATION, 1950--1960

	Net Gain or Loss through Civilian Migration, 1950-1960	In-Migrants As Percent of 1960 Population
New York State	263,254	1.6%
Albany-Schenectady-Troy SMSA	3,327	.5
Saratoga County	4,740	5.3
Albany County	8,847	3.2
Rensselaer County	-2,840	-
Schenectady County	-7,420	-
Town of Ballston	1,045	18.2

Sources: County and City Data Book, Population Study, Town of Ballston, Saratoga County Planning Commission, U. S. Census of Population, 1960.

From 1950 to 1960, 389 persons migrated out of Ballston Spa. This out-migration is the reverse of the previous decade when 230 persons moved into the Village. The total population has continued to grow due to the natural increase, i.e., excess of births over deaths.

TABLE 6. MIGRATION AND NATURAL INCREASE

Ballston Spa, 1940-1950, 1950-1960

Year	Births	Deaths	Natural Increase (Births less Deaths)
1940-1949	1,011	747	264
1950-1959	1,154	711	443
1950	104	76	28
1951	132	67	65
1952	125	66	59
1953	122	72	50
1954	116	66	50
1955	99	75	24
1956	106	80	26
1957	106	71	35
1958	131	63	68
1959	113	73	40
1960	122	63	59
1961	129	80	49
1962	129	74	55

	1940-1950	1950-1960
Population Increase	494	54
(less) Natural Increase	-264	-443
Net Migration	+230	-389

Source: New York State Department of Health

3. POPULATION PROJECTIONS

Changes in the population of Ballston Spa will be the result of both the urban growth radiating from the center cities in the region and the local situation.

Population estimates for the Tri-City region all point to a continuing expansion of the population. By the year 2000 the metropolitan area population will swell from today's 657,503 to 1, 072,234. Saratoga County is anticipated to more than double in the next 40 years: from the current 89,000 to 194,000 in 2000.

The population of the surrounding Towns will, undoubtedly, increase significantly during the next ten years. The large tracts of vacant land available for development together with the strong demand for large building lots will result in extensive development and population increase in the Towns of Milton, Malta, and especially Ballston which already has a high rate of population increase. Projections for these towns less the Village of Ballston Spa suggests a combined total of 26,500 by 2000 as compared with the present size of 10,098.

Projections to 2000 for the Village based on past trends range between 5,392 (Saratoga County Planning Board) and 5,754 (1910 to 1960 growth line). However, it is the consultants opinion that, in the case of Ballston Spa, actual growth will be higher than past trends would suggest. The urban expansion radiating from from the core cities of the metropolitan area will include people settling in Ballston Spa.

The following estimate is based on the assumption that once the wave of population movement reaches Ballston Spa, the size of the population increase will be determined by the availability of residential land for development. Once the buildable land is exhausted, population increases will take place mainly by increasing the size or number of families living in a structure or by re-developing built-up land at a higher density.

In the preparation of the Land Use Map for the Master Plan it was revealed that 11.7% of the land in the Village or 102.5 acres is vacant and suitable for residential development. Assuming 20% will be utilized for roads, parks and other public purposes, 86 acres would be available for residential use. If the land were developed with a density of four families per acre there would be a maximum increase of 324 families or 1,004 persons (324 families x 3.1 persons per household). Hence, the anticipated maximum population for Ballston Spa within its present boundaries is 6,000. Within the next fifteen years the outward wave of population expansion from the core of the region should reach the Ballston Spa area. Projections are based on a sharp increase to 5,300 by 1970, 5,600 by 1980 and a slower rate of growth from 1980 to 2000.

TABLE 7. POPULATION PROJECTIONS, 1970 - 2000

	1960	1970	1980	1990	2000
Ballston Spa					
- Saratoga County Planning Board Projection*	4,991	5,065	5,156	5,265	5,392
-1910-1960 trend line projected	4,991	5,193	5,382	5,571	5,754
-Brown & Anthony projections	4,991	5,300	5,600	5,800	5,900
Adjacent Towns * (exclusive of Village)	10,098	13,905	18,619	24,228	30,724
Saratoga County *	89,096	108,618	132,784	161,530	194,834
Albany-Schenectady-Troy SMSA *	657,503	759,514	890,541	1,038,889	1,207,220

* Source: Saratoga County Planning Board
Population Projection, October 1962

I. ECONOMIC BASE

1. REGIONAL TRENDS*

Saratoga County is part of the larger metropolitan area known as the Albany-Schenectady-Troy Metropolitan Statistical area. Although the economy of Ballston Spa is more independent of the region than the bedroom suburbs, there is little doubt that regional economic trends will affect Ballston Spa.

The Tri-City area economy is built upon its substantial manufacturing sector. As indicated by the table, a decrease of employment in this sector of 9.5% took place between 1958 and 1963.

TABLE 1. NON-AGRICULTURAL EMPLOYMENT, TRI-CITY SMSA

	1963	1958
	(in Thousands)	
Non-Agricultural	228.9	225.8
Manufacturing	61.8	71.3

Source: New York State Department of Labor, Division of Employment

* The Associated Planners (TAP) as part of the Comprehensive Plan for Albany in 1963 prepared an economic projection of the Metropolitan Area to 1980 utilizing an "Input-Output" mathematical method and the aid of an electronic computer. This analysis is based on the TAP report, the monograph, "The Economy of the Albany-Schenectady-Troy Area" by Gerald Sirkin published in 1962, and research by the consultant.

The explanation of the contraction in manufacturing employment in the Tri-City Area after allowing for factors of automation and the national trend toward a smaller portion of the labor force in manufacturing are:

--a decrease in the production of traditional products of the area (e.g. locomotives).

--the shift of manufacturing from the Northeast to the Southeastern and Western regions of the United States.

The loss of manufacturing jobs is no doubt the reason for the 3.3% outmigration rate from the region (See Table 4 of the Population Analysis).

On the other hand non-manufacturing employment increased by 34,000 between 1953 and 1962. Growth has been most noticeable in government employment. The area's position as a wholesale distribution hub and a retail center has led to the growth of employment in these industries also.

Although the important manufacturing base of the economy has been decreasing in recent years, the vitality of the non-manufacturing sector has resulted in a relatively low unemployment rate as compared with the national average. Government employment provides a built-in stability to the economy of the region.

TABLE 2. UNEMPLOYMENT RATES, TRI-CITY SMSA & UNITED STATES 1960 - 1963

Year	Percent of Civilian Labor Force Unemployed	
	Tri-City SMSA	United States
1963	4.5%	5.7%
1962	4.6	5.6
1961	5.6	6.7
1960	5.4	5.6

Source: New York State Department of Labor Statistical Abstract, 1963

The Albany-Schenectady-Troy region has a variety of assets which suggest a sound economic climate in the future. These include:

--the improved transportation systems strengthening the region as a distribution and retailing center. In addition to the existing rail and highway networks there is the Northway to Canada, presently being completed, and the deepening of the Albany harbor area. There is, furthermore, an embryonic proposal for the creation of a Champlain-Richelieu Seaway to connect with the St. Lawrence Seaway.

--the growing importance of research, education and medical facilities in the region.

--the continued expansion of government activities in Albany.

--the renewal of the center cities of the region exemplified by Albany's South Mall project.

In summary, the economy of the Tri-City Area of which Ballston Spa is a part is promising. A slow but steady growth of population and employment may be anticipated. Manufacturing will continue to decline in importance, but the growth of the non-manufacturing sector of the economy will generally offset this decrease.

2. LABOR FORCE

The labor force in Ballston Spa decreased by 202 from 1950 to 1960. It should be noted that this appertains to the total labor force, not only that part of it which resides in the Village. The decrease is due to concurrent decrease in the number of people of working age as indicated previously in the population analysis. Following the national trend, a greater percentage of the population of working age are now either working or seeking work. The increase is primarily due to the greater number of women employed. In Ballston Spa 41.5% of the women 14 years old or over are working or looking for work.

More than three fourths of the workers living in Ballston Spa work within the County. Presumably the majority of this group work within the Village itself. Ten percent of the labor force commutes to Schenectady, where General Electric has its plant and laboratories.

Compared with such suburban areas as Ballston, Charlton and Clifton Park,* the amount of out-commuting

* See "Economic Base Study for the Town of Ballston," Saratoga County Planning Board, 1963, Table 7.

from Ballston Spa is relatively low. By contrast to these other communities, local employment is the most significant for the workers of Ballston Spa.

TABLE 3. EMPLOYMENT CENTERS, 1960

BALLSTON SPA 1960

Place of Work	Number	Percent
Saratoga County	1,514	77.0
Schenectady City	213	10.8
Schenectady County (less City)	55	2.8
Albany City	22	1.1
Rennselaer County (less Troy)	18	0.9
Albany County (less City)	10	0.5
Troy City	5	0.3
Outside SMSA	42	2.1
Not Reported	88	4.5
		100.0%

Source: Economic Base Study for the Town of Ballston, Saratoga County Planning Board, 1963, Table 7.

TABLE 4. EMPLOYMENT STATUS, BALLSTON SPA, 1960, 1950.

		Total		Male		Female	
		Number	Percent	Number	Percent	Number	Percent
Total 14 years old and over							
	1960	3,650	100.0	1,698	100.0	1,952	100.0
	1950	3,926	100.0	1,866	100.0	2,060	100.0
Labor force							
	1960	2,134	58.5	1,320	77.7	814	41.7
	1950	2,336	59.3	1,541	82.6	795	38.6
Unemployed*							
	1960	98	4.7	75	6.0	23	2.8
	1950	134	5.7	97	6.3	37	4.7

* Percent unemployed is based on civilian labor force.

Source: United States Bureau of the Census as Tabulated in Business Fact Book, Capital District, New York State Department of Commerce, 1963, 1957

3. OCCUPATIONS

The most significant change in the labor force over the last ten years in Ballston Spa is the increase of white collar workers and service workers and the decrease of production workers. This trend follows the national and State pattern in which fewer workers are required to produce goods, but more are required in service and managerial positions. Professional and technical workers are the fastest growing occupational group in the County and the Village which highlights the growing importance in the area of research laboratories and other professional employers.

Operatives, the largest occupation group, make up one fourth of the labor force. The number of operatives decreased by 215 to 506 from 1950 to 1960. However, the large percentage of operatives and other production workers underlines the continued importance of manufacturing in the economy of Ballston Spa.

Although the largest industry group of employed persons in Ballston Spa is manufacturing, its importance has been decreasing. In 1950, exactly half of all workers residing in the Village were in manufacturing. Ten years later only 39.8% (323 fewer workers) were employed by manufacturing firms. During the next decade the number and percent will no doubt decrease further approaching the current New York State average of 28%. *

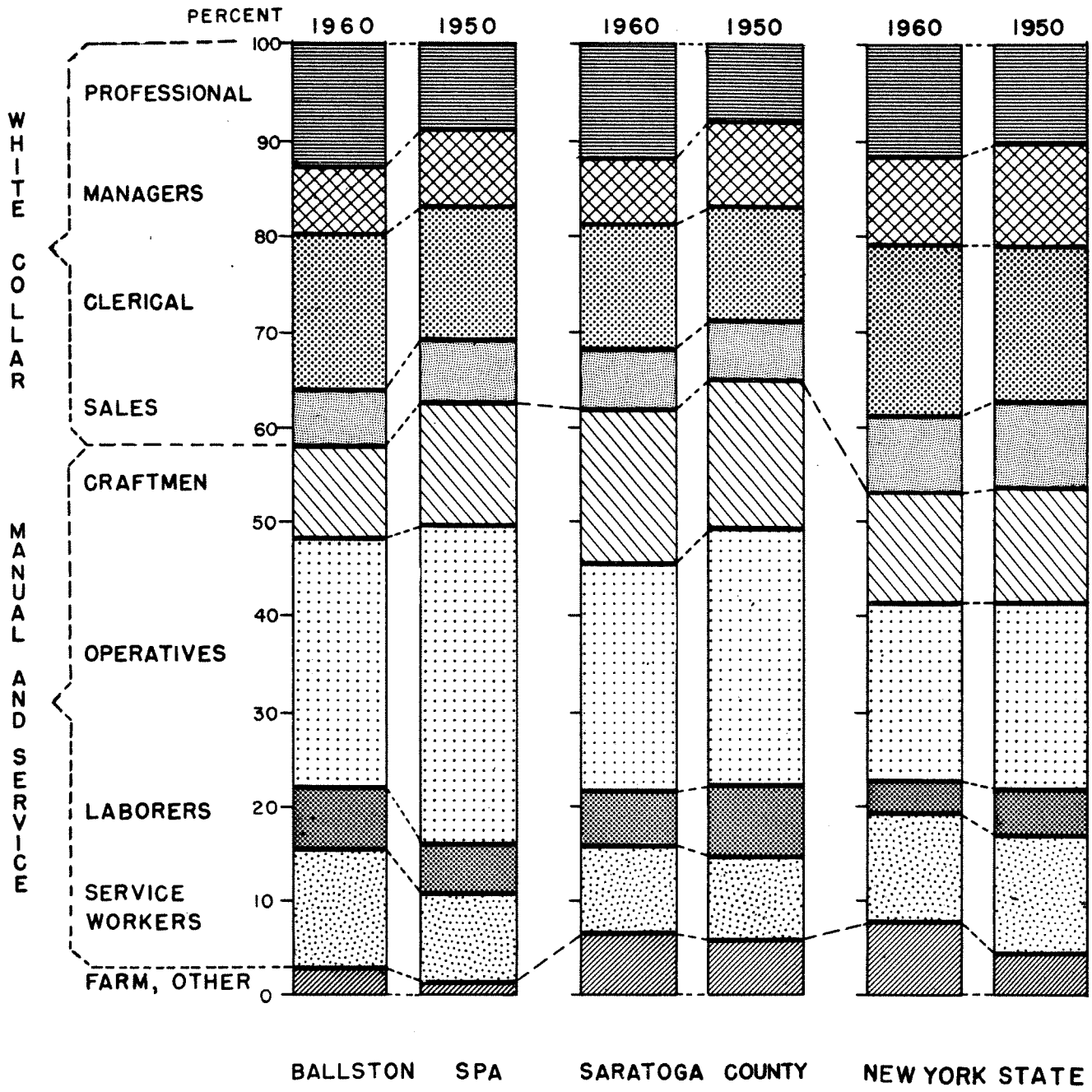
* U. S. Census of Business, 1958, as tabulated in Business Fact Book, Capital District, New York State Department of Commerce.

TABLE 5. OCCUPATION GROUPS, BALLSTON SPA, SARATOGA COUNTY, NEW YORK STATE, 1960, 1950

	BALLSTON SPA				SARATOGA COUNTY		NEW YORK STATE	
	1960		1950		1960	1950	1960	1950
	Number	%	Number	%	%	%	%	%
White Collar Workers	833	42.4	828	37.1	38.3	34.7	46.9	
Professional & Technical Workers	260	13.2	211	9.6	12.4	9.1	12.5	10.6
Managers, Officials and Proprietors (except farm)	125	6.4	159	7.2	6.6	7.7	9.0	10.9
Clerical Workers	324	16.5	325	14.8	13.4	12.1	18.1	16.6
Sales Workers	124	6.3	133	6.0	5.9	5.8	7.3	7.4
Manual and Service Workers	1,071	54.4	1,343	61.0	54.1	58.4	45.5	
Manual Workers	(833)	(42.3)	(1,136)	(51.6)	(44.2)	(49.5)	(34.1)	(39.1)
Craftsmen and Foremen	207	10.5	289	32.1	15.5	15.3	12.4	13.7
Operatives	506	25.7	721	32.8	24.1	26.2	18.1	20.8
Laborers (except farm&mine)	120	6.1	126	5.7	4.6	8.0	3.6	4.6
Service Workers	(238)	(12.1)	(207)	(9.4)	(9.8)	(8.9)	(11.4)	(11.6)
Private Household Workers	42	2.1	47	2.1	1.6	1.6	2.1	2.4
Service Workers (except private household)	196	10.0	160	7.3	8.2	7.3	9.3	9.2
Farm Workers-Farmers-Farm Managers	7	0.4	20	0.9	3.5	5.9	1.6	2.7
Not Reported	56	2.8	10	0.5	4.1	1.0	6.1	1.2
Total Employed	1,967	100.0	2,201	100.0	100.0	100.0	100.0	100.0

Source: U.S. Census of 1960, 1950, as tabulated in Business Fact Book, Capital District, New York State Department of Commerce, 1963, 1957.

Figure I. OCCUPATION GROUPS, 1950-1960



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JANUARY, 1965

Industry.

As stated, the decrease of production workers should continue. All other occupational groups have remained essentially the same or increased during the last decade with professional and related services increasing the most.

The relatively high percentage of workers in construction in 1960 can be attributed in part to the nearby activities on the Northway at that time.

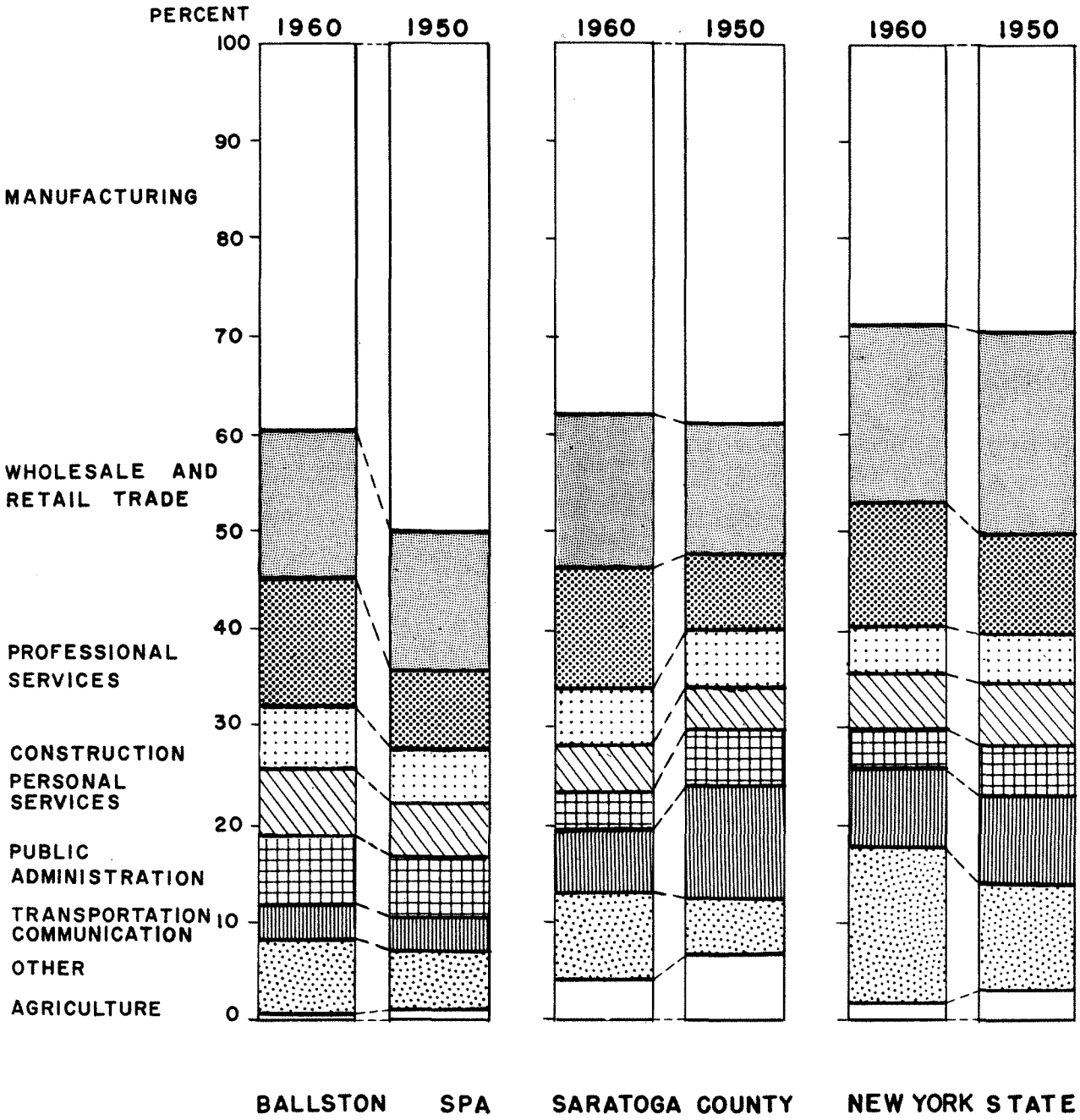
A comparison of Table 5 and Table 6 suggests a growing diversity in the economy of the Village. There is now less reliance on manufacturing with employment extedning into the service industries. As a general rule, the greater the diversity of the economic base, the stronger and more viable it will be. In particular the economy will be able to survive seasonal and cyclical fluctuations to a greater degree than any single-based economy.

TABLE 6. INDUSTRY GROUPS--BALLSTON SPA, SARATOGA COUNTY, NEW YORK STATE, 1950, 1960

	BALLSTON SPA				SARATOGA COUNTY		NEW YORK STATE	
	1960		1950		1960	1950	1960	1950
	Number	%	Number	%	%	%	%	%
Manufacturing	783	39.8	1,106	50.2	37.9	38.7	28.6	30.0
Durable Goods	(269)	(13.7)	NA	NA	(14.1)	12.5	(14.0)	12.9
Non-Durable Goods	(514)	(26.1)	NA	NA	(23.7)	26.2	(14.6)	17.1
Wholesale and Retail Trade	290	14.7	320	14.5	15.9	16.0	18.3	20.7
Professional & Related Services	263	13.4	171	7.8	12.2	8.0	12.8	9.9
Construction	137	7.0	110	5.0	5.9	6.0	4.9	5.2
Personal Services	132	6.7	125	5.7	4.3	5.3	5.4	6.4
Public Administration	121	6.2	114	5.2	4.6	4.4	4.8	4.6
Transportation, Communication, & Public Utilities	91	4.6	102	4.6	6.0	8.7	7.7	9.0
Finance, Insurance, Real Estate	60	3.1	55	2.5	2.7	2.2	6.2	5.7
Business and Repair Services	29	1.5	36	1.6	2.2	1.9	3.2	2.7
Entertainment and Recreation Services	21	1.1	19	0.9	1.0	1.0	1.0	1.1
Agriculture, Forestry, Fisheries And Mining	7	0.4	26	1.2	4.1	6.5	2.0	3.1
Industry Not Reported	33	1.7	17	0.8	3.1	1.3	5.3	1.6
TOTAL EMPLOYED	1,967	100.0	2,201	100.0	100.0	100.0	100.0	100.0

Source: U. S. Census 1960, 1950, as tabulated in Business Fact Book, Capital District, New York State Department of Commerce, 1963

Figure 2. INDUSTRY GROUPS, 1960, 1950



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JANUARY, 1965

Manufacturing. As discussed previously manufacturing employs one-third of the workers in Ballston Spa with non-durable goods manufacturing being the more significant sector. Accurate statistical data is available for 1954 and 1958. The trend toward a reduction in the importance of manufacturing as revealed in comparing 1950 and 1960 labor force figures is evident in the 1954 and 1958 Census of Manufactures data.

Decreases took place in the following categories: number of establishments, total employment, total payroll, value added by manufacture, and new capital expenditures. The average hourly wage was a low $1.52, and the value added per production worker was only $5,450. The capital investment per worker was $290, which is also fairly low, being below the County average. These low figures are a reflection of the attitude of local manufacturers, who are reluctant to modernize their plants because the low wage scale provides them with a favorable output per worker figure. The fact that the greatest part of the working force in the factories is female may partly explain the ability of the manufacturers to maintain the low rate of pay.

TABLE 7. MANUFACTURES--BALLSTON SPA, SARATOGA COUNTY, NEW YORK STATE, 1954, 1958

	BALLSTON SPA		SARATOGA COUNTY		NEW YORK STATE	
	1958	1954	1958	1954	1958	1954
Number of Establishments	9	14	111	127	48,524	50,402
Total Employment	660	902	7,143	8,016	1,782,380	1,895,982
Production Workers	601	843	5,764	6,727	1,303,126	1,470,137
Total Payroll ($000)	$2,280	$2,706	$31,726	$29,179	$8,573,246	$7,734,388
Weekly Average per Employee	$66.43	$57.69	$85.41	$70.00	$92.50	$78.45
Weekly Average per Production Worker	$57.63	$52.70	$77.18	$64.40	$80.04	$68.44
Average Hourly Wage Per Production Workers	$1.52	$1.51	$2.02	$1.67	$2.18	$1.84
Value Added by Manufacture ($000)	$3,280	$3,840	$59,642	$49,957	$15,891,767	$14,140,524
Value added per Production Worker	$5,458	$4,555	$10,347	$7,421	$12,195	$9,619
New Capital Expenditures ($000)	$174	$99	$5,701	$4,716	$676,852	$572,125
New Capital Expenditures Per Production Worker	$290	$117	$989	$700	$520	$302

Source: U. S. Census of Manufactures, 1958, 1954 as tabulated in Business Fact Book, Capital District, New York State Department of Commerce.

The Ballston Knitting Company is the largest manufacturer in the Village employing an average of 475 workers of which about 60% are women. Employment is generally maintained with two shifts at a constant level throughout the year. The company has three other plants: two in North Carolina and one in Stillwater, New York. No additions or major expansions are planned. The firm plans to permanently operate the Ballston Spa plant. The factory located at Saratoga Avenue, is a multi-story building. The trend in recent years is for industrial plants to operate horizontally on a single level. At the present time capital investment in the present plant is still too great to permit a shift to more efficient quarters.

There are several vacant structures in the Village suitable for either beginning or smaller industries which require relatively inexpensive space. These include:

--The Sternwild Knitting Company building; 22,000 square feet on three floors.

--The former Grand Union Building; 9,000 square feet on one floor.

--The Howe Tannery building; 30,000 square feet in a multi-level operation.

Larger industries would require level land with adequate road access, utilities and railroad loading facilities on which to develop a single level building. However, by capitalizing on the better highway access offered by the Northway, inexpensive floor space, relatively moderate prevailing wage rates and a receptive community attitude, the Village may well be able to attract new industry to replace the firms which have left in recent years. New industry would benefit to the community by sustaining both employment and tax revenues.

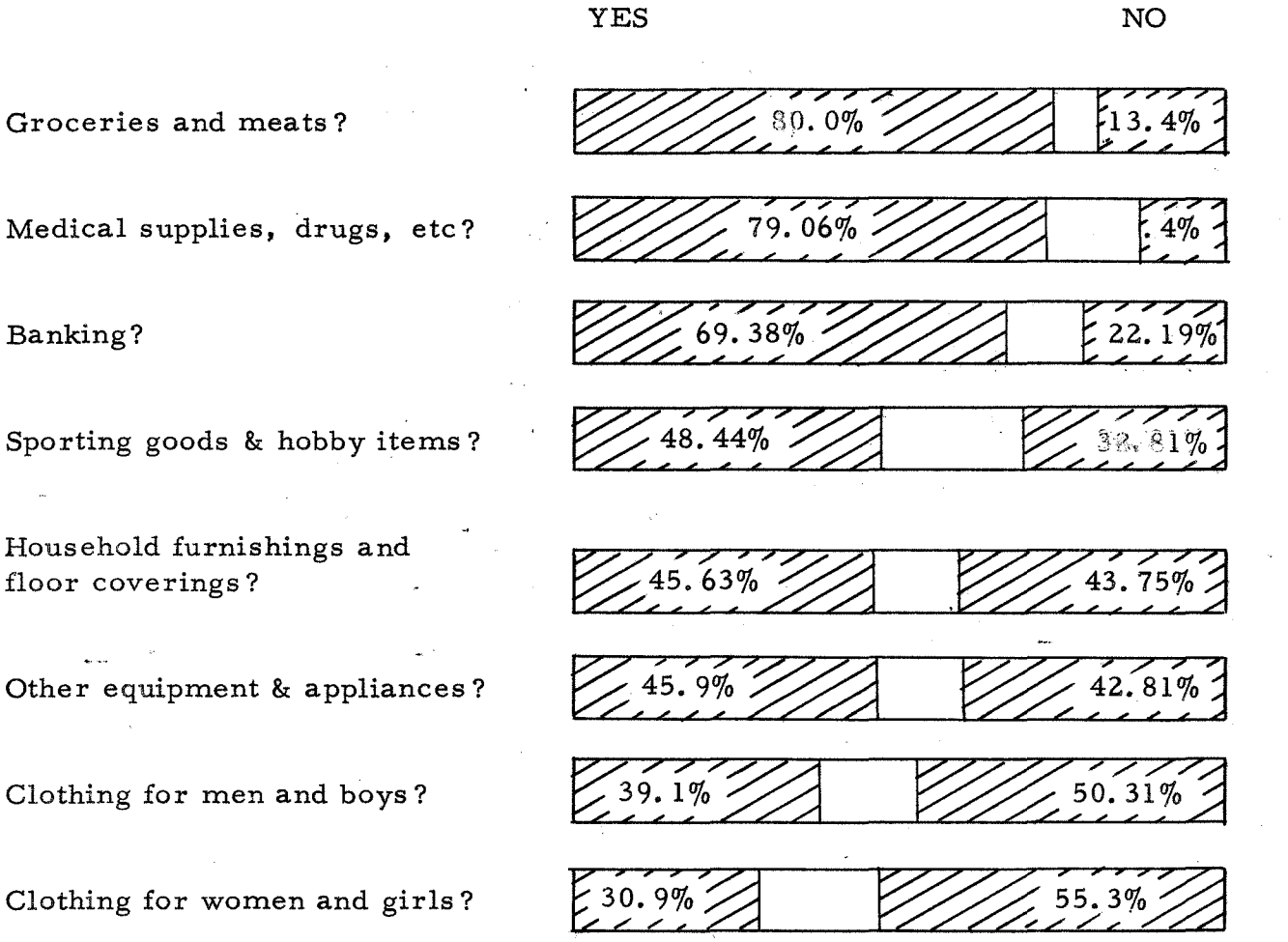
Retail and Service. Together with Mechanicville and Saratoga Springs, Ballston Spa has traditionally been a retail and service center for Saratoga County. However, there has been a noticeable trend since 1954 to fewer establishments, particularly those specializing in shopping goods as distinct from convenience goods required on a daily basis. (See Tables 8 and 9).

The survey of the Ballston Spa Village Planning Board revealed that only on third of the respondents find adequate shopping facilities in the Village.

The percentages of householders who report doing the major part of their shopping or business for variously classified items is indicated on the following page. The central sections of the bars represent the people who did not answer the question. The percentages under "Yes" and under "No" represent the percentages of all 320 replies.

SHOPPING SURVEY

"Do you do the greater part of your family shopping and business in the Village for:



Some of the questions seeking reasons for shopping outside of Ballston Spa were answered by 276 of the 320 reporting. Those replying "Yes" or "No" to a specific reason listed in the questionnaire varied from 207 to 256, as shown by the number of answers to the questions below rearranged in descending order of "Yes" answers:

"If you do quite a bit of your shopping outside the Village, do you do it for any of the following reasons?"

	YES	NO
Wider choice or selection of merchandise	246	8
New styles and new models are more apt to be on display and available	188	34
Lower prices	165	67
Better quality merchandise	139	83
More convenient to shop for different kinds of merchandise because the different kinds of stores are closer to each other	139	84
The out-of-town stores are more attractive	136	71
Easier parking facilities	114	112
The trip to out-of-town stores is a change and a pleasure in itself	93	124
The sales personnel in out-of-town stores are more pleasant, accommodating, etc.	43	162
More convenient, because the shops are on the way to and from work	30	180
Being among more people is exciting.	26	176

TABLE 8. RETAIL, WHOLESALE AND SERVICE TRADE, BALLSTON SPA, 1958, 1954

	1958	1954
Retail		
Establishments	100	138
Total Sales	$11,031,000	$9,776,000
Per Establishment	110,310	70,841
Per Capita	2,215	1,858
Wholesale		
Establishments	4	1
Service		
Establishments	43	55
Receipts	661,000	600,000
Personal Services		
Number Establishments	26	20
Receipts	524,000	311,000
Automobile Repair Service, Garages		
Number Establishments	2	3
Receipts	N. A.	7,000
All Other		
Number Establishments	15	32
Receipts	N. A.	282,000

Source: U. S. Census of Business, 1958 and 1954 as tabulated in Business Fact Book, Capital District, New York State Department of Commerce.

TABLE 9. RETAIL TRADE STORES BY TYPE, BALLSTON SPA, 1964-1958-1954

	Number of Establishments			Retail Sales				Sales Per Capita	
				($000)	(Percent)	($000)	(Percent)		
	1964*	1958	1954	1958		1954		1958	1954
CONVENIENCE GOODS	31	46	69		32%		44%		
Foods	10	19	40	$2,801	25	$3,214	33	$562	$611
Eating&Drinking Places	19	24	27	600	5	567	6	120	108
Drug Stores, Proprietary Stores	2	3	2	268	2	NA	5(est)	54	NA
SHOPPING GOODS	27	35	46		21		19		
General Merchandise	3	6	6	272	2	323	2	55	44
Apparel, Accessories	6	6	10	308	3	495	5	62	94
Furniture, Home Furnishings, Appliances	8	5	11	198	2	342	3	40	65
Other Retail Stores (liquor, jewelry, books, cameras, etc.)	10	18	19	NA	14(est)	NA	9(est)	NA	NA
AUTOMOBILE HARDWARE	22	17	18		46		35		
Automotive	13	5	4	3,063	28	2,088	21	615	396
Gasoline Service Stations	8	8	9	494	4	276	3	99	52
Lumber, Hardware, Farm equipment	1	4	5	1,569	14	929	10	315	177
STORE RETAILERS	2(est)	2	5	NA		141	1	NA	27
TOTAL	82	100	138	$11,031	100%	$9,776	100%	$2,215	$1,858

*From Land Use Survey by Brown & Anthony City Planners
Source of other Data: U. S. Census of Business, 1958 and 1954 as tabulated in Business Fact Book, New York State Department of Commerce

Figure 3. RETAIL SALES, 1958

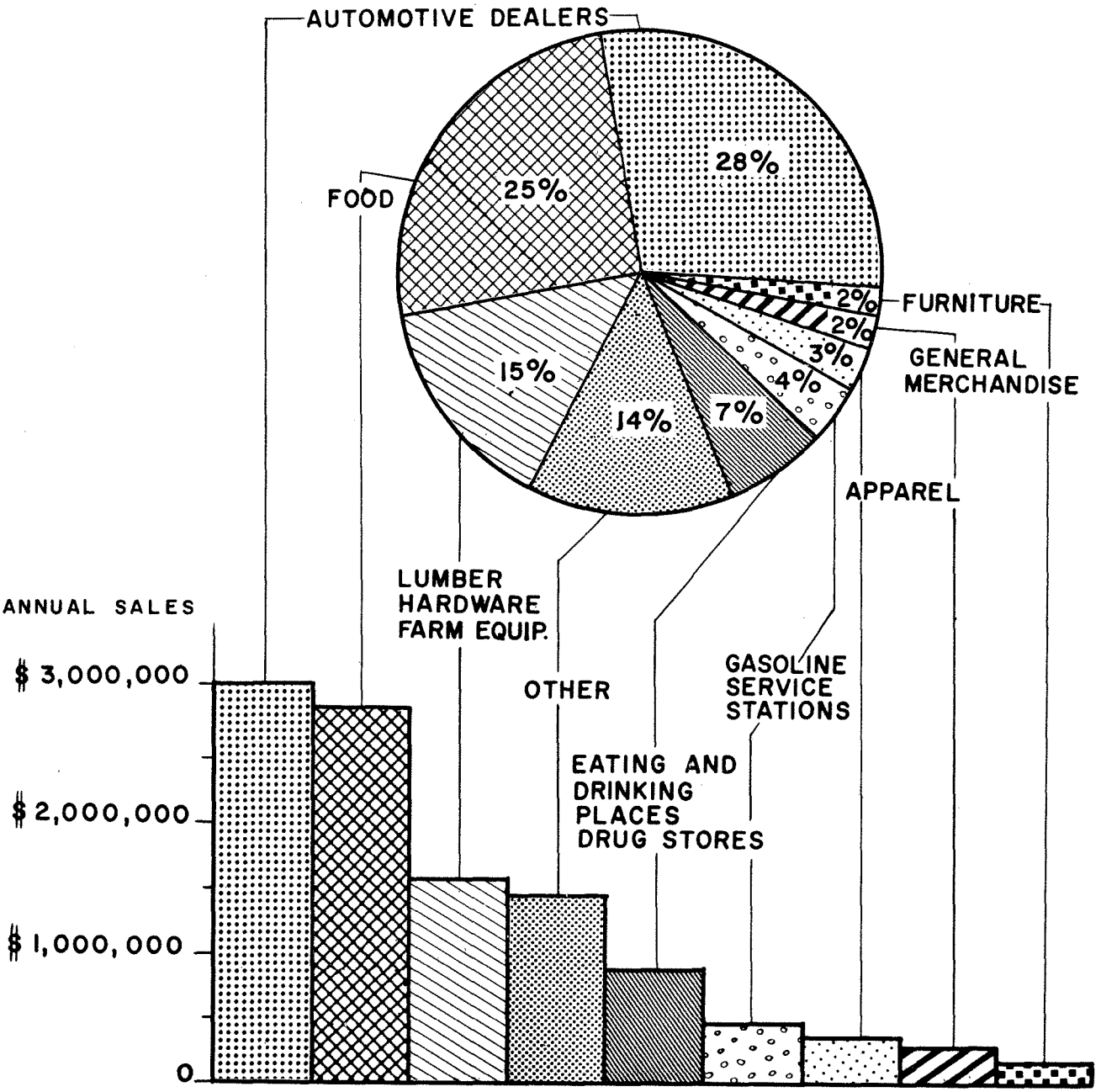


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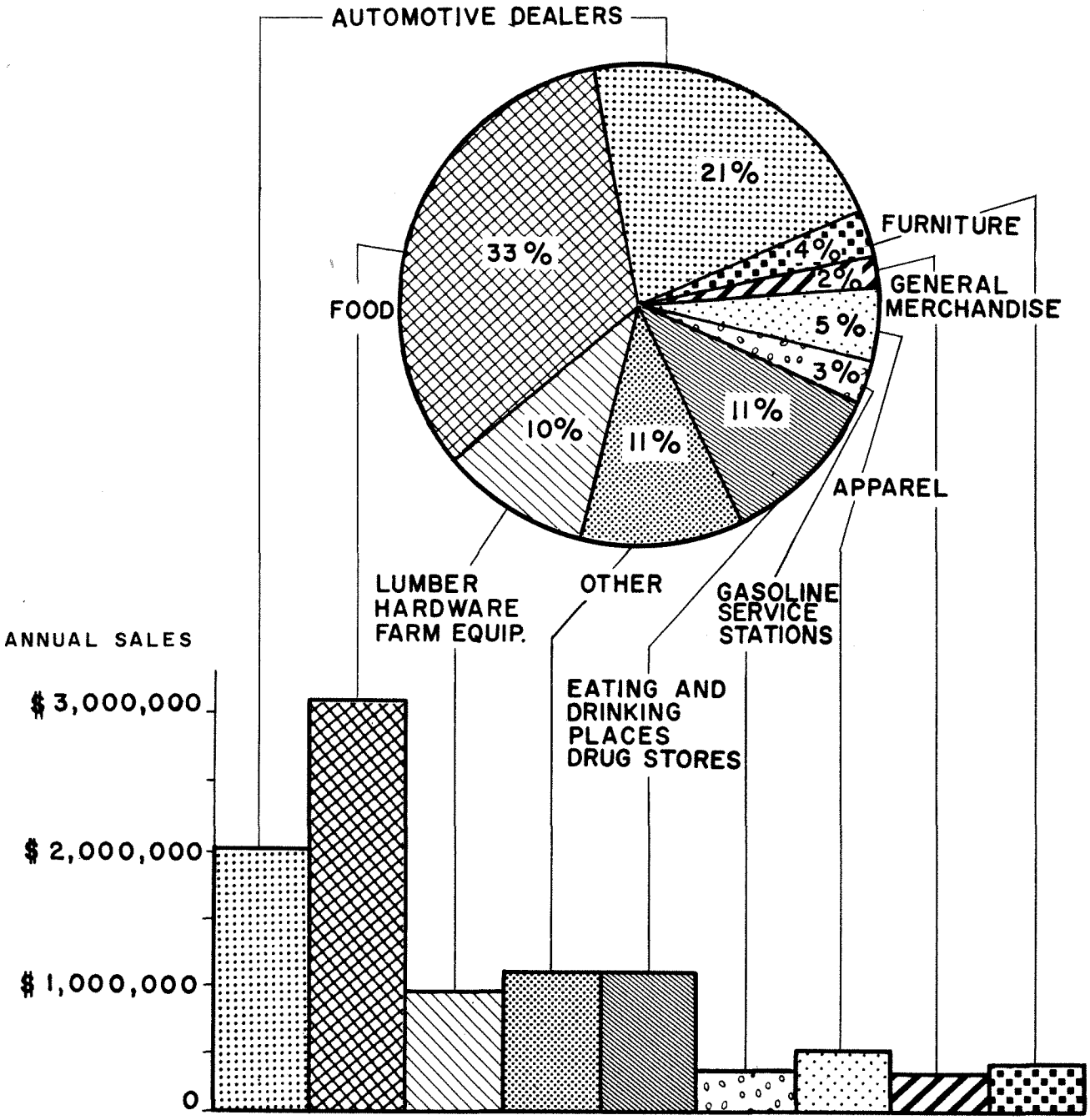
Figure 4. RETAIL SALES, 1954



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It is by no means surprising that Village residents shop for specialty and comparison items such as clothing at the larger department stores in the center cities of the region or the new peripheral shopping centers. The wide range of styles and sizes can only be offered by the large establishments in these other centers.

However, the combined population of Ballston Spa and the adjacent towns of Ballston, Milton and Malta provide a potential market of over 15,000 persons. A trade area population of this size is sufficient to support a retail and service center providing a wide variety of convenience goods and some depth in shopping goods.

The most important features of such a center are concentration of activity and ease of access of which adequate parking is a part. If the business establishments in the Village are correctly concentrated in the business district then all the establishments will benefit since one complements the other.

With the anticipated increase in population in the surrounding towns, the business district of Ballston Spa should greatly improve provided there is sufficient expansion and modernization to attract the new customers and fragmentation of retail establishments is prevented. The Village, by enforcing zoning which discourages roadside retail and isolated shopping areas, can prevent any fragmentation of the business district.

Furthermore, new retail and also service establishments should be encouraged to locate within the business district. An example of one possible improvement is the construction of a new movie theatre.

The population size of the Village and the surrounding area is sufficient to support a multi-purpose civic center with a capacity of 300-400 persons. This facility could be used for cinema or legitimate theater as well as for official meetings and community functions.

The recent opening of the A&P supermarket and the modernization of the Western Auto Store in new quarters are evidence of the viability of Ballston Spa as a retail and service center.

4. IMPENDING ACTIONS

Within Saratoga and the surrounding area the following will affect the economy of Ballston Spa:

a. Extension of the Malta Test Station.

Adjacent to the existing Malta Rocket Engine Test Station, operated for the Air Force by General Electric, the New York State Office of Atomic and Space Development is erecting a pulsed test reactor facility. Fifteen persons will be required to complete the construction over a nine month period. Ten people will be directly employed at the site, at least one of which will be a woman. Five will be professionals and five will be skilled workers. The anticipated wage scales are $7,000 per year for professionsals, $6,000 per year for technicians, and $4,000 per year for clerical personnel.

b. Schenectady Army Depot, Vorheesville branch.

This installation, with about 1,650 workers, is now being phased out. The final closing date will be in 1966.

c. Performing Arts Center, Saratoga State Park.

The State of New York is spending $2,400,000 on the construction of this facility, which will employ about 40 people on a seasonal basis. These would be maintenance personnel, so the figure does not include performers. From 5,000 to 12,000 people are expected at performances.

5. SUMMARY

Ballston Spa is currently in a major period of transition in which manufacturing employment is decreasing and professional and technical employment is increasing. The trend from employment in the production of goods to the supplying of services parallels the State and national trend. The increasing diversity of the economy will act as a stabilizing and strengthening influence.

The long term prospect is for a continued decrease in the importance of manufacturing. If the Village can maintain and extend its position as a retail, service, and County government center then the decline in manufacturing will be offset by increased employment in the non-manufacturing industries. This increase also depends on the expansion of professional and technical employment in the surrounding area. The action of the State in purchasing the Malta test site suggests such an increase can be expected.

Although the Village population will increase only a few hundred in the next few decades the surrounding towns are anticipated to increase sharply. If Ballston Spa is to act as the retail center for these areas action by both the public and private sectors to modernize, expand and improve the central business district of the Village should be undertaken. The important principles of such an improvement are the <u>concentration</u> of activities and establishments and the improvement of <u>access</u> of which parking is an important part.

J. PUBLIC UTILITIES

1. WATER SUPPLY AND DISTRIBUTION

The public distribution of water in Ballston Spa dates from 1876, when a six-mile concrete pipe was brought into the Village from the Upper Reservoir. Since that time two reservoirs have been added to the system, part of the original concrete pipe has been replaced with transite pipe, and a new well to supplement the water supply from the reservoirs, is to be brought into service during 1964.

At present, the Village draws its water from three reservoirs: the Springfield Reservoir, with an area of 200 acres, and the so-called Upper and Lower Reservoirs, with capacities of 5 million and 7 million gallons respectively. These supply two distribution systems within the Village with a combined capacity of 600 gallons per minute or 864,000 gallons per day. Approximately one third of this is furnished via a pumping station and standpipe at a pressure of 22 pounds per square inch and is not chlorinated. The remainder is supplied at low pressure and is chlorinated in a proportion of one part in one million.

When the new well is brought into service, it will add 400 gallons per minute to the capacity. This additional water will be supplied through the low pressure distribution system and, since it will be supplied from a deep well, will not require chlorination. The total capacity of the system will then be 1,440,000 gallons per day.

The normal rate of water consumption, exclusive of industrial requirements, is approximately 125 gallons per capita per day. For the present population of Ballston Spa it may be calculated as 625,000 gallons per day and for an assumed ultimate population of 6,000 as 750,000 gallons per day. At present, commercial and industrial water consumption in the Village is about 2 million gallons per month, or approximately 100,000 gallons per day, which added to the per

capita demand produces a total daily requirement of 850,000 gallons. This total is very close to the currently available supply. When the new well is put in service, however, an adequate margin of excess capacity will be assured for the future.

A weakness of the present system which is independent of the quantity of the supply appears to result from the limited capacity of the standpipe. It empties rapidly under peak industrial demands and considerable time is required to refill it. It should also be noted that the Water Department is understaffed. A superintendent and two men are responsible for maintenance and repair of all meters and hydrants and for reading all domestic meters every six months and commercial and industrial meters every two months.

2. SANITARY SEWERS

Ballston Spa is serviced by a sanitary sewer network which feeds into an intercepter line paralleling the Kayaderosseras Creek. Wastes are carried downstream to the disposal plant located outside the Village. Here the sewage is treated and then spread over a stone bed.

The first deficiency of this system is a major one. The treatment plant dates back to 1905 but it was overloaded from the start. A rebuilding in 1935 installed more modern and efficient processes, but questionable features in the design and the excessive sewage volumes given to it, rendered the plant incapable of satisfactory operation. Today, the stone bed is partly plugged and parts of the plant are rusted to immobility. Recent laboratory analysis of its final effluent report that the reduction of its pollution, as measured by the effluent's biological oxygen demand, was never higher than 50% whereas a good treatment plant will reduce biological oxygen demand by 90%. Because of the plant's ineffectiveness, the State of New York is calling for immediate action by the Village of Ballston Spa to take corrective measures.

The Village is unquestionably in need of an improved or totally new sewage treatment plant. Not only is the present facility unable to process the current volumes of sewage but it will have to face increased amounts. On one hand, the population of the Village is expected to grow and on the other, the average per capita discharge of wastes has been mounting over the years. Fortunately, there are fewer manufacturers today discharging industrial wastes into Ballston Spa's sanitary sewers. The large volumes once produced by the tannery were very instrumental in over-burdening the existing plant and plugging its various stone beds over the years. However, the possibility must be considered that new industry may come to the Village and find it necessary to dump its wastes into the Village's sanitary sewers.

There is evidence of another fault in the Village's sanitary sewer system. During the five years between 1958 and 1963 the waste disposal plant treated an average of 1,117,000 gallons of sewage each day. On the other hand, it has been calculated that the population, industry, and business of Ballston Spa consume only 850,000 gallons of water each day, some of which is used for lawn watering and other purposes which do not empty it into the sanitary sewer system. Even if the volume of sewage figure is decreased significantly to allow for the closing of the tannery, it would appear that the Village's sanitary sewer system is delivering more liquid to the plant than could be placed into the pipes by the people, their businesses, and their industries.

The logical source of this additional liquid is ground water seepage into the sewer pipes. Support of this possibility is found in reports of sewage treated from 1954 to 1963: every year the month of greatest sewage volume fell in the spring, the time when the water table can be expected to be at its height; and every year but one the month of smallest volume was either July, August, September, or October, a time when the water table understandably could be low.

During those peak months of the years from 1958 to 1963 the average volume treated was 1,845,000 gallons per day, over twice the calculated need for water in Ballston Spa. For the same period the average volume treated in the lowest months was 687,000 gallons per day, less than the daily calculated need of 850,000 gallons. If large volume seepage into the sewers is occurring, blocking it will significantly reduce the loads now placed upon the treatment plant.

3. STORM DRAINAGE

The Village does not have a continuous or comprehensive system of man-made storm sewers. Presently rain water is collected and drained off by 24 short pipelines emptying into Kayderosseras and Gordon Creeks. The creeks serve as large trunk lines carrying the collected water out of Ballston Spa. However, in two places--East High Street and McLean Street--collected runoff is simply onto lower-lying vacant land.

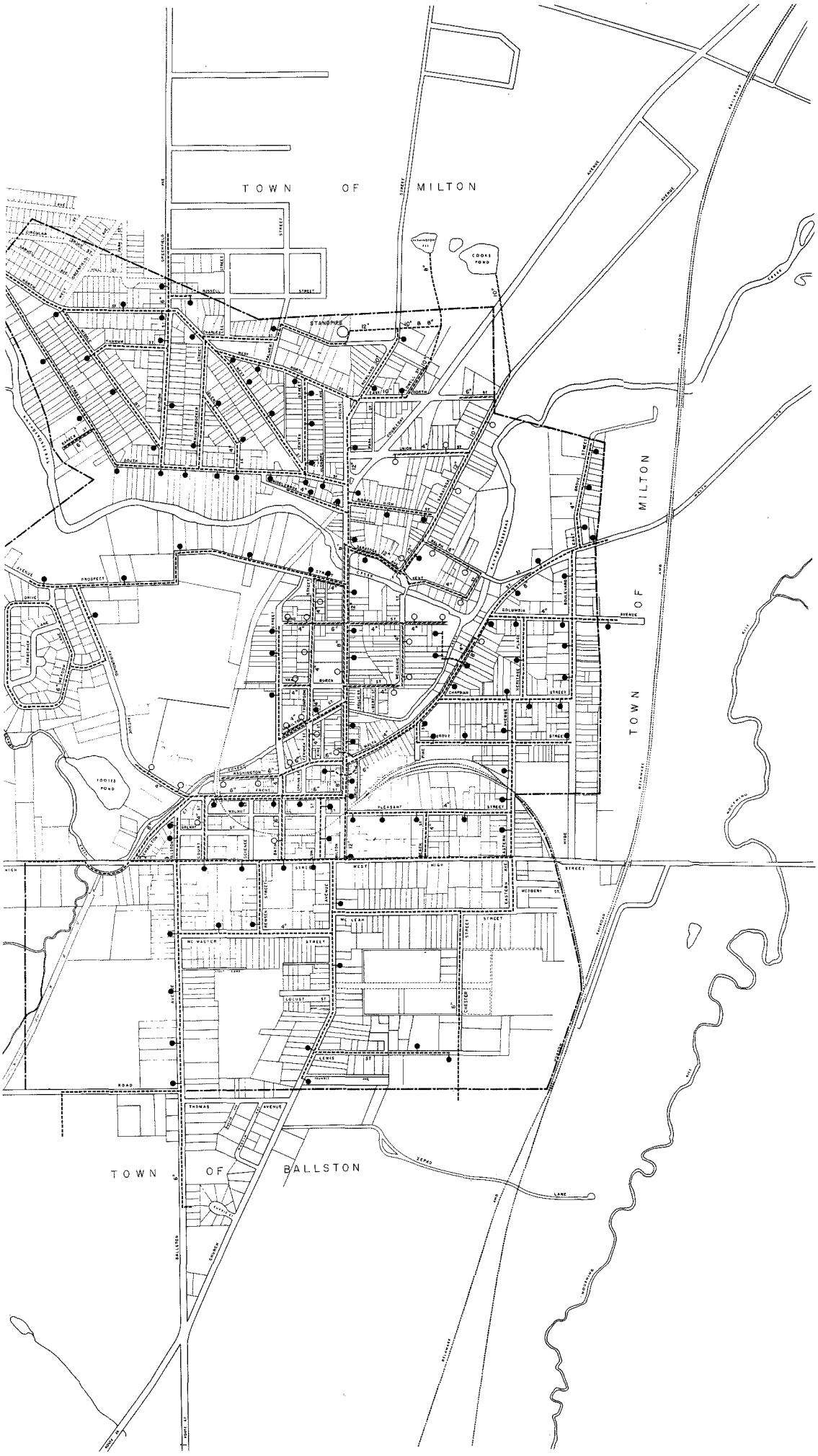
This system leaves drainage in large areas of the Village to natural channels and to streets. However, as more homes are built and new streets laid down, rain will increasingly fall upon surfaces which cannot absorb it. The resulting increase in water runoff will necessitate extension of storm drainage mains into areas where at present the water simply runs in the gutters or onto fields.

Since water drainage pays no attention to municipal boundaries, it is important to consider the manner in which Ballston Spa's storm sewer system affects and is affected by drainage in the towns of Milton, Ballston, and Malta. Furthermore, the most effective drainage system will never be realized unless there is cooperation among the towns and the Village. Already residential neighborhoods expand beyond the Village boundary. Their proper draining cannot be performed by Ballston Spa alone. More importantly, the two creeks collecting water from Ballston Spa's mains also swell in time of storm with rain from lands upstream. As building in the towns increases, and with it storm runoff, the capacity of the creeks to hold Ballston Spa drainage will be

reduced. The towns and the Village are faced with the need for study of drainage as it occurs in their area as a whole.

The present inadequacies of Ballston Spa's system are for the most part unknown. Little information is available about the condition of each main and its ability to carry the water dumped into it. Some pipes are known to be quite old and constructed of weak materials; others are suspected of being too small in diameter. There is a great need for a detailed survey and analysis of the existing storm drainage system.

Two areas are subject to question without benefit of a survey. The main running under West Street, South Street, and Milton Avenue is presenly only 12 inces in diameter yet an area to the west similar in size and intensity of development and on a similar slope is drained by a 36 inch pipe. In the second case, a 15 inch line under High and Low Streets feeds into a smaller 12 inch pipe under Spring and Fenwick. In both situations there is the suggestion of a storm sewer diameter which is obsolete.



SCALE IN FEET

LEGEND

HIGH PRESSURE SYSTEM

LOW PRESSURE SYSTEM

VILLAGE BOUNDARY

BALLSTON SPA NY

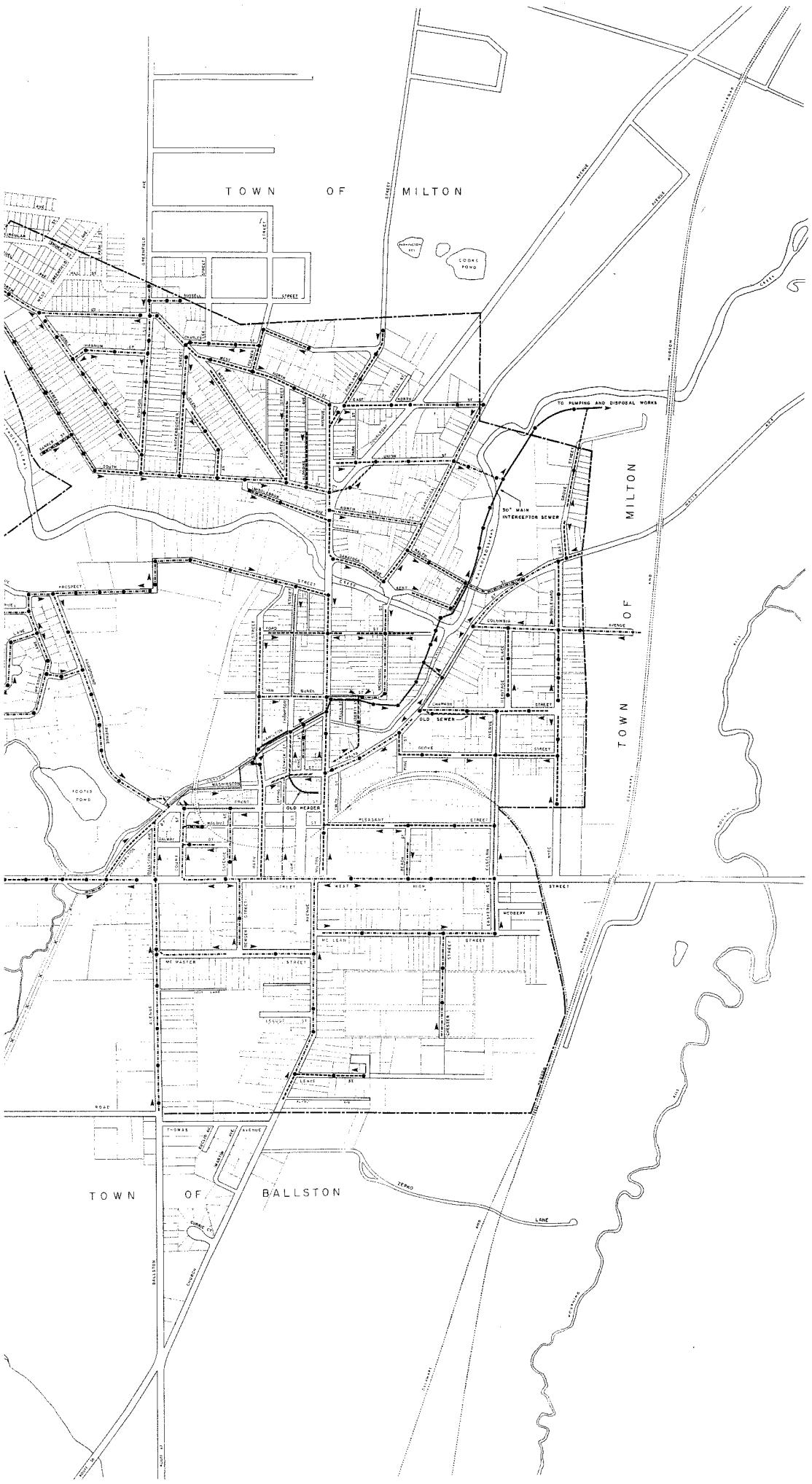
PUBLIC UTILITIES MAP I
WATER SYSTEM

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



SCALE IN FEET

LEGEND

- 6" PIPE
- 8" PIPE
- 10" PIPE
- 12" PIPE
- 18" PIPE
- 30" PIPE
- MANHOLE
- DIRECTION OF FLOW
- VILLAGE BOUNDARY

BALLSTON SPA NY

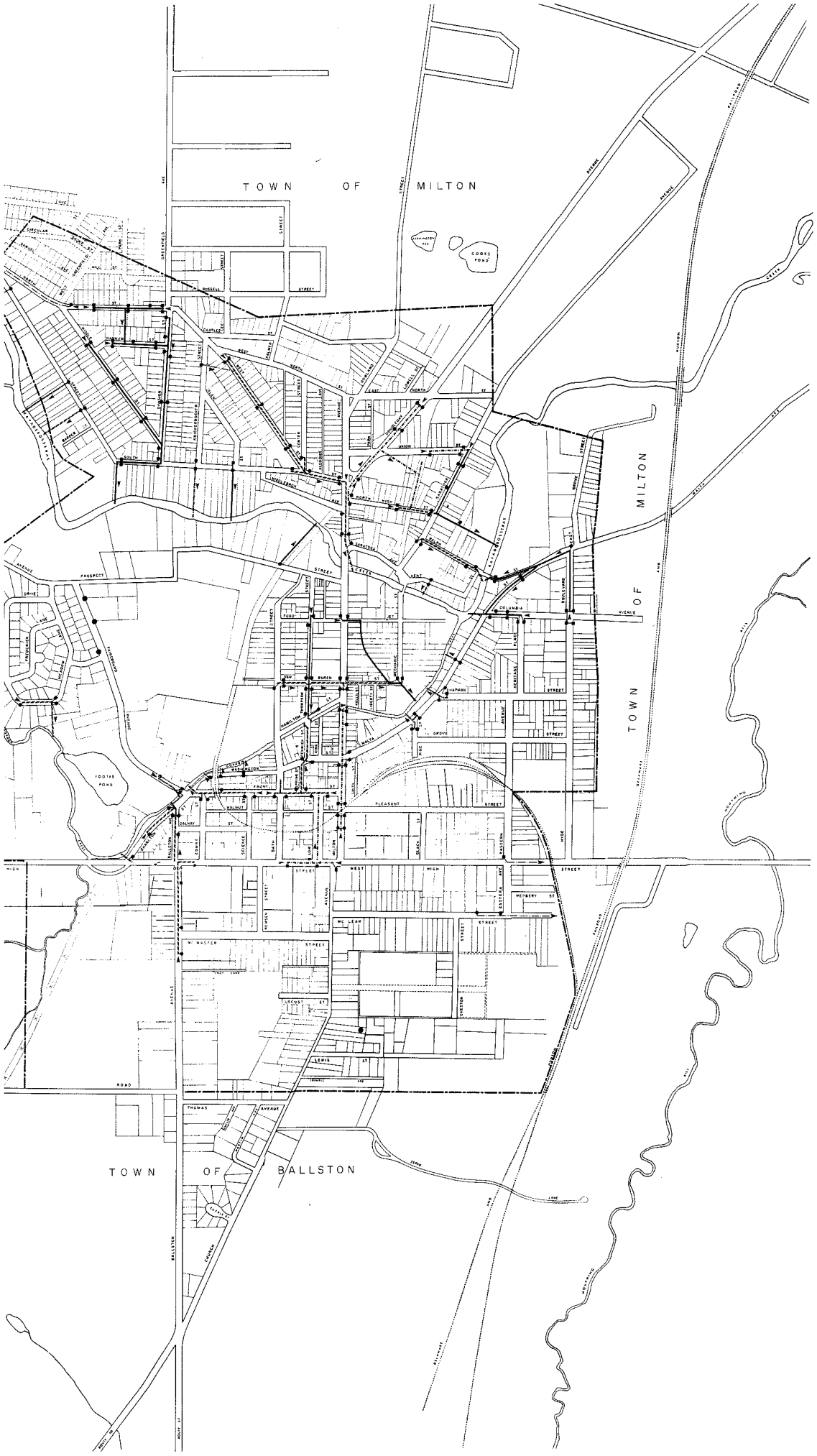
PUBLIC UTILITIES MAP II
SANITARY SEWER SYSTEM

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



SCALE IN FEET

LEGEND

- 8" PIPE
- 10" PIPE
- 12" PIPE
- 15" PIPE
- 20" PIPE
- 36" PIPE
- CATCH BASIN
- DRY WELL
- DIRECTION OF FLOW
- VILLAGE BOUNDARY

BALLSTON SPA NY

PUBLIC UTILITIES MAP III
STORM SEWER SYSTEM

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

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PART IV

PLANNING OBJECTIVES

The assets and problems of Ballston Spa were surveyed and analyzed to predict future physical needs. In addition to the necessary studies, reports, maps, and charts prepared in Part III of the Master Plan Report, the attitudes of the residents regarding the present state and functioning of the Village were primary factors in determining objectives to guide the Village's growth. Constant communication with the Village Planning Board, and many other interested groups and individuals, was essential in this regard as was the replies to a planning questionnaire distributed within the Village. The goals and objectives listed below are a result of assessing these relevant attitudes held by different groups and individuals, in terms of the alternatives open to the Village as indicated by the survey and analysis of existing conditions.

Four primary goals of the Village are to preserve and improve its economic base, its residential character, its transportation and circulatory system, and its physical appearance. Each of these four primary goals noted here cover several independent objectives. The goals and objectives give the framework for the specific proposals that are described in the Comprehensive Master Plan, as Part V of the Master Plan Report. The proposals cover plans for the future land use, transportation, community facilities, public utilities, beautification of the Village, and the delineation of possible urban renewal project in the Village--all suggestions developed to help accomplish these goals and objectives.

The interest of the Village residents in the Master Plan is essential if the proposals are to be realized. As general guidelines, the proposals will be defined in greater detail as they are accomplished. The goals and objectives can be studied here as the introduction to the Comprehensive Master Plan proposals that follow.

A. TO IMPROVE THE VILLAGE'S ECONOMIC BASE

By creating the proper environment to attract industries and businesses, which could utilize existing, vacant facilities in the Village.

By concentrating in the Village Center in one convenient location adequate shopping facilities, other business and service establishments, cultural and recreational facilities, and government offices, so that local business and employment will increase.

By encouraging the development of tourist facilities in the Village, thus attracting tourists and seasonal residents.

By developing as well as conserving the natural beauty and man-made environment, thus maintaining and increasing property values.

By planning for future expansion of the business district.

By providing sufficient space for the County government offices and related establishments.

B. TO PRESERVE AND IMPROVE THE COMMUNITY'S RESIDENTIAL CHARACTER

By maintaining appropriate population densitites.

By encouraging new residential developments which in character and location would harmonize with existing residential neighborhoods.

By developing adequate public parks and green spaces.

By exploiting fully-existing lakes, streams and open areas for active and passive recreation.

By encouraging the development of rental housing and other facilities for families who are connected with the defense facilities in the area, and living in the Village for a limited time.

By protecting the neighborhoods and residential character of the Village through proper zoning.

By providing for additionally needed community facilities to supplement the existing school, churches and library, which would increase the desirability of the residential areas.

C. TO IMPROVE THE TRANSPORTATION AND CIRCULATION SYSTEMS AND TO PROVIDE ADEQUATE PARKING FACILITIES

By improving the main traffic arteries in cooperation with County and State agencies, to eliminate vehicular congestion in the Village Center.

By planning future streets to provide access to presently unused areas, making them suitable for development.

By realigning dangerous intersections and removing bottlenecks.

By facilitating pedestrian circulation, particularly in the Village Center.

By providing adequate and convenient parking facilities around the Village Center, County Seat, churches and other places of public assembly.

By developing off-street loading facilities for industrial and commercial establishments.

D. TO PRESERVE AND IMPROVE THE VILLAGE'S APPEARANCE

By removing the scattered unsightly structures and uses.

By controlling billboards and signs and developing a theme using distinctive colors, lettering and materials to reflect the particular character of the Village.

By conserving wooded areas both public and private, and other natural features, including lakes and streams.

By identifying and maintaining existing street trees and planting new shade trees.

By protecting historical buildings and sites.

By instituting a system of zoning controls and protections based on the Master Plan to insure that new developments are physically attractive and socially desirable.

By improving the physical appearance of the Village Center based on a detailed landscaping and design plan.

PART V

COMPREHENSIVE MASTER PLAN

A. PROPOSED LAND USE PLAN

1. GENERAL INTRODUCTION

The need to determine the most appropriate and economic uses of all Village land is indicated and discussed in several sections of the Master Plan. The recommended distribution of the various land uses, as they relate to each other within the Village and its region, is presented in this section. Regulatory measures for the implementation of the Land Use Plan are presented in the proposed amendments to the Zoning Ordinance and Map, included in this study. These measures specify the characteristics of the different uses and establish appropriate standards and restrictions. More specific objectives discussed by the community and its consultants are noted in this section, and are further presented on the Proposed Master Plan for Land Use and Community Facilities.

In developing an organic, well-functioning land use distribution, the unique topography of Ballston Spa must be recognized. The attractive hillsides overlooking the creekbeds explain the traditional decision to locate homes on the higher land areas, while concentrating commercial space in the lower lands below. The proposed plan recognizes this historical development pattern, and incorporates this existing condition in developing a more orderly and more specific land use plan.

2. LAND USE OBJECTIVES

Seven specific planning goals proposed to guide the future use of land in Ballston Spa are, (a) the concentration of business and industry in specific areas, (b) the recognition of the County governmental complex as an integral part of the central core of the Village, (c) the maintenance of a planned population density in the less developed residential areas,

(d) the higher concentration of residential density around the central core, (e) the development and improvement of community facilities available to Village residents, (f) the conservation and improvement of the natural beauty of the Village, and (g) the development of a more attractive and successful Central Business District. This last main goal is described in greater detail below, under sub-section 3.

a. The Concentration of Business and Industry.

If Ballston Spa businessmen want to compete successfully for the consumer dollars available in the region, the Ballston Spa Central Business District must have all the functional advantages of an up-to-date shopping center in addition to its many other functions. In order to accomplish this, the relationship of businesses must be made more convenient and accessible. The plan of the Business District proposes to achieve this by making the area more compact. The district will be limited to the desirable daily commercial and administrative face-to-face contacts based on the normal walking distance observed today.

The shopping, business, governmental, cultural, and recreational facilities of the Village would form the Central Business District. However, businesses that are motor-oriented and not dependent upon strolling pedestrians, such as gas stations, would be located in the northeast part of the Village along Doubleday Avenue. The proposed relationship of the various elements of the Central Business District is discussed below in sub-section 3.

b. The County Complex.

A group of new County governmental buildings are proposed south of West High Street and west of Church Avenue. As government employment

becomes more significant in the local economy, and as the need for a new County Courthouse arises, Ballston Spa as a County Seat will have to provide additional space for its County facilities. The personal contacts made daily between various governmental personnel requires the close grouping of all County offices. The Proposed Master Plan for Land Use and Community Facilities shows how the County governmental complex can function in relationship to the Central Business District. Sufficient space for the County offices and its related establishments is provided for in the Plan.

c. Lower-Density Residential Areas.

The desire of the residents to preserve and improve the residential character of the community can be a factor in limiting the future total population of the Village. The Master Plan recognizes this desire in its 1980 population projection. The locations that would warrant a lower-population density include the higher elevations overlooking the business and community center. These areas are mostly residential in character, specifically: (1) north of Kayaderosseras Creek, excluding the strip adjoining Doubleday Avenue, (2) between Kayaderosseras and Gordon Creeks west of the central core, (3) south of West High Street and the core, and (4) the lower area southeast of Malta Avenue and the non-residential area which fronts upon it. The proposed amendments to the Village Zoning Ordinance provide means of protecting these attractive residential neighborhoods.

d. Higher-Density Residential Areas.

The Proposed Master Plan for Land Use and Community Facilities indicates the two established residential districts of higher density, one immediately north and one just south of the Central Business District. The higher-density residential

development within the Village would serve the needs of the Village population who prefer rental housing and other qualities associated with higher-density neighborhoods. Families planning to live in the Village for a limited time, such as workers at the nearby nuclear development laboratory in West Milton, would be such a group. Close proximity to the central core would be an advantage as well. The residents in these higher-density areas could utilize the social and economic facilities on and around Front and West High Streets, and Milton Avenue.

e. Community Facilities.

The concentration of public and semi-public buildings in the central core is a desirable goal. This location is presently represented by the school, churches, library, and governmental buildings. In the future, new facilities to serve the Village will be required. These should be located within the central core, in order to enhance the center as well as to serve near by residential areas. Throughout the Village, an increase in land devoted to public parks and other green spaces is proposed. Less than one percent of the Village acreage is presently utilized for parks and recreational areas. This is inadequate to serve the residents. The maintenance of existing street trees and the planting of new shade trees is necessary to continue to keep Ballston Spa attractive. The additional buildings serving the community and the increased land devoted to public use, as well as the location of parks and public open spaces, are described in the Community Facilities Plan in Part V, Section C.

f. The Natural Beauty of Ballston Spa.

There is nothing more important in preserving the present unique, attractive character of the Village than the conscious retention and further development of the existing streams, lakes and

wooded areas that create the image of Ballston Spa in the minds of its residents and visitors. A section entitled "Village Beautification" (Part V, Section F) is included in the Master Plan. It deals with this conservation problem, and touches on community facilities also. In addition to increased public parks and conserved natural land along the Village streams, the beauty of the community can be enhanced by the central core as well. Section "F" includes a detailed landscaped and design plan to improve the physical appearance of this area. A thriving Central Business District is partly determined by its visual qualities. An attractive core can be a factor in its economic success, as well as giving satisfaction to its residents and visitors. In the case of Ballston Spa, protecting its historical sites and buildings is part of the plan for Village beautification.

3. THE CENTRAL BUSINESS DISTRICT

A compact central core should be developed to best service the interests of those who work and shop there. Local business and employment most likely would increase because of the convenient shopping stores, service establishments, business and governmental offices, and cultural and recreational facilities in this one self-contained area. Compactness and physical improvements would continue to encourage progressive merchandizing and a better variety of goods and services.

The center of the Central Business District is located at the intersection of Front Street and Milton Avenue. It would include the new Village Hall planned on Milton Avenue, facing the length of Front Street; the present Post Office on Front Street between Low Street and Milton Avenue; and the Library and any future extension on that land. On the westerly side of the District, a second proposed complex would include a new site for a junior department store, as well as

the present bank located on the south corner of Front and Science Streets. The proposed junior department store would serve to terminate the Front Street shopping area. Construction at the suggested location would necessitate redirecting westbound automobile traffic along Washington Street. The building would effectively encompass the view of the District and give the central core a more definite character. A representation of the visual elements of this area is given in the Illustrative Site Plan for the Central Business District.

A continuous network of attractive open spaces are recommended in the plan. A proposed east-west walk would close automobile traffic between Bath and Low Streets on Front Street. This open-walk area would form part of the open space proposed for the Central Business District. Additional open space in the district would include, (1) the present park south of Front Street on the west side of Low Street south to Walnut Street, and (2) the Medbery Block and Spring Street north of Front Street, which is the proposed Village Green. Several open space areas further north, extending to Gordon Creek, would be available for public use as illustrated on the Proposed Master Plan for Land Use and Community Facilities.

The plan for the Central Business District should be seen as a continuous process, keeping existing buildings and their uses in operation while executing necessary changes. The Post Office, the existing Front Street bank, and the White House Hotel are buildings to be retained in the plan, while the proposed Village Hall and the proposed new and rehabilitated retail facilities on Milton Avenue would serve to strengthen the two major shopping streets.

The Transportation and Circulatory Facilities Plan provides for more adequate automobile access to the central core in conjunction with convenient off-street parking. Off-street parking facilities would allow and encourage easy and safe pedestrian

movement in the shopping areas, and could be a factor supporting a sales and employment increase within the local area. Present knowledge concerning the size and location of shopping centers could be utilized. Such studies have included the ratio of parking space to traffic and sales; the gross income in the area allotted to consumer goods; the distance and travelling time between residences and proposed size and location of commercial property in the region; and the distribution of the regional population competing for these sales.

4. LAND USE RATIOS

The Master Plan is a general plan, to be used over many years to guide many future actions made by the citizens of the Village. The number of acres devoted to the different uses of land in the Village must be recognized as a general ratio. However, comparing the present usage of land and the projected percentages of the different land uses is valuable for two reasons. First, the difference indicated shows the direction and implication of change chosen by the community as its future goal. Second, it will be easier to make any necessary revisions later when present projected figures are more definite. The comparison between existing and proposed percentages of developed land use is presented in this chart.

TABLE 1. BALLSTON SPA LAND USE, EXISTING AND PROPOSED

	Ballston Spa 1964 percentage	Ballston Spa 1980 percentage
Residential	50.8	49.5
Commercial	4.7	5.2
Public & Semi-public	11.0	3.4
Parks & Recreation	0.8	13.9
Industrial & Railroad	3.1	1.7
Streets & Public Right-of-way	29.6	26.3
	100.0	100.0*

*Total developed land use increased 102.5 acres by 1980, following Master Plan Report estimates.

B. TRANSPORTATION AND CIRCULATORY FACILITIES PLAN

Planning for the future transportation of Ballston Spa and its region is an integral part of the Master Plan. A plan for the circulatory facilities of all types of vehicular traffic is a necessity. Planning must also provide for the adequate parking of automobiles and the provision of off-street loading areas as well. The improvement of these facilities forms a primary planning objective. Alternative solutions were evaluated to reach this basic objective, before specific improvements were chosen for recommendation. In planning the Transportation and Circulatory Facilities for the Village and its environs, the existing and proposed facilities of Saratoga County and its larger regional area were considered.

1. NEW AND IMPROVED MAIN ARTERIES

Two State highways, Route 50 and Route 67, carry a major part of the north-south and east-west through-traffic in the immediate area. Cooperation with New York State and Saratoga County highway agencies has been particularly valuable therefore, in assessing proposed transportation planning alternatives, as changes in the regional traffic pattern affect travel patterns and vehicular congestion within the Village itself. Of greatest interest are the several alternative proposals presently considered by the New York State Department of Public Works and the Saratoga County Planning Board to realign Route 50 east of its present right-of-way. The proposed location for this realignment, shown in the illustration of the Transportation and Circulatory Facilities Plan, is based upon suggestions offered by these agencies.

a. Route 50.

The New York State agency has suggested the future need of a new road that would bypass Ballston Lake on the north, cross the present Delaware and Hudson Railroad right-of-way south of Ballston Center, and continue north-easterly, parallel to this railroad right-of-way. This new road

would adequately bypass the more densely populated area of Ballston Spa. The County Planning Board has suggested two alternatives: (1) to follow the State proposal but to extend the road entirely on the west side of the railroad right-of-way, or (2) to have the new road start from the present Route 50 at a point about 1200 feet north of Brookline Road, and to meet the line suggested in alternative number (1) at a point south of the Village.

The new grade-separated Northway, Interstate Route 87, is close to Ballston Spa, and should support all through-traffic that is not immediately adjacent to the Village. Local through-traffic, directed around the Village in particular, is seen as a more pressing concern. Of the three proposals mentioned, therefore, the County's alternative proposal number (2) is thought to be most appropriate within the next several decades. The realignment shown on the Transportation and Circulatory Facilities Plan illustration is a modification of the County's alternative proposal number (2). In this proposal, Route 50 Bypass, to be built by the Village at a future date, begins at a point just north of the present Route 50-Route 67 intersection. Compared to the other proposals, this recommendation would bring Village motorists on Route 67 (Church Avenue) closer to the Route 50 intersection.

At present, Route 50 continues north beyond the Church Avenue-Ballston Avenue intersection, and then: (1) northeast and north along Church Avenue, (2) east at the jog at West High Street, (3) north along Milton Avenue through the Central Business District, and (4) northeasterly along Doubleday Avenue toward Saratoga Springs. The proposed Route 50 Bypass recommended in the Master Plan, if accepted by the State and County agencies, would direct through-traffic around the heart of the Village, running northeast and

north parallel to the railroad line, crossing Kayaderosseras Creek northeast of the Village, to meet Doubleday Avenue beyond the Village boundary line.

b. Route 67.

The other main artery, Route 67, directs traffic westerly toward Amsterdam and to Buffalo on the New York State Thruway, and easterly through Malta, Mechanicville, and to the Hudson River bridge at Stillwater. This road is known as West High Street at the point it enters the west boundary of the Village. When the road meets Church Avenue it merges with the present Route 50, and continues south and southwest on Church Avenue beyond the Village boundary. At the present division of the two routes, Route 67 continues southerly as Ballston Avenue, before turning easterly. No realignment of Route 67 is planned at this time. However, if the proposed Route 50 Bypass is constructed, it would no longer cover the Church Avenue section between Ballston Avenue and High Street, and thus the capacity of Route 67 would be increased proportionately.

2. LOCAL VEHICULAR CIRCULATION

The existing road system has been described in Part III, section "F". The system has the advantage of a simple pattern, but it has two major problems. First, the road system shows over-concentration at Milton Avenue. Second, there is a lack of direct access to thoroughfares leading into and out of the Village. A rational plan for circulation is needed as traffic continues to increase. Once the proposed arterial interchange is accomplished outside the Village, the radial pattern of seven major thoroughfares would be a basic network of vehicular circulation, directing intra-Village traffic.

A new road is proposed, to join two major thoroughfares serving the Village west of the Central Business District. Providing a new bridge, this road would start at the turn of Maple Street west of Division Street, and continue southerly, crossing Kayaderosseras Creek and subsequently meeting Fairground Avenue north of Footes Pond. The proposed road would distribute traffic from the south and west portions of the Village to the West Milton area and the Knolls Atomic Power Laboratory on County Route 49; north along Greenfield Avenue beyond the Village; and to the residential areas in the Village proper by using Division and South Streets. Traffic generated in the northerly sections of the Village could use the bridge when directed to the west part of Front Street, to the residential areas in the west sections of the Village and along Fairground Avenue northwest along the Creek. In terms of the entire vehicular circulation, Milton Avenue would still function as an important artery leading to and from the Central Business District and the higher residential areas, but would be relieved of undue through-traffic.

As illustrated in the Transportation and Circulatory Facilities Plan, the seven major thoroughfares are located as follows, starting from the northwest and running clockwise:

a. The north end of the proposed bridge crossing, and the west end of South Street would merge, and traffic would be directed to the northwest areas of the region along Maple Street (Route 49). North Street will function as a collector street, transversing Neighborhood 3 and meeting Route 49 at the northwest boundary line.

b. Division Street and Greenfield Avenue form a second thoroughfare in this residential area, starting from South Street and running north. This road leads directly to the Ballston Spa Airport. Two collector streets meet where

Division Street becomes Greenfield Avenue, North Street from the west and West North Street from the east. West Street is a third collector road that feeds into West North Street, and into South Street nearer to the center of town.

c. Doubleday Avenue would serve to bring local traffic from Ballston Spa and nearby areas to the west, to the proposed Route 50 Bypass, and to the new Performing Arts Center and Saratoga Springs. South Street and central-business traffic from Milton Avenue would bring intra-Village traffic into Doubleday Avenue. West North Street and East North Street meet at the north extension of Milton Avenue, and as a collector street will bring local traffic to the South Street-Doubleday Avenue intersection. East North Street also meets Doubleday Avenue north of that intersection. Rowland Street is an additional collector road, connecting areas north of the Village with the north extension of Milton Avenue.

d. Malta Avenue is County road Route 63 to the east of the Village. Terminating at Milton Street, it continues southwesterly as Washington Street and Charlton Street, both local roads, to meet the Route 67 artery southwest of the Central Business District. The proposed Route 50 Bypass is planned to eliminate the through-traffic at the Milton and Malta Avenues intersection, as Malta Avenue would now function as a road directing primarily Village drivers to the new Interstate Route 87, and U. S. Route 9. Though no specific proposals are noted in this section of the Master Plan, regional planning covering Ballston and Malta Counties and New York State should include proposals for a direct road from Ballston Spa on Malta Avenue to the Interstate Highway.

The road that includes Charlton and Washington Streets and Malta Avenue forms much of the northerly Central Business District line. This thoroughfare would permit several off-street parking areas. Further north, a proposal to extend Ralph Street to meet North High Street would allow access to Malta Avenue on the east and Milton Avenue on the west. Saratoga Avenue would be a collector road on the northeast to bring traffic to the Ralph Street-North High Street intersection.

e. East High Street functions as a major thoroughfare to the Saratoga Lake area. Hyde Boulevard would continue as a collector road, terminating north at Malta Avenue and south at East High Street. Minor roads in Neighborhood 4 would feed into Hyde Boulevard, while traffic in the eastern section of Neighborhood 5 would use East High Street.

f. Ballston Avenue would now be the southerly section of the proposed thoroughfare that continues from Maple Avenue and crosses Kayaderosseras Creek on the west side of town. Ballston Avenue crosses the Route 67 artery (as West High Street) just west of the Central Business District, and continues southerly beyond the Village boundary line to meet Route 67 again (as Court Avenue) and the proposed Route 50 Bypass. As shown in the Transportation and Circulatory Facilities Plan, Ballston Avenue south of the Village would be realigned to meet the proposed Bypass Route terminus, and allow a better interchange with the Route 67.

Garrett Road brings traffic from the west into Ballston Avenue, and Thomas Avenue is a collector road bringing traffic from the east to that intersection. The two roads serve the residential areas in the west portion of Neighborhood 5.

g. The proposed circulation plan includes a realignment of Fairground Avenue and Prospect Street, in conjunction with the proposed connection of Maple Street and Ballston Avenue earlier described. The realignment would bring a more direct route from areas west of the Village to Milton Avenue, as shown in the Transportation and Circulatory Facilities Plan. Drivers wishing to cross Kayaderosseras Creek now could use the proposed bridge leading to Maple Street, and then along Division and South Streets to the north section of the Village. Property in Neighborhood 2, located on the plateau between the Creek and Footes Pond west of the Central Business District, would be served by the realignment of Prospect Street-Fairground Avenue, and by the proposed thoroughfare intersecting it.

3. REALIGNMENT OF DANGEROUS INTERSECTIONS

a. Four points on the transportation plan were marked for special treatment because of the present possible automobile hazard involved. These areas warrant a change in the basic vehicular circulation network, and are listed below:

--West High Street and Church Avenue. The proposed Route 50 Bypass would eliminate through-traffic that presently turns east to East High Street and immediately north to Milton Avenue. Route 67 would be the only main artery in this case with traffic turning west from Church Avenue to West High Street. Traffic moving along Church Avenue and Milton Avenue would be directed by a traffic island as illustrated.

--Mechanic Street Bridge. This bridge, crossing Kayaderosseras Creek east of Milton Avenue, should be widened to sixty feet. As shown on the transportation map, the bridge would allow safer crossing as it meets the local roads, Mechanic Street, Saratoga Avenue, and Kent Street. The bridge would lead to industrial land on both sides of the Creek and a parking lot serving that area, as well as residential land east of Milton Avenue.

--Malta and Milton Avenues. The proposed total transportation network would limit the function of Milton Avenue to local central-business and adjacent residential traffic. Projections on total trip distribution should show a much lower percentage of Milton-Malta Avenue traffic-turns because of this.

--Ballston Avenue Bridge. The proposed thoroughfare west of the Central Business District should include a realignment of the Gordon Creek Bridge. This would provide easier access for the north-south Village traffic, and its intersection with Front Street.

b. Several other intersections have been planned for realignment, for safer road-crossings. These include West Street as it meets West North Street and East North Street as it passes Rowland Street. The realignment of Prospect Street-Fairground Avenue, North High Street-Ralph Street, and Garrett Road-Thomas Avenue, have been mentioned in regard to better circulation, but would offer safer crossings as well.

The circulation plan, in general, would provide a safer as well as a faster and more logical way to direct vehicular traffic to its various destinations. Many roads should be widened for that purpose. Also, several minor roads should be closed at points needed to limit them to local traffic. In some cases new entrances to collector roads are suggested and in other cases, cul-de-sacs. Also, blocks of Front and Galway Streets, and Spring Street, all in the Central Business District, should be closed at the points shown on the Map.

4. NEW ROADS IN DEVELOPING AREAS

The Transportation and Circulatory Facilities Plan indicates the feasibility of providing new local roads or extensions to allow suitable neighborhood development within the Village. These areas are west and south of the Central Business District, and along the northerly Village boundary. In addition, the proposed thoroughfare extensions would also follow further access to residential land use.

Apart from the thoroughfares earlier mentioned, the main new roads proposed would be located:

a. North of North Street and west of Greenfield Avenue.

b. Along an extension of Russell Street east to meet Doubleday Avenue.

c. Within the flat area south of Prospect Street and east of the proposed road extending south of Maple Street and crossing Kayaderosseras Creek.

5. PARKING AND LOADING FACILITIES

The Map indicates the location of off-street parking and loading facilities for industrial and commercial establishments. The total land area so designated is about three acres, based on an estimate of trip assignments projected for the central area of the Village and along Court Avenue.

a. Parking.

The planned location of off-street parking is a function of projected (1) all-day parking needs for employees in the various commercial and industrial facilities, and (2) short-term parking to be provided for shoppers using the stores in the Central Business District and the commercial district on Church Avenue; short-time visitors of the industrial buildings northeast of the central core; and other visitors of the County governmental complex south of the central core.

b. Loading.

Similarly, proposals for the development of off-street loading facilities are based on an estimate of future commercial and industrial needs for that service. The development of a street pattern to distinguish the different functions that roads support should discourage loading and unloading on the major commercial streets of Front Street and Milton Avenue.

6. BUS STATION

A more convenient location for a Village bus station is shown at the intersection of Front Street and Milton Avenue. As Ballston Spa becomes more closely integrated with the Tri-City regional area to the south, it will support a larger commuter population. The long-range projection of this population growth, in conjunction with the increasing percentage of older people throughout the nation, are reasons for keeping public transportation available for the use of the Village residents.

7. PEDESTRIAN CIRCULATION

The Transportation and Circulatory Facilities Plan provides for pedestrian movement as one element in the total circulation network. The plan for providing off-street parking and local vehicular circulation within the Central Business District Area also is conceived in terms of pedestrian circulation. The closing of streets in the Central Business District, particularly Front Street, is designed to encourage increased shopping activity. A pedestrian mall is proposed to take the place of the closed block on Front Street.

8. RAIL AND AIR FACILITIES

a. Railroad Facilities.

The existence of the Delaware-Hudson Railroad so closely related to the Village raises the question: what should be the role of this passenger and freight route in planning for the future of Ballston Spa?

With the present efficiency and popularity of of private automobile-transportation, and considering the favorable position of the Village in the regional road-network, it is unlikely that an immediate need for passenger rail-transit would arise. Looking into the far future, the re-opening of the passenger-rail facilities in the Village would be desirable. This conclusion is justified by the following: Automobile transportation is convenient and fast where large passenger volumes do not have to find access to urban areas in a relatively limited period of time.

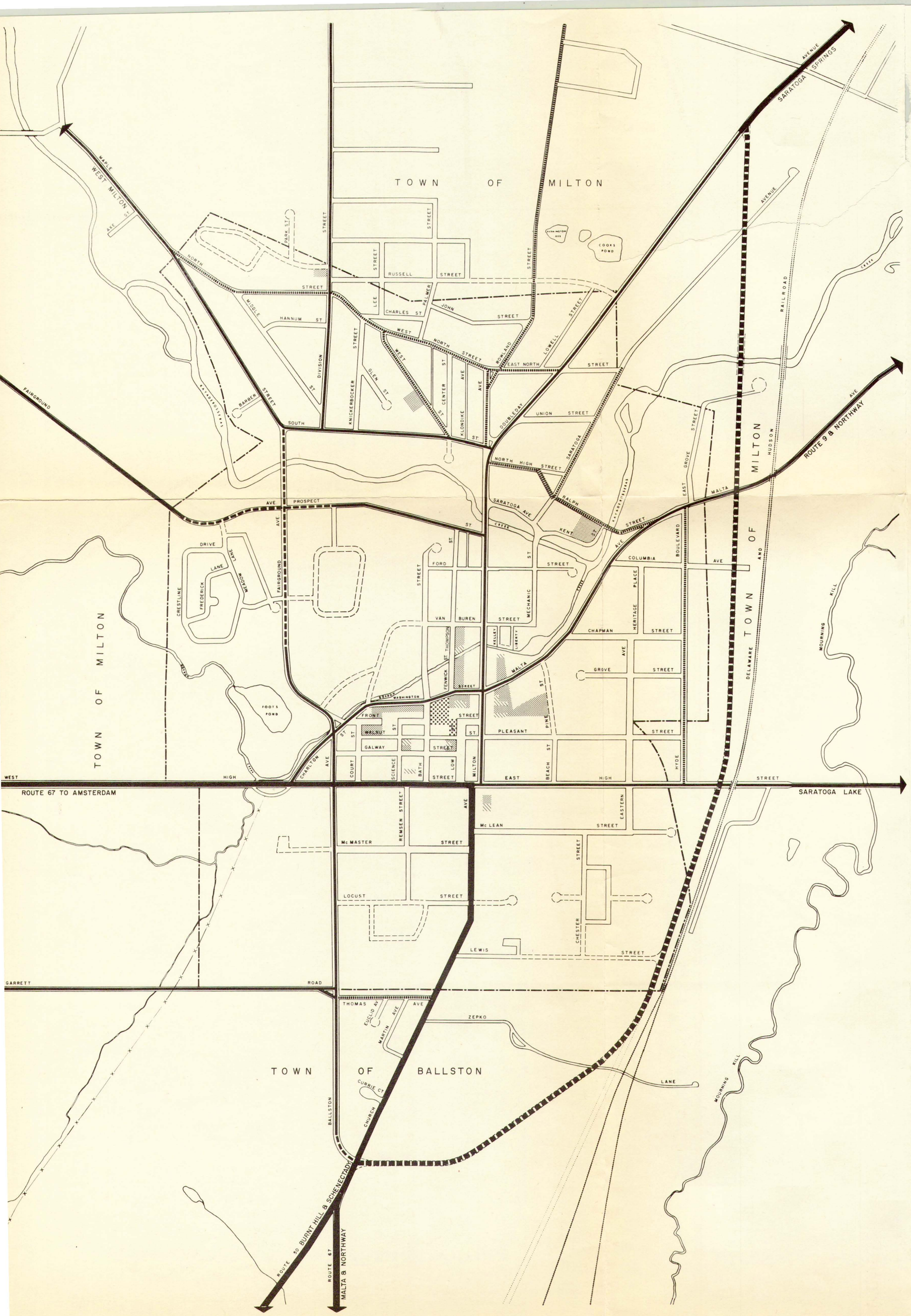
The private car, as used by so many Village residents employed in Schenectady and Albany, moves fast on limited-access highways, but becomes inefficient in getting commuters to their place of work.

As more and more automobiles travel the downtown streets of the major employment centers to the south of Ballston Spa, and as traffic inconveniences increase, the railroad might appear more attractive, once again, as a means of commutation. With the introduction of light-weight, diesel-powered commuter-trains on the Delaware-Hudson track, Ballston Spa could efficiently tie into a revitalized regional rail-transit system, re-utilizing rail facilities available in the Village today. It is recommended therefore, that the railroad station along the Delaware-Hudson right-of-way be saved and be reopened as it can resume its useful function.

The railroad-spur winding through the heart of the Village is a relic from the early days of the Delaware-Hudson Railroad line, and is used only by a few freight cars weekly. The businesses and industries that the spur serves do not depend on it as their sole means of freight transport; freight cars could be substituted by trailer trucks in the future. The Master Plan recommends the abandonment of the railroad right-of-way, freeing its 4.5 acre land area for more useful purposes. As illustrated on the Proposed Master Plan for Land Use and Community Facilities, new public and semi-public land now would be available east of Milton Avenue, while additional commercial facilities are suggested instead of the railroad, west of Milton Avenue.

b. Air Facilities.

With the marked increase in air traffic capacity developing throughout the nation, it is estimated that Ballston Spa Airport similarly will become a more significant facility in the total regional transportation network. The airport is about three miles north of the Village and about four and a half miles west of Saratoga Springs. Greenfield Avenue is a direct thoroughfare leading from the Village to the airport.



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

LEGEND

	Existing	Proposed
ARTERIAL ROADS		
MAJOR THOROUGHFARES		
COLLECTOR STREETS		
MINOR STREETS		
PARKING FACILITIES		
PEDESTRIAN MALL		

BALLSTON SPA NY

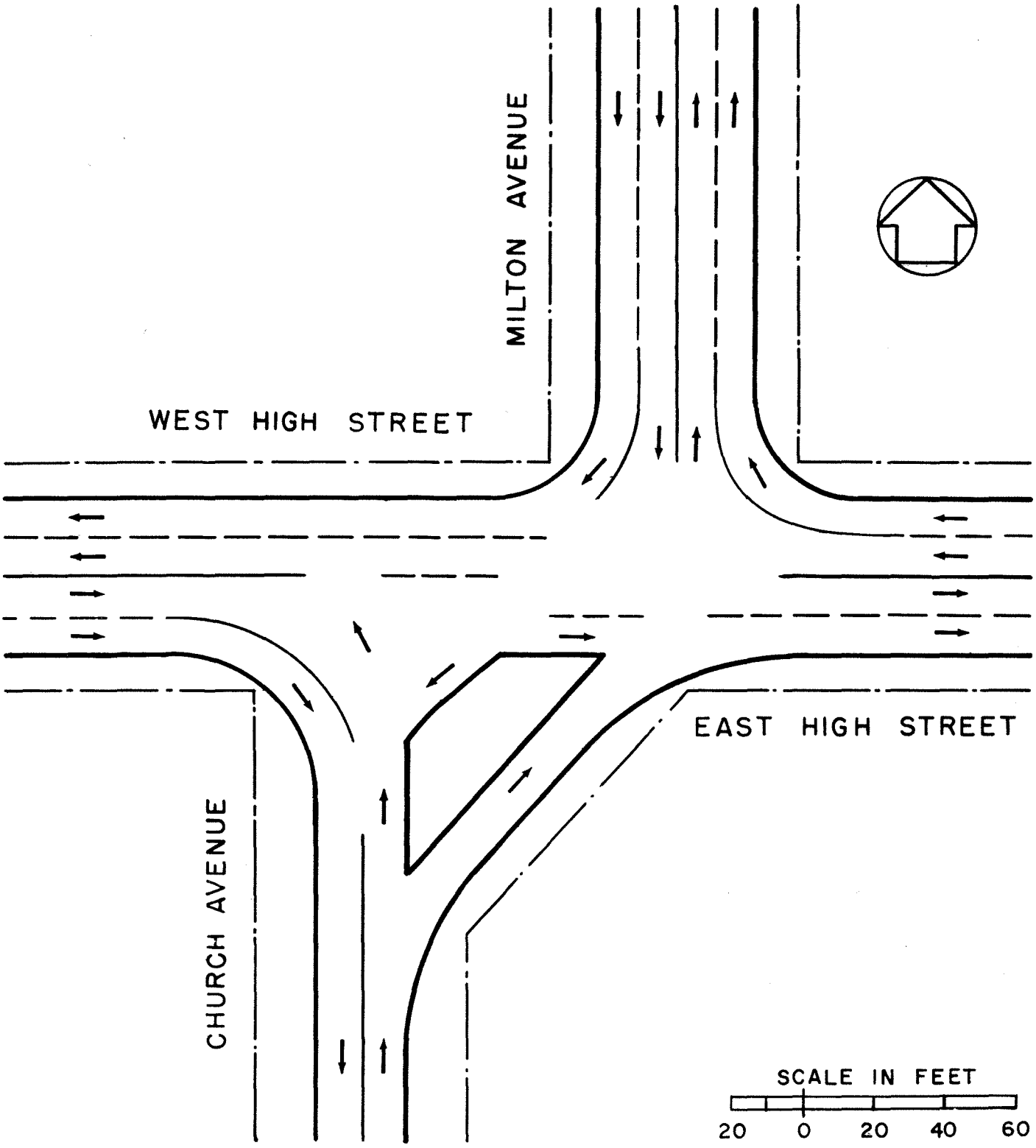
TRANSPORTATION AND CIRCULATORY FACILITIES PLAN

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



TRAFFIC INTERSECTION

AT MILTON AVE., CHURCH AVE. AND HIGH STREET
AS RECOMMENDED BY BROWN & ANTHONY

C. COMMUNITY FACILITIES PLAN

Ballston Spa and its environs generally offer an adequate selection of community facilities at this time. Additional improvements needed to supplement those currently available are outlined in this section, in order to achieve the basic objectives formulated in this study.

1. EDUCATION

Evidence indicates that a forward-looking educational program will continue to be provided by the Ballston Spa Central Schools' district. The district covers a larger area than the Village proper. As mentioned in Part III, section "G", it presently includes two elementary schools within the boundaries of the Village, and the junior-senior high school and the Rock City elementary school nearby. The Saint Mary's parochial school is also within the Village, and must be recognized in planning for the future educational needs of the Village.

As the number of students increases with the growth of the regional population, more classrooms and teaching positions will be needed in order to keep the ratio of pupils to classrooms at its present level of approximately 27 students per elementary schoolroom and 21 at the high school level. Further additional teaching positions must be filled, and new facilities constructed, for the school district to attain the New York State Department of Education's recommended ratio of 25 pupils per classroom. Fourteen new teaching positions were recently established at the new junior-senior high school. Additional positions will be needed in all schools, however. Anticipation of a longer average home-to-school trip in the future will also warrant additional services. These may include more bus drivers and cafeteria personnel.

A location for a new elementary school is being considered at this time along Ballston Avenue, south of the Village. The larger school district area extending beyond the Village, and thus the necessity of transporting most of the students by bus, justify a location outside the Village proper.

The existing school-bus transportation program permits the convenient grouping by age distribution of all students in the district. For example, all pupils in the first and second grade could be driven to one of the three elementary schools in the district, and children in the next two grades to another school. Such a program follows present accepted educational principles. It would give the students a better variety of required subjects and offer a wider choice of secondary school interests. By holding more classes in any one grade in the same school, any one class would have more children at the same stage of educational development without increasing the ratio of pupils per classroom. Classwork would be adjusted more readily to the pupils' needs, and better educational motivation by more students might be obtained as well.

As determined by analyzing the present educational facilities and the estimated population growth, additional recreational land should be provided. It should be contiguous to the three schools in the Village proper as the land becomes ready for acquisition by the district or Village. The Eastern Avenue recreation field is not adjacent to the Malta Avenue school. The trip to the field made by pupils and teachers during the school hours is wasteful, and on occasion can be dangerous. It is proposed that land presently owned by the Delaware and Hudson Railroad Company and its adjoining area should be used as a new recreation field for the Malta Avenue School.

No outside recreational area exists for the students of the South Street elementary school to use. Land west and northwest of the South Street elementary school should be converted to recreation use for students when this becomes feasible. The last 200 feet south of Glen Street is closed off in this plan, and a cul-de-sac is shown on the proposed Land Use Map. This design if carried out would eliminate the intersection at South Street, and would lessen the possibility of accidents and perhaps the cost of supervision, as children arrive, depart, and pursue their daytime outdoor activities.

A playground should be constructed for the Saint Mary's Parochial School north of the present facilities.

2. PARKS AND RECREATION

Recreational facilities serve both active and passive interests, and both have been considered in planning future Ballston Spa park and recreational needs. The general recreational standard of one acre for 100 residents, as noted in Part III, section "G", is generously attained in the proposed Master Plan for Land Use and Community Facilities. The character of the Village residential areas, with their large individual lot sizes, and the close proximity the Village has to regional park and recreational areas, has determined the break-down of the total park and recreational land into the neighborhood, community and regional categories:

a. Neighborhood Parks and Recreation.

The large lot sizes provided in the residential areas will offer adequate, safe and attractive play areas for small children. For this reason, small playgrounds and tot lots are not proposed for the several residential neighborhoods.

b. Community Parks and Recreation.

The proposed Village Green in the center core would offer an area for quiet relaxation in this most populated daytime use area. Game tables, and possibly ground-games such as horse-shoes, could be provided facilities here. Benches and other sitting arrangements should be part of the Village Green plan as well. This park would provide access to the network of paths cleared along portions of the Village streams. These areas adjoining the streams would be protected by special zoning. The proposed Zoning Ordinance states that no trees shall be chopped down, and that no building shall be constructed within 100 feet from the creek bed, unless specifically permitted in the Ordinance. The streets and thoroughfares near the streams will allow visual opportunity for both residents and visitors to appreciate the attractiveness of these conserved areas. Pedestrian foot paths adjacent to the streams would be open during the day to serve this function. Additional "buffer" zones with trees and open space are also recommended in the proposed Land Use Plan, when it is necessary to separate industrial and residential areas.

Active community recreation areas planned for the Village covers existing and new sites. The popular and often crowded Village swimming pool facility at Ralph Street should be provided with more space. The expanded site recommended will accommodate a new swimming pool, and more passive recreation activities such as picnicking, strolling, or just relaxing. On non-working days the off-street parking lot provided for the industrial area south of the park would be available to park visitors.

A program for year-round recreation activities will be achieved when the proposed winter sports area is constructed. The steep slope from Prospect Avenue to Kayaderosseras Creek will support sledding, tobogganing, skiing, and similar sports.

The recreation facilities of the Ballston Junior-Senior High School will continue to be open to the Villagers.

c. Regional Parks and Recreation.

Many of the facilities, outside Ballston Spa but serving its residents, are listed in Part III, section "G". They will adequately meet the needs of Village residents in regard to large regional park facilities. The conservation of the open area surrounding Footes Pond would be an additional facility within the Village area. The community should benefit from future regional park and recreational planning, as it continues to develop.

The County fairgrounds located in the Village are only used a week or so a year. This represents inefficient use of valuable land near the center of the Village. This site is an attractive area, which possesses good views of the surrounding hills. The County fairgrounds, as a regional facility, should be relocated, and the site developed as part of a residential neighborhood.

3. CULTURAL FACILITIES AND SOCIAL ORGANIZATIONS.

The library building continues to serve its function at its present location. It has room to house a sizeable increase of additional volumes whenever this becomes necessary. The land between the post office and the library would be available for public or semi-public use if the railroad spur is eliminated. The use of any building which may be constructed on this site in the future should be compatible with the cultural functions of the library adjacent to it, and in conformity with the proposed Land Use Plan.

The number and membership of clubs and citizen groups in the Village will continue to play a role in social affairs. The strengthening and consolidation of the Central Business District should encourage cultural activities. Locations for art shows or summer concerts could be provided by the additional open space proposed, particularly Front Street and the Village Green.

4. HEALTH REQUIREMENTS

Benedict Memorial Hospital is the nearest center for hospital care. Saratoga Hospital is now a regional community facility for the Village, located about twenty-five minutes away by automobile.

Benedict Memorial Hospital is already crowded. As population increases, even the recent expansion of Saratoga Hospital will not offer enough additional beds and other facilities for the larger region. No specific recommendations for an expanded site or a new location can be given here, as no feasible economic proposals have been developed at this time. However, the Village should be conscious of the increasing demand for hospital care needed as a result of the changing age distribution experienced throughout the nation, and should work with the rest of the County to seek future improvements.

5. GOVERNMENT AND ADMINISTRATION

a. County Government Complex.

The population of Saratoga County and the work and scope of its County government will continue to increase over the coming years. County and Village agencies are presently discussing alternative locations for new County governmental buildings. The need for close personal contact between different County agencies justifies a central location. The north entrance to the Village Center, where Church Avenue meets West High Street, is one location that would offer proximity to the Central Business District; space for additional

buildings and parking; and the introduction of an impressive view of the Village to the entering visitor.

The present County Courthouse, though an attractive building, is not adequate to meet its expanding facilities. The block encompassing Church Avenue and West High, McMaster, and Remsen Streets, is recommended for the proposed County governmental complex. This is an area which could hold the new County Courthouse and its various activities. One sector of the new County Office Building is built, and operating at the corner of McMaster and Remsen Streets, which is within the proposed location of the complex.

The Village administration and Planning Board have shown much initiative in acquiring the options for the use of additional land in this area, should the courthouse proposal be implemented. The land for the County complex would not include Christ Church at the northeast corner, and the courthouse would be situated south of the church, at Church Avenue and McMaster Street. The remaining land in the block would be acquired over a period of many years. It is possible that in future decades the County might need additional land on the east side of Church Avenue. The land at the southeast corner of East High Street and Church Avenue therefore is planned to support new County facilities in the future, should this be needed. This is shown on the proposed Master Plan for Land Use and Community Facilities.

b. Village Facilities.

The proposed new Village Hall would house the same Village offices as those located in the present building. Located on the east side of Milton Avenue, this new site would have the advantage of commanding a view of Front Street, with its recommended Central Business District improvements.

No specific improvement is recommended in the Village's fire defense program, though, of course, new standards in this field should be met as they arise over the coming years. The existing fire stations are properly located and adequately serviced.

The Police Department needs an additional automobile. A garage to house both cars is recommended, with the proposed Village Hall providing this facility.

The recommended location of a new Village garage is on Doubleday Avenue north of the present pumping station. This location would permit quick access to all the Village thoroughfares.

D. PUBLIC UTILITIES PLAN

1. WATER SUPPLY AND DISTRIBUTION

When its new well is brought into service, Ballston Spa will possess the ability to meet its water needs for many years to come. Its full capacity to supply will be 1,440,000 gallons per day, whereas a population of 6,000 using as much as 150 gallons per person per day added to a generous use by industry of 200,000 gallons per day will equal a total demand of 1,100,000 gallons per day. A population of 6,000 is not expected in the Village until the year 2000.

The map of Public Utilities Plan I Water System designates general areas which are expected to need public water distribution in the future. These are lands where development will eventually occur and create a demand for piped water.

With the closing of the tannery the sudden heavy drain upon the Village's standpipe has been eliminated. However, if a similar heavy user of water once again appears in Ballston Spa, consideration must be given to expand the capacity of the standpipe. The absence of a large reserve of water in the standpipe would dangerously limit effective firefighting.

2. SANITARY SEWERS

Ballston Spa must construct a modern sewage treatment plant with a flexible capacity. The present facility is highly inadequate and can expect increased future demands, particularly if the recent reduction in industrial wastes is erased by the arrival of new manufacturers. Funds should be readied as soon as possible for preliminary studies which will evaluate possible sites and processes appropriate to conditions in the Village and its area. In addition all possibilities of salvaging facilities of the existing plant should be examined.

In the meantime, an investigation of possible seepage into the sewer system should be undertaken. Action taken upon these results may help to reduce some of the burden upon the waste disposal plant.

The Public Utilities Plan II, Sanitary Sewer System Map, illustrates six areas which will need new or improved sanitary sewer lines in the future. The two at the northern edge of the Village, that lying on the fairground and Prospect Avenue, and that between the fairground and Gordon Creek are primarily places of expected new residential development and will require the laying of new pipe. Increased development of the land below High Street will create a need both for new sewer lines and the enlargement of pipe already installed.

Recently, State legislation has been proposed which would provide aid to communities for the study and control of stream and river pollution. Interest in such programs is high at all levels of government; a defeat of the current proposal would not end attempts at river pollution control. Within the framework of the State proposal Ballston Spa may find assistance for the study and solution of its own sewage problems. One of the possibilities the Village inevitably must consider is placing its treated sewage into the Kayaderosseras Creek.

3. STORM DRAINAGE

Because Ballston Spa must consider storm drainage as it occurs beyond the Village boundary as well as in the Village itself, it is recommended that a study be undertaken of storm sewer needs for the area as a whole: Ballston Spa and the areas of Ballston, Milton, and Malta -- towns in the same watershed. Through legislation passed in 1962, the State has been providing 100% of cost funds-in-aid for studies of comprehensive sewer feasibility in localities. The Saratoga County Planning Board has made application for studies in the seven natural drainage areas and intends to eventually

broaden their requests to include all of the County. Ballston Spa cannot hope for an immediate consideration of an application for its area, yet it should prepare for the possibility of an appropriation at a future date.

The Public Utilities Plan III for the Storm Sewer System shows future measures of a more specific nature. In the areas shaded it is expected that the slope of the land and new construction upon it will necessitate the laying of additional storm drainage mains to prevent the flooding of streets and the collection of large puddles at low lying intersections.

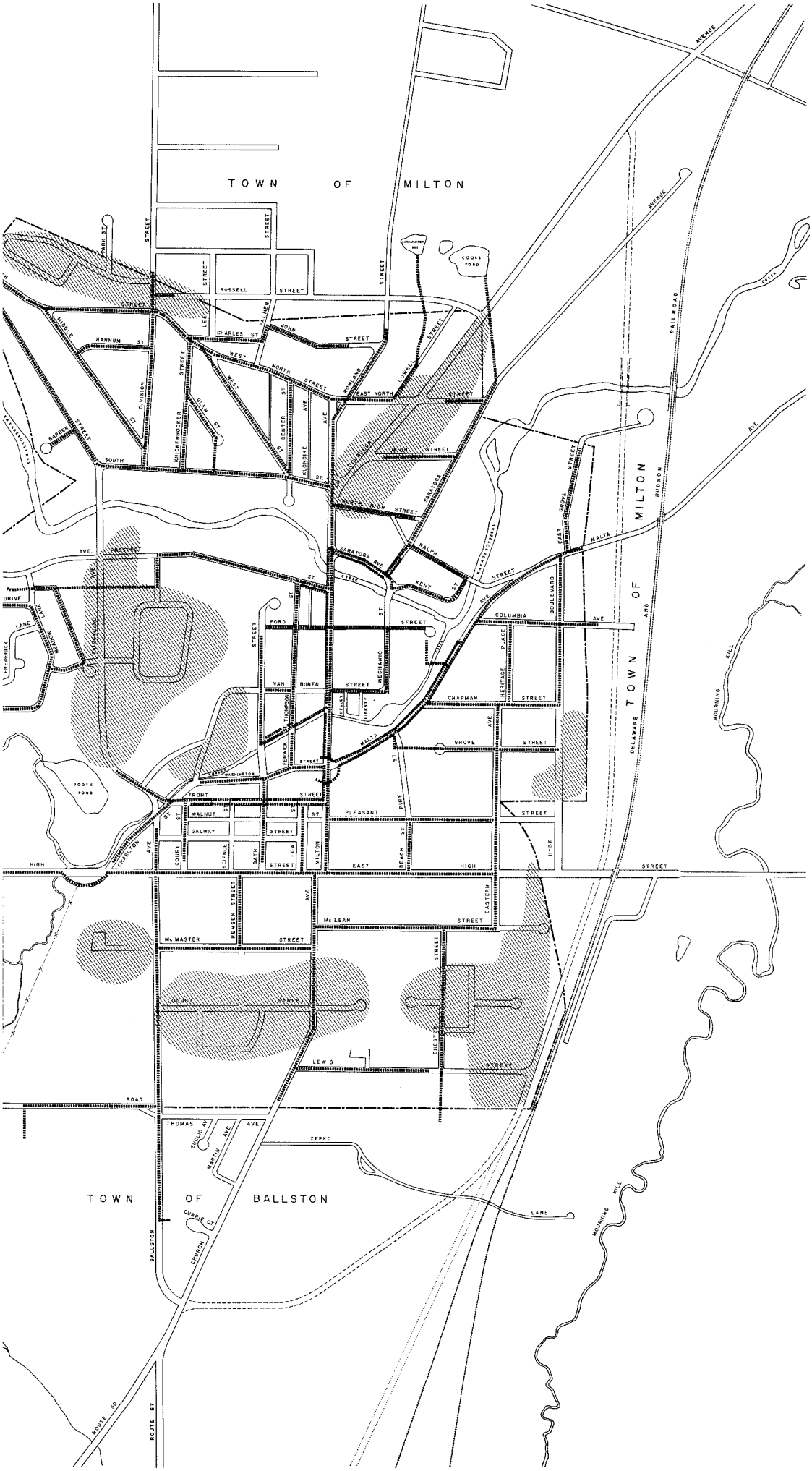
Six such areas are shown. That in the extreme northwest corner of the Village, that centering on the intersection of Prospect and Fairground Avenues, that along the extension of Pine Street, and that around the intersection of Chester and McLean Streets are lands where new development and substantial slopes will combine to produce a high rate of runoff. In the area about the intersection of Bath and Van Buren Streets the drainage problem expected will result from development of the slope to the west, high coverage of the adjacent land by industry and apartments, and the small size (12 inches) of the existing storm drainage main. Finally, the land around Court and sections of Walnut, Galway, and High Streets, is expected to experience excessive water runoff because of the many parking spaces proposed for the area.

The installation of new mains in these areas should be anticipated but could be undertaken only when the extent of the new development is sufficient to warrant action. By so doing, the Village could moderate the speed of its development.

Many of the problem areas cannot be forseen simply because adequate knowledge of the system installed is lacking. It may well be that large sections of pipe now in use already need replacing. If the extent of the improvements necessary were known they could be performed in conjunction with the systematic street

improvement program proposed elsewhere in this document. Therefore it is recommended that Ballston Spa undertake a detailed survey and analysis of its storm drainage system to determine the condition and carrying capacity of each main.

Ballston Spa, in effect, uses Kayaderosseras and Gordon Creeks as trunk lines in its drainage system. If the creek channels were narrowed, filled in, or otherwise obstructed substantially, storm runoff could back up and bring a threat of flooding to low lying adjacent land. This possibility lends additional purpose to any efforts directed at preserving the natural flow of the two creeks through the Village.



SCALE IN FEET

LEGEND

- EXISTING WATER MAINS
- ADDITIONAL AREAS TO BE SERVICED BY WATER MAINS
- VILLAGE BOUNDARY

BALLSTON SPA NY

PUBLIC UTILITIES PLAN I
WATER SYSTEM

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

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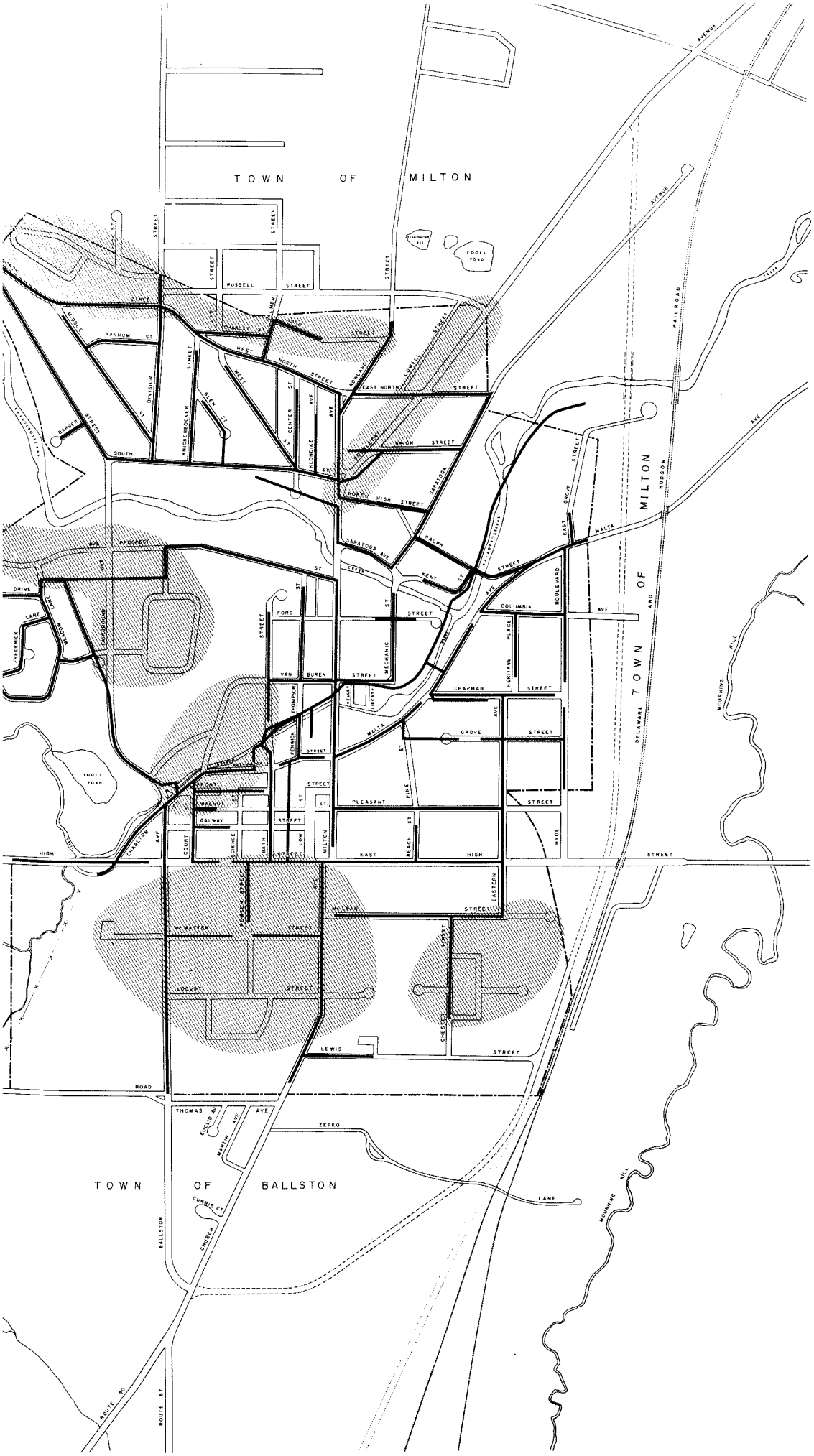

SCALE IN FEET

LEGEND

- EXISTING SANITARY SEWER MAINS
- ADDITIONAL AREAS TO BE SERVICED BY SEWER MAINS
- VILLAGE BOUNDARY

BALLSTON SPA NY

PUBLIC UTILITIES PLAN II
SANITARY SEWER SYSTEM

VILLAGE PLANNING BOARD

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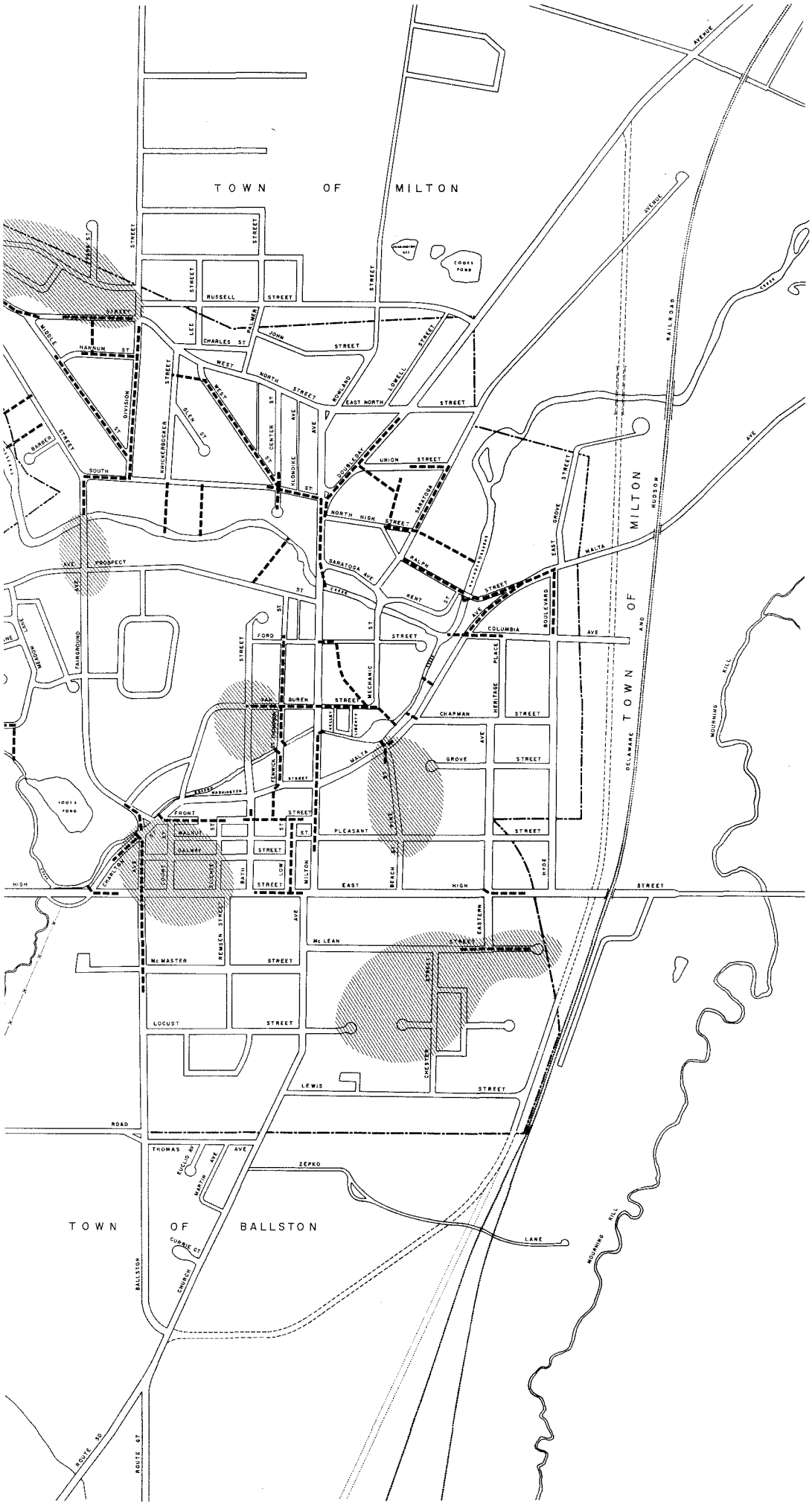

SCALE IN FEET

LEGEND

- EXISTING STORM DRAINAGE MAINS
- ADDITIONAL AREAS TO BE SERVICED BY STORM DRAINAGE MAINS
- VILLAGE BOUNDARY

BALLSTON SPA NY

PUBLIC UTILITIES PLAN III
STORM SEWER SYSTEM

VILLAGE PLANNING BOARD

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E. URBAN RENEWAL PROJECT AREAS

Urban renewal is the term used to describe the diversified efforts by localities for the elimination and prevention of residential and non-residential slums and blight. In the Federal Housing Act of 1949, as amended, as well as in other legislation, Congress has enacted a number of provisions which include loans, grants, technical assistance, and special mortgage insurance in urban renewal areas. These several tools have been used to create a partnership among local governments, private enterprise, individual citizens, and the Federal Government, in a fight against urban blight and slums.

Urban renewal is a local long-range redevelopment program; conceived, planned, and executed by the community on a local basis. The program can cover three elements: (1) clearance and redevelopment of sub-standard structures in a blighted area; (2) rehabilitation of structures and the conservation of neighborhoods; and (3) prevention of sub-standard conditions and potential blight through a program of neighborhood conservation and code enforcement.

Much can be done to bring the level of buildings in the Village to the standards suggested in the Master Plan. Local groups such as the Chamber of Commerce, as well as private citizens, have shown great interest in maintaining the Village Center economically active, and unique to the Village residents and visitors. This enthusiasm can well extend to include the rehabilitation of sub-standard structures in that area, and the prevention of sub-standard conditions, which are two of the three basic elements listed in the urban renewal program. In the case of Ballston Spa, then, it can be expected that slums and blight can be prevented by the action of the community. A plan would be developed to improve buildings to meet minimum building standards.

The urban renewal program can be considered as a means of accelerating such an improvement plan, within a comprehensive Master Plan for the Village. Should Ballston Spa decide to use urban renewal as a tool to improve the Village Center it is recommended that the latter two of the three elements be considered: the rehabilitation of structures, and slum prevention through code enforcement.

1. PROCEDURES

A community must adopt and have certified by the Administrator of the Housing and Home Finance Agency a Workable Program for Community Improvement, in order to qualify for Federal assistance in an urban renewal project. This program includes planned objectives to which the community commits itself. Specific tools to reach the objectives include: (a) a comprehensive community plan, (b) codes and ordinances, (c) financing the program, (d) citizen participation, (e) administrative organization, (f) neighborhood analyses, and (g) housing for displaced families, if this is involved.

An urban renewal project is financed by an arrangement made between the local public agency and the Federal government. The arrangement calls for local contributions, Federal advances and loans, and ultimately a Federal capital grant. The contribution of the locality may take the form of cash or non-cash grants-in-aid, such as donations of land, project improvements, expenditures for public facilities, and in some cases demolition and removal work. The net project cost for the purposes of determining the amount of Federal grant is the total of expenditures for project execution activities, plus the value of local non-cash grants-in-aid, less the proceeds from land disposition.

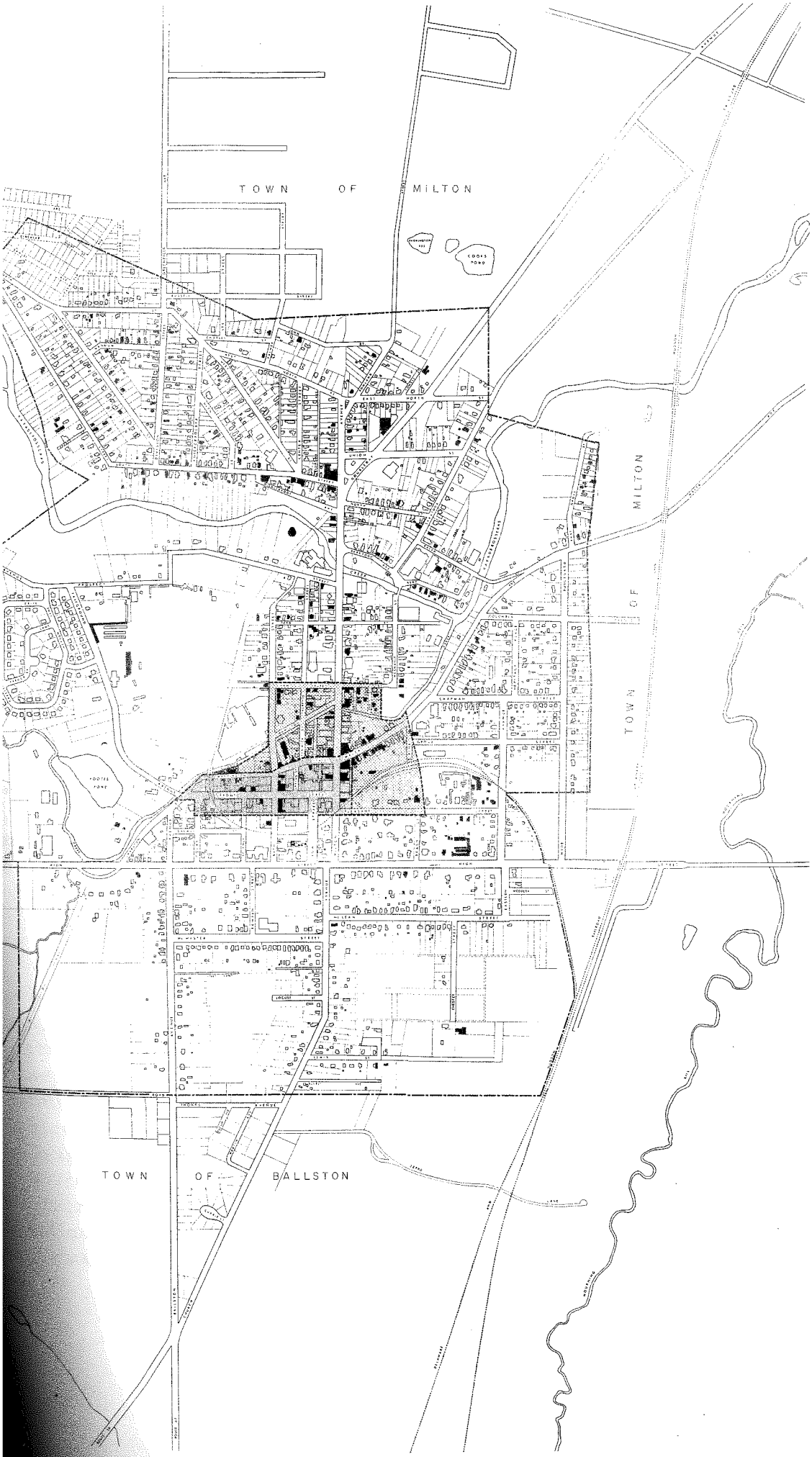
The rehabilitation of structures involves specific projects by property owners in designated neighborhoods, together with the improvement of community facilities by the local

government. Rehabilitation can include acquiring and clearing a blighted area when necessary, and disposing the land for redevelopment in accordance with planned uses. The area may be residential or non-residential.

Code enforcement is a prevention procedure. The Housing Act of 1964 (Public Law 88-560) as approved by the President on September 2, 1964 covers additional amendments to Title I of the Housing Act of 1949. Urban renewal projects now can be entirely or substantially based on intensive code enforcement programs. These projects are limited to areas that are basically sound but show signs of deterioration or blight because of non-compliance with housing and related community codes. This amendment permits the cost of code enforcement activities to be included as part of the eligible project costs when clearance or conservation is involved. Examples of these costs can include the preparation of violation notices, the making of compliance inspections for code violations, and actions which are a part of regular municipal code enforcement programs.

2. PROJECT AREAS

Two proposed areas are outlined on the attached map. Though they are contiguous, the project areas would be undertaken in two stages, to some extent dependent upon the Village's ability to finance its share of the expense. The southerly proposed project area shown on the illustration includes the commercial land on and around Front Street, and covers approximately fifteen acres. This project area should be planned and executed first, as it could better benefit by urban renewal. The northerly area covers approximately twenty-nine acres. It includes both sides of Gordon Creek, and has more residential units involved. The exact boundaries of the areas recommended can be determined only after extensive analysis of the structural condition of the buildings involved, and detailed study of existing environmental deficiencies.



SCALE IN FEET

LEGEND

- PROJECT AREA NUMBER ONE
- PROJECT AREA NUMBER TWO
- SUBSTANDARD STRUCTURES
- PROJECT AREA BOUNDARY
- VILLAGE BOUNDARY

BALLSTON SPA NY

URBAN RENEWAL PROJECT AREAS

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

F. VILLAGE BEAUTIFICATION

Ballston Spa is an attractive residential community with many assets. The once-famous mineral springs and bustling industries, the functions of the County government seat, and the various religious activities have all left their mark in the appearance of the Village. The community has a history, identity, and a unique physical setting that visually has taken advantage of the natural beauty of its streams, wooded valleys and hillsides. The topography, the man-made structures and the tree-lined streets make the Village what it is today: an attractive residential community, where new construction should maintain association and visual contact with the past.

In developing a comprehensive plan for the future growth of the Village, solutions must be found, whereby not only the present attractive character of the Village is preserved, but certain improvements can be initiated and accomplished. Through analysis of the present character of Ballston Spa, and by interviewing the Village residents, definite objectives have been formulated, which will help to preserve and improve the community's appearance. The problems and objectives, and recommended methods for a program of Village beautification, are discussed in the following paragraphs.

1. UNSIGHTLY STRUCTURES AND USES

In spite of the large number of well-kept and handsome buildings, there are some unsightly structures and uses scattered in the residential neighborhoods and the business district. Some buildings are just outmoded, uneconomical to maintain, therefore neglected. One of the major objectives recommended is the removal or repair of these blighting elements. This goal can be achieved through strict code enforcement programs and--in the central, more tightly-developed areas--through rehabilitation and conservation. Federally-aided urban-renewal action possibly could be utilized for this purpose.

When interviewed, residents expressed their desire to "preserve those buildings which are either functional or of historical significance." The attached map of historical sites shows older buildings worthwhile saving for the benefit of the community. Being identified, these historical buildings and sites can be protected.

2. NATURAL BEAUTY

An important asset in the Village's appearance is the beauty of its natural environment. Where topography and soil conditions allow for convenient development, man-made environment gradually replaces the natural setting. Wooded areas that are so attractive and that lend the Village its unique beauty have been gradually pushed back to steep hillsides or to unaccessable, wet areas. As the pressure for more developable land continues, the remaining woods, streams and the related vistas within the Village will be eliminated or obscured. Wooded areas, both public and private, and other natural features including lakes and streams must be conserved.

The Master Plan recommends that a system of pedestrian ways be developed to weave through the Village, taking advantage of the waterways, and introducing the pedestrian to the attractive site features and handsome architecture in his path. An amendment to the Zoning Ordinance includes the controls and protective measures that will hopefully insure that new developments are well-designed, and that existing street trees are protected. A detailed Illustrative Site Plan features the treatment recommended for the Village Center. There, shaded areas will be distinguished from spaces open to the sky, paths of movement will be treated differently from places of passive observation, and planting will be designed in contrast to paved surfaces. In implementing the proposals step by step, the attractive natural environment can be fused organically with the man-made improvements, to create an even more pleasant Village in the future.

3. SIGNS AND BILLBOARDS

The above-discussed efforts, designed to keep Ballston Spa beautiful, cannot be effective without eliminating unattractive or garish signs and/or billboards. Today, the modest welcoming signs of the Village are left practically unnoticed while giant billboards of some business operating elsewhere draw all the attention, just by their sheer size. When not controlled, signs competing for attention can have a distasteful, cacophonic effect, without even identifying the individual business clearly. To preserve a harmonious environment, and in order to reflect Ballston Spa's particular character, billboards and signs must be controlled throughout the Village, and a theme must be developed within the Central Business District to use distinctive colors, lettering, and materials. Sign regulations presented in the proposed amendment to the Ballston Spa Zoning Ordinance could keep signs under sufficient control and assure their agreeable appearance.

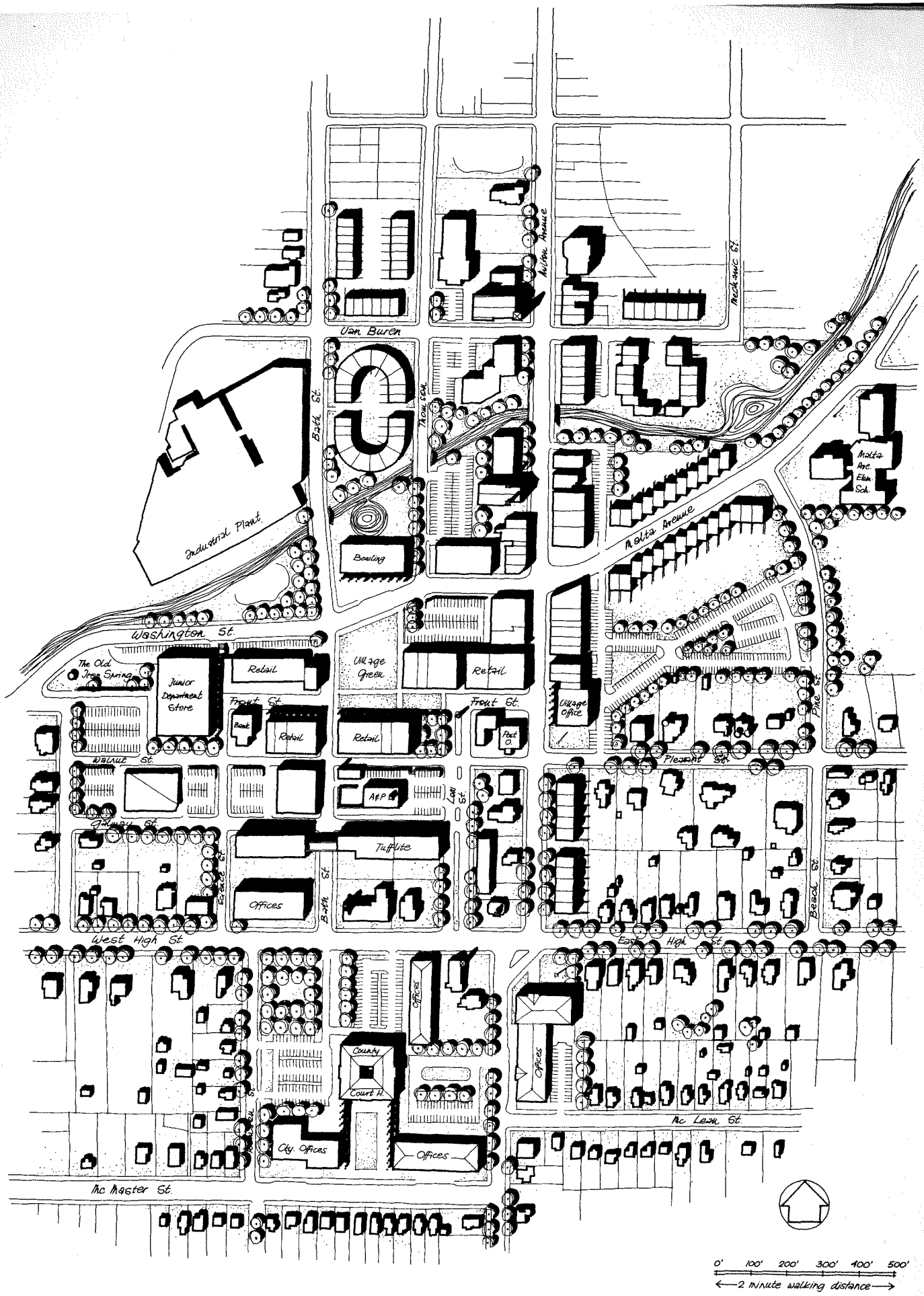
4. ARCHITECTURAL FEATURES, BUILDING MATERIALS, AND COLORING

The present, somewhat disorganized appearance of the Village Center is of growing concern to all residents. Answers received to many questionnaires reflected this view. In spite of the fact that several businessmen and property owners made conscientious efforts to fix up and maintain their buildings, the improvements are generally not coordinated, and therefore less effective than they should be.

When undertaken, the maintenance, conservation and rehabilitation of existing structures must be done together in order to take maximum advantage of an analysis of the color, character and architectural features of the buildings. The Illustrative Site Plan for the Central Business District very plausibly shows how an existing streetscape can be improved by

designing the entire block at once, based on a coordinated design. If the Village follows the general suggestions of the Master Plan and the proposed amendments to the Zoning Ordinance, then an overall plan for the beautification of Milton Avenue and Front Street can be prepared. The Chamber of Commerce could find a way to implement this plan when it is prepared, perhaps through a voluntary contribution program. An architect could consult with the merchant organization, so that their concerted efforts would save time and money, and achieve a superior result.

In summary, Ballston Spa has a marvellous potential to recapture and exploit its beauty, and this potential can be realized by carrying out the Master Plan recommendations.



Illustrative Site Plan for the Village Core

Brown & Anthony City Planners, Inc.

CAPITAL IMPROVEMENTS PROGRAM

1. INTRODUCTION

This program recommends a list of capital improvements and their priority sequence, to meet goals and objectives developed in the Master Plan. Preliminary cost estimates are noted, and budget recommendations are made.

Some of the proposals in the Master Plan are urgent in nature; as expressed and emphasized in the appropriate sections of the Master Plan study, the Central Business District of Ballston Spa needs immediate and forceful improvements. These recommended improvements would revitalize the core of the community in time to reinforce its position in the region as a commercial, cultural and social center. Improvements recommended for the Central Business District would be carried out during the first two years of the capital improvements program, while other proposals are more long-range and even go beyond the capital improvements program period. The period chosen for the program is six years--the current fiscal year ending May 31, 1966 and the five successive ones. The total estimated expenditures for the program are listed on an annual basis. Also, though a specific project may run several years, an estimated cost by the year must be given, in keeping with all fiscal policies. This is advisable in any case, as the capital improvements program is reviewed each year, and a new year is added to the program to replace the previous one. The fiscal situation of the Village will be examined each year, with its current ability to pay determined, the proposed projects reviewed in terms of changing conditions, and new planned improvements added to the program.

The procedure of identifying the priority of each project is valuable, apart from it being a factor in annual budget estimates. The acceleration or retardation of monies planned for the program still allows development to proceed in an orderly and systematic fashion. For example, in the event that Ballston Spa

applies for urban renewal at some future date, it is likely that the completion of specific projects will be accomplished at earlier dates. On the other hand, some future restrictions in the capital outlay planned for the recommended improvements still would not alter the sequence of priority. An example in this latter case would be the decision to construct the garbage disposal plant for the Ballston Spa area in the more immediate future than planned at present. This decision would lengthen the completion date. of other improvements. The completion dates, in turn, would vary dependent upon the cost of the disposal plant improvement.

2. LIST OF IMPROVEMENTS

The need and scope of the recommended projects have been discussed in Part V of the Master Plan Report, and will be noted only briefly in this section of the Planning Study. The six-year program recommends:

a. The acquisition of the Medbery Block and the landscaping of the proposed Village Green;

b. A long-term road improvement program, starting with the improvement and widening of Washington and Walnut Streets, and continued with the extension and realignment of Pine Street and the improvement of a section of Malta Avenue;

c. An off-street parking lot program in the Central Business District;

d. The closing of Front Street between Bath and Low Streets, and the landscaping of the Mall;

e. The first stages in planning an improved sewer treatment plant serving the Village, taking advantage of funds available through the State's proposed Water Pollution Program;

The estimated cost of the projects are tabulated on the capital improvements program chart at the end of this section.

3. PROPOSED METHODS OF FINANCING

Three different means are suggested to finance the recommended improvements. First, a revenue bond issue of $120,000 is suggested to construct the parking lot program in the central core. Second, the road-improvement program covering four streets in the center would necessitate a general obligation bond of approximately $80,000; and the Village Green program would warrant a similar bond of $75,000. Third, the remaining improvements, as well as payments on the general obligation bonds, are proposed to be financed by direct budgetary appropriation.

The revenue bond issue is estimated to give financial return to the Village budget by the year following the six-year program. The need to accelerate projects in the Central Business District justifies the proposed general obligation debt requirement. The first two years of the six-year program are planned to show completion of the Village Green project, half of the road improvement program included in this report, and three of the five off-street parking locations noted.

The property tax base should be stronger as this district consolidates, and increased business should result from better roads and parking, a more attractive physical setting of the Village center, and the increasing interest in the center by the community as a result of the several improvements suggested. The capital outlay from the yearly budget is in keeping with the general fiscal policy shown in earlier years.

The present and projected revenues dealing mostly with property taxes and assessments, plus future revenues resulting from capital improvements in the Village Center, should support the three methods of financing these improvements.

4. THE SIX-YEAR PERIOD

The cost of the Village Green project, apart from financing costs, is estimated as follows:

Land and building acquisition	$50,000
Demolition	20,000
Trees and landscaping	3,000
	$73,000

A general obligation bond of $75,000 is planned to cover a ten-year period. Construction of the Village Green project is planned to be completed by the end of the second year.

Four roads in or near the Central Business District are included in the road improvement program, and their improvement costs are estimated as follows:

Washington Street improvement and widening

Removal, resurfacing and widening	$11,400
New curbing	2,400
New sidewalks	6,000
	$19,800

Walnut Street improvement and widening

Removal, resurfacing and widening	$ 3,500
New curbing	1,100
New sidewalks	2,000
	$ 6,600

These improvements are planned to be completed by the 1967 fiscal year, and the following two years would cover these two projects:

Pine Street extension and realignment

Acquisition	$ 9,000
Demolition and removal	6,000
Drainage	9,000
Pavement, surfacing and gravel	4,200
New curbing	1,400
New sidewalks	1,900
Fire hydrants	1,500
	$33,000

Malta Avenue (Pine Street to Hyde Boulevard)

Resurfacing roadway	$18,000
Drainage	2,000
	$20,000

The general obligation bond of $80,000 is planned to cover this road improvements program, with the four projects completed by 1969.

The cost of the Front Street Mall improvement is estimated as follows:

Removal of pavement	$ 2,700
Concrete walks	2,100
Brick pavement	10,000
Granite tree pits	1,200
Trees	800
Benches	6,000
	$22,800

The project should be completed in two years, at the approximate cost of $11,400 a year.

The Central Business District off-street parking program is estimated to be self-sustaining under a revenue bond issue. The construction costs are listed by the individual lot:

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The Central Business District off-street parking program is estimated to be self-sustaining under a revenue bond issue. The construction costs are listed by the individual lot:

	Parking Lot	Estimated Cost	Estimated No. of Meters	Year
#1	South of Malta Avenue	$36,000	120	1966
#2	South of Washington Street across from Fenwick Street	$20,000	80	1967
#3	South of Washington Street corner of Bath Street	$11,000	40	1967
#4	North of Malta Avenue	$18,000	60	1968
#5	North of Washington Street corner of Fenwick Street	$24,000	100	1969

The percentages of the costs of the individual project items are averaged as follows:

Concrete walks	7.0%
Landscaping	0.5
Macadem paving	53.0
Curb cuts	1.5
Trees	4.0
Lighting	7.0
Meters and marked parking spaces	27.0
	100.0%

The last two years should include the preliminary and then final studies, drawings, and cost estimates on the proposed sewer treatment plant program. These studies are estimated at $20,000 for each of the last two years.

5. IMPLEMENTATION

This program is a tentative six-year outline incorporating recommended projects described in the Master Plan. As the Village is not presently covered by the New York State law that governs municipal capital improvements programs, an appropriate resolution or ordinance must be adopted by the Village Board of Trustees. The Village Board must also review and adopt the proposed capital improvement program with any necessary revisions, for the program to be implemented. Succeeding years will entail review, revision, and adoption in a similar manner, once the Village chooses to use this method to provide for its future public facilities.

In each successive year the program would include a list of capital projects thought necessary for the growth of the Village. Specific proposed improvements and their tentative costs would be developed by all Village agencies and responsible officials in their respective positions, as well as civil groups and interested private citizens. It is recommended that the Village Planning Board be given the responsibility to receive all suggestions offered by these groups and individuals. The Planning Board would prepare the tentative program from these suggestions. This program would include all necessary information obtained on the appropriate forms, a list of priorities, and a budget to cover this list. An example of such a tentative program is this report in the Planning Study.

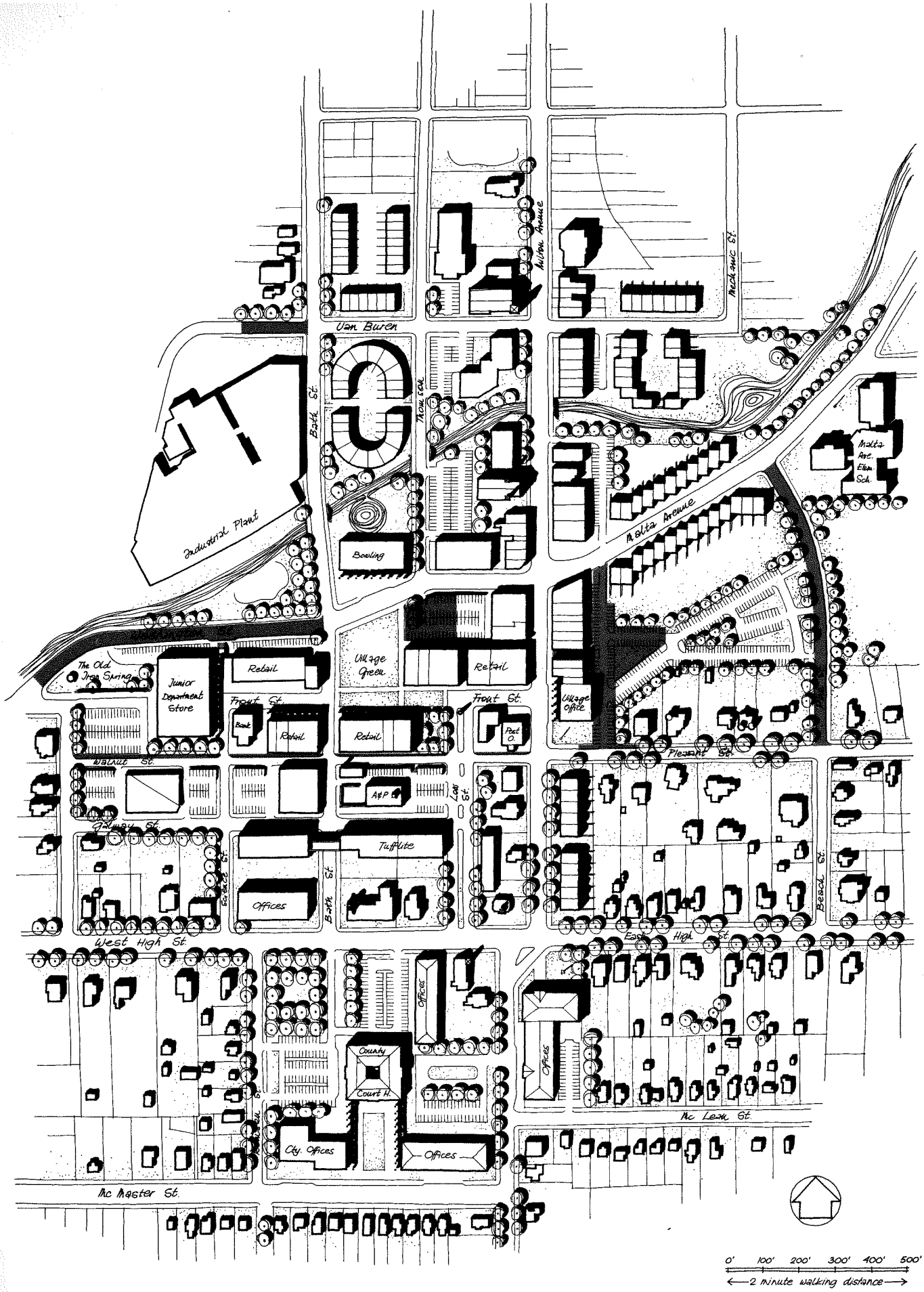
As stated, the Village Board of Trustees would adopt the program after review and any further revisions. Any public hearing applicable to a tentative Village budget would apply in this case as well.

In terms of the yearly Village budget, the acceptance of the capital improvements program would indicate only appropriations for projects starting with the annual budget year. Of course, the Village Planning Board would develop a capital improvements program each year for the coming six-year period, with stated priorities, estimated costs of each project, and estimated methods of financing these projects. The advantage of the six-year program would be the stabilized tax rate resulting from the capital improvements expenditures evenly-distributed over a determined period of years. In addition, a planned schedule of projects for this longer period of time would be beneficial in directing and coordinating the work of Village officials and other administrators.

CAPITAL IMPROVEMENTS PROGRAM

Project	Estimated Change In annual Operating Costs	Total Estimated Cost	Cost of Work Completed In prior Years	Cost Scheduled 6-year Period	Recommended for Six-Year Period						Cost to Complete After 1968
					1966	1967	1968	1969	1970	1971	
Village Green		$ 75,000		$ 75,000	$37,500[b]	$37,500[b]					
Road Improvements Program	$+1,670	80,000		80,000	13,200[b]	13,200[b]	$27,100[b]	$26,500[b]			
CBD Parking Lot Program		109,000		109,000	36,000[n]	31,000[n]	18,000[n]	24,000[n]			
Front Street Mall		22,800		22,800	11,400[c]	11,400[c]					
Sewage Treatment Plant		250,000		40,000					$20,000[c]	$20,000[c]	$60,000[c] 75,000[f] 75,000[s]
TOTAL	$+1,670	$ 536,800	--	$ 326,800	$98,100	$93,100	$45,100	$50,500	$20,000	$20,000	$210,000

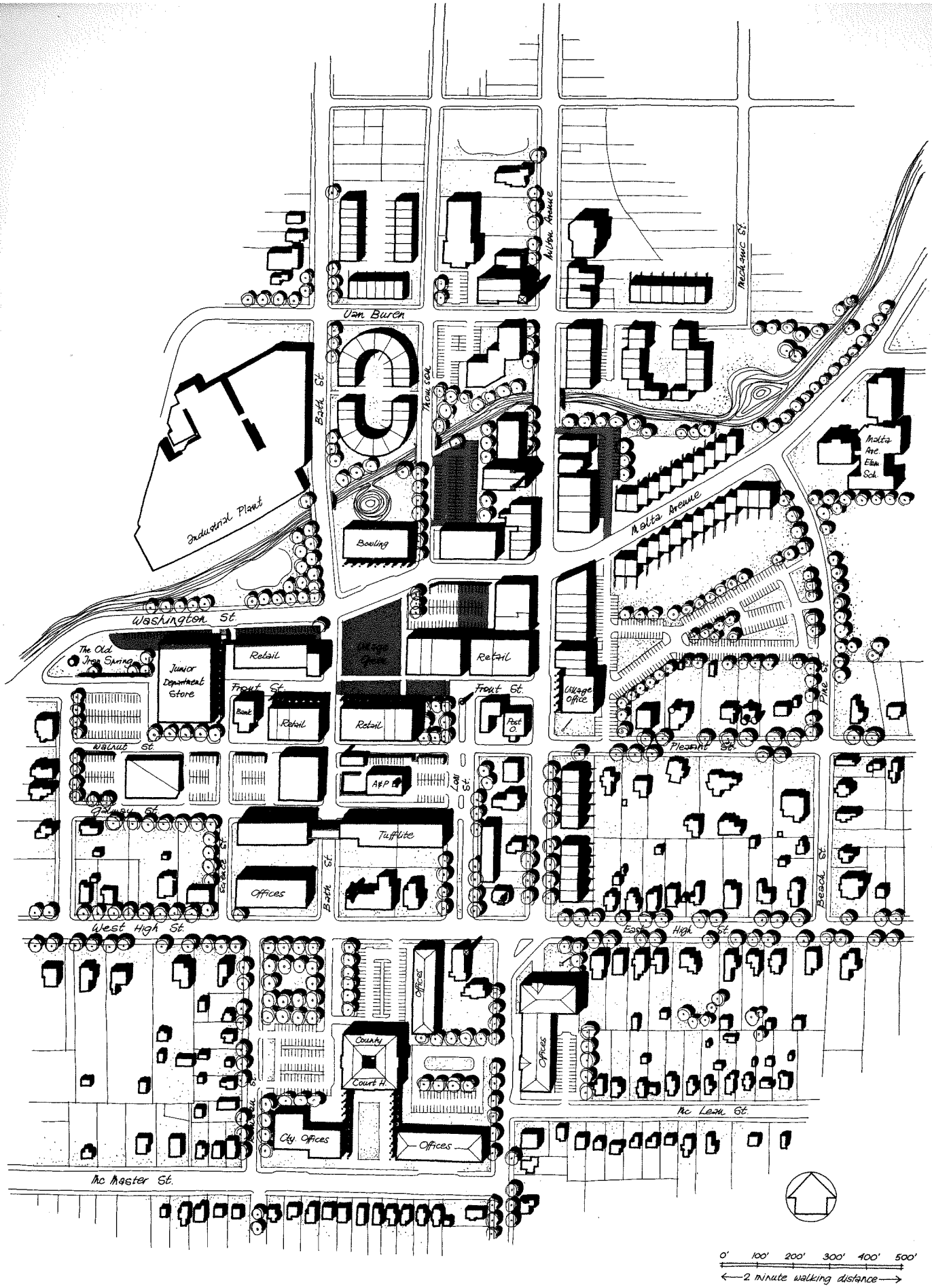
b - Tax supported bonds
n - Self-sustaining loans
c - Current revenue
f - Federal aid
s - State aid



Illustrative Site Plan for the Village Core

Brown & Anthony City Planners, Inc.

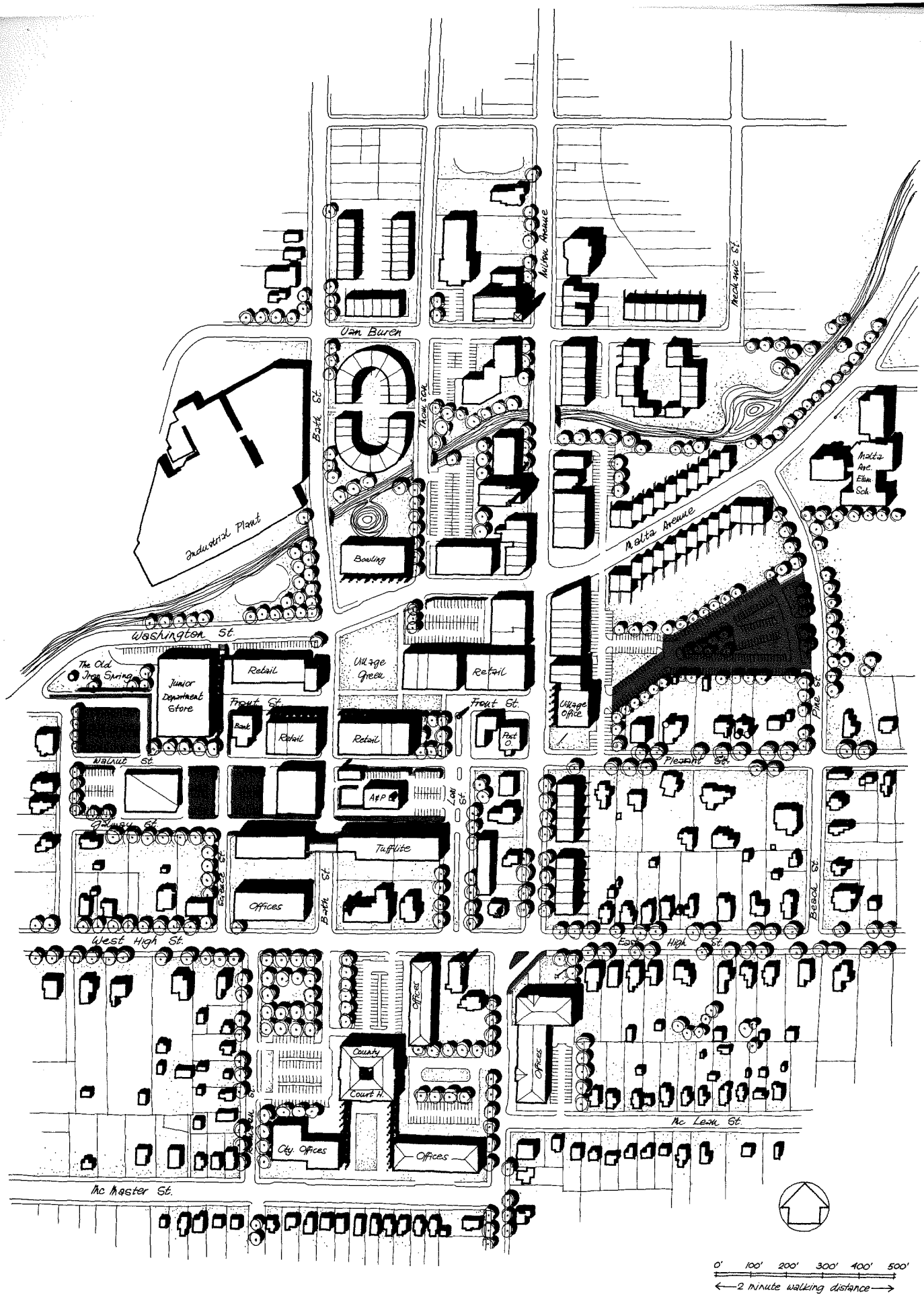
Phase 1 of the Capital Improvements Program



Illustrative Site Plan for the Village Core

Brown & Anthony City Planners, Inc.

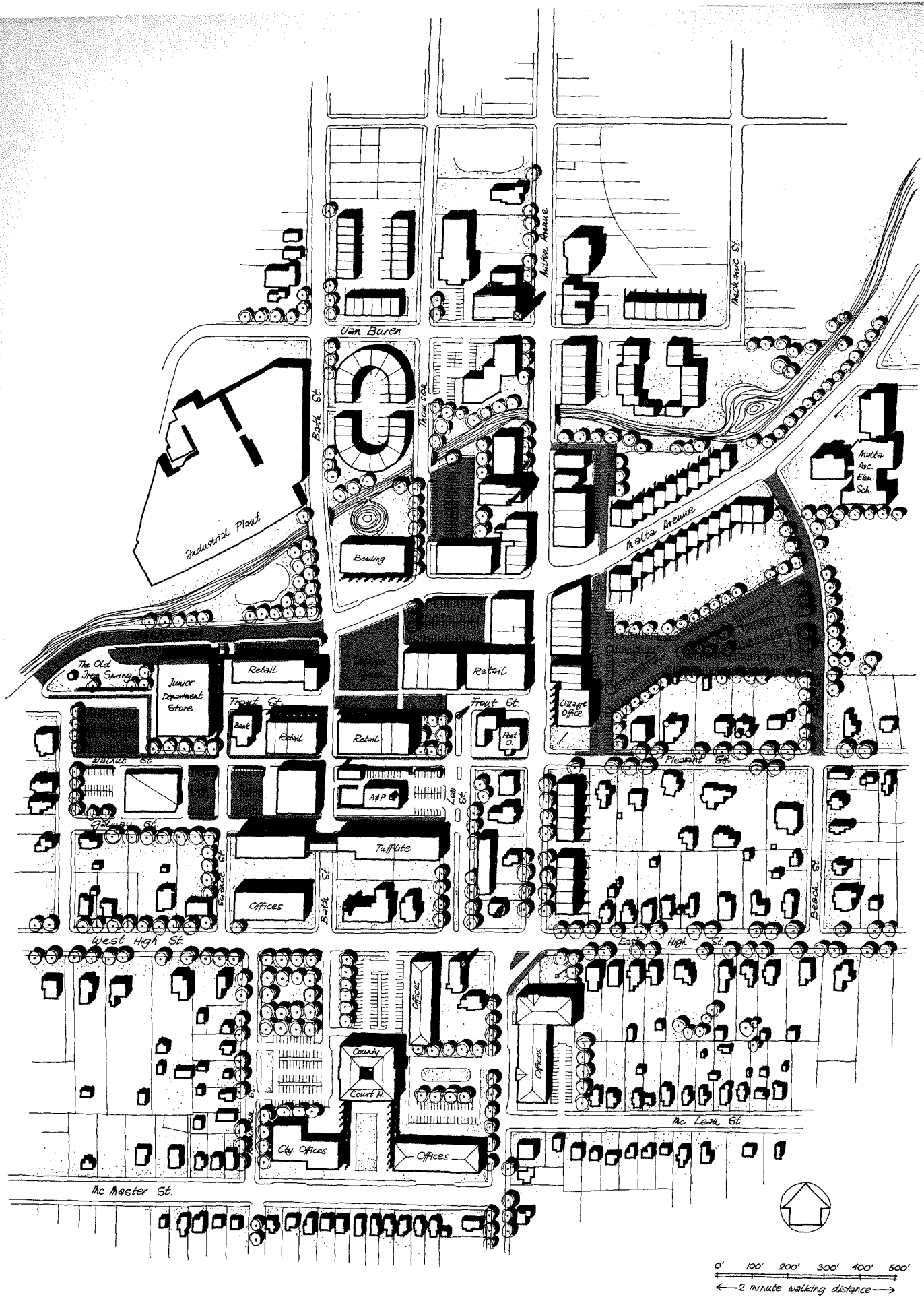
Phase 2 of the Capital Improvements Program



Illustrative Site Plan for the Village Core

Brown & Anthony City Planners, Inc.

Phase 3 of the Capital Improvements Program



Illustrative Site Plan for the Village Core

Brown & Anthony City Planners, Inc.

Phases 1, 2 & 3 of the Capital Improvements Program

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RECOMMENDED COMPREHENSIVE AMENDMENT

TO THE

ZONING ORDINANCE

ZONING ORDINANCE

VILLAGE OF BALLSTON SPA

NEW YORK

ORDINANCE NO. ____

BROWN AND ANTHONY CITY PLANNERS, INC.

ZONING ORDINANCE

TABLE OF CONTENTS

ZONING ORDINANCE
VILLAGE OF BALLSTON SPA
NEW YORK

PREAMBLE

The following Ordinance was adopted on
by the authority of the Board of Trustees of the Village
of Ballston Spa, New York.

Enacting Clause.

The Board of Trustees of the Village of Ballston Spa, Saratoga County, New York, acting under the authority of the Village Law of the State of New York, hereby adopts and enacts this Ordinance as the Comprehensive Zoning Ordinance of the Village of Ballston Spa.

Short Title.

This ordinance shall be known and referred to as the Ballston Spa Zoning Ordinance.

ARTICLE I

SCOPE AND PURPOSES

This ordinance is established for the purpose of protecting and promoting the health, safety, morals, convenience, economy, and the general welfare and beauty of the community. For this purpose, it regulates and limits the use, occupancy, location, construction, and alteration of buildings and other structures; as well as the use of land within the Village by dividing it into appropriate zoning districts.

ARTICLE II

ESTABLISHMENT OF DISTRICTS

A. The Village of Ballston Spa is hereby divided into five zoning districts, as follows:

R-1	Residential
R-2	Residential
CBD	Central Business District
C	Commercial
M	Industrial

The boundaries of each district are shown on the Official Zoning Map of the Village of Ballston Spa, New York.

Residential zoning districts R-1 and R-2 are planned to increase the values of buildings and property used for permanent living occupancy, and to meet the purposes of this ordinance as stated in Article I. Buildings used for purposes other than permanent occupancy should be constructed and maintained in remaining districts as described below, except that non-residential buildings shall be allowed in residential districts when beneficial for the general welfare of the residents in districts R-1 and R-2. These permitted uses are listed in Article III.

The Central Business District is planned to include all non-residential buildings and property that can serve the residents of the entire Village.

The Commercial zoning district is planned to include non-residential buildings and property that particularly serve motor-oriented businesses.

The Industrial zoning district is similarly non-residential and restricted particularly to manufacturing uses.

The Schedule of Area and Bulk Regulations for the five zoning districts is given under Article III, section "E".

B. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Zoning Map the floowing rules shall apply:

1. ALONG CENTERLINES AND RIGHT-OF-WAY LINES

Where district boundaries are indicated as approximately following the centerlines or right-of-way lines of streets, highways, or public utility easements, said boundaries shall be deemed to be automatically moved if a centerline or right-of-way line of such street, highway, or public utility easement is moved up to a maximum of 20 feet.

2. PARALLEL TO CENTERLINES OR RIGHT-OF-WAY LINES

Where district boundaries are so indicated as approximately following the Village boundary line, property lines, lot lines, or projections thereof, said boundaries shall be construed to be coincident with such lines or projections thereof.

3. PARALLEL TO LOT OR BOUNDARY LINES

Where district boundaries are so indicated as approximately parallel to the Village boundary line, property lines, lot lines, or projections thereof, said boundaries shall be construed as being parallel thereto and at such distances therefrom as are indicated on the Zoning Map or as shall be determined by the use of the scale shown on the Zoning Map.

4. WATER COURSES

Where district boundaries are indicated as following a river or stream said boundaries shall be construed to be coincident with the centerline of such river or stream, and said boundaries shall be deemed to be automatically moved if the main channels of such streams or rivers are moved by natural or artificial means up to a maximum of 50 feet.

5. EXISTING PHYSICAL MARKERS

Where a street, highway, railroad or public utility easement centerline, or right-of-way line is coincident with a zoning boundary line as shown on the Zoning Map, but varies from the actual on-the-ground physical monument or mark, then such on-the-ground physical monument or mark shall determine said zoning district boundary.

6. LOTS DIVIDED BY ZONING DISTRICT LINES

Where a lot is divided by a district boundary line, the regulations for each respective district shall apply except:

a. The regulations of the more restrictive may apply to the entire lot.

b. Either district regulations may apply at the discretion of the owner, but not more than 30 feet beyond the boundary. Any area beyond 30 feet will require an amendment to change the district boundary.

ARTICLE III

REGULATIONS AND STANDARDS

A. PERMITTED USES

No building or structure, or part thereof, shall be constructed, altered, enlarged, reconstructed, or used, and no land or premises, or part thereof, shall be used, except as permitted below. The five zoning districts are described in Article II, section "A".

1. RESIDENTIAL USES

(P-Permitted)

	Districts				
	R-1	R-2	CBD	C	M
One family dwelling	P	P	.	.	.
Two family dwelling	P	P	.	.	.
Three family dwelling	P	P	.	.	.
Multiple family dwelling	.	P	.	.	.
Boarding and rooming houses	.	P	.	.	.
Hotels	.	P	P	P	.
Tourist homes	.	P	.	P	.
Motels	.	.	.	P	.

2. COMMUNITY SERVICES

	Districts				
	R-1	R-2	CBD	C	M
Cemetery	P	.	.	.	.
Commercial parking lot*	.	.	P	P	P
Funeral home	P	P	.	P	.
Hospital or sanitarium	P	.	.	.	.
Place of worship	P	P	P	.	.
Private school and schools of special instruction(art, music, etc.)	.	P	P	.	.
Village offices; library and museum	.	.	P	.	.
Public schools	P	P	P	.	.
Village or commercial garage	.	.	.	P	.
Gasoline service station	.	.	.	P	.
Motor vehicle repair shop	.	.	.	P	P
County offices	P	P	P	.	.

*Off-street parking regulations are described later under section "E".

3. BUSINESS USES

	R-1	R-2	CBD	C	M
Bakery store	.	.	P	.	.
Barber	.	.	P	.	.
Builder	.	.	.	P	P
Cabinet maker	.	.	P	P	P
Carpenter	.	.	P	P	P
Caterer	.	.	P	.	.
Cleaner	.	.	P	P	.
Confectioner	.	.	P	.	.
Contractor	.	.	.	P	.
Decorator	.	.	P	.	.
Dressmaker	.	.	P	.	.
Druggist	.	.	P	.	.
Dyer	.	.	.	P	.
Electronic repair	.	.	P	P	.
Electrician	.	.	P	.	.
Florist	.	.	P	.	.
Furrier	.	.	P	.	.
Grocer	.	P	P	P	.
Hairdresser	.	P	P	.	.
Laundry	.	.	P	P	.
Meat Market	.	.	P	P	.
Milliner	.	.	P	.	.
Newspaper	.	.	P	P	.
Optician	.	.	P	.	.
Painter	.	.	P	P	.
Paper Hanger	.	.	P	P	.

3. BUSINESS USES (Continued)

	Districts				
	R-1	R-2	CBD	C	M
Photographer	.	.	P	.	.
Plumber, plumbing supply	.	.	P	P	.
Printer	.	.	P	P	.
Provision dealer	.	.	.	P	.
Publisher	.	.	P	.	.
Restaurant	.	.	P	P	.
Shoe repair	.	.	P	P	.
Tailor	.	P	P	P	.
Telephone or other public utility	.	.	P	.	.
Tinsmith	.	.	.	P	P
Undertaker	.	P	P	.	.
Upholsterer	.	.	P	.	.
Profession or personal service office in general	P	P	P	P	.
Retail business not otherwise mentioned	.	.	P	.	.

Home occupations as incidental to the principal use shall not be permitted in R-1 and R-2 Districts, except private schools as permitted in "2. COMMUNITY SERVICES," and in "Profession or personal service office in general" above.

4. INDUSTRY

No new industry is permitted outside the Industrial District established by the Official Zoning Map of the Village of Ballston Spa.

B. PROHIBITED USES

No business, trade, industry, or manufacturing shall be permitted if the hazard to the community of fire or explosion exists. Specifically, the following performance standards shall apply in all districts for all uses:

1. VIBRATION

No vibration shall be discernible at the lot lines or beyond.

2. SMOKE

No emission of visible grey smoke of a shade equal to or darker than number two on the Ringelmann Chart, measured at the point of emission.

3. ODORS

No offensive odor shall be noticeable at the lot line or beyond.

4. FLY ASH, DUST

No emission which can cause any damage to health, animals, or vegetables or other forms of property or any excessive soiling.

5. GLARE

No direct or sky reflected glare shall be visible at the lot line or beyond.

6. LIQUID OR SOLID WASTES

No discharge into any present or future disposal system, public or private, or streams, or into the ground, of any materials of such nature or temperature as to contaminate ground water supply or local water courses.

7. RADIOACTIVITY

No activities which emit dangerous radioactivity at any point, as covered by Federal Government Standards.

8. NOISE

No continuous hum, intermittent noise or noise with any noticeable shrillness of volume of more than 50 decibels, measured at lot lines.

9. FIRE AND EXPLOSIVE HAZARD

No process or storage of material in such manner as to create undue hazard by reason of fire or explosion.

10. STORAGE

No material shall be stored either indoors or outdoors in a manner that facilitates the breeding of vermin.

11. STATIC

Electrical operations shall not create disturbances to radio and/or television reception in the Village.

Performance standards can be determined with necessary additional technical personnel when necessary, as noted in Article IV, section "A", number 2.

C. SIGNS

All signs hereafter constructed, erected, painted, or otherwise established, moved, altered or changed within the limits of the Village of Ballston Spa shall comply with the following regulations:

1. ADVERTISING SIGNS

Advertising signs, including the type commonly known as billboards are not permitted in any district, except that signs for the purpose of directing persons to a Village hotel or seasonal guest resort may be erected in districts C and CBD providing such signs shall not not exceed four (4) square feet in area per hotel or guest resort, shall conform with applicable regulations of section 4.

2. ANNOUNCEMENT SIGNS

Any announcement sign of a club, lodge, public or semi-public function shall not be greater than eight (8) square feet in area and shall refer only to the premise upon which it stands. Such a sign may be illuminated provided that such lighting is not of intermittent or varying intensity such as to produce a direct glare beyond the limits of the property line.

3. PROFESSIONAL SIGNS IN RESIDENTIAL DISTRICTS

Professional signs in any residence district or in connection with any residential building in any other district shall not exceed two (2) square feet in area. Name plate signs not exceeding one (1) square foot in area may be placed in the front yard and illuminated provided that no such lighting shall be of intermittent or varying intensity or produce a direct glare beyond the limits of the property line. No more than two such signs shall be permitted for any principal residential structure or building.

4. BUSINESS SIGNS AND PROFESSIONAL SIGNS IN INDUSTRIAL, COMMERCIAL AND CENTRAL BUSINESS DISTRICTS.

Business signs and professional signs in business districts are permitted provided such signs or lettering identify only the business, profession, general goods or services conducted or dispensed on the the premises.

Furthermore:

a. All such signs shall be attached to the principal building and shall not exceed the highest part of the building directly housing the business or service advertised, except that in District C where businesses are set back twenty-five (25) feet or more from the property line such signs may be erected in the ground.

b. Such signs shall not project over any property line in District C and shall not project more than five feet beyond the building line in District CBD. No person shall project a sign over a property line without a permit from the Village Planning Board.

c. There shall be no more than one sign per business unit in District CBD, and no more than two signs per business unit in District C.

d. The total area of all signs shall not exceed three (3) square feet per one foot lineal width of each store unit or acceptable commercial frontage with smaller or no buildings. The greatest dimension shall not exceed thirty (30) feet.

e. Illumination of such signs shall not be of intermittent or varying intensity or produce direct glare beyond the limits of the side property line. Colored lights of such shape and hue that they may be confused with official traffic lights and signals shall be prohibited.

5. REAL ESTATE SIGNS IN ALL DISTRICTS

Temporary, non-illuminated signs not more than eight (8) square feet in area may advertise the sale, rental or lease of only the premises or building on which such signs are maintained. Not more than one such sign shall be permitted per one hundred (100) feet of lot frontage or part, and shall be located on or behind the building setback line.

D. SUPPLEMENTARY USE REGULATIONS

1. GASOLINE SERVICE STATIONS

In any district where permitted, a gasoline filling station shall be subject to the following regulations:

a. The area for use by motor vehicles, except access drives thereto, as well as any structures, shall not encroach on any required yard area.

b. No fuel pump shall be located within 20 feet of any side lot line nor within 35 feet of any street line.

c. No access drive shall be within 200 feet of a school, public library, theatre, church or other public gathering place, park, playground or fire station, if on the same side of a street. The 200 foot limitation is not required if a street 50 feet or more wide, lies between such service station and such building or use.

2. PUBLIC GARAGES

This term includes commercial garages as well, and restricts only private garages in residential districts. In any district where permitted, a public garage shall be subject to the following regulations:

a. No public garage shall have an opening in the roof, side or rear walls less than fifteen feet from any lot line.

b. The requirements and limitations of section 1, (Gasoline Service Stations) above, shall also apply to public garages.

3. EXCAVATIONS

Excavation adversely affecting natural drainage or structural safety of adjoining buildings or lands shall be prohibited. Excavations shall not create objectionable dust or noise, contribute to soil erosion nor create any kind of noxious or injurious substance or condition or cause public hazard.

4. EXCAVATIONS FOR CONSTRUCTION OF BUILDINGS

a. Excavations in connection with the construction on the same lot of a building for which the building permit has been issued, shall be permitted in any district.

b. In the event that building construction operation is arrested prior to completion of the building and the building permit thereof is allowed to expire, the premises shall be cleared of any rubbish, building materials, or other unsightly accumulations and any excavation for a building, basement, foundation, utility or otherwise, of a depth greater than 2 feet below finished grade, shall be filled and the topsoil replaced, or all such excavations shall be entirely surrounded by a substantial fence at least 6 feet high with necessary gates and locks that will effectively block access to the area. Such clearing, filling, and/or fencing shall be completed not later than the expiration date of the building permit.

5. TRAILER CAMPS

Trailer camps are specifically prohibited in all zoning districts.

6. TRAILERS

House trailers are specifically prohibited in all zoning districts. Existing house trailers shall terminate their existance seven years from the date of adoption of this Ordinance. Private Utility Trailers shall be permitted.

7. JUNK YARDS

Junk yards are specifically prohibited in all zoning districts.

8. SANITARY DISPOSAL

No person shall undertake to construct any new building or structure in the Village of Ballston Spa without first meeting the requirements for a system, or facilities for, the separate disposal of waterborne sewage, domestic or trade wastes in accordance with applicable regulations of the Village, the Saratoga County Department of Health and other appropriate authorities.

9. PROTECTION OF NATURAL BEAUTY

No trees shall be chopped down, and no building shall be constructed 100 feet from the creek bed of the Kayaderosseras Creek and Gordon Creek, in the protected areas shown on the Official Land Use Map and any amendments thereof in the Master Plan of the Village of Ballston Spa.

10. HISTORICAL BUILDINGS AND AREAS

A "committee for the Preservation of the Historical Sites of Ballston Spa" shall be established by the Planning Board, and will review under Article IV of this Ordinance such

areas and buildings as outlined in the Comprehensive Master Plan of the Master Plan of Ballston Spa when there is an indication that the use of these historical areas or buildings will be restricted or destroyed.

E. REGULATIONS ON AREA AND BULK

Except as otherwise provided, the area and bulk regulations are established in the Schedule of Area and Bulk Regulations of the Official Zoning Ordinance of the Village of Ballston Spa. The term "commercial district" shall include "central business district" as well, in sections 2, 5, and 6 below.

1. HEIGHT EXCEPTIONS

The height limitations of this Ordinance, as shown on the Area and Bulk Schedule shall not apply to the following structures, subject to paragraphs (b) and (c) of this section.

a. Church spires, belfries, cupolas and domes not used for human occupancy; chimneys, ventilators, skylights, watertanks, bulk heads and other necessary mechanical appurtenances usually carried above the roof level; parapet walls or cornice provided they do not exceed the height limit by more than 5 feet; radio or television receiving antenna, or a public utility transmission tower or cable.

b. No such uses shall, in their aggregate coverage, occupy more than 10% of the roof area on which they are located.

c. Any proposed structure exceeding 100 feet in height shall be permitted only by special permit issued by the Board of Appeals.

2. TRANSITION REQUIREMENTS FOR DISTRICT BOUNDARIES

Where a lot in a commercial or industrial district abutts a lot in a residential district, there shall be provided along such abutting side, a yard at least equal in width to that required in the abutting residential district. In said yard a strip twelve (12) feet wide immediately adjacent to said residential lot shall not be used for storage of any material or goods, parking or roadway and shall be suitably landscaped. A solid fence or all-weather hedge of at least six (6) feet, but not more than eight (8) feet in height, shall be provided along the abutting side on said commercial lot. Such fence or hedge shall begin at a point no more than five (5) feet from the front and/or side property line and shall extend the full length of the abutting lots.

Where the property on one side of a street is zoned partly for residential use and partly for commercial use, the front yard depth along such street shall be at least equal to the required front yard depth of the residential district, and in no case shall such yard be smaller than required for the district in which the lot is located.

For the purpose of safeguarding public health and safety, preventing pollution or contamination of public water courses, protecting critical watershed areas and natural esthetic conditions, and protecting persons and property in time of flood, there shall be no residential buildings or structures erected, built, or otherwise placed where areas are of an elevation less than above the highest flood line observed during the 50-year period prior to the time of any building permit application.

SCHEDULE OF AREA AND BULK REGULATIONS

District	Minimum Lot Size		Minimum Yard Dimensions			Maximum Lot Coverage	Maximum Building Heights	
	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	(Percent)	(Stories)	(Feet)
R-1	10,000	80	25	12	25	20	2-1/2	36
R-2	10,000	100	25	15[c] one side	25	30	3	40
CBD	5,000	50	--	(a)	(a)	100[b]	4	50
C	5,000	50	25	(a)	(a)	75	2	30
M	5,000	--	--	(a)	(a)	50	4	50

(a) Not required, but if provided must be at least fifteen (15) feet

(b) Subject to Sanitary Disposal regulations

(c) Semi-detached or row houses at the end of the total structure.

3. YARDS

a. Corner Lots.

On a corner lot, each side which abutts a street shall be deemed a front lot line with appropriate district requirements, and the required depth along each such lot line shall be that of the required front yard. The owner shall decide which of the remaining yards shall be the required rear yard.

On a corner lot with setback requirements (Districts C, R-1, and R-2), no obstruction to vision more than two and one-half feet in height above street grade shall be erected, placed or maintained within the triangular area formed by the intersecting street lines of such lot and a straight line joining points along such street lines fifty (50) feet distant from their point of intersection.

b. Side Yards for Attached Buildings.

Side yards for semi-detached houses or row houses shall be required at the ends of the total structure.

c. Double-Frontage.

For any through lot, fronting on parallel or abutting streets, both frontages shall comply with the frontyard requirements of the district in which it is located.

d. Distance between Principal Buildings.

Where two or more principal residential buildings are to be located on the same lot in district R-2, the exterior walls containing windows shall be separated from the nearest point on any adjacent building by a horizontal distance perpendicular to the wall with windows, equal to at least twice the width of the required side yard for the particular district in which the buildings are located.

e. Accessory Buildings.

Accessory buildings not attached to principal buildings shall be located no closer to the principal buildings than twelve (12) feet or a distance equal to the height of each accessory building--whichever is greater. Accessory buildings physically attached to a principal building are deemed to be part of such principal building in applying bulk regulations.

f. Encroachment in Required Yards.

The space in any required yard shall be open and unobstructed except as follows:

(1--Window sills, belt courses, bay windows, cornices, eaves, and other similar architectural features shall be permitted to project no more than three (3) feet.

(2--Awnings and canopies shall be permitted to project no more than six (6) feet.

(3--Open fire escapes shall be permitted to project a maximum of six (6) feet into required side yards, or courts, but shall not project into required front yards or required open areas and shall not be placed on walls facing toward a street.

(4--Any open or enclosed porch or car port shall be considered a part of the building in the determination of the size of the required yard or lot coverage.

4. COURTS

a. Outer Court.

In addition to district limitations, these regulations shall also apply.

An outer court shall have a minimum width that is:

(1--no shorter than its depth; and

(2--not less than one-half the height of the highest wall bounding such court; and

(3--in no case less than fifteen (15) feet.

b. Inner Court.

An inner or enclosed court shall have a minimum horizontal dimension that is:

(1--not less than the height of the highest wall bounding such court; and

(2--in no case less than twenty-five (25) feet.

Two open and unobstructed passageways, each at least eight feet high and ten feet wide, shall be provided at ground level.

c. Interior Angles.

Court walls containing windows shall not be permitted to join with other such walls at interior angles of less than 60 degrees.

5. OFF-STREET PARKING

Minimum off-street parking requirements are to be measured at 300 square feet per car. At least one off-street parking space is to be provided for every dwelling unit in residential districts R-1 and R-2. In districts C and CBD, one parking space is to be provided for every two employees in wholesale establishments, and for each 150 square feet of floor area in retail and service trade. In the Central Business District, one parking space shall be provided for every two hotel bedrooms. In the Commercial district, one parking space shall be provided for every rental unit in a motel. All new uses not referred to above shall have off-street parking as determined by the Planning Board. Off-street parking areas designed to service district C and CBD uses shall not be used for any purpose other than the parking of vehicles for customer or employee use. There shall be no storage, servicing or dismantling of automobiles or other vehicles, loading or unloading except as provided in off-street loading area regulations. In no event shall any part of the parking lot areas, lawn, or other required open space be used for the storage or abandonment of any articles or goods, or the storage of trucks or trailers.

a. Residential Districts.

No open or enclosed parking area shall encroach on any required yards or required open areas, except that in R-2 districts open parking areas may encroach on a required side or rear yard to within three feet of a side or rear lot line.

b. Commercial and Industrial Districts.

No open or enclosed parking area shall encroach on any required frontyard or required open areas. Open parking areas may encroach on a required side or rear yard to within three feet of a side or rear lot line. No parking space or access thereto, except entrances or exit drives as limited in this section, shall be within fifteen feet of a street right-of-way-line.

(1--Such drives shall not exceed ten (10) feet in total aggregate width for each fifty (50) feet of street line abutting such lot, but in no case shall any entrance or exit exceed thirty (30) feet in total width.

(2--Drives shall have at least thirty (30) feet of unobstructed vision in both directions along the street onto which the drive enters.

(3--Such drives shall have clear visibility at their intersection with the street in accordance with all other Area and Bulk Regulations.

6. OFF-STREET LOADING

Except when otherwise noted below, for non-residential uses there shall be one berth for each 5,000 square feet to 15,000 square feet of floor area, and one additional berth for each additional 25,000 square feet or fraction thereof. For wholesale establishments: one berth for each 10,000 square feet of floor area or fraction thereof.

a. All off-street loading areas shall be located on the same lot as the use for which they are permitted or required.

The location, number, size and design of loading and unloading areas for non-residential uses and the access ways thereto shall require the approval of the Village Planning Board of the Village of Ballston Spa prior to the issuance of a building permit or a certificate of occupancy by the Building Inspector.

In Commercial Districts, off-street parking areas where they exist may be used for loading or unloading provided that no more than one (1) space shall be so used for each 2,000 square feet of useable floor area or any part thereof.

Each required loading berth may be open or enclosed and shall have the following minimum dimensions: 35 feet long, 12 feet wide, 14 feet high. Open off-street loading areas shall not encroach on any required front or side yard, off-street parking area, or accessway.

b. Screening.

Unless waived by adjoining residential property owners, open off-street parking or loading areas shall be screened from adjoining residential lots by walls, fences, or hedges of sufficient height to prevent the viewing of parked vehicles from any point originating five feet above the minimum side or rear yard setback line of such adjoining residential lots.

7. ACCESS WAYS

a. Access to Lots.

A lot to be used for building purposes shall have direct frontage on a public street.

b. Access to Parking Areas.

Unobstructed and direct accessways between a street and a parking area shall be provided. There shall be a minimum of:

(1--One access way at least eight feet wide for parking areas with five spaces or less;

(2--One access way at least ten feet wide for parking areas having six to twenty spaces; and

(3--Two access ways at least ten feet wide wide each for parking areas with over twenty spaces. Access roadways or driveways shall cross front yards approximately perpendicular to street lines.

c. Access to Loading Berths.

Access ways, at least 10 feet in width, shall connect all loading berths or areas to a street. Such accessways may be coincidental with access roadways or driveways to parking areas.

F. NON-CONFORMING USES AND BULK

The provisions of this Article shall apply to all nonconforming uses or bulk existing on the effective date of this Ordinance and to uses or bulk that become nonconforming by reason of any amendment thereof, and to buildings or other structures housing such uses.

1. CONTINUANCE

Any nonconforming use may be continued indefinitely except as hereinafter provided in this section.

2. CHANGE TO CONFORMING USE

A nonconforming use may be changed to conforming use at any time, but shall not thereafter be changed back to a nonconforming use.

3. EXTENSION

A nonconforming use shall not be enlarged or extended or relocated to a different position on the lot which it occupies.

4. MAINTENANCE AND REPAIRS

Customary maintenance of a building or other structure containing a nonconforming use is permitted, including necessary non-structural repairs and minor alterations so long as they do not increase or expand the nonconforming use.

5. STRUCTURAL ALTERATIONS AND CHANGES

No structural alterations are permitted in buildings that are nonconforming in use, except when required by law or when adapting or remodeling a building or other structure for a conforming use.

Buildings and structures which are only nonconforming in bulk may be altered, moved, reconstructed, or enlarged--provided that such change does not increase the degree of, or create any new nonconforming bulk in such building and does not violate any other provisions of this Ordinance.

6. REDUCTION IN LOT AREA

No lot shall be reduced in area so that it creates a nonconforming bulk or use in violation of any regulations contained in this Ordinance.

7. DAMAGE OF NONCONFORMING USE OR BULK

If a nonconforming use or a building or other structure of nonconforming bulk sustains an amount of damage or destruction by any cause, which in amount is officially appraised to be 50% or more of its true value, the building, other structure or tract of land, shall thereafter be only eligible for, and only occupied by, a conforming use. The damaged portions of the building or other structure shall, if rebuilt or reconstructed, conform to pertinent use and bulk regulations for that District.

G. EXISTING UNDERSIZED LOTS

1. SEPARATE LOTS

Any lot held in single and separate ownership, prior to the adoption of this Ordinance, whose area and/or width and/or depth are less than the specified minimum lot requirements of this Ordinance for that district,

may be considered as complying with such minimum lot requirements, and no variance shall be required, provided that:

a. Such lot does not adjoin other undersized lot or lots held by the same owner, whose aggregate area is equal to or greater than the minimum lot area required for that district;

b. Such lot in any residential district has an area of at least 5,000 square feet and a minimum width of at least 50 feet at the required setback line;

c. The following minimum yard dimensions are maintained: Side yards, 8 feet; front and rear yards 25 feet; and

d. All other bulk requirements for that district are complied with.

ARTICLE IV

ENFORCEMENT AND ADMINISTRATION

A. ENFORCEMENT

1. ENFORCEMENT OFFICER

This Ordinance shall be enforced by the Building Inspector who shall be appointed by the Mayor of Ballston Spa. No building permit or certificate of occupancy shall be issued by the Building Inspector for any purpose except in compliance with the provisions of this Ordinance.

2. INSPECTION AND NOTICE OF VIOLATION

The Building Inspector is authorized to enter, inspect and examine any building, structure, place, premises or use in the Village of Ballston Spa with regard to the provisions of this Ordinance and to issue a written order for the proper remedying or compliance of any condition found to be in violation thereof.

The Village Police Department, the Fire Department Inspector and the Health Officer shall at the request of the Building Inspector examine or investigate any building, structure, use or premises with regard to any provision of this Ordinance and shall transmit reports and recommendations to the Building Inspector regarding any violation thereof.

If technical personnel is needed to check performance standards in determining prohibited uses (Article III, section"B") and subsequent notice of violation, the Building Inspector can employ these services with the approval of the Board of Appeals and the Village Board.

3. LEGAL ACTION BY ENFORCEMENT OFFICER

If an unlawful condition or use is found not to have been properly remedied or made to comply with the provisions of this Ordinance by the expiration of the time period granted by the Enforcement Officer, then the Enforcement Officer shall be empowered to immediately institute any appropriate action, charged, or proceedings in the proper legal court for the prevention, cessation, or discontinuance of any condition, use, occupancy, or act in, on, of, or around any building, structure, or tract of land--and for the prosecution of any owner, occupant, or offender.

4. LEGAL ACTION BY TAXPAYERS

If the enforcement officer fails or refuses to proceed with any action in accordance with the above paragraph within a ten-day period following written request by any taxpayer so to proceed, then any three or more taxpayers of the Village of Ballston Spa residing or owning property in the district wherein such condition or use in violation of this Ordinance exists may appeal to the Board of Appeals.

5. PENALTIES FOR VIOLATIONS

Any person violating any provision of this Ordinance shall be guilty of a misdemeanor, and shall also be liable to a penalty of not more than One Hundred ($100.00) Dollars. Each day or part of a day a violation continues shall constitute a separate violation.

B. BUILDING PERMITS

All persons proposing to construct, erect, alter, repair, extend, relocate, remove, demolish, or structurally change any building, structure, or portion thereof, shall apply to the Building Inspector for a building permit. All applications for such permits shall be made in accordance with any future building construction code established for the Village of Ballston Spa.

C. CERTIFICATES OF OCCUPANCY

All persons desiring permission to:

1. OCCUPY and use a building or structure following construction, erection, alternation, extension, relocation, or structural changes wholly or in part;

2. CHANGE the use of an existing building or of a part thereof;

3. OCCUPY and use vacant land for any uses other than those consisting principally of tilling the soil;

shall apply to the Building Inspector for a certificate of occupancy. All applications for such certificates shall be made in accordance with any future building construction code established for the Village of Ballston Spa.

D. BOARD OF APPEALS

A Board of Appeals is hereby created, consisting of three members, appointed according to, and with all the powers and subject to all duties imposed by law. It shall have the power to make, adopt, and promulgate such written rules of procedure, by-laws and forms as they may deem necessary for the proper execution of their duties and to secure the intent of this Ordinance. Such rules, by-laws and forms shall not be in conflict with, nor have the effect of waiving any provision of this Ordinance or any other Ordinances of the Village of Ballston Spa. Such rules, by-laws and forms, and any subsequent amendments or supplements thereto, shall be submitted to the Village Board of Trustees by the Board of Appeals for approval and filing for public view. The Village Board of Trustees shall move to approve, reject or modify such rules, by-laws, and forms within 30 days after submission. Failure of the Village Board of Trustees to so move shall be construed to constitute approval thereof.

The Chairman of the Board of Appeals and in his absence the acting Chairman, may administer oaths and compel the attendance of witnesses at meetings and hearings.

1. POWERS AND DUTIES

The Board of Appeals is governed by, and shall act in strict accordance with the procedures specified by Village Law, this Ordinance, and its own duly adopted rules, by-laws, and forms. Upon proper request made in the form and manner prescribed by the adopted rules of procedure, the Board shall perform the following functions:

a. Hear and decide any question properly brought before it involving the interpretation of any provision of this Ordinance;

b. hear and decide appeals from any decision, determination, act, or failure to act of the Enforcement Officer, and all matters properly referred to it by the Enforcement Officer;

c. grant variances and issue permits for special uses in accordance with applicable provisions of this Ordinance.

In exercising the above mentioned powers, and duties, the Board of Appeals may, in conformity with Village Law, reverse, affirm or modify the order, requirement, decision or determination appealed from.

The concurring vote of a majority of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Enforcement Officer or to decide in favor of the applicant any matter upon which such Board is required to pass.

2. PUBLIC HEARING

The Board of Appeals on due notice shall hold a public hearing on every appeal, application for a variance, or application for a special permit referred to said Board or upon any matter which it is required to pass under this Ordinance.

Notice of each public hearing shall be published in a newspaper of general circulation in the Village of Ballston Spa at least fifteen (15) days prior to such hearing. In addition, the Village Clerk shall send notice of such hearing and an explanation of any change sought, to all property owners within 200 feet of the subject property and to the County, in keeping with municipal and County coordination of Section 239-L of the General Municipal Law. Such notices shall be sent to the last known address as shown on the most recent Village tax records and mailed at least seven (7) days prior to such public hearing.

3. FINDINGS AND CONCLUSIONS

After such public hearing and after considering the application, the Board of Appeals shall either grant or deny the variance or special permit requested and shall make a written report on the findings and conclusions concerning the subject matter of such hearing, including the reasons for the grant or denial of relief sought. In granting a special permit or a renewal or extension thereof the Board of Appeals shall in every case file copies of its written report with the Planning Board and the Village Clerk, setting forth the special requirements and conditions and special findings and reasons for granting or denying the special permit, renewal or extension.

E. INTERPRETATION

The Board of Appeals shall upon proper request interpret any provision of this Ordinance about which there is uncertainty, lack of understanding or misunderstanding, ambiguity, or disagreement, and shall determine the exact location of any zoning district boundary about which there may be uncertainty or disagreement.

F. APPEALS

Any person allegedly aggrieved by a decision, determination, act, or refusal to act, of the Enforcement Officer may file an appeal with the Board of Appeals. Such request shall clearly state the decision, determination, act, or failure to act, of the Enforcement Officer from which the appeal is taken.

Any appeal from a decision of the Enforcement Officer properly filed with the Board of Appeals, shall stay all proceedings in furtherance of the action appealed from, unless the Enforcement Officer certifies to the Board of Appeals that by reason of facts stated in the certification, a stay would, in his opinion, cause imminent peril to life and property.

The Board of Appeals shall have the power to grant a restraining order to stay all proceedings in furtherance of the action appealed from, over any action by the Enforcement Officer from whom the appeal is taken, upon notice to the Enforcement Officer and on due cause shown.

G. VARIANCES

Where strict application of any of the requirements of this Ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions would result in practical difficulty or unnecessary hardship that would deprive the owner

of the reasonable use of his land or building--but in no other case--the Board of Appeals shall have the power, in passing upon appeals, to grant a variance to any of the regulations or provisions of this Zoning Ordinance relating to the area, bulk, construction or alteration of building or structures, or the use of land and buildings, so that the spirit of this Ordinance shall be observed; public health, safety and welfare secured; and substantial justice done. Application for such a variance shall clearly state the specific provisions of this Ordinance from which a variance is sought,the special circumstances which allegedly justify such variance, and the interpretation or ruling which is desired. Every decision of the Board of Appeals is subject to the review of the courts.

Any decision to restrict in any way the use of historical buildings or areas as so designated by the Master Plan and interpreted by the Planning Board must be first accepted by the Board of Appeals through the procedure of granting variances.

1. CRITERIA FOR GRANTING VARIANCES

A variance to the provisions of this Ordinance shall be granted by the Board of Appeals only if and wherever it finds that:

a. there are special circumstances or physical conditions fully described in the findings, applying to the land or building for which the variance is sought--such as exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions--and that said circumstances or conditions are peculiar to such particular land or buildings and do not apply generally to land or buildings in the neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

b. for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of the land or building involved and that the variance, as granted by the Board of Appeals is the minimum variance that will accomplish this purpose.

c. the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In no case shall a variance be granted solely for reasons of additional financial gain on the part of the owner of the land or building involved. Every decision of the Board of Appeals is subject to the review of the courts.

2. CONDITIONS AND COMPLIANCE TO ORDINANCE

In granting any variance the Board of Appeals may prescribe any conditions that it deems to be necessary or desirable to protect the general welfare and beauty of the community as set forth in the Zoning Ordinance. The granting of a variance to any provisions of this Ordinance shall not obviate the necessity of complying in every other respect with the other provisions of this Ordinance. Each appeal must be considered independently.

H. SPECIAL PERMITS AND VARIANCES

On referral by the Building Inspector, after application has been made to him for a building permit, or on direct application, the Board of Appeals is hereby authorized to issue a special permit for any use for which this Ordinance requires the obtaining of such permits from the Board of Appeals, subject to applicable regulations of this Ordinance.

1. APPLICATION

Each application for a special permit shall state the specific provisions of this Ordinance which are involved, the use for which the special permit is sought and shall be accompanied by a proposed plan showing the size and placement of the building (including driveways, parking spaces, screens, and fences) and existing and proposed contour lines at an appropriate scale. The location of the subject lot and all street within a radius of 1,000 feet shall be shown on a separate drawing.

2. REFERRALS TO THE VILLAGE PLANNING BOARD

At least 30 days before the date of a public hearing held in connection with any application for a special permit submitted to the Board of Appeals, the Board of Appeals shall transmit to the Village Planning Board a copy of said application, and shall request that the Planning Board submit to the Board of Appeals its advisory opinion prior to the date of said hearing. The failure of the Planning Board to submit such report shall be interpreted as a favorable opinion for the granting of the special permit applied for.

3. RENEWAL, TIME LIMIT AND EXTENSION

The Board of Appeals may require, as a condition to the issuance of any special permit, that it be periodically renewed, or may issue any special permit or a specific time period, subject to adequate guarantees that the use covered will be terminated at the end of the period specified or such extension thereof as may be granted.

ARTICLE V

PROCEDURE

A. AMENDMENTS BY VILLAGE BOARD OF TRUSTEES

The Village Board of Trustees under Section 179 of the Village Law may from time to time on its own motion, on recommendation of the Planning Board or on petition by taxpayers--after public notice and hearing--amend, supplement, modify, or repeal in whole or in part this Ordinance or the boundary of any district established by the Ordinance.

Any such proposed change in text or zoning district boundary shall first be referred to the Planning Board which shall submit a written report to the Village Board. The Planning Board shall submit its advisory report in writing to the Village Board and shall favorably recommend adoption of an amendment or change in this Ordinance or in a district boundary only if: (a) such change does not conflict with the general purposes, goals, and intent of this Ordinance; and (b) such change is consistent with the Comprehensive Master Plan.

The Planning Board shall submit to the Village Board its advisory report within 30 days after receiving notice from the Village Clerk of the proposed change. The failure to make such report within 30 days shall be deemed to be a favorable recommendation.

1. CHANGES IN ZONING DISTRICT BOUNDARIES

An amendment to this Ordinance involving a change in zoning district boundaries shall become effective only when such change has been duly adopted, drawn on the Official Zoning Map, and the proper entry recorded thereon.

2. EFFECTIVE DATE

An amendment or change in this Ordinance shall not take effect until after 10 days following publication and posting in accordance with Village Law, but if a copy certified by the Village Clerk under the Village Seal, and showing the date of adoption and entry in the minutes, is served personally against a person, such amendment or change shall take effect from the date of such service.

B. PUBLIC NOTICE AND HEARING

1. PUBLIC HEARING

No such change in text or zoning district boundary of this Ordinance shall become effective until after a public hearing is held by the Village Board of Trustees in relation thereto at which the general public shall have an opportunity to be heard.

2. NEWSPAPER NOTICE OF HEARING

At least 15 days prior to the date of such public hearing, a notice of the time and place shall appear in a newspaper of general circulation in the Village. Such notice shall describe the area, boundaries, regulations, or requirements that such proposed change involves.

3. WRITTEN NOTICE OF CHANGE OR AMENDMENT

At least 10 days prior to the date of said public hearing, written notice of such proposed change or amendment affecting property within 500 feet of the boundaries of the Village shall be given to the Town Clerk. The Town shall have the right to appear and to be heard at such public hearing with respect to any such proposed change or amendment, but shall not have the right of review by a court as provided in Section 178 of the Village Law. The County shall have the right to appear and to be heard at such public hearing as provided in Section 239-L of the General Municipal Law.

C. PUBLICATION AND POSTING

Every zoning Ordinance and every amendment to a zoning Ordinance, including any map incorporated therein, adopted in accordance with the Village Law shall be entered in the minutes of the Village Board, and a copy thereof, exclusive of any map incorporated therein, shall be published once in a newspaper of general circulation in the Village. In addition, a copy of such Ordinance or amendment, together with a copy of any map incorporated therein, shall be posted conspicuously at or near the office of the Village Clerk in accordance with Village Law. Affidavits of the publication and posting thereof shall be filed with the Village Clerk.

D. PROTEST

A protest against a proposed change or amendment to this Ordinance must be signed by the owners of 20% or more of the area of land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent and extending 100 feet from the street frontage of such opposite land. Such change or amendment thus protested shall require the favorable vote of three-fourths of the members of the Village Board to become effective.

E. FEE

Every petition for a change or amendment to this Ordinance shall be accompanied by a fee of $50.00 to help defray the costs of advertising and of such technical studies or professional assistance as may be necessary in connection therewith.

ARTICLE VI

TERMINOLOGY

A. USE AND INTERPRETATION OF WORDS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense shall include the future. Words used in the singular number shall include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.

The word "shall" is always mandatory. The word "may" is permissive. "Building" or "structure" includes any part thereof. A "building" includes all other structures of every description except fences and walls, regardless of dissimilarity to conventional building forms. The word "lot" includes the word "plot" or "parcel". The word "person" includes a corporation as well as an individual. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

B. DEFINITIONS

ACCESSORY USE. A term applied to a use, building, or other structure, clearly incidental or subordinate--but customary--to the principal use, located on the same lot with the principal use.

ATTIC. That space of a building which is immediately below and wholly or partly within the roof framing. An attic with a finished floor shall be counted as one-half story in determining the permissible number of stories.

ALTERATION. As applied to a building or structure, a change or rearrangement in the non-structural parts, or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

ALTERATION (STRUCTURAL). Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

APARTMENT HOUSE. A building arranged, intended, or designed to be occupied by three or more families living independently of each other and having separate kitchen facilities.

BASEMENT. A story partly below finished grade but having at least one-half of its height--measured from floor to ceiling--above average finished grade. A basement shall be counted as one story in determining the permissible number of stories.

BILLBOARD. A sign or a structure which directs attention to an idea, product, business activity, service, or entertainment which is conducted, sold, or offered elsewhere than upon the lot on which such sign is situated.

BOARDING HOUSE. A private dwelling in which at least three but not more than six rooms are offered for rent, and table board is furnished only to roomers therein, and in which no transients are accommodated. A rooming house or a furnished room house shall be deemed a boarding house.

BUILDING. Any structure which is permanently affixed to the land, has one or more floors and a roof, and is intended for the shelter, housing, or enclosure of persons, animals, or chattel.

BUILDING (ACCESSORY). See "ACCESSORY USE".

BUILDING (COMPLETELY ENCLOSED). A building separated on all sides from adjacent open space or other buildings by fixed interior walls or party walls, pierced only by windows and doors, and covered by a permanent roof.

BUILDINGS (DETACHED). A building entirely surrounded by open space on the same lot.

BUILDING (SEMI-DETACHED). A building attached by a party wall to another building, normally of the same type on another lot, but having one side yard.

BUILDING LINE. The closed traverse upon a lot which exactly encloses the exterior limits of a building or other structure.

BULK. A term used to describe the size, volume, area, and shape of buildings and structures and the physical relationship of their exterior walls or their location to lot lines, other buildings and structures or other walls of the same building, and all open spaces required in connection with a building, other structure, or tract of land.

CELLAR. A story wholly or partly below finished grade and having more than one-half of the height--measured from floor to ceiling--below the average finished grade. A cellar shall not be counted in determining the permissable number of stories.

COMMERCIAL VEHICLE. A vehicle of more than one ton capacity used for the transportation of persons or goods primarily for gain, or a vehicle of any capacity carrying a permanently affixed sign exceeding one square foot in area or lettering of a commercial nature.

COURT (INNER OR INTERIOR). A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.

COURT (OUTER OR EXTERIOR). A court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowable--with one side or end open to a street, driveway, or yard.

COVERAGE. The lot area or percentage of lot area covered by the accessory buildings and structures.

DUMP. See "JUNK YARD".

DWELLING. A building designed or used principally as the living quarters for one or more families. (See "RESIDENCES").

DWELLING (ONE FAMILY). A building containing only one dwelling unit.

DWELLING (TWO FAMILY). A building containing two dwelling units.

DWELLING (MULTIPLE). An apartment house containing three or more dwelling units.

DWELLING UNIT. A dwelling or portion thereof providing complete housekeeping facilities for one family. For the purpose of calculating required usable open space or required parking space for boarding, rooming, fraternity, sorority houses and the like, an additional dwelling unit shall be counted for every two bedrooms, or fraction thereof, occupied by residents not included as a member of the family which occupied the principal dwelling unit.

FAMILY. A "FAMILY" consists of one person, or more than one person related by blood, marriage or adoption who live together in a single dwelling unit and maintain a common household, or not more than 5 persons not related by blood,marriage or adoption, and in addition, any domestic servants or gratuitous guests.

FENCE. A visual barrier, made of wood or similar solid material, or an all-weather hedge, to meet the function set forth.

FINISHED GRADE. Elevation at which the finished surface of the surrounding lot intersects the walls or supports of a building or other structure. If the line of intersection is not reasonably horizontal, the finished grade--in computing height of buildings and other structures or for other purposes--shall be the average elevation of all finished grade elevations around the periphery of the building, except that this average shall not exceed one-half the floor to ceiling height.

FLOOR AREA. The aggregate sum of the gross horizontal areas of the several floors of the building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls separating two buildings. In particular, the "FLOOR AREA" of a building or buildings, shall include:

a. Basement spaces;
b. Elevator shafts and stairwells at each floor;
c. Floor space used for mechanical equipment, with structural headroom of 7 feet 6 inches or more;
d. Attic spaces (whether or not a floor has actually been laid) providing structural headroom of 7 feet 6 inches or more;
e. Interior balconies and mezzanines;
f. Enclosed porches; and
g. Accessory uses, not including space used for accessory off-street parking.

However, the "FLOOR AREA" of a building shall not include:

a. Cellar spaces, except that cellar spaces used for retailing shall be included for the purpose of calculating requirements for accessory off-street parking spaces and accessory off-street loading berths;
b. Accessory water tanks and cooling towers;
c. Uncovered steps; exterior fire escapes;
d. Terraces, breezeways, open porches, and outside balconies.
e. Accessory off-street parking spaces; and
f. Accessory off-street loading berths.

GASOLINE SERVICE STATION. Any place of business at which gasoline, other motor fuels or motoroil are sold or disposed of to the public for use in a motor vehicle regardless of any other business on the premises.

HEIGHT OF BUILDING. The vertical distance measured from the average finished grade along the wall of the building (or adjacent to the side of a structure) to the highest point of such building or structure.

HOTEL. A building, or any part thereof, which contains living and sleeping accommodations for transient occupancy and has a common exterior entrance or entrances.

JUNK YARD. A lot or land or part thereof with or without buildings used for the disposal by abandonment, dumpings, burial, burning, storing, or keeping by any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, or waste of any kind, including scrap metals or other scraps, used or salvaged building materials, or the dismantling, demolition, or abandonment of appliances, automobiles or other vehicles or machinery or parts thereof. The deposit on a lot of two or more wrecked or broken down vehicles or the major parts thereof, or appliance or any other waste described above, for three months or more shall be deemed to make the lot a "JUNK YARD".

LOT. A defined portion or parcel of land considered as a unit, devoted to a specific use or occupied by a building or a group of buildings that are united by a common interest, use, or ownership, and the customary accessories and open spaces belonging to the same.

LOT (CORNER). A lot situated at the junction of and adjacent to two or more intersecting streets when the interior angle of intersection does not exceed 120 degrees.

LOT (THROUGH). A lot which faces on two streets at opposite ends of the lot and which is not a corner lot.

LOT COVERAGE. See "COVERAGE".

LOT LINE. The lines bounding a lot as defined herein.

LOT FRONTAGE. A lot line which is coincident with a street line.

LOT WIDTH. The width of a lot measured along the rear line of the required front yard.

MOBILE HOME. A vehicle which is used or designed to be used for living or sleeping purposes and which is capable of standing on wheels or rigid supports and providing the following mechanical systems and equipment: plumbing, heating, electrical, cooking and refrigeration. See "TRAILER (HOUSE)".

MOTEL. A building or group of buildings containing individual living and sleeping accommodations primarily consisting of one-bedroom-and-bath units, each of which is provided with a separate exterior entrance and a parking space, and is offered principally for rental and use by motor vehicle travelers. The term "MOTEL" includes but is not limited to every type of similar establishment known variously as an autel, auto court, motor court, motor hotel, motor inn, motor lodge, tourist court, tourist cabins, roadside hotel.

NON-CONFORMING BULK. That part of a building, other structure, or tract of land which does not conform to one or more of the applicable bulk regulations of this Ordinance, either following its effective date or as a result of subsequent amendments thereto.

NON-CONFORMING USE. Any use of a building, other structure, or tract of land, otherwise lawfully established but which does not conform to the use regulations for the district in which such use is located, either at the effective date of this Ordinance or as a result of subsequent amendments thereto.

PREMISES. A lot together with all the buildings and uses thereon.

RESIDENCES, RESIDENTIAL. A building, or any part of a building, which contains living and sleeping accommodations for permanent occupancy. "RESIDENCE" therefore includes all one-family and two-family houses, row houses, apartment houses, boarding, rooming, fraternity, and sorority houses. However, "RESIDENCES" shall not include the following:

a. Transient accommodations, such as hotels, motels, and house trailers; or
b. That part of a building containing both residences and other uses which is used for any non-residential uses, except accessory uses for residences.

ROOMING HOUSE. See "BOARDING HOUSE".

ROW HOUSE. A building consisting of a series of one-family attached residential dwelling units having common party walls between each dwelling unit.

SETBACK. The distance in feet from the street line to the principal building on a lot.

SIGN. Any structure or part thereof, or any device attached to a structure or painted or represented on a structure which shall display or include any lettering, wording, model, drawing, picture, banner, flag, insignia, device, marking, or representation used as--or which is in the nature of--an announcement, direction, or advertisement. A "SIGN" includes a billboard, neon tube, fluorescent tube, or other artificial light or string of lights, outlining or hung upon any part of a building or lot for the purposes mentioned above, but does not include the flag or insignia of any nation or of any governmental agency or of any political, educational, charitable, philanthropic, civic, professional, religious, or similar organization, campaign, drive, movement, or event which is temporary in nature.

SIGN AREA. The area within the shortest lines that can be drawn around the outside perimeter of a sign including all decorations and lights, but excluding the supports if they are not used for advertising purposes. All faces of the sign shall be counted in computing the area. Any neon tube, string of lights, or similar device shall be deemed to have a minimum dimension of one foot.

SIGN (DIRECTLY ILLUMINATED). A sign which incorporates any artificial lighting as an inherent part or feature or which depends for its illumination on transparent or translucent material or electricity or radio-activated material or substance.

SIGN (FLASHING). An illuminated sign on which the artificial lighting is not maintained stationary or constant in intensity and color at all times while in use.

SIGN (INDIRECTLY ILLUMINATED). A sign illuminated with an artificial light which is separated from or is not an intrinsic part of the sign itself.

STORY. The section of a building between the surface of a floor and the surface of a floor next above or below. See "ATTIC", "BASEMENT", and "CELLAR").

STREET. An existing public way which affords principal means of access to abutting properties and is suitably improved; or a proposed way shown on a plat approved by all appropriate official agencies.

STRUCTURE. A static construction of building materials, including buildings, stadia, platforms, towers, sheds, storage bins, and the like.

TOURIST HOME. A building containing individual living and sleeping accommodations, each of which is accessible through interior hallways and is offered for rental use by transient guests.

TRAILER (HOUSE). A vehicle which is used or designed to be used for living or sleeping purposes and which is capable of standing on wheels or rigid supports but lacking in one or more of the following mechanical systems and equipment: plumbing, heating, electrical, cooking, or refrigeration.

TRAILER (PRIVATE UTILITY). A vehicle not capable of self propulsion, designed or used primarily for the transportation of materials, equipment, or personal effects, not exceeding one ton in capacity.

TRAILER CAMP, TRAILER PARK. A tract of land which is used or intended to be used for the parking of two or more house trailers.

USE. This term is employed in referring to:

a. The purpose for which any buildings, other structures, or land may be arranged, designed, intended, maintained, or occupied; or
b. Any occupation, business activity, or operation conducted (or intended to be conducted) in a building or other structure, or on land.

YARD (REQUIRED). That portion of the open area of a lot extending open and unobstructed from the ground upward, along a lot line for a depth or width as specified by the bulk regulation of the district in which the lot is located. No part of such yard shall be included as part of a yard or other open space similarly required for buildings on another lot.

YARD (FRONT). A yard extending along the full length of the front lot line between the side lot lines.

YARD (REAR). A yard extending along the full length of the rear lot line between the side lot lines.

YARD(SIDE). A yard situated between the building and the side line of the lot and extending from the front yard rear line (or from the front lot line, if there is no required front yard) to the rear yard front line (or rear lot line).

ARTICLE VII

APPLICATION OF ORDINANCE

A. LEGISLATIVE INTENT AND COMPLIANCE

The provisions of this Ordinance are intended and shall be considered to be the minimum requirements for the protection and promotion of the public health, safety, morals, convenience, and other aspects of general welfare and beauty of the community.

All applicable buildings shall hereafter be used, occupied, constructed, located,relocated, altered, or enlarged, and all applicable land shall be used or occupied only in compliance with the provisions of this Ordinance.

The provisions and the zoning district boundaries shall be established and enforced in accordance with this Ordinance and the Village Law, and suitably amended, supplemented, or changed when found necessary.

B. NON-INTERFERENCE

This Ordinance is not intended to abrogate, render invalid, or interfere with the application and administration of any other lawful statute, ordinance, regulation, easement, private agreement, covenant, deed restriction, or other legal relationship, public or private.

Wherever any other lawful statute, ordinance, regulation, easement, private agreement, covenant, deed restriction, or other legal relationship--public or private--impo controls which are inconsistent with any provisions of this Ordinance, then those provisions which are the more restrictive or impose higher standards shall take precedence.

1. EXISTING PRIOR PERMITS, CERTIFICATES, AND VARIANCES

If by reason of an amended or supplementary provision of this Ordinance a nonconforming property is created for which a building permit, certificate of occupancy, variance, or special permit was issued prior to the effective date of such amended or supplementary provision, then the aforementioned permit, certificate, variance, or special permit shall become null and void unless one of the following conditions is met:

a. all footings have been installed, or
b. substantial construction or progress in accordance with required conditions has been made and is continuing as of the effective date of such amended or supplementary provisions.

2. PUBLIC UTILITIES

This Ordinance is not intended to restrict the construction or use of underground or overhead public utility distribution facilities or of other public utility structures operating under the laws of the State of New York, except that office, warehousing, automotive facilities, etc., shall meet the intent of this Ordinance.

C. REMEDIES

If any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or if any building, structure, or land issued in violation of this Ordinance or of any regulation adopted pursuant thereto, any appropriate action or proceeding, whether by legal process or otherwise, may be instituted or taken, in addition to other remedies provided by law, to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; to restrain, correct, or abate such violation; to prevent the occupancy of said building, structure, or land; or to prevent any illegal act, conduct, business, or use in or about such property.

D. PETITION FOR RELIEF

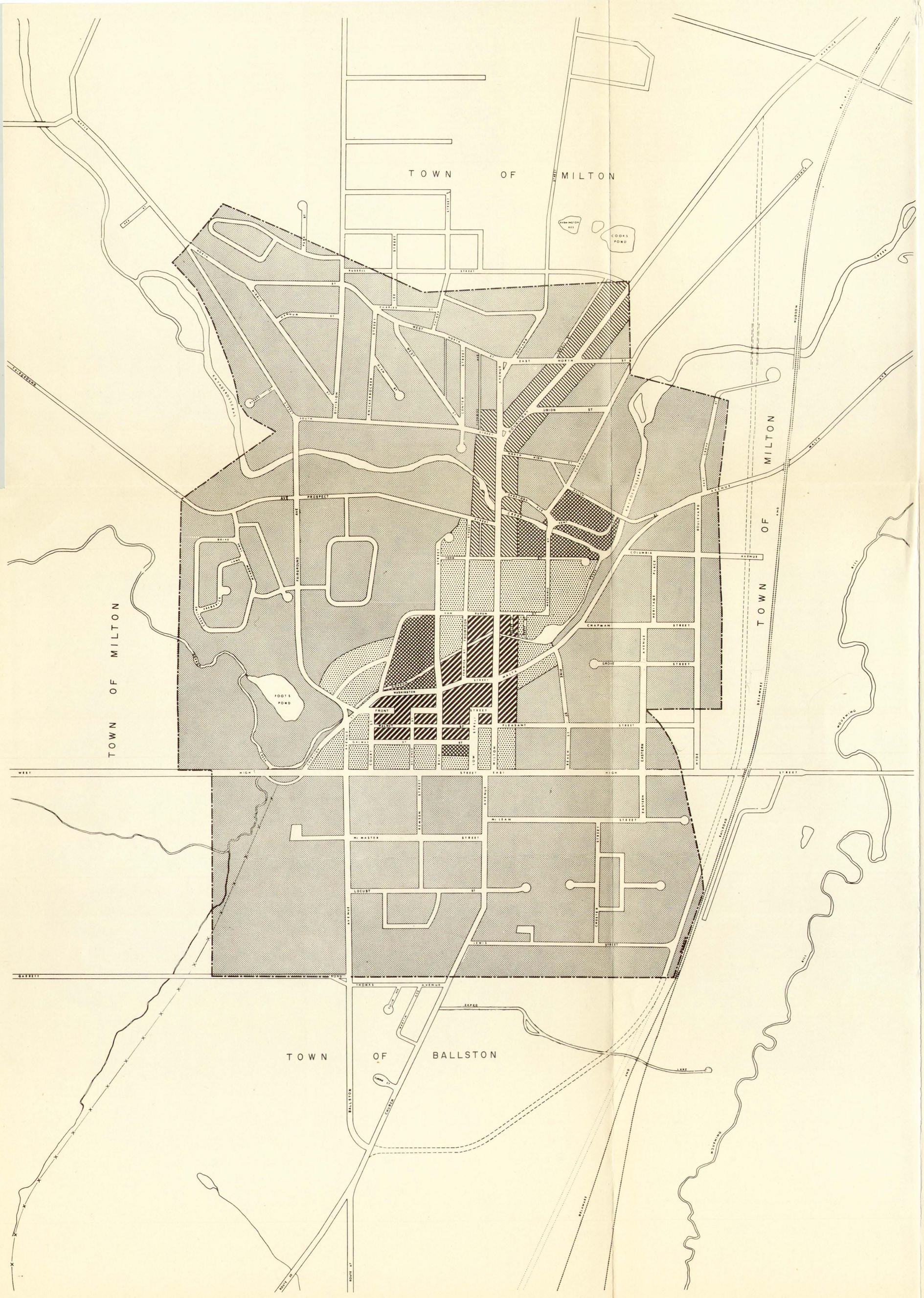
Any person or any officer, department, board, or agency of the Village of Ballston Spa, who is allegedly aggrieved by a decision, determination, act, or refusal to act of a body or officer exercising judicial, quasi-judicial, administrative, or corporate functions relating to this Ordinance may petition for judicial review and for relief in accordance with appeal procedures with the Board of Appeals, or to a proper court of law in accordance with appropriate Articles in the New York State Civil Practice Codes.

E. SEPARATE VALIDITY

If any part or provision of this Ordinance or the application thereof, to any person or circumstance is adjudged invalid or unconstitutional by any court of competent jurisdiction, such judgment shall be confined in its effect to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Ordinance or the application thereof to other persons or circumstances. The Village Board of Trustees hereby declares that it would have enacted this Ordinance and each article, section, and subsection thereof even without any such part, provision, or application.

F. EFFECTIVE DATE

This Ordinance together with the appurtenant official Zoning Map shall take effect immediately.



SCALE IN FEET

LEGEND

- RESIDENTIAL 1
- RESIDENTIAL 2
- COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- MANUFACTURING
- VILLAGE BOUNDARY

BALLSTON SPA NY

ZONING MAP

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

THE PREPARATION OF THIS MAP, FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE, WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY AND IN PART BY THE STATE OF NEW YORK UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

LAND SUBDIVISION PROVISIONS

Subdivision refers to the division of land into portions or parcels used for building development or multiple ownership. Most of the land in the Village has been divided in this manner already, and may be called subdivided land. Ballston Spa may still wish to adopt some form of subdivision regulations, in order to develop a consistent pattern for the remaining areas in the Village in line with its intended use. The power to adopt such regulations is delegated through state enabling statutes.

The Land Subdivision Provisions form a detailed review of Saratoga County's Model Subdivision Regulations. The model has the purpose of helping municipalities to develop regulations that will meet their own particular needs. It is an excellent model, both in content and in form. As the land in Ballston Spa has many of the qualities found in the rest of the County, this model is particularly appropriate for recommending various land and building standards. Such regulations can be most realistic and applicable when drafted by professionals familiar with the special characteristics of the community. The Model County Subdivision Regulations were written by planners residing and working in Ballston Spa, well-aware of the physical and developmental characteristics of the Village and its region.

Written for Saratoga County communities, the basic form and content of the Model offers a good basis to work with, and only minor changes are recommended and discussed below to tailor the Ordinance to Ballston Spa's individual needs.

1. GENERAL CHANGES

Two general changes refer to (a) terminology in the text of the Model, and (b) existing zoning standards whenever relevant to subdivision regulations. These general changes are noted here. However, the general case must hold in all specific cases within the Model if the Model is to be used by the Village.

a. Terminology in the Model County Subdivision Regulations.

The Model is written primarily for towns in Saratoga County, but simple changes can be made to adopt the Model's format to a village. All references to "town" must be changed to "village", of course. All accompaning phrases, such as governmental offices and positions referring to "town", must change as well when applicable. For example, "Town Planning Board" would be "Village Planning Board"; "Town Zoning Ordinance" would be "Village Zoning Ordinance"; or "Town Engineer" would be "Village Engineer". "Town Board" would be the "Village Board of Trustees"; the Village Street Superintendent is similar to the Town Highway Superintendent.

Should the occasion arise whereby no equivalent position exists in the Village government, the Village may either appoint someone for that position if state law so permits, or request the County to perform this service.

Legal references to town laws should not be included in the Village's regulations.

b. Zoning Standards.

Any set of subdivision regulations developed for the Village should be self-contained, dealing only with the subdivision of new land, and needing no other regulations to explain its function. However, as residents and contractors may use both

subdivision regulations and zoning standards, accepted regulations can use existing zoning terminology when the same titles and phrases exist. This cross-reference may be appropriate if both are accepted concurrently by the Village.

2. FORMAT OF THE COUNTY MODEL SUBDIVISION REGULATIONS

The Table of Contents of the Model (June, 1963), prepared by the Saratoga County Planning Board is repeated on the following page to show the general scope and structure of this document:

TABLE OF CONTENTS

*Originally in Italics.

("Table of Contents" from Subdivision Regulations, a Model, Saratoga County Planning Board. Ballston Spa, New York: 1963).

3. SPECIFIC CHANGES

a. Article I, Declaration of Policy.

The function of subdivision regulations is well-expressed in this statement of intent, and adequately reflect the goals and objectives of the Village as seen through the development and completion of the Master Plan. The first paragraph of this Article should refer to Village Law 179-K, giving Ballston Spa the power and authority to approve subdivision plats.

b. Article II, Procedure for Filing Subdivision Applications.

This part of the Model is excellently conceived and produced, and needs little modification. Section 202, A., number 3 refers to the Town Law and should be omitted.

c. Article III, Plat Requirements.

This Article is also very helpful and its basic form should be kept when the Village develops subdivision regulations.

The regulation of land use by Protective Covenants is mentioned in Section 302, number 19, and in Section 303, "additional information" number 7. This is a case where zoning standards may apply and should be considered. The goals of the Master Plan are also relevant, and one should refer to the Plan before restricting land use in specific areas by Protective Covenants.

d. Article IV, General Design Requirements.

This Article covers in greater depth the "Regulations on Area and Bulk" (Article III, section "E") of the proposed Zoning Ordinance under the particular category of land subdivision. Article IV can be used, recognizing that (1) terms used in this Article, as referred to in the Model's "Definitions", should be consistent with similar terms in zoning standards, and particularly

with the proposed Zoning Ordinance if subsequently amended; and (2) some design requirements apply only to residential zoning district R-1 of the proposed Zoning Ordinance: i.e., Section 401, number 7 states that "cross (four-cornered) streets shall be avoided in so far as practicable," referring to all residential areas; while all R-2 intersections are, in fact, "cross streets" in the proposed Land Use Plan.

Other specific changes dealing with street requirements are:

Section 401, number 5: No reference to a controlled access highway is needed in this paragraph as none exists, and the route shown in the proposed Transportation and Circulatory Facilities Map is outside the Village boundaries. Reference to required open space adjacent to, or streets parallel to, railroad right-of-way may not be needed either, if no rail use occurs when regulations are accepted.

Section 401, numbers 8-20: These paragraphs offer minimum measurements for street design. In general, the proposed Land Use Plan specifications are more liberal (i.e., they will allow a narrower right-of-way), and it is suggested that any Village Subdivision Regulations should take these Master Plan specifications into account. Since regulations may apply to areas not yet annexed, on the other hand, some compromise between two sets of specifications may be in order.

Section 401, number 22: This paragraph concerns street names, and should be eliminated except the first sentence, which suggests the need to avoid street name duplications. Otherwise, the category of street names (i.e., "places," "ways," "drives,") need not follow the Model Sketch.

Sections 403 and 404 outlining blocks and lots could be instrumental in encouraging safe traffic and pedestrian circulation. Section 404, number 4 has a good point to make; it refers to the arrangement of large subdivided parcels regulated so that future street patterns and additional utilities can be most logically and economically realized.

Standards for off-street parking can be added to one of these sections in Article IV, or the appropriate standards in the "Regulations on Area and Bulk" of the proposed Zoning Ordinance can be referred to.

e. Article V, Work on the Ground (Requirements for Physical Improvements).

This article may be kept in its entirety, except for the general changes in terminology.

f. Article VI, Special Requirements for Non-Residential Subdivisions.

Though no large non-residential subdivisions are planned, this article should be included for the few minor changes expected. No specific changes in this article are recommended.

g. Article VII, Definitions.

As previously stated, the terminology given in the proposed Zoning Ordinance could be accepted when comparing it with the Model. This includes definitions for "lots" and "streets", though the subdefinitions of arterial, collector, minor, and cul-de-sac are acceptable in the Model. "Master Plan" in Article VII would refer to this "Master Plan" text as accepted by the Village. "Official Map" would refer to the official map of the Village as described in Section 179-E of the Village Law.

h. Article VIII, Variances and Modifications.

"Variances" in this case are made by the Planning Board to permit variation from design standards. The reference to "planned development" in the second paragraph should not imply that land and building requirements can be modified without appropriate zoning ordinances. In all cases the Board of Appeals handles zoning variance requests as described in existing zoning.

i. Article IX, Separability.

The concept of separate validity of each provision is helpful and should be kept.

j. Article X, Violations and Penalties.

The fines proposed for violating the terms of the regulations are acceptable. The penalty of imprisonment in the County Jail for failure to pay a fine should be eliminated when adopting the Model for the Village.

4. CONCLUSION

The Model County Subdivision Regulations can be satisfactorily used when the Village Planning Board and Board of Trustees decide to create this particular tool for shaping future land use. It can be suggested that, if the Village regulations are printed in a volume, a copy of the official Zoning Map should be included. The proposed Land Use plan would be helpful also, in explaining the long range goals of the Master Plan.

APPENDIX

Ballston Spa Village
Planning Questionnaire
Dated November 22, 1963

Of 1350 questionnaires sent to the heads of households within the Ballston Spa Village limits in an attempt to reach all households, 320 or 23.7% were fully or partially completed and returned. These 320 replies represented families totaling 1,104 individuals.

On the basis of the known population of approximately 5,000 as compared with the 1,104 individuals represented by the completed questionnaires received, it may be assumed that approximately 90 households were not reached. If this is true and if it could be assumed that the 23.7% replying represent a true cross-section of the community in all respects pertaining to each question, the results obtained on questions answered by all 320 householders could be multiplied, in general, by about 4.5 in order to arrive at data for the total of all households in Ballston Spa.

However, we cannot be sure that those replying do represent the community as a whole in all respects, nor have all persons replying answered all questions. Therefore, the results of the returns should be analyzed with reservations, and computations made with caution. Nevertheless, the returns do shed much light on the characteristics of the Village population, and help tremendously in assessing the hopes and desires of the people.

Home-owners and property-owners

Of those replying, 235, or 73.44% own their homes; and 57 or 17.81% own property other than the homes in which they live. Only 4 of those owning other property in the Village do not own their own homes.

Living quarters

The 320 replies report a total of 479 family living quarters in the buildings where they live. Of these 479 houses or apartments, 2 apartments in double-houses, and 10 apartments in multiple-dwellings (3 or more apartments), are reported vacant. There probably are some duplications reported by two or more different families living in the same building. However, by comparison of

those questionnaires that reported their street number, there seems to be very few such duplications. Including these few duplications, since it was impossible to check all of them because names and street numbers were omitted from some questionnaires, 58 double-houses and 35 multiple dwellings were reported.

Place of Birth

Of the 320 heads of households reporting, 103 or 32.2% were born in Ballston Spa. Ninety-seven of the 103 have always made Ballston Spa their home. Sixty-one (19%) were born outside New York State but in the United States, while 14 or 4.4% were born outside the United States. Fifty-five of the 61 born outside the State received most of their formal education in other states; and 10 of the 14 born outside the United States received the major part of their education in the country of their birth.

Year-round residence

All but one householder making reply considers Ballston Spa his year-round residence.

Length of residence in Ballston Spa

The question, "How many years have you lived in Ballston Spa", was asked to try to determine in general the amount of migration to Ballston Spa and the relative stability of the population in regard to the length of time families stay here. Table 1 shows the data obtained from the replies received to the above question.

Any analysis of the following data must take into consideration that no one born here and replying as head of a household is under 20 years of age, but in almost all cases has lived here all his life, while a 20-year old householder born elsewhere may have lived in Ballston Spa for less than one year.

TABLE 1

Number of Years Lived in Ballston Spa

Lived here:	Those replying to Question #10 who were: Born here		Not born here		Totals	% of total
1	2	%	3	%	4	5
Less than 1 year			15	7%	15	5%
1-3 years			39	18	39	13
4-6 years			25	12	25	8
7-9 years			13	5	13	4
10-19 years			38	17	38	12
20-29 years	8	9%	25	12	33	11
30-39 years	17	19	25	12	42	14
40-49 years	16	18	24	11	40	13
50-74 years	47	53	14	6	61	20
75 or more years	1	1	0	0	1	--
Totals	89	100%	218	100%	307*	100%

*A few of the 320 replying to the questionnaire either did not answer this question, or replied "All my life".

Age and migration of population

The data in Table 1 must also be viewed in reference to the average number of persons of different age groups as reported by the questionnaires and summarized in Table 2.

TABLE 2

Population of 320 Reported Families by Age-groups

Age-Group 1	Number reported 2	Average number per year 3	% of the total reported 4	% of total reported ÷ by number of years in age-group 5
Over 75	44	--	4.0	--
65-74	67	6.7	6.1	.61
55-64	108	10.8	9.8	.98
45-54	118	11.8	10.7	1.07
35-44	128	12.8	11.6	1.16
30-34	76	15.2	6.9	1.138
25-29	74	14.8	6.7	1.34
20-24	75	15.0	6.8	1.36
15-19	78	15.6	7.0	1.40
5-14	220	22.0	19.9	1.99
0-4	116	23.2	10.5	2.10
TOTALS	1104		100.0%	

The last column of Table 2 shows that of those families reporting, each older age group (with the exception of those 30-34 years old) represents a smaller proportion of the total population. This of course, reflects the higher birth rate of the past seventeen years; but when applied to the length of time natives have lived here, as reported in Column 2 of Table 1, the combined data suggest that natives are leaving Ballston Spa in greater numbers in recent years than formerly. This perhaps may be expected since the United States military training program, the changing character of our economy, and the larger numbers of youth seeking and obtaining more skilled and specialized education elsewhere promotes a wider knowledge of the world and encourages employment in a more diversified economy than is represented in Ballston Spa.

However, Table 1 also indicates that there is a wave of more recent arrivals in Ballston Spa during the past six years. This may suggest that Ballston Spa has been "discovered" by people who want to live in a"small, quiet, friendly town with good schools" as indicated by answers to Question #59 pertai ning to the reasons they came to Ballston Spa. This trend will probably continue as access to near-by employment is made easier by the Northway and other improved highways.

It is clear that many of the householders not born here remain to become long-time residents and make-up about two-thirds of the population.

Employment

Among the 320 families reporting, 369 persons are regularly employed. Five families did not answer Question 13, "How many in your family work regularly"? But of the 315 families answering the question, only 46 families have no one regularly employed; and 34 of them have no one under 65 years of age, and 8 have no one under 55. This leaves only 4 families with some member under 55 years of age and no one working regularly.

Unfortunately, Questions 14-18 concerning location of employment must have been confusing because the answers in several cases were contradictory and the numbers reported could not be balanced. However, the returns of those who answered indicate that 154 of them work in Ballston Spa, while others in significant

numbers work at Schenectady, Niskayuna, West Milton, Saratoga Springs, and Albany. Several work as construction workers at varying locations, or as salesmen covering various areas. At least 56 (15.2%) and probably more, of those replying work for the General Electric Company.

Economic climate

Among the 320 replies to the questionnaire, 77 replied "Yes" and 146 "No" to the question "Do you find adequate shopping facilities in the Village"? The other 97 did not reply to the question. Obviously then, of those replying to the question only about one-third find adequate shopping facilities here. This is confirmed by the fact that only 30.9% of the 320 replying to the questionnaire and only 35.9% of those replying to the specific question do the "greater part of their family shopping for women's and girls' clothing" in Ballston Spa.

The percentages of householders who report doing the major part of their shopping or business for variously classified items are indicated in the Shopping Survey, Part III, section "I" of the Master Plan Report.

The Shopping Survey would seem to indicate that if the local merchants can provide a wider choice, better quality, new styles and models, and all at prices competitive with out-of-town sources, they would meet several of the objections of most people. Other reasons of major importance seem to be: compactness of shopping area, and attractiveness of the stores--"both outside and inside" as some respondents have indicated in their comments elsewhere in the questionnaire.

Parking facilities seem to influence about half of the people.

An additional reason for shopping elsewhere, not printed in the questionnaire but written in by at least twelve persons, has to do with their inability to obtain certain items in Ballston Spa. Most respondents did not mention specific items, but those who did, mentioned sewing patterns, dry goods, art goods and painting materials, and military items.

Other reasons mentioned for shopping out of town include discount stores, special sales, service, ease of shopping in large department stores, "business done in town is everybody's business", and "charge accounts in larger stores establish a better credit rating."

One statement may be very significant, and express a feeling that unconsciously affects many others who have not put it in words: "I do almost all my shopping in town because I enjoy the personal service and concern shown but, when comparison shopping, I like the anonymity of out-of-town stores".

PERSONAL FEELINGS AND DESIRES

Why do people come to or stay in Ballston Spa?

Of 243 answering the question "What influenced you to establish your residence here or to stay here?" 86 were born here although 31 of these failed to mention that as one of their reasons for staying here. Sixteen (16) had family ties here or their families or relatives were established here. Ten (10) married local girls or boys.

Ninety-three (93) came or stayed because of jobs or job opportunities, business or professional opportunities or established business, or because of nearby work. Of these, 28 reported that they came or stayed here because their work was nearby.

Forty-five (45) came or stayed because of the "friendly atmosphere", "established friendships", or because they "like the people" or because they think Ballston Spa is a "nice, pleasant community". Four (4) mentioned that it is a good place to raise children.

Twenty-eight (28) favor Ballston Spa because it is "small", "not too large", "quiet", or "away from congested, rapid growth".

Thirteen (13) maintain their residences here to be near the Capital District or large cities. Thirteen (13) are here to be near recreational areas or facilities, near the mountains, or because they like the natural beauty or other features of the area.

Ten (10) like the school system. Ten (10) find the housing to their liking, and five (5) find the taxes comparatively lower here.

Seventeen (17) came because of military orders to report to installations nearby.

Several other reasons were given less frequently. These include "wanted convenience of village life" (opposed, it is assumed, to rural life), "good churches", and "climate". Of course, some respondents mentioned more than one reason for coming to or staying in Ballston Spa. One (1) said he was born here and was "stuck here".

Rental property

Of 75 replying to the question "Were you able to rent the type of quarters you desire?" fifty-three (53) answered "Yes", and twenty-two (22) said "No". Most of the 22 indicated they wished to rent a better quality apartment or one with more room, in a nice neighborhood, or a house with a yard. A few feel that the rent for what they are getting is too high and that navy personnel are charged more.

What the residents like about Ballston Spa

Of 246 who stated what they like about Ballston Spa, 142 used the terms "friendly" or "the people". Five (5) of the others mentioned "our friends" or "our neighbors". Seven (7) said "generally nice community"; and four (4) said they like the feeling of belonging and being able to say, "Hello", to most of the people they meet. Four (4) said, "a nice place to bring up children"; and two (2) expressed appreciation for the way people "mind their own business".

Forty-five (45) like Ballston Spa because of its size, or its smallness. Three (3) others expressed their pleasure with the uncrowded residential area, large lots, etc.; and eight (8) said they like its historical background, "flavor," or architecture.

Twenty-seven (27) like it because of its location in reference to nearby cities, the mountains, lakes, rural life, open spaces, resort areas, cultural activities, etc.

Twelve (12) expressed satisfaction with the public schools, and eleven (11) with the churches. Ten (10) listed "low taxes" or "good village government" as reasons for liking Ballston Spa. Five (5) like the "climate", "nice clean air" or "summers".

Seven (7) gave the reason "clean and well-kept", six (6) "natural beauty", four (4) "quaint, colorful", four (4) "appearance" or "atmosphere". Seven (7) said, "local business men and their stores or services".

One "navy" family said, "Ballston Spa has been one of the most enjoyable places we have lived. The community has been most hospitable." Another said, "The pace is not too fast--except as we make it so. Its problems are small enough numerically, so that an individual does not feel he is overwhelmed and can never do anything about them."

Things residents would change in Ballston Spa

One hundred fifty-nine (159) of the respondents listed one or more things they would like to change in Ballston Spa. By far the largest number (24) expressed concern about the dilapidated, unsightly or dangerous buildings and believe these buildings should be removed or (where practical)should receive major repairs.

Fifteen (15) replies expressed a great need for a much improved shopping area in the center of the Village.

Thirteen (13) favor better streets; six (6) better sidewalks or better kept sidewalks; four (4) improved through-routes; and six (6) mentioned other traffic problems.

Twenty (20) mentioned a desire for more industry or more employment opportunities. Seven (7) mentioned some aspect of the parking problem. Fourteen (14) mentioned more or better recreational or entertainment facilities, primarily for the youth.

Many other changes were listed as desirable by only one or two people. These suggestions have not been overlooked, and will be considered with those reported above.

Type of community preferred

Nearly 70% (208) of those of those replying to the question "So far as future community growth can be stimulated, which type of development do you favor?" prefer a balnced community with residential, commercial and industrial growth, as reported in Table 3.

TABLE 3

Type of Community Desired

	Number favoring	% of replies favoring
Balance community; with residential, commercial and industrial growth	208	69.3%
Industrial	58	19.3
Residential	20	6.7
No appreciable growth	10	3.3
Resort town	2	0.7
Other types	2	0.7
TOTAL REPLIES TO QUESTION	300	100.0%

Groups or types of new residents desired

Question #57 asked the respondents to list in order of preference the "type of new residents they would prefer to see attracted" to Ballston Spa, and suggested various groups for their consideration. While some respondents listed only one or two groups, others rearranged the entire eight suggested groups in the order of their individual preference. However, only the first five choices were considered. This was done to simplify the evaluation because the sixth, seventh and eighth choices were felt to be much less significant, and because it was felt that some respondents may have understood that they were requested to rearrange all of the listed groups rather than pick only the ones they would prefer for new residents.

The complete results are shown in Table 4.

TABLE 4

Types of New Residents Preferred

TYPE	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice	Weighted Opinion*
Anyone and everyone	95	4	1	2	1	499
Manufacturing workers	64	11	7	5	1	396
Professional people (Doctors, lawyers, scientists, educational workers, etc.)	27	21	23	17	10	332
Government workers	22	27	16	2	12	282
Business men, merchants, executives	20	37	23	18	3	356
So-called white collar workers	10	13	18	11	8	186
Artists, musicians, writers	3	6	7	9	4	82
Retired people	1	11	11	9	10	110
	242	130	106	73	49	

*First choice was given a weight of 5; second choice, 4; third choice, 3; fourth choice, 2; and fifth choice, 1.

Many people apparently felt it would be undemocratic to express a preference for any particular type of person as a new resident since several expressed themselves along those lines. Others probably felt that a balanced community which, as reported above, 70% preferred would naturally want and attract a cross-section of all types who (as some expressed it) are "decent, law-abiding, honest people". In any event, ninety-five (95) of the 242 replying to the question preferred "anyone and everyone". Manufacturing workers were the group to receive the next largest number (64) of preference replies.

Technically or psychologically, if someone does not prefer "anyone and everyone" he probably has several types of people he prefers to "anyone and everyone". This is actually the way the question was answered; for, although "anyone and everyone" was first choice of 95 people, that group was second preference of only four people and third, fourth or fifth choice of only one or two people each. All the other groups received a more even choice for first to fifth position of preference.

"Professional people" may be and probably are high on the list of those residents preferred because "doctors" were included in the group. Many respondents clearly indicated in replies that doctors are urgently needed and recorded their preference for "doctors" rather than for "professional people".

Appearance of Ballston Spa

Question #62 "Do you feel that an effort should be made to conserve Ballston Spa's looks?" was asked to try to find out if people like the old architecture, the residential, small-town appearance of the village at its best or if people have no desire to conserve or maintain this appearance in any future development. Some possible reasons for answering "Yes" or "No" were listed.

One respondent feels it is the "most loaded question" he ever saw. Although the question may be poorly drafted, there was no intention to try to influence people one way or the other. The suggested possible reasons were listed only to stimulate thinking and to make it easier to classify and tabulate replies.

Although there were 218 "Yes" and 62 "No" replies, many respondents qualified or enlarged upon their answers. The almost unanimous opinion was that while the nice old buildings and the attractive aspects of the Village should be preserved the dilapidated, ugly, run-down buildings (mainly in the business district) should be eliminated and new buildings erected or new, attractive use made of the land. Most people seem to favor the general appearance of the best in the residential areas, but a few prefer the more modern design to "keep up with the times". The majority of the people indicate they wish to maintain association and visual contact with the past while eliminating the unattractive features that have been allowed to develop.

Some of the following thoughts were expressed: "New industry cannot be attracted, nor residents interested in a town which does not improve." "The business district should be modernized." "Preserve only those buildings which are either functional or of historical significance. Do not retain buildings merely to preserve antique appearance."

Location of garbage and refuse dump

Twenty-seven (27) answered or commented on question #63 in reference to the desirable location of a village "dump". The locations suggested will be referred to the Village officials for professional study.

Additional parks and recreation areas

Seventy-five (75) suggested sites for additional parks and recreation areas. Table 5 lists the specific sites suggested within the Village limits with the number suggesting them.

TABLE 5

Possible Sites for Parks and Recreation Areas

	Suggested by:
Hathorn property on Ralph St. adjacent to swimming pool	17
Foote's Pond (Sylvan Lake)	8
Fairground	7
Ackshand Knitting Mill Site	5
Old Iron Spring area	4
Kayaderosseras Creek banks and area	4
Bender property	3
Along Gordon Creek, from W. High to Kayaderosseras Creek	2
Mohican Hill	2
Improved and enlarged Wiswall Park	2
More park space downtown as old buildings are removed	2
Old Bishoff Park area near former Blue Mill dam	2
Sans Souci spring area	1
Corner of W. High St. and Ballston Ave.	1
West North St. behind Bishop's	1
At end of Lewis Street	1
Parks for travelling trailers	1

The most urgent problems or needs of Ballston Spa

It is the opinion of the big majority of those expressing an opinion that the most urgent and greatest problems or needs of Ballston Spa are:

1. The attraction of more industry to provide additional employment.
2. The repair or improvement of the streets.
3. The removal or major improvement of dilapidated, unsightly buildings, and improvement of the appearance of property.
4. The improvement, renovation or remodelling of the business district.
5. The provision of adequate recreational facilities.

These opinions were expressed in different words with various degrees of emphasis, but clearly indicate that most people consider that it is most important to make progress in these areas. These five problems were not only mentioned most often in first place of importance but were listed among various problems most numerously.

The complete list of all problems mentioned by three or more people answering is given below:

TABLE 6

Urgent Problems or Needs in Ballston Spa

	Number of times listed					Weighted* Importance	
	1st	2nd	3rd	4th	5th		
Industry and employment							
More industry	50	5	5	1	2	289	
More jobs	8	2	1			51	
Miscellaneous	4	1	1	1		29	
							369
Streets							
Better streets	28	12	4	2		204	
Repair or rebuild streets	13	6	4	1	1	104	
Miscellaneous	3	4	1			34	
							342
Buildings and property							
Tear down old useless, undesirable buildings	7	3	4	1	2	68	
Repair or tear down vacant, dilapidated, dangerous bldgs	1	5	3	1		36	
Eliminate slum and marginal buildings		2	2			14	
Clean-up old buildings	2	2	1			21	
Improve and maintain properties remove unsightly old cars, and trash	1	7	2	1		41	
Miscellaneous	3	3	1	1	1	33	
							213
Business district and business							
Renovate or modernize business district	11	3	2	1		75	
Remove vacant stores or extremely poor buildings	2	1				14	
Better shopping facilities	1	3	1			20	
Modernize store fronts, inside	1	2	1			16	
Miscellaneous	4	6	5	3		65	
							190
Recreation							
Adequate youth facilities	5	3	1			40	
A well-staffed, or supervised youth center	4	1	1			27	
More recreation areas for teenagers	2		1			13	
Need for additional recreation in general	2	2	4			30	
Miscellaneous	4	3				32	
							142

(Continued on following page)

TABLE 6

(Continued)

	Number of times listed					Weighted*	
	1st	2nd	3rd	4th	5th	Importance	
Health problems							
Better water supply	6	2	1			41	
Insure steady water supply	2					10	
More doctors		2		1		10	
Miscellaneous	2	1	1	1	1	20	
							81
Domestic sewage							
Adequate plant, new lines, etc.	8	6	3	3	2	81	
							81
Law enforcement							
Police department	6	2	3		1	48	
More strict law enforcement; traffic, ordinances, general	1	2			2	15	
Miscellaneous	1	1	1	2		16	
							79
Parking							
Adequate or better parking	5	5	2	1		53	
Miscellaneous	2		1			13	
							66
Housing							
Better housing	5	3			1	38	
Fair, or low rents	1	1				9	
							47
Appearance and beautification							
Better up-keep and cleanliness of Village in general	4		1	1	1	26	
Better park facilities	2		1			13	
Miscellaneous		1	1		1	8	
							47
Storm sewers and drainage	3	5	3	1		45	
							45
Sidewalks	7		1	1		40	
							40
Traffic							
Get through-traffic off Milton Avenue, or out of Village	2	1				14	
Miscellaneous	1	2	2			19	
							33

(Continued on following page)

TABLE 6

(Continued)

	Number of times listed					Weighted* Importance	
	1st	2nd	3rd	4th	5th		
Attitudes							
Attitude of people	2	1	1			17	
Program for improvement, and miscellaneous	2			1	1	13	
							30
Ordinances and codes							
To control dogs		3	1	1		17	
Miscellaneous	1		2		1	12	
							29

*The problem listed first, or most urgent, is given a weight of 5; the problem listed second by the same person is given a weight of 4; third, 3; fourth, 2; and additional problems listed a weight of 1.

Other practical problems or needs listed as most urgent by one person only are: a more equitable property tax structure, action to attract a college or junior college, removal of all dead or diseased trees and replacement with new ones, and extension of Village limits.

Other needs listed as of a less urgent nature include suggestions to promote publicity to attract new residents, to attract visitors, and to promote Ballston Spa as an ideal "retirement" Village; to take action to ensure that the County seat remains in Ballston Spa; and to restore the mineral springs for public use.

Business and the business district

"Ballston Spa seems to me to be essentially a suburb where people live but do not spend a large percentage of their income. Unless the local businesses prosper, they cannot pay the taxes necessary for improvements, nor can they expand stocks nor lower prices. In the absence of an industrial or prosperous business community the tax base is too small for very many improvements."

APPRECIATION

The Planning Board is highly pleased with the response to the Planning Questionnaire and greatly appreciates the serious consideration of and sincere suggestions and comments given to the questions asked. One is not able to read the replies without being impressed by the deep concern back of them, nor without gratitude to the hundreds who took considerable time to ponder the questions and write their frank and helpful replies.

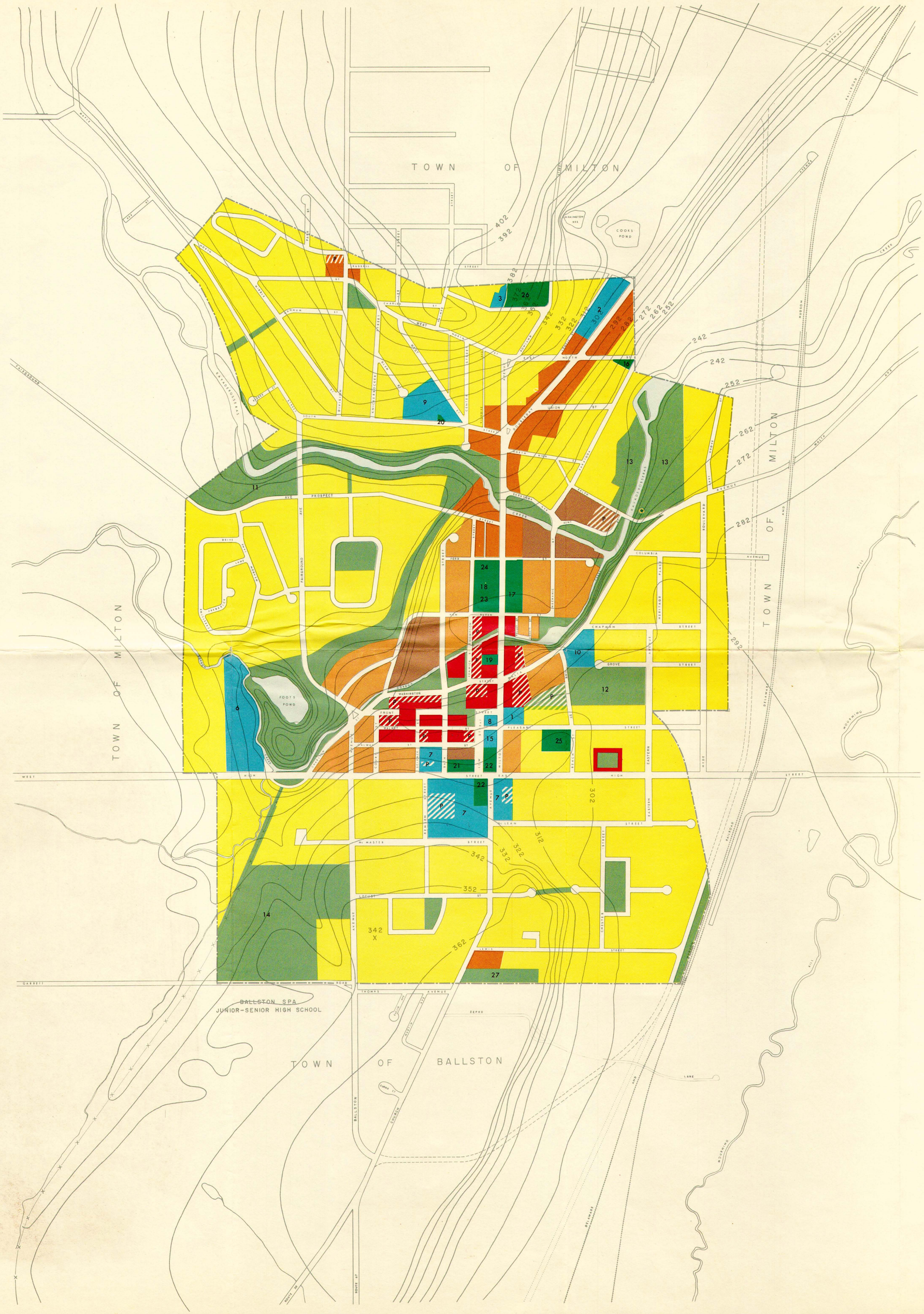
While these answers are not an end in themselves, they do reflect the thinking and desires of the community at-large and serve as a guide in the consideration of various aspects of the development of a Comprehensive Plan. The questionnaire and its reported results have helped greatly in arousing public interest in and concern for the future of Ballston Spa.

Whatever plan is developed will be a long-range plan which can be modified from time to time as conditions change or as more information indicates such modifications are desirable. Some action can be taken immediately, while some projects will be undertaken in due time when financial conditions permit and after more urgent or important projects have been undertaken. Some aspects of the plan may have to wait for natural or stimulated growth or future anticipated development.

It is only with a sense of community cooperation and with individual efforts as well as government efforts that the vision of a beautiful, attractive and prosperous Village can be realized.

Ballston Spa Village
Planning Board

March 2, 1964



SCALE IN FEET

400 200 0 200 400 600 800 1000 1200 1400 1600 1800 2000

- RESIDENTIAL, ONE TO THREE FAMILIES
- RESIDENTIAL, FOUR OR MORE FAMILIES
- COMMERCIAL, CENTRAL BUSINESS DISTRICT
- COMMERCIAL, HIGHWAY ORIENTED
- INDUSTRIAL
- PUBLIC
- SEMI-PUBLIC
- OPEN SPACE
- P PARKING
- VILLAGE BOUNDARY

PUBLIC

GOVERNMENT

1 VILLAGE HALL
2 VILLAGE GARAGE & WATER WORKS
3 STANDPIPE
4 EAGLE MATT LEE FIRE COMPANY
5 UNION FIRE COMPANY NO.2
6 COUNTY GARAGE
7 COUNTY OFFICES
8 POST OFFICE

EDUCATION

9 SOUTH STREET ELEMENTARY SCHOOL
10 MALTA AVENUE ELEMENTARY SCHOOL

RECREATION & OPEN SPACE

11 WINTER SPORTS AREA
12 PLAYFIELD
13 SWIMMING POOL RECREATION
14 BALLSTON SPA CEMETERY

CULTURAL

15 LIBRARY

SEMI-PUBLIC

RELIGIOUS

16 SEVENTH DAY ADVENTISTS
17 FIRST BAPTIST CHURCH
18 ST. MARY'S ROMAN CATHOLIC CHURCH
19 FIRST METHODIST CHURCH
20 GOSPEL TABERNACLE
21 FIRST PRESBYTERIAN CHURCH
22 CHRIST CHURCH & PARISH

EDUCATION

23 ST. MARY'S ROMAN CATHOLIC SCHOOL

FRATERNAL

24 MASONIC TEMPLE
25 ST. MARY'S & CATHOLIC DAUGHTER'S OF AMERICA

HEALTH

26 BALLSTON SPA HOSPITAL

OPEN SPACE

27 ST. MARY'S ROMAN CATHOLIC CEMETERY

BALLSTON SPA NY

PROPOSED MASTER PLAN FOR LAND USE AND COMMUNITY FACILITIES

VILLAGE PLANNING BOARD

BROWN & ANTHONY
CITY PLANNERS, INC.

JANUARY, 1965

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