

VILLAGE OF BALLSTON SPA

66 Front St
Ballston Spa, NY 12020
Ph: (518)885-5711

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN
INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

APPLICANT(S)	OWNER(S) (If not applicant)	ATTORNEY/AGENT
Name <u>Spencer + Christi + Tracy</u>		
Address <u>320 Saratoga Ave</u>		
Phone <u>518-522 8117</u>		
Email <u>Spencer@singlehomeinspections.com</u>		

*An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: ☒ Owner ☐ Lessee ☐ Under option to lease of purchase

PROPERTY INFORMATION

- 216.32-1-96-1
216.31-2-2
216.31-2-1
- Property Address/Location: Washington Street Tax Parcel No: 216.31-2-1
 - Date acquired by current owner: 2001, 2016, 2022
 - Zoning District when purchased: CBD + AO
 - Present use of property: Vacant
 - Current Zoning District: CBD + AO
 - Has a previous ZBA application/appeal been filed for this property?
 - ☒ Yes (when? 8-2025, for what? Use Variance)
 - ☐ No
 - Is property located within (check all that apply):
 - ☐ Historic District
 - ☐ Architectural Review District
 - ☐ within 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action:

Area + Frontage relief to build
6 row houses + 2 single Family
homes

9. Is there a written violation for this parcel that is not the subject of this application? ___ Yes ☒ No

10. Has the work, use or occupancy to which this appeal relates already begun? ___ Yes ☒ No

11. Identify the type of appeal you are requesting (*check all that apply*):

- ___ INTERPRETATION (page 2)
 ___ VARIANCE EXTENSION (page 3)
 ___ USE VARIANCE (pages 3-6)
☒ AREA VARIANCE (pages 6-8)

FEES: Make checks payable to the "VILLAGE OF BALLSTON SPA". Fees are cumulative and required for each request below:

___ Interpretation	\$500
___ Use variance	\$200
☒ Area variance	
- Residential use/property:	\$100
- Non-residential use/property:	\$300
___ Extensions:	\$150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

N/A

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted?

3. If interpretation is denied, do you wish to request alternative zoning relief? ___ Yes ___ No

4. If the answer to #3 is "yes", what alternative do you request? ___ Use Variance ___ Area Variance

EXTENSION OF A VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

N/A

1. Date original variance was granted: _____
2. Type of variance granted? ____ Use ____ Area
3. Date original variance expired: _____
4. Explain why the extension is necessary. Why wasn't the original timeframe sufficient:

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

N/A

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

Has the property been advertised in the newspaper or other publication? Yes No

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1. Date of purchase: _____ Purchase amount: \$ _____
2. Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Annual maintenance expense: \$ _____
 4. Annual taxes: \$ _____
 5. Annual income generated from property: \$ _____
 6. City assessed value: \$ _____
 7. Appraised Value: \$ _____ Appraiser: _____ Date: _____
- Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)?

____ Yes If "yes", for how long?

____ No

1. Original listing date(s): _____ Original listing price: \$ _____

If listing price was reduced, describe when and to what extent:

2. Has the property been advertised in the newspapers or other publications? ____ Yes ____ No

If yes, describe frequency and name of publications: _____

3. Has the property had a "For Sale" sign posted on it? ____ Yes ____ No

If yes, list dates when sign was posted: _____

4. How many times has the property been shown and with what results? _____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

- [illegible]

The applicant requests relief from the following Zoning Ordinance article(s) _____

The applicant requests relief from the following Zoning Ordinance article(s) _____

Io

* see Attached

[illegible]

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

* see attached

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

* see attached

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

* see attached

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

* see attached

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

* see attached

DISCLOSURE

Does any Village of Ballston Spa officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? X No ____ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/We, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/We further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated Village of Ballston Spa staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

[Signature]
(applicant signature)

Date: 11-4-2025

[Signature]
(applicant signature)

Date: 11-4-2025

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Washington Street

Area variances requested- See attached map

Lot 2	Area required: 5000sf	Area proposed: 2253sf	Relief: 2747sf
Lot 3	Area required: 5000sf	Area proposed: 2720sf	Relief: 2280sf
Lot 4A	Area required: 5000sf	Area proposed: 2652sf	Relief: 2348sf
	Frontage required: 50ft	Frontage proposed: 25.88ft	Relief: 24.12ft
Lot 4B	Area required: 5000sf	Area proposed: 2400sf	Relief: 2600sf
	Frontage required: 50ft	Frontage proposed: 22ft	Relief: 28ft
Lot 4C	Area required: 5000sf	Area proposed: 2694sf	Relief: 2306sf
	Frontage required: 50ft	Frontage proposed: 22ft	Relief: 28ft
Lot 4D	Area required: 5000sf	Area proposed: 2989sf	Relief: 2011sf
	Frontage required: 50ft	Frontage proposed: 22ft	Relief: 28ft
Lot 4E	Area required: 5000sf	Area proposed: 3283sf	Relief: 1717sf
	Frontage required: 50ft	Frontage proposed: 22ft	Relief: 28ft
Lot 4F	Area required: 5000sf	Area proposed: 4408sf	Relief: 592sf
	Frontage required: 50ft	Frontage proposed: 28.15ft	Relief: 21.85ft



SITE LOCATION MAP
SCALE: NOT TO SCALE

DEED REFERENCES:

1. CONVEYANCE TO SPENCER G. AND CHRISTI K. TACY BY DEED DATED MAY 9, 2022 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2022018656.
2. CONVEYANCE TO SPENCER G. AND CHRISTI K. TACY BY DEED DATED JANUARY 14, 2004 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1670 OF DEEDS AT PAGE 107.
3. CONVEYANCE TO SPENCER G. AND CHRISTI K. TACY BY DEED DATED JUNE 16, 2016 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2016018656.

MAP REFERENCES:

1. MAP ENTITLED, "SURVEY LANDS OF BALLSTON SPA NATIONAL BANK TAX MAP PARCELS 216.32-1-94.2" DATED FEBRUARY 25, 2013, PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC.
2. MAP ENTITLED, "A MAP AND SURVEY - OF THE SUBDIVISION OF LOTS NOS. 1 & 2, INTO WHICH LOT NO. 2 OF THE SUBDIVISION OF LOT NO. 10 IN THE 14TH ALLOTMENT OF THE GENERAL PARTITION OF THE PATENT OF KAYADERGROSSERAS IS SUBDIVIDED" DATED OCT. 28, 1814 & AUG. 31, 1819, PREPARED BY JAMES SCOTT, SURVEYOR AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP GG 71.
3. MAP ENTITLED, "SURVEY OF A PORTION OF LANDS OF PAUL J. RICKETT, SR. FOR - LINEN SYSTEMS FOR HOSPITALS, INC." DATED JANUARY 4, 1977, PREPARED BY ROBERT JOHN McFARLANE AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP R-26.
4. MAP ENTITLED, "NEW YORK POWER & LIGHT CORP. VILLAGE OF BALLSTON SPA WASHINGTON ST. STORE HOUSE LOT" DATED JUNE 1939 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE IN MAP BOOK 11 AS MAP 54.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. COPYRIGHT © 2025 BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
5. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE TO POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE IN THE DIRECTION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.

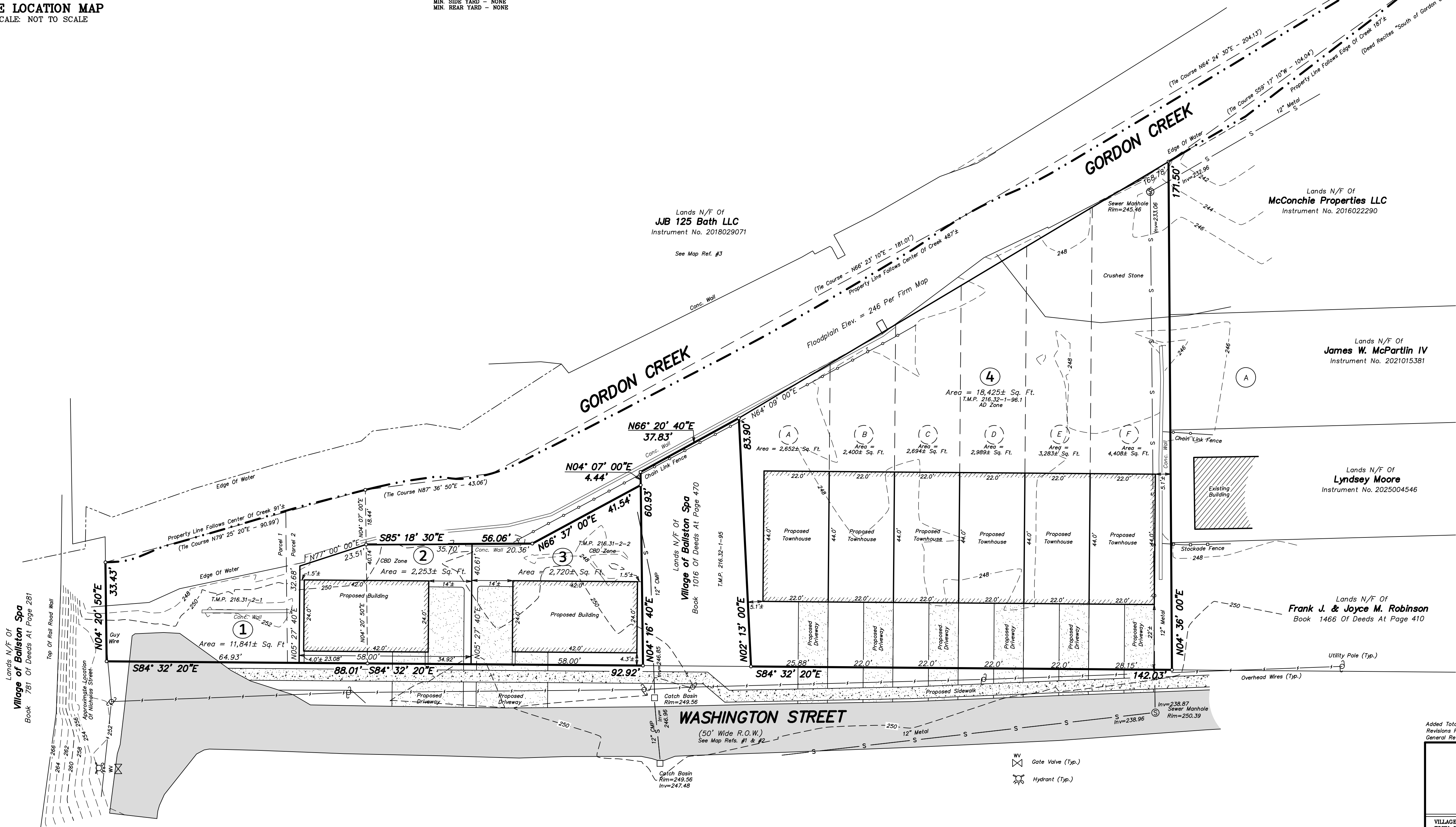
SITE STATISTICS:

ZONING - CBD CENTRAL BUSINESS DISTRICT
ONE TWO MULTI FAMILY DWELLING

MIN. LOT SIZE - 5,000 SQ. FT.
MIN. LOT WIDTH - 50 FT.
MIN. FRONT YARD - NONE
MIN. SIDE YARD - NONE
MIN. REAR YARD - NONE

ZONING - AD ADULT BUSINESS DISTRICT
ONE TWO MULTI FAMILY DWELLING

MIN. LOT SIZE - 5,000 SQ. FT.
MIN. LOT WIDTH - 50 FT.
MIN. FRONT YARD - NONE
MIN. SIDE YARD - NONE
MIN. REAR YARD - NONE



Added Total Distance Lot 2 - 10/31/25
Revisions Per Comments - 10/30/25
General Revisions - 10/7/25

**SUBDIVISION OF
LANDS OF
SPENCER G. & CHRISTI K. TACY**

VILLAGE OF BALLSTON SPA TOWN OF MILTON		SARATOGA COUNTY, NEW YORK	
MAP NUMBER: 25 - 22 - 191	SCALE: 1" = 20'	DATE: OCTOBER 6, 2025	

**Gilbert VanGuilder
Land Surveyor, PLLC**
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0634
gvglandsurveyors.com

ROBERT A. WILKLOW, P.L.S. No. 50,741

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUBDIVISION 9 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

1. Letters to the Village- Requesting to purchase
Scenario Proforma
Previous attempts to develop
2. Granting the requested area and frontage variances will not create a detriment to nearby properties or an undesirable change in the character of the neighborhood for the following reasons:

Consistency with existing uses: The proposed six row houses and two single family homes are residential in scale and design, consistent with the surrounding neighborhood, which is already comprised primarily of single family dwellings.

Neighborhood support: At a prior public hearing, the owner of a single family dwelling on Washington Street spoke positively about this project, noting that it would improve the street and complement existing homes. This demonstrates that nearby residents view the proposal as compatible and beneficial.

Improved streetscape and safety: The project includes sidewalks, landscaping, and off street parking, which will enhance walkability, improve pedestrian safety, and reduce congestion.

No adverse impacts: The homes will be built outside the floodplain, with storm water management addressed during site plan review. There will be no negative environmental or physical impacts on adjacent properties.

Community benefit: Redeveloping these long underutilized parcels will increase the tax base, provide new housing opportunities, and advance the Village's Comprehensive Plan goals of infill development and walkability."

3. The variance is not substantial because, while the numerical relief requested appears significant on paper, the practical impact on the neighborhood and surrounding properties is minimal. The proposed eight homes are residential in scale, consistent with the character of the area, and designed with setbacks, sidewalks, and landscaping that enhance the streetscape. The relief requested is the minimum necessary to allow feasible development of these uniquely constrained parcels. Importantly, granting the variance will not create overcrowding, will not alter the essential character of the neighborhood, and will advance the Village's Comprehensive Plan goals of walkability, infill housing, and tax base growth.
4. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

Floodplain avoidance: All proposed homes are located outside the mapped floodplain. No disturbance of the creek corridor or wetlands is proposed.

Storm water management: Drainage and runoff will be addressed through engineered storm water controls during site plan review, ensuring no increase in off-site impacts.

Traffic and access: The project adds only a modest number of residential trips, well within the capacity of Washington Street. Off street parking is provided for each unit, reducing congestion and on street parking pressure.

Infrastructure compatibility: The development will connect to existing municipal water and sewer systems, with no adverse impact on service levels.

Scale and design: The homes are residential in character, consistent with surrounding single family dwellings, and will not create visual or physical overcrowding.

Environmental stewardship: Sidewalks and landscaping will improve pedestrian safety and neighborhood aesthetics without removing significant vegetation or altering natural features.

5. The alleged difficulty is not self created.

These parcels have long been constrained by their pre-existing character, creek frontage, and dead end street location; conditions that pre-date the applicant's ownership. The Village itself previously reviewed and approved a subdivision and use proposal for these parcels, finding that such development was viable and consistent with the Comprehensive Plan. That approval confirmed that residential use of these parcels aligns with the Village's vision for infill housing, walkability, and neighborhood revitalization.

The present request for area and frontage relief arises only because the strict dimensional requirements of the zoning code, when applied to these uniquely shaped parcels, prevent any reasonable return on the property (previously demonstrated). The applicant has already carried the parcels for over two decades at a financial loss. The requested variances are therefore the minimum necessary to allow the parcels to be developed in a manner that is both practical and consistent with the Village's planning goals.

Even if the Board were to consider the difficulty partially self created, New York courts and Town Law §267-b make clear that this factor alone does not preclude granting relief. In this case, the balance of factors: including neighborhood compatibility, Comprehensive Plan alignment, and the absence of adverse impacts, strongly supports approval.

LETTER OF INTENT

December 11, 2017

**Village of Ballston Spa
66 Front Street
Ballston Spa, NY 12020**

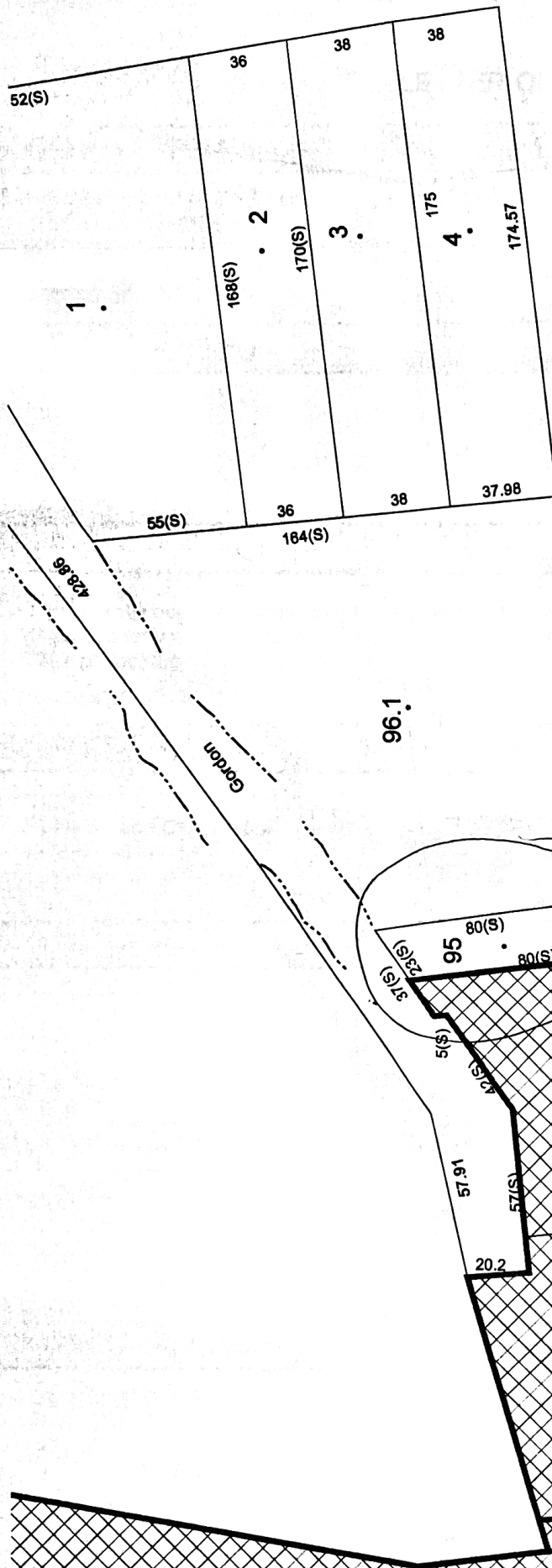
**Re: Washington Street vacant parcel, Ballston Spa, NY
Parcel #: 216.32-95**

Dear Village Officials;

**This letter is being written to convey our sincere interest in purchasing your above-mentioned property.
We currently own the parcels to the West and East of the 22' wide strip. We feel that the best future use
of the property would be together with the adjoining parcels.
We look forward to working with you.**

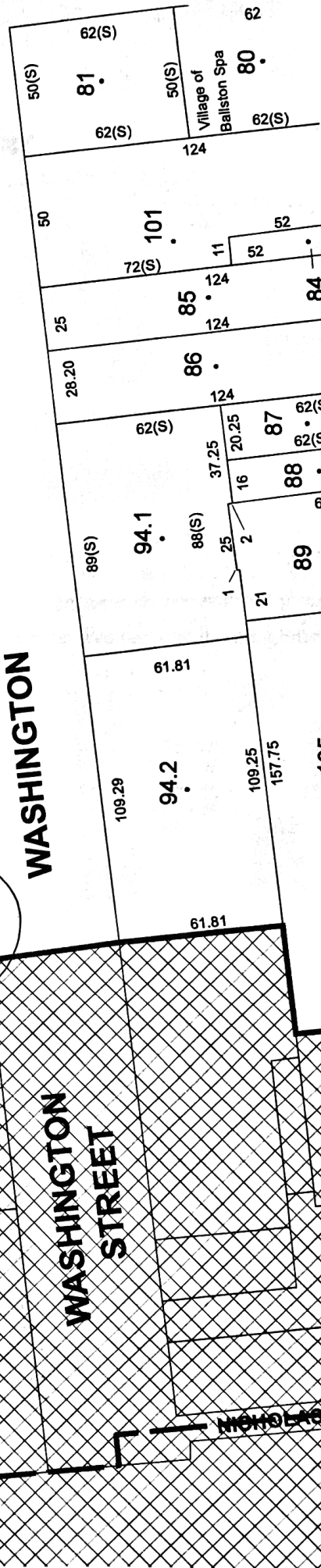
Sincerely,

**Spencer and Christi Tacy
(518)522-8117**



WASHINGTON

WASHINGTON STREET



LETTER OF INTENT

November 7, 2021

Village of Ballston Spa
66 Front Street
Ballston Spa, NY 12020

Re: Washington Street vacant parcel, Ballston Spa, NY
Parcel #: 216.32-95

Dear Village Officials;

This letter is being written to convey our sincere interest in purchasing your above-mentioned property. We currently own the parcels to the West and East of the 22' wide strip. We feel that the best future use of the property would be together with the adjoining parcels. We look forward to working with you.

Sincerely,

Spencer and Christi Tacy
(518)522-8117

VILLAGE OF BALLSTON SPA
BUILDING DEPARTMENT
APPLICATION for BUILDING PERMIT

VOB Buildy Rst

NOV 08 2021

DATE APPLICATION MADE: Nov 1, 2021

PERMIT NUMBER: _____

ISSUED: _____

EXPIRES: _____

ALL CONSTRUCTION TO BE IN COMPLIANCE WITH "NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE" AND "VILLAGE OF BALLSTON SPA ZONING ORDINANCE"

1. GENERAL INFORMATION

PDD/ Subdivision Name: _____

Tax Map No: 216.32-1-96.1

Historic District: ☐ Yes ☐ No

Ownership: ☒ Private ☐ Public

2. APPLICANT 216.31-2-2

Name Spencer Tacy Position Owner Organization _____

Address 320 Saratoga Ave City Ballston Spa State NY Zip Code 12020

Telephone 518-522-8117 Ext. _____

3. PROPERTY OWNER

Name Spencer and Christi Tacy Position Owner Organization _____

Address 320 Saratoga Ave City Ballston Spa State NY Zip Code 12020

Telephone 518-522-8117 Ext. _____ Liability Carrier: _____ Policy # _____

4. PROPOSED CONSTRUCTION LOCATION

Street Number _____ Street Name: Washington St.

Apt. Number: _____ Zoning District: CRD

5. USE

Existing Use Vacant Proposed Use Multi Family Residential

6. TYPE OF WORK

☒ New ☐ Addition ☐ Change of Tenant ☐ Other _____

Brief Description of proposed work: _____

7. PROPOSED BUILDING

Height 50' Actual Stories 4 Total Size: 18,480 square feet Style Row Building

Type of Frame Wood Type of Foundation Poured Number of Rooms (excl. bathrooms) 40 Number of Bathrooms 16

Number of Bedrooms 24 Primary Heat System Gas/Elect Type of Fuel Gas Number of Fireplaces 0 Number of Wood Stoves 0

Sprinklers ☒ Yes ☐ No Central Air Conditioning ☒ Yes ☐ No Garage: ☐ Attached - No. of Cars 0 ☐ Detached - No. of Cars 0

8. ARCHITECT / ENGINEER

Name _____ Position _____ Organization _____

Address _____ City _____ State _____ Zip Code _____

Telephone _____ Ext. _____ Professional License No. _____ State _____

9. CONTRACTOR

Name _____ Position _____ Organization _____

Address _____ City _____ State _____ Zip Code _____

Telephone _____ Ext. _____ Liability Carrier _____ Policy No. _____

10. NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL SUBCONTRACTORS:

11. COST AND FEES

Estimated Project Cost \$ 2,300,000

Building Permit Fee \$ _____

12. PROVIDED WITH THIS APPLICATION

☐ Two (2) Complete Sets of Plans ☒ Plot Plan ☐ Energy Audit ☐ Materials List ☐ Electrical Layout ☐ Plumbing Layout

13. AFFIDAVIT

I swear to the best of my knowledge and belief the statements contained in this application, together with the plans and specifications submitted, are a true and complete statement of all proposed work to be done on the described premises and that all provisions of the BUILDING CODE, the ZONING ORDINANCE, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work is authorized by the owner.

Signature [Signature]
(Owner or Owner's Agent)

DATE _____

BELOW THIS LINE TO BE COMPLETED BY THE BUILDING DEPARTMENT

ACTION ON APPLICATION

Permit Granted Date: _____ Signed _____

Permit Denied Date: _____ Signed _____

Reason for Denial: _____

Variance/ Special Permit Granted By: _____ Date: _____

Certificate of Occupancy Granted By: _____ Date: _____

Certificate of Compliance Granted By: _____ Date: _____

Feasibility for number of lots/ units

Washington Street

In thousands: (# x 1000)

Scenario Units		Est. Sale Price per Unit	Gross Sales	Construction Costs (per unit × units)	Sitework/Infrastructure	24-Year Carrying Costs: Taxes, Insurance, Maintenance	Est.total cost	Net Return	Results
A	2 Single Family	350	700	2 x 300= 600	-150	-120	870	-170	not feasible
B	4 Single Family	350	1400	4 x 300= 1200	-200	-120	1520	-120	not feasible
C	2 Single Family	350	700	2 x 300= 600	-225	-120	2045	-45	not feasible
	4 Row Houses	325	1300	4 x 275= 1100					
D	2 Single Family	350	700	2 x 300= 600	-250	-120	2620	30	feasible
	6 Row Houses	325	1950	6 x 275= 1650					

Average Home Sales in Ballston Spa in the last year

Over the past year, a typical **1,300 sq. ft. home in Ballston Spa, NY** has sold in the range of **about \$275,000–\$310,000**, based on the area's median sale prices and per-square-foot values.

Market Data (2024–2025)

- **Redfin (Feb 2025):**
Median sale price in Ballston Spa = **\$380,000**; median price per sq. ft. = **\$212** [Redfin](#).
→ A 1,300 sq. ft. home at \$212/sf ≈ **\$276,000**.
- **Realtor.com (Dec 2024):**
Median sold home price = **\$362,500**; median listing price per sq. ft. = **\$292** [Realtor.com](#).
→ A 1,300 sq. ft. home at \$292/sf ≈ **\$380,000** (upper end, reflects newer or renovated homes).
- **Zillow (2025):**
Average Ballston Spa home value = **\$415,875**, up 3.8% year-over-year [Zillow](#).
→ At that average, a 1,300 sq. ft. home would be valued around **\$310,000–\$325,000**, depending on condition and location.
- **RealtyTrac (2024):**
Median sold price = **\$341,900**; median value ≈ **\$235/sf** [RealtyTrac](#).
→ A 1,300 sq. ft. home at \$235/sf ≈ **\$305,000**.

Village of Ballston Spa

Zoning Board of Appeals / Planning Board

66 Front Street

Ballston Spa, NY 12020

Applicant: Spencer and Christi Tacy

Parcels: Washington Street (Tax IDs: 216.32-1-96.1 and 216.31-2-2)

Proposal: 6 Row Houses + 2 Single-Family Homes

Re: Request for Area and Frontage Variances – Washington Street Parcels

Dear Members of the Board,

On behalf of myself and my family, I submit this request for area and frontage variances to permit the construction of six row houses and two single-family homes on the parcels located along Washington Street (Tax IDs: 216.32-1-96.1 and 216.31-2-2).

As detailed in the enclosed application, strict application of the Village's frontage and lot area requirements would prevent any reasonable residential development of these parcels. The properties are uniquely constrained by their narrow widths, creek frontage, and dead end street location, conditions not shared by most parcels in the district. These physical limitations, combined with decades of carrying costs, make compliance with the code infeasible.

The requested relief is the minimum necessary to allow practical development. Fewer than eight homes cannot absorb the fixed costs of site work, infrastructure, and 24 years of carrying expenses, as demonstrated in the attached pro forma and CPA letter. At eight homes, the project finally approaches financial viability while remaining fully consistent with neighborhood character.

Importantly, this proposal advances the Village's Comprehensive Plan by:

- Adding diverse, walkable housing within the Village core.
- Enhancing streetscape and pedestrian safety with sidewalks and landscaping.
- Increasing the tax base through the productive reuse of long-underutilized parcels.
- Reinforcing the Village's identity as a welcoming connected community.

We believe this project represents a balanced solution: it respects the scale of the surrounding neighborhood, addresses long standing site constraints, and delivers tangible public benefits.

We respectfully request the Board's favorable consideration of these variances so that this project may move forward to site plan review and contribute positively to the Village of Ballston Spa.

Thank you for your time and thoughtful review. We look forward to the opportunity to discuss this application further at the public hearing.

Sincerely,

Spencer and Christi Tacy