Village of Ballston Spa

66 FRONT STREET

Ballston Spa, NY 12020 518-885-5711

September 3, 2025

To:

Melissa D'Andrea

20 Milton Avenue

Ballston Spa, NY 12020

Re: Application for the construction of an inground pool at property located at 20 Milton Avenue

Tax ID: 216.32-2-44

Dear Melissa:

Please be advised that your application to construct an inground pool at 20 Milton Avenue is being denied for the following reasons:

Village of Ballston Spa Code 205-46 (A) (3) Swimming Pools – Swimming pools may be located in the side or rear yard of a lot if all other requirements can be met. Swimming pools in front yards are expressly prohibited.

Village of Ballston Spa Code 205.25 (A) (2) (a) Accessory Structures – Rear yard setbacks must be five feet from the rear property line and twelve feet from any side lot lime.

Village of Ballston Spa Code 205.25 (A) (2) (c) Accessory Structures – Not closer than 15 feet to a principal building, whether in a rear yard or a side yard.

Village of Ballston Spa Code 205.5 Definitions – Yard, Rear – An open space extending across the entire width of the lot between the rear wall of the principal building and the rear line of the lot, and unoccupied except for accessory buildings and open porches.

We have received your completed ZBA application and will forward it to them.

Sincerely,

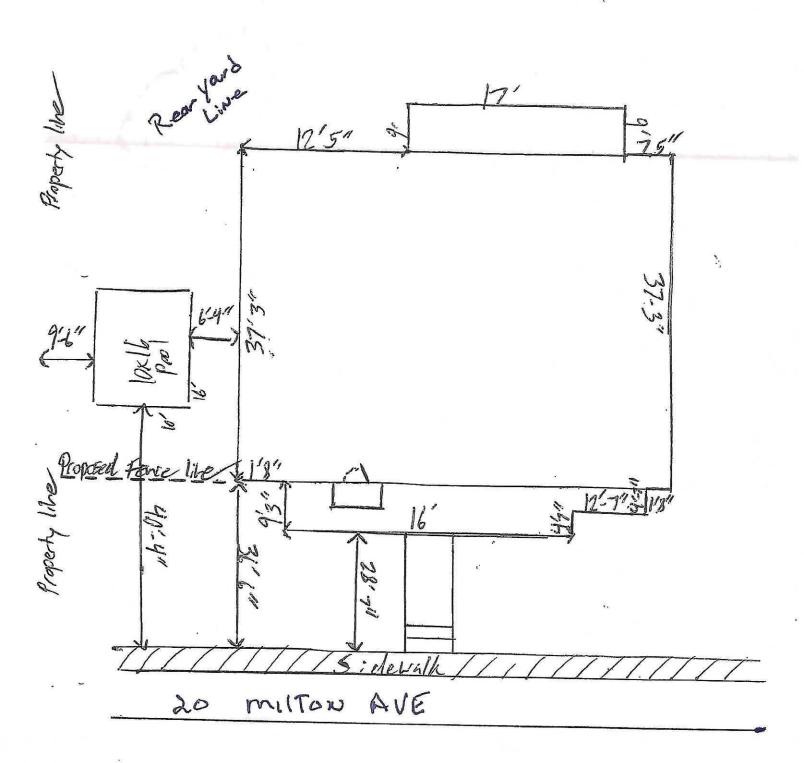
Dave LaFountain

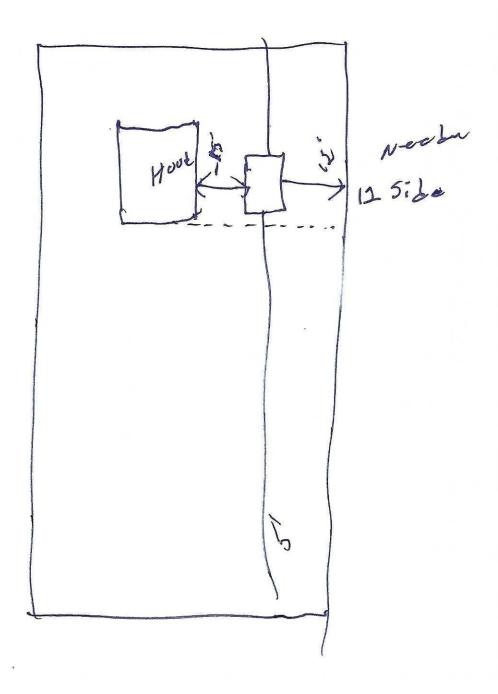
Code Enforcement Officer Phone: (518)288-4006

Email: buildinginspector@ballstonspa.gov

Cc: Anna Stanko

VILLAGE OF BALLSTONSPA	
BUILDING DEPARTMENT	DATE APPLICATION MADE
APPLICATION for BUE-DING PERMIT	DATE APPLICATION MADE:
	PERMIT NUMBER:
ALL CONSTRUCTION TO BE IN COMPLIANCE WITH SHEW WORK OF	ISSUED: EXPIRES:
1. CENERAL INFORMATION	EXPIRES:
PDD/ Subdivision Name;	STATES ON SI A ZUNING UKUINANCE
Tax Map No: 216. 32-2-44	
1ax map No: 216. 32-1-49 Historic District	Vac a No
2. APPLICANT Name Clelisses DAta of Con	Nes No Ownership: Private Public
Position //	iner Melissadandsea 640 gmail. Con
Address 20 Mily Ave	Ellinge of Ballston Sph State My In Code 1202
Telephone 5 18-487-1173 Ext.	State Ny In Code 1202
3. PROPERTY OWNER	
Name Melissa DAndrea Position Or	ther malie I be use
Address 20 Miltan Alve Position De	lillege of Ballston Spa State Ny In Code 1202
Telephone 5/8-487-1143 Ext.	Liability Carrier: Aprica Policy #661721040
4. PROPOSED CONSTRUCTION LOCATION	Policy # 660731240
Street Number 20 Street Name: Mitton Ave	
Apt. Number:	A di
5. USE	Zoning District: R-2
Existing UseProposed	n.
5. TYPE OF WORK	Use
□ New □ Addition □ Change of Tenant €70±	SETBACKS (in feet)
Brief Description of proposed work:	FRONT 40'4"
Brief Description of proposed work: The gonnal Pool-R	DISTILL BACK 75
- 10/2-21/2 / 100 / 16	LEFT SDE 4-6"
. PROPOSED BUILDING	RICHT SIDE 6 4
Height Actual Stories Total Size: square	
Total Size: square Trought Frame	feet Style
Number of Redrooms D. T. of Foundation	Number of Rooms (excl. bathrooms) Number of Bathrooms
ARCHITECT / ENGINEER	Attached — No. of Cars Detached — No. of Cars
Name Positi	on Organization
The City	State Zin Code
CONTRACTOR	Professional License NoState
Name Burnett	Position Beagle H Pools
Address	Position Blackbeth Organization Burnett Pools
Tolonton 5/8-912-1000 City_	State 7m Code
inhi	tly Carrier Policy No.
NAMES ADDRESSES AND TELEPHONE NUMBERS OF ALL SUBCONTRACTORS: Dichest Pools - 518-857-1073	
- DUMEN 10013 - 318-85/-1023	
COST AND FEES	
Estimated Project Cost \$ 350,000	
PROVIDED WITH THIS APPLICATION	Building Permit Fee \$
Two (2) C 1 . C	
Plot Plan Energy Audit	□ Materials List □ Electrical Layout □ Plumbing Layout
AFFIDAVIT	
I swear to the best of my knowledge and belief the statements contained in this application to the	de Maria I i i i i i i i i i i i i i i i i i i
work to be done on the described premises and that all provisions of the BUILDING CODE the 7	ther with the plans and specifications submitted, are a true and complete statement of all proposed ONING 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.	or tall of the later talks pertaining to the proposed work shall be complied with,
Signature MIX) = () = 81-1 -
(Owner or Owner	CARREL 0/25725
TON ON ADDITIATION	ETED BY THE BUILDING DEPARTMENT
TON ON APPLICATION	
mit Granted Date: Signed O	
mit Denied Date: SEP 0 3 2025 Signed D. F.D	
son for Denial:	
ance/ Special Permit Granted By:	Date:
ificate of Occupancy Granted By:	Date:
tificate of Compliance Cranted Re-	





Village of Ballston Spa Zoning Board of Appeals

66 Front Street Ballston Spa, NY 12020 518-885-5711

APPEAL to the ZONING BOARD OF APPEALS for an INTERPRETATION, USE VARIANCE, and / or VARIANCE EXTENSION

APPLICATION REQUIREMENTS:

- Eligibility: To apply for relief from the Village's Zoning Ordinance, an applicant must be the
 property owner(s) or lessee or have an option to lease or purchase the property in question.
 The Zoning Board of Appeals (ZBA) shall not accept any application for appeal that includes a
 parcel which has a written violation from the Building Inspector that is not the subject of the
 application.
- 2. **Complete Submissions:** Applicants are encouraged to work with Village staff to ensure a complete application. The ZBA will only consider completed applications that contain one (1) original and one (1) digital of the following:
 - Completed application pages 1 and 8, the pages relating to the requested relief (p. 2 for interpretation or extension, pp. 3-5 for use variance, pp. 6-7 for area variance) and any additional supporting materials/ documentation.
 - Completed SEQR Environmental Assessment Form short or long form as required by action. Found on New York State Department of Environmental Conservation site at: www.dec.ny.gov/seqrform
 - □ Detailed "to scale" drawings of the proposed project folded and no larger than 24" x 36". Identify all existing and proposed structures, lot boundaries and dimensions, and the relationship of structures to the lot dimensions. Also, include any natural or manmade features that might affect your property (e.g., drains, ponds, easements, etc.).
- 3. Application Fee (Non-refundable): Make checks payable: "Village of Ballston Spa". Fees are cumulative and required for each request below.

□ Interpretation: \$500.00

□ Use Variance: \$200.00

□ Area Variance: \$100.00 Residential use/property; \$300.00 Non-residential use/ property

□ Extensions: \$150.00

Check Village website: www.villageofballstonspa.org for application meeting dates.

(updated: 8/2024)

VILLAGE OF BALLSTON SPA

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

APPPLICATION 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 _	Melissa Dandrew	And the second s	
	: 20 millon Mrc		
	Ballston Spa		
Phone	518-487-1193		
Email	melissadandrea 640		
*An app question	olicant must be the property owner, lessee n.	, or one with an option to lease or	purchase the property in
Applicar	nt's interest in the premises: Owner	Lessee Under option	on to lease of purchase
PROPER	RTY INFORMATION		
1.	Property Address/Location:	milton the Tax Pa	rcel No:
2.	Date acquired by current owner:	uly 2019	
3.	Zoning District when purchased:		
4.	Present use of property: Prima	cry home	
	8	V	
6.	Has a previous ZBA application/appeal	been filed for this property?	
	aYes (when? f	or what?)
7.	Is property located within (check all tha	at apply):	
95005	Historic District		
	Architectural Review Dist		
	within 500' of a State Par	k, city boundary, or county/state	highway?

8.	Brief description of proposed action:	
	Classic 8 x 10	o plunge pool -ingraind
9.	Is there a written violation for this parce	el that is <u>not the subject</u> of this application? Yes No
10.	Has the work, use or occupancy to whic	h this appeal relates already begun? YesNo
11.	Identify the type of appeal you are requ	esting (check all that apply):
	INTERPRETATION (page 2) VARIANCE EXTENSION (page 3) USE VARIANCE (pages 3-6) AREA VARIANCE (pages 6-8)	3)
FEES: M request	fake checks payable to the " <u>VILLAGE OF</u> below:	BALLSTON SPA". Fees are cumulative and required for each
	Interpretation	\$500
	Use variance	\$200
	Area varianceResidential use/property:Non-residential use/property:	\$100 \$300
	Extensions:	\$150
INTERP	RETATION - PLEASE ANSWER THE FOLLS	OWING (add additional information as necessary):
		dinance for which you are seeking an interpretation:
	Section(s)	
2.	How do you request that this section be	e interpreted?
3.		to request alternative zoning relief? Yes No
4.	If the answer to #3 is "yes", what altern	native do you request? Use Variance Area Variance

EXTEN:	SION OF A VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):
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:
circum: there h	requesting an extension of time for an existing variance, the applicant must prove that the stances upon which the original variance was granted have not changed. Specifically demonstrate that have been no significant changes on the site, in the neighborhood, or within the circumstances upon the original variance was granted:
	ARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary): variance is requested to permit the following:
regula	e Zoning Board to grant a request for a use variance, an applicant must prove that the zoning tions create an <u>unnecessary hardship</u> in relation to that property. In seeking a use variance, New York aw requires an applicant to prove <u>all four</u> of the following "tests".
1.	That the applicant <u>cannot realize a reasonable financial return</u> on initial investment for <u>any currently permitted</u> 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:

now to the						
				6500	N 55 25075W W	
need	led):		al evidence relating			
			P			
2	2. Indic	ate dates and o	osts of any improv	ements made to	o property after	ourchase:
	Date	1	Improvement		Cost	
	,				AN SAME MADE AND ADDRESS OF THE PARTY OF THE	

	-					
	-		The second section of the section of the second section of the section of the second section of the se			
	3. Ann	ual maintenance	e expense: \$	- Marian Indiana		
8	4. Ann	ual taxes: \$				
	5. Ann	ual income gen	erated from proper	ty: \$		
	6. City	assessed value	:\$			
	7. App	raised Value: \$		_ Appraiser:	- Vanda et Andre	_ Date:
	Appraisa	al Assumptions:	*****		1000	
B. Has	propert	y been listed fo	r sale with the Mult	iple Listing Ser	vice (MLS)?	
()	_Yes If	"yes", for how l	ong?			
	_ No					
1.	Original	listing date(s):		Origin	al listing price: \$	Now a series
	If listing	price was redu	ced, describe wher	and to what e	xtent:	
	MICH SESTER			***		HINTE STATE OF THE

	2.	Has the property been advertised in the newspapers or other publications? Yes No lf 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?
• 10	portion neighbo	e <u>financial hardship relating to this property is unique</u> and does not apply to a substantial of the neighborhood. Difficulties shared with numerous other properties in the same orhood or district would not satisfy this requirement. This previously identified financial ip is unique for the following reasons:
	will alto	ne variance, if granted, <u>will not alter the essential character of the neighborhood</u> . Changes that er the character of a neighborhood or district would be at odds with the purpose of the g Ordinance. The requested variance will not alter the character of the neighborhood for the ng reasons:

was to l	t the alleged hardship has not been self-created. An applicant (whether the property owner or acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship created by the applicant, or if the applicant acquired the property knowing (or was in a position now) the conditions for which the applicant is seeking relief. The hardship has not been self-ated for the following reasons:
_	
())	
•	
0 <u></u>	
-	
	ANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):
plica	nt requests relief from the following Zoning Ordinance article(s) V, 8cc 205 -
plica	nt requests relief from the following Zoning Ordinance article(s) V, Scc 205 – nensional Requirements From To
plica	nt requests relief from the following Zoning Ordinance article(s) V, 8cc 205 -
plica	nt requests relief from the following Zoning Ordinance article(s) V, 8cc 205 - nensional Requirements From To 1.5 feet from Side of Long.
plica	nt requests relief from the following Zoning Ordinance article(s) V, 8cc 205 - nensional Requirements From To 1.5 feet from Side of Longo

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. 2. Whether granting the variance will produce an undesirable change in the character of the pracheal 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; hr. mezt 3. Whether the variance is substantial. The requested variance is not substantial for the following reasons: 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:

Revised 8/2024

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: The difficulty was not-self created: The property bound require a variance NO mental where the pool was localed And to the narrow lines of the property,	7/
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? 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 reque an appearance before the Zoning Board of Appeals.	st
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 Ballston Spa staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal. Date: 999999999999999999999999999999999999	of
Date: Date:	
If applicant is not the currently the owner of the property, the current owner must also sign.	
Owner Signature: Date:	
Owner Signature: Date:	

All INFO Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
Name of Action or Project:		
Project Location (describe, and attach a location map):		
Project Location (describe, and attach a location map):		
20 milton Ave		
Brief Description of Proposed Action:	7	
Small plunge pool 8x1	Þ	
Name of Applicant or Sponsor:	Telephone: 578-48	7-1193
Melisser O'Andrea	E-Majinelissa den	
Address:	gr	nail-com
20 million Ave		
City/PO: BullSton Soci	State: Zip C	ode: 020
1. Does the proposed action only involve the legislative adoption of a plan, local	1 1091.	NO YES
administrative rule, or regulation?	2 2 1 2	<u> </u>
If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques	stion 2.	
2. Does the proposed action require a permit, approval or funding from any other	er government Agency?	NO YES
If Yes, list agency(s) name and permit or approval:		M \square
3. a. Total acreage of the site of the proposed action?	acres	
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	acres	
or controlled by the applicant or project sponsor?	acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		
Typesang .	al Residential (suburban)	
Forest Agriculture Aquatic Other(Spe	cify):	
Parkland		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?	H		
	Щ	M	Щ
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	0.00	NO	YES
		П	M
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:		11 /1	-
		1XI	Ш
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
h Anomyblio formandation of the California and the			-
b. Are public transportation services available at or near the site of the proposed action?		M	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		***************************************	
meets all Resuments			K-/
		Ш	ΙX
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:		1	
		K	
11. Will the proposed action connect to existing wastewater utilities?		/	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		\	
		4	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	. 4	210	-
which is listed on the National or State Register of Historic Places, or that has been determined by the		NO	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the)		
State Register of Historic Places?			
1. Y. vi.		K	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		4-5	-
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		ŅO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		M	1=
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			<u> </u>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional				
□Wetland □ Urban ☑ Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	Nº C	YES		
16. Is the project site located in the 100-year flood plan?	NO X	YES		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO NO	YES		
a. Will storm water discharges flow to adjacent properties?	(四·			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	M			
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES		
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO NO			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES		
If Yes, describe:	P			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES		
If Yes, describe:	K			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE				
Applicant/sponsor/name: March Date: 9/2/	25			
Signature: Melissa Othorea Title:		-		