



REVITALIZE  
**Ballston  
Spa**

**Village Board Presentation**

February 9, 2026



# AGENDA

1. Project Background and Planning Process
2. Project Vision and Goals
3. Master Plan & Supporting Recommendations
4. Implementation & Next Steps
5. Questions

# PLANNING PROCESS

## PUBLIC WORKSHOP

May 21<sup>st</sup> | 6:30-8:00 PM  
50 West High Street



[revitalizebpa.com](http://revitalizebpa.com)

- NYS Brownfield Opportunity Area (BOA) Program has three steps:
    - BOA Plan
    - BOA Designation
    - Pre-Development Program Benefits
  - Evaluate issues and opportunities
  - Establish a vision
  - Identify priority sites/areas
  - Develop recommendations for investment and revitalization
- 

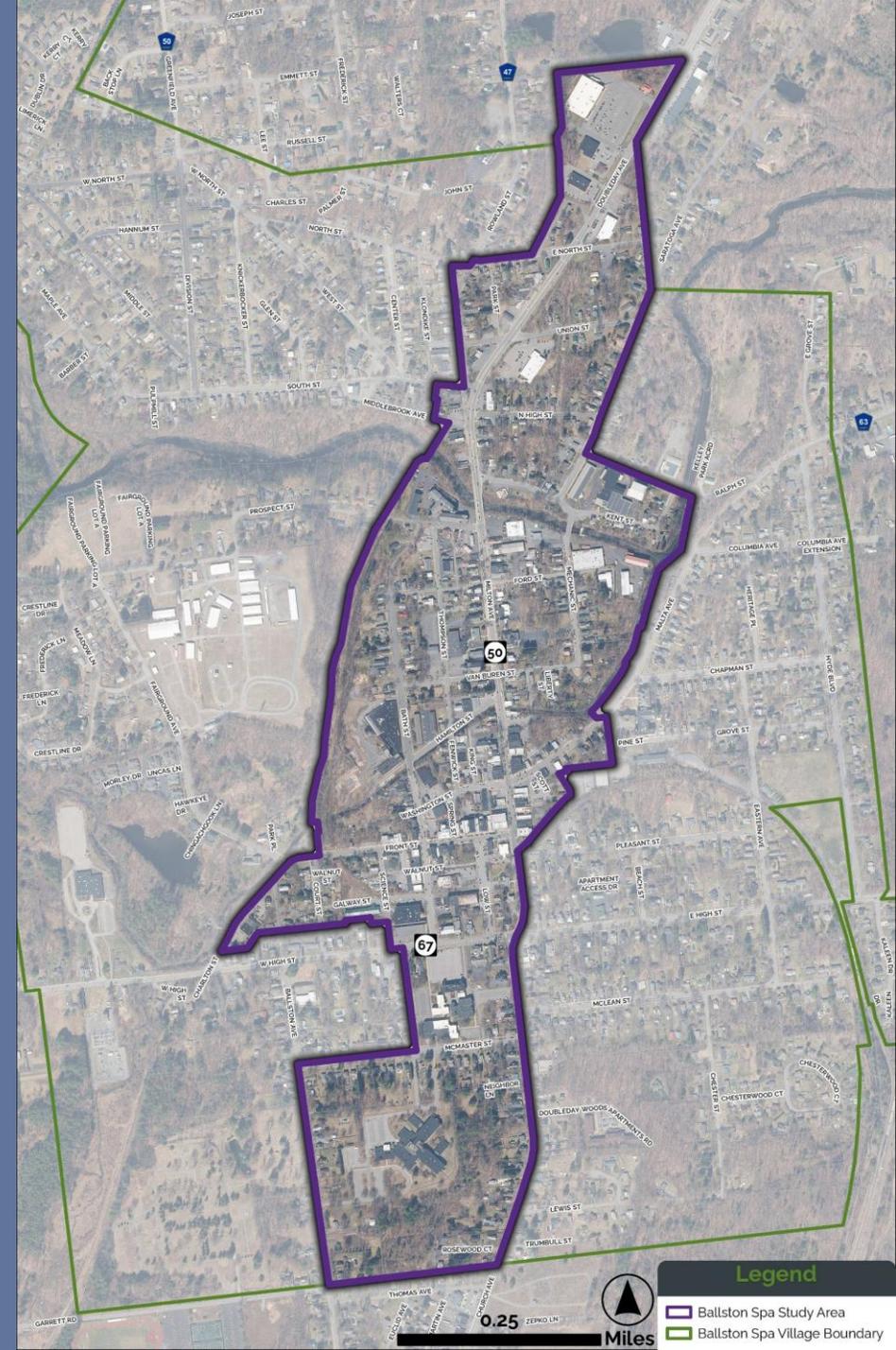


## PLAN GOALS

- Develop a comprehensive vision for the future
- Attract investment and funding opportunities to the Village
- Promote economic development

# REVITALIZE BSPA STUDY AREA

The study area extends from Double Day Ave/Route 50 at the northern Village boundary to the west side of Bath Street, all the way to Washington Ave, cutting over to West High Street, down Remsen Street and around to the southern boundary of the Village. The study area then follows Milton Ave to the Front Street intersection, then tracks the east side of Washington Ave, cutting over on Saratoga Ave back to the east side of Double Day Ave/Route 50.



# PLANNING PROCESS

**FALL/WINTER  
2024**

**Kick-Off and  
Inventory/Data  
Collection**

**WINTER  
2025**

**Public Survey  
Public  
Engagement  
Events  
Visioning**

**SPRING/  
SUMMER 2025**

**Strategic Site  
identification  
and property  
owner outreach**

**SUMMER/  
FALL 2025**

**Recommendation  
and Plan  
Development**

**WINTER/  
SPRING 2026**

**Public Feedback  
and Plan  
Adoption**



# PUBLIC ENGAGEMENT PROCESS

## Advisory Committee:

- Bernadette VanDeinse-Perez, Village Trustee
- Karen Avenarius, Business Owner
- Philip DeFiglio, Business Owner
- Mathew Ercoline, Zoning Advisory Committee
- Shannon Hansen, Resident/Teacher
- George Long, Business Owner
- Steven Miraglia, Resident/BSBPA
- Maggie Schlegel, Resident
- Spencer Tacy, Property Owner
- Katherine Tiedemann, Resident
- Chris Farrell, Resident
- Matt Smith, NYSDOS





**PROJECT  
VISION & GOALS**



REVITALIZE  
**Ballston  
Spa**

# VISION

**Ballston Spa envisions a vibrant, connected community that honors its historic charm while embracing thoughtful growth and innovation. The Village will build upon its walkable downtown and close-knit community by creating dynamic spaces for residents and visitors of all ages, with a thriving mix of local businesses, diverse housing options, engaging community spaces, and improved infrastructure. By enhancing community connections, preserving historic character, and fostering sustainable development, Ballston Spa will balance small-town charm with modern amenities to support a high quality of life for generations to come.**

# GOALS



REVITALIZE  
**Ballston  
Spa**

**1**



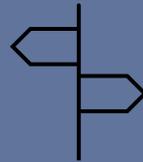
Revitalize Vacant  
& Underutilized  
Properties

**2**



Enhance  
Downtown  
Vitality

**3**



Improve  
Infrastructure  
and Connectivity

**4**



Expand Housing  
Options

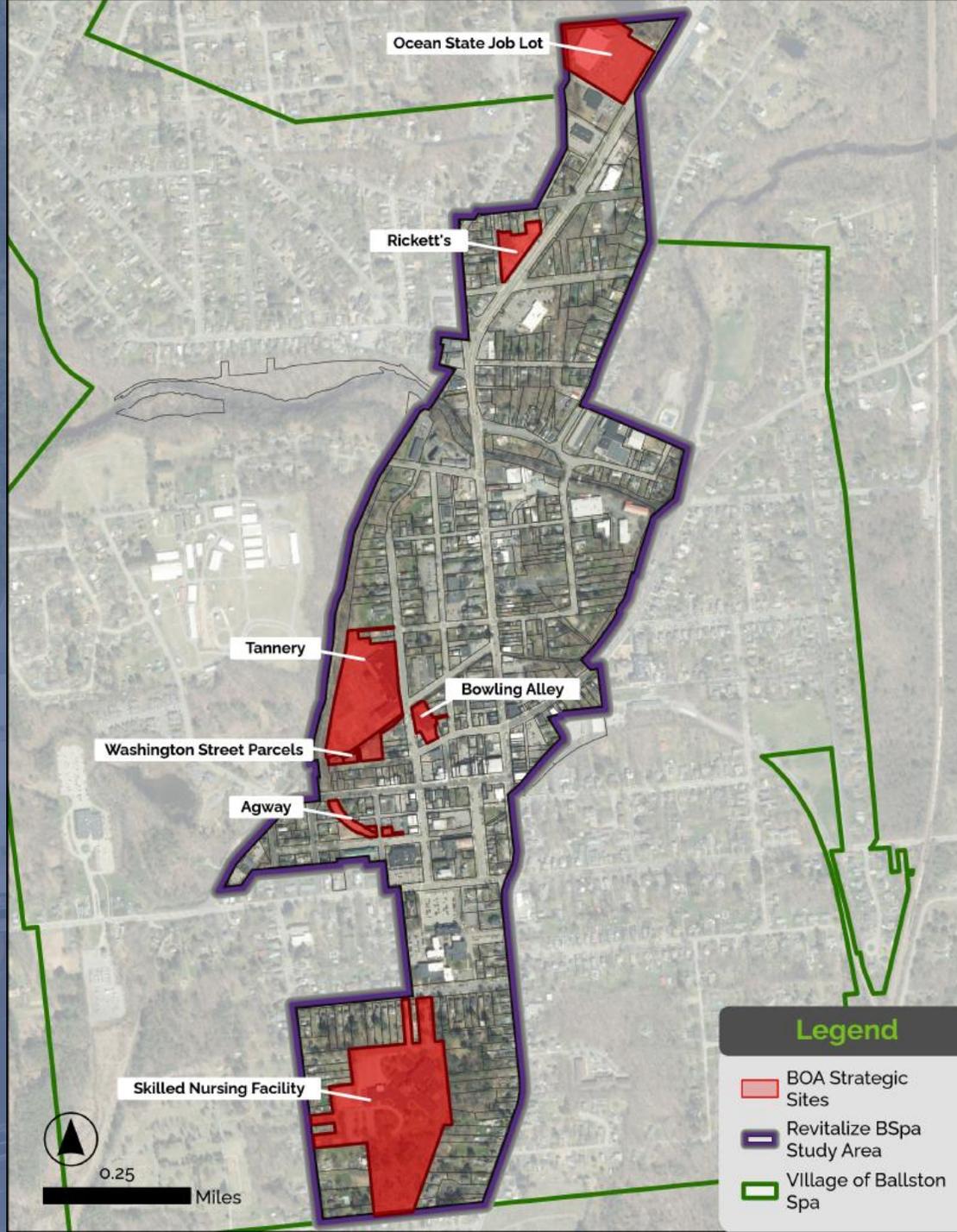
**5**



Celebrate and  
Enhance Natural  
and Cultural  
Resources



# MASTER PLAN & STRATEGIC SITES



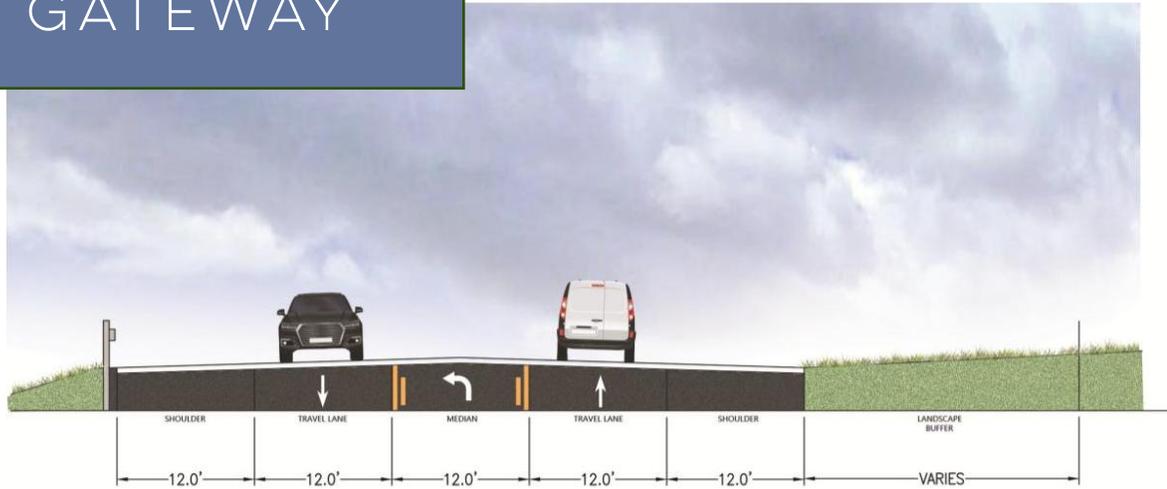
# NORTHERN GATEWAY



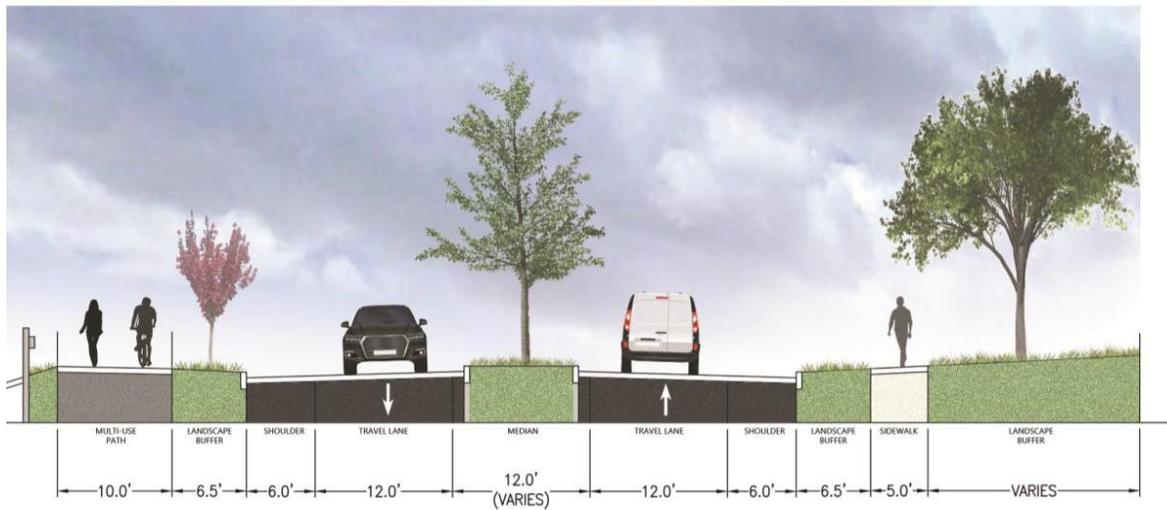
## **RECOMMENDATIONS**

1. Investigate potential medical office/mixed-use development on OSJL parking lot.
2. Consider adding a planted median and narrowing lanes to calm traffic.
3. Implement enhanced Village signage.
4. Consider a beer garden/restaurant use for the former Rickett's site.

# NORTHERN GATEWAY



Existing Conditions



Median Concept

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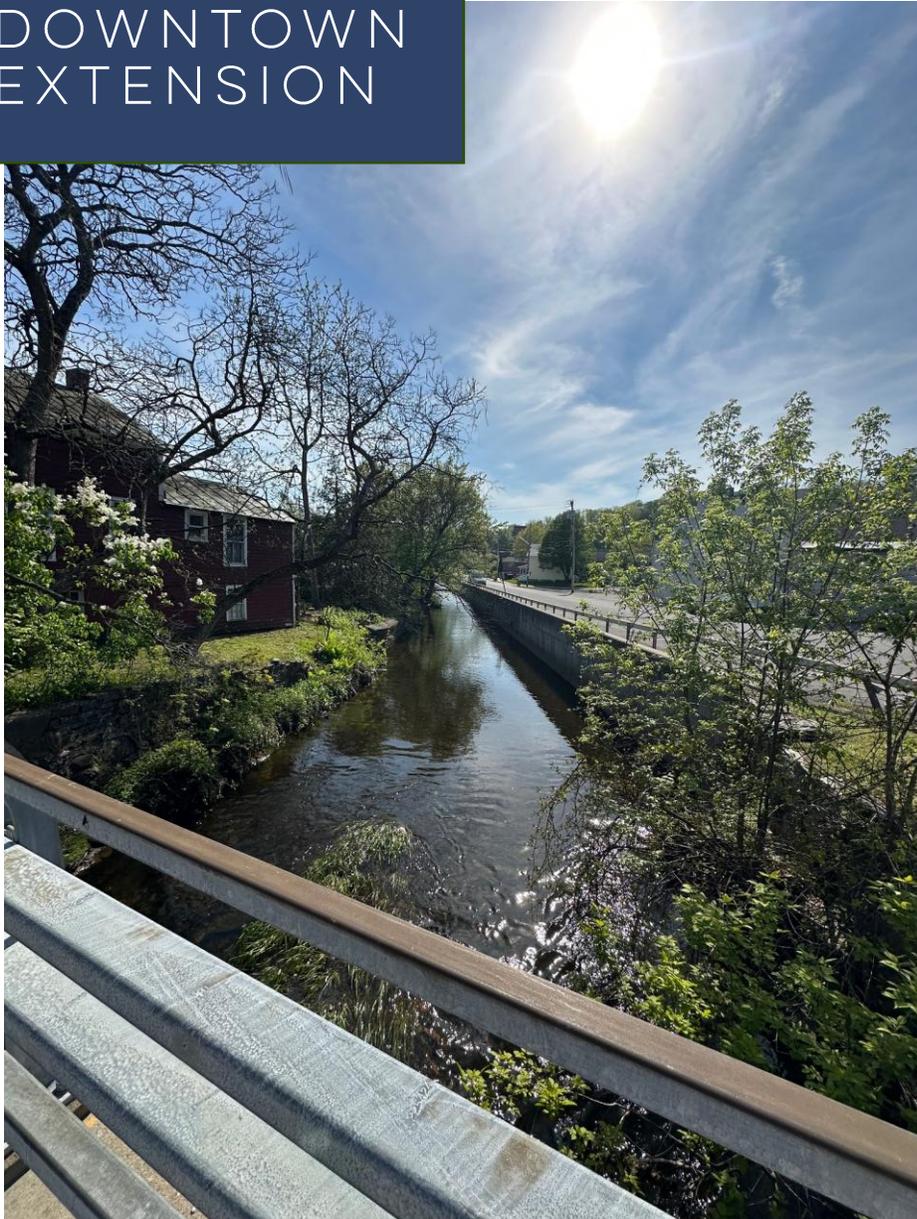
## DOWNTOWN EXTENSION



## RECOMMENDATIONS

1. Consider highlighting bridges with signage, planters, and lighting.
2. Add a sidewalk on Hamilton Street to create better pedestrian access.
3. Redevelop the bowling alley site into a mixed-use building.
4. Establish a legacy walking trail.

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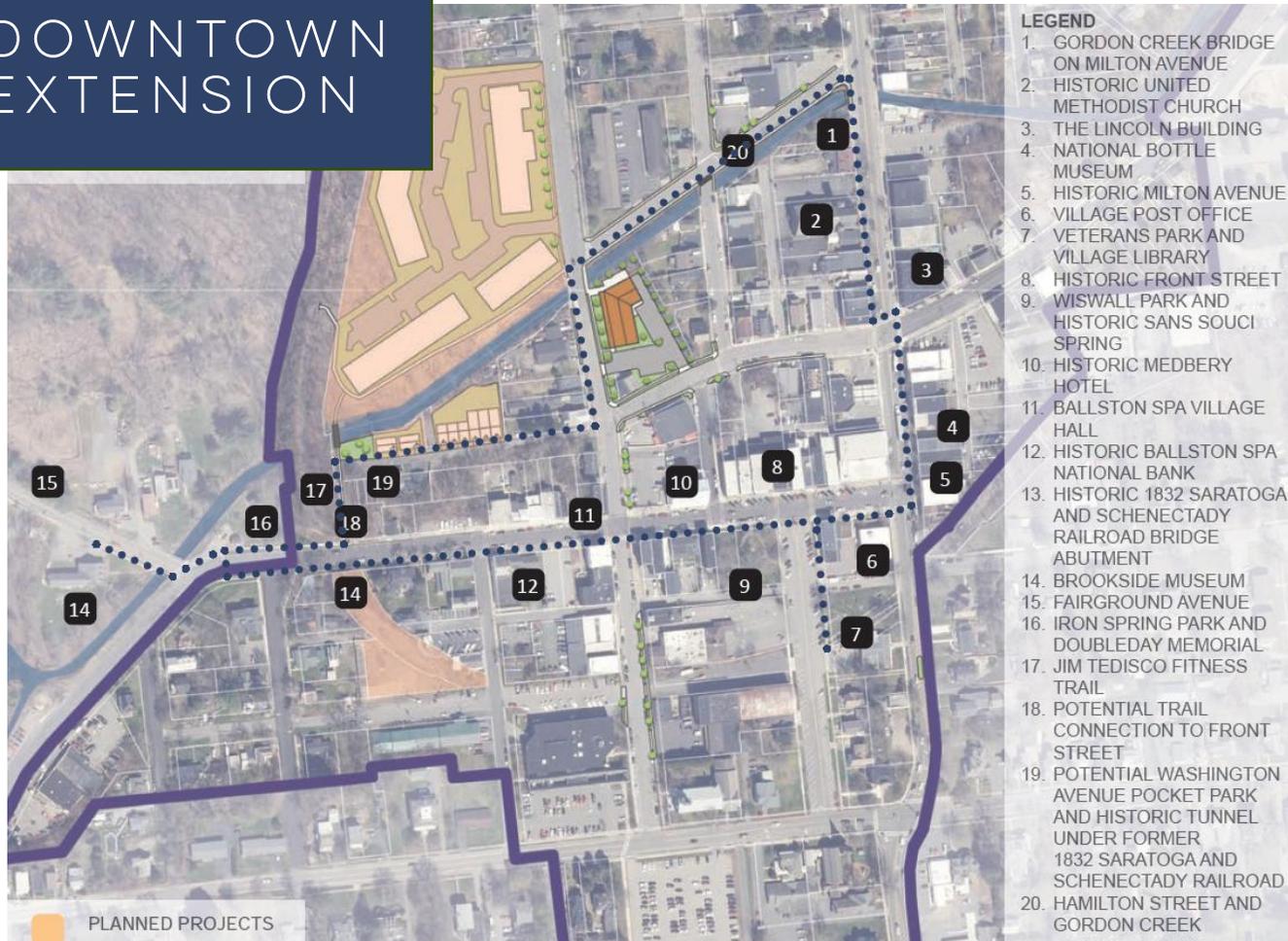
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## LARGE NURSING SITE



## **RECOMMENDATIONS**

1. Pursue a cottage-court style development of the former skilled nursing center.



# SUPPORTING RECOMMENDATIONS

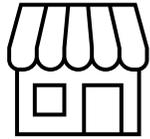
# SUPPORTING POLICY RECOMMENDATIONS



## **Goal 1:** Revitalize Vacant and Underutilized Properties

- Create incentives for adaptive reuse of historic buildings and redevelopment of vacant lots.
- Develop an inventory of available sites and market them to developers.
- Streamline development processes and improve regulatory clarity.
- Establish infrastructure standards for commercial development.

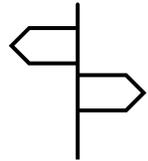
# SUPPORTING POLICY RECOMMENDATIONS



## Goal 2: Enhance Downtown Vitality

- Diversify and strengthen the downtown business mix.
- Create vibrant public spaces and programming.
- Enhance downtown identity and navigation.

# SUPPORTING POLICY RECOMMENDATIONS



## Goal 3: Improve Infrastructure and Connectivity

- Expand pedestrian and bicycle connectivity.
- Strengthen water, sewer, and stormwater infrastructure.
- Improve parking accessibility and management.
- Establish a comprehensive capital improvement planning process.

# SUPPORTING POLICY RECOMMENDATIONS



## Goal 4: Expand Housing Options

- Expand and improve housing options to serve residents of all ages and income levels.
- Pursue Pro-Housing Community certification to access state funding programs.

# SUPPORTING POLICY RECOMMENDATIONS



## **Goal 5:** Celebrate and Enhance Natural and Cultural Resources

- Celebrate historic character and support arts and cultural initiatives.
- Enhance natural resources and implement green infrastructure for flood resilience.

A street scene with a deli storefront and cars, overlaid with a blue tint and white text. The deli sign reads "229 Front St. Ballston Spa, NY", "FRONT ST", and "DELI" with the phone number "518-884-0456". A car with license plate "KER-7438" is visible in the foreground.

# IMPLEMENTATION & NEXT STEPS



Plan finalized



Plan adopted by Village Board



Village submits BOA designation package



Village BOA designated



Apply for funding to implement!

An aerial photograph of a town street intersection. The scene shows a mix of residential and commercial buildings, including a prominent three-story brick building at the corner. There are several cars parked and driving on the streets. A large, dense forest of green trees is visible in the background. The text "QUESTIONS?" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

**QUESTIONS?**



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**THANK YOU!**

**Norabelle Greenberger**

Senior Planner, LaBella Associates