

VILLAGE COMPREHENSIVE PLAN

VILLAGE OF BALLSTON SPA
SARATOGA COUNTY, NEW YORK

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I would like at this time to thank the members of the Master Plan & Zoning Update Committee for the tremendous effort they all have put forth in making this update possible.

Without the hard work and long dedicated hours they all put in, this project would never have been completed.

To Edward Epperson, Kevin McDonough, Alphonse DeFillippo, Clifford Thompson, Carol DeFillippo, Marysia Wronka, Joseph Farrell and our Recording Secretary, May Ellen Thompson, thank you.

I would also like to thank the many Village organizations! - governmental, civic and service, that gave up their time to meet with the committee. The input elicited from these groups was invaluable. Many of the proposals set forth in this document had their origins at these meetings.

The committee feels the goals and recommendations set forth in this document will create a vision of the Village into the 21st century based on the capabilities of the Village infrastructure, economy and environment to support future development and respond to economic change, while at the same time preserving the Village's historic character.

John Romano
Chairman

HIGHLIGHTS OF MASTER PLAN

The Master Plan report intends to present, in some detail, where and how, both short term and long term development should occur in the next 25 years. The very large number of proposed improvements are a result of much sincere input from citizens, organizations, village employees, the consultant and the Master Plan Committee. Provision will be made for intermediate update modifications and input during the projected 25 years. The intended purpose of the first section of the book is to reflect the progress made since the 1965 Master Plan. This part will analyze the existing physical, social and economic conditions that form the building blocks for the future. The courts have told communities that their master plans must provide for reasonable growth. The plan can identify the type, location and quality of that growth, but it cannot legislate against it. One section will clearly outline and define the short term objectives. Every effort will be made to offer practical suggestions how best to accomplish these objectives. Then one section will be long range objectives. Many of these plans will become long range because of the cost. This should mean that the individual projects should start now and go until completion. Last but not least, zoning laws will be updated to suit present and future needs.

MASTER PLAN GOAL

This plan's goal is to make it possible for the Ballston Spa of the future to be an alive, prosperous village with a warm, friendly character - a village known for its history. As a community, it shall continue to attract a wide variety of people. The proposals of this study also promote the village as a hub for the neighboring population and to foster a cooperation among social, professional and community organizations for the benefit of all.

HISTORY OF THE VILLAGE OF BALLSTON SPA

Ballston Spa was originally settled in the early 1600's by the Algonquin and Mohawk Indian tribes who used Ballston as hunting grounds. The French from Canada followed by the Dutch and finally the English came to the area. In a state of constant agitation with the white man, the Mohawks fought on the side of the English as opponents of Colonialism through the 1700's.

In 1771, a mineral spring was discovered by a party of surveyors who were at Ballston Avenue and West High Street. They went down the hill to what is now known as the Gordon Creek. Near the creek they discovered America's first naturally carbonated mineral water spring.

It was not until 1787 that any permanent improvements were made in the vicinity of the spring. In that year, Benajah Douglas came from Rensselaer County and built a log cabin near the present Brookside Museum site. As tourism increased, the need for additional accommodations became evident and in 1792 Douglas and his son built the front part of Brookside which is the oldest building in the village. Brookside has been called the most hallowed and sacred historic spot in the village.

The Baptist Church was the first religious institution - serving members in homes in 1791. In 1803, they built the first church in the village on Milton Avenue. There are five churches within the village limits: The Baptist, Episcopalian, Methodist, Presbyterian and Roman Catholic.

Nicholas Low of New York had a hotel built on his 100 acre tract across from Brookside in 1792. Low's hotel was managed for many years by the McMaster brothers. In the early part of the 19th century, Nicholas Low subdivided his 100 acre farm into village lots.

In March 1807, the Village of Ballston Spa was incorporated by an act of New York State Legislature. By 1825, Ballston was the first watering place and most famous resort in America.

In 1803, Low had the Sans Souci Hotel built. It was the largest hotel in America and was built from plans of the palace of Versailles furnished by Andrew Berger, a French Royalist refugee. In 1818, Low presented Saratoga County with a plot of land on the corner of High and Bath Streets, which until 1971 served as the site of the County Courthouse. He also deeded a lot to the county in 1823 for the County Clerk's Office, from 1824 - 1866. In 1860, Low deeded all the streets on his village map to Ballston Springs to be used as public highways.

Fifteen additional mineral water springs were drilled in the village and the village grew as a resort, attracting many wealthy businessmen and families spent the summer. Dams were built along the creeks to provide water power for the new mills. The springs began to fail because fresh water was diverted down the fissures into the underlying rocky bed to dilute the carbonated water and made them ineffective.

The manufacturing that had been established here was considered more valuable to the village as Ballston became the center of the axe industry, West's paper business, Haight's tanning and leather factory. In 1918, the Ballston Knitting Company manufactured socks and sweaters in a small building on Saratoga Avenue. Frederick Bischoff in 1919 opened a chocolate factory and until 1947 was one of the leading manufacturers of chocolate in the nation.

Ballston Spa's growth in its first century was conservative and steady. Beginning as a small hamlet of a few families, it progressed from a water place to a center of manufacturing to its present position as a residential community of more than 5,000 in population.

HISTORICAL RESOURCES OF THE VILLAGE

Saratoga County Historical Society Museum at Brookside

Oldest structure in the village

One of the oldest resort hotels in the United States

History resource center for the county

Library, artifacts and exhibits

National Bottle Museum

National focal point for bottle collectors

Exhibits Library on Containers of the 19th century

Village Historic District

An area **MUST** for every architectural style from Early Federal to Modern textbook of styles

Doubleday House

Restored 1804 house is a symbol of Ballston Spa's most famous native son --

MAJOR GEN ABNER DOUBLEDAY

Iron Spring Pavilion

1874 structure of local symbolic significance of village's past as a Spa

Union Mill

Complex of ornate mid-Victorian industrial buildings on main thoroughfare through the village

UNDER-UTILIZED HISTORICAL BUILDINGS IN DANGER

Medbery Hotel

Mount Marin (Guido property)

Residential structures east side Route 50 on Flats

Bischoff Chocolate Building

The function of these historical resources is two-fold;

To act as a tourist attraction, and

to provide the village with a favorable identity.

Realistically, only the Bottle Museum acts as an attraction because it has a National Constituency. To a much lesser extent, this role is taken on by Brookside because it speaks to those interested in Saratoga County who generally are not tourist.

All the other buildings and sites can add to the image of the village. If developed and improved by property owners in a knowledgeable manner in keeping with the styles of their buildings, the village image should reflect on its people. The lack of such sensitive improvements will create an image of ignorance and banality. The former encourages people to reside in and take part in the community, fostering the village's success among other localities in the region; the latter will discourage investment and add to the decline of relative property values, both downtown and in the neighborhoods.

The MASTER PLAN should suggest a possible development and marketing of the village's historical reserves.

COMMUNITY SERVICES REGISTER

Abner Doubleday Society Ltd.
Active Angels Retirees
Alcoholics Anonymous
Alternatives in Mankind (AIM)
American Association of Retired Persons (AARP)
American Cancer Society
American Legion Auxiliary
American Legion Post #234
Ballston Area Senior Citizens
Ballston Business and Professional Association
Ballston Center Homemakers
Ballston Country Club
Ballston Grange
Ballston Recreation Commission - Eastern Avenue
Ballston Area Community Center
Ballston Spa Cemetery Association
Ballston Spa Central Schools
Ballston Spa House and Garden Club
Ballston Spa Retired Teachers
Ballston Spa Public Library
Ballston Spa Baseball Women's Auxiliary
Ballston Spa Scotties Booster Club
Benedict Community Health Center
BPOE #2619
BPOE #2619 Ladies Auxiliary
Birthright
Burnt Hills Community Human Services
Capital District Regional Planning Commission
Catholic Daughters of the Americas
Catholic Family and Community Services
Chamber of Commerce - Saratoga County
Daughters of the American Revolution
Evergreen Adult Day Care, Inc.
4-H Club and Teen Council
Friendship Club
Home Arts Association
Hospice of Saratoga/Amsterdam
Hyde Franklin Demolay
Knights of Columbus
Job Connection
Journal Newspapers

Kayaderosseras Fish and Game Club
Lions Club of Ballston
Malta Avenue School PTO
Milton Grange
Milton Terrace School PTA
Mohawk Pathways Girl Scouts Association
Navy Branch Clinic
National Bottle Museum
Organic Growers
Order of the Eastern Star #369
Parents Without Partners Chapter 796
Police Benevolent Association
Rape Crisis and Prevention Services
Rotary
Royal Arch Masons
RSVP (Retired Seniors Volunteer Program)
Saratoga County Animal Shelter
Saratoga Boy Scouts of America
Saratoga County Historical Society
Saratoga Co. Soc. for the Detection of Horse Thieves
Saratoga County Infirmary Volunteers
Saratoga County Teen Pregnancy Clinic
Thymly Herb Group
Veterans of Foreign Wars Post 358
Wood Road Elementary School PTK

BALLSTON SPA CHURCHES

First Baptist Church of Ballston Spa
Christ Episcopal Church
United Methodist Church
Ballston Spa Presbyterian Church
St. Mary's Church

VILLAGE TRANSPORTATION AND PARKING

Ballston Spa is fortunate in having a relatively uncomplicated traffic pattern. Most north-south traffic moves along Route 50 (Church, Milton and Doubleday Avenues). The major east-west artery is State Route 67 (West High Street). Route 50 has been completely rebuilt through the entire length of the village. County Route 63 (Malta Avenue) links the Central Business District to Route 9 east and also to I 87. County Route 49 (Maple Avenue-South Street) links areas northwest of the village to Route 50 and Doubleday Avenue. Residents of all surrounding areas have easy access to the village and must pass through it to reach destinations elsewhere.

Milton Avenue becomes all of the following:

- A thoroughfare for regional traffic
- A thoroughfare for intra-village traffic
- A terminus for traffic from outside the village
- A terminus for traffic within the village
- An access road to abutting properties
- A parking lot for homes and businesses on each side
- A loading zone for service vehicles

Parking consists of three public parking lots.

- One lot located at Bath and Front Streets
- One just east of Milton Avenue on Malta Avenue
- One on the east side of Milton Avenue near the Gordon Creek

The removal of all parking meters makes street parking more desirable to shoppers and business people.

EXISTING LAND USE

Private, residential, commercial and industrial development must provide the municipal tax base.

COMMERCIAL USE is concentrated in the heart of the village, mainly along Milton Avenue and Front Street. There are 25 major shopping centers in the Capital District which makes it a constant challenge for local businesses to attract shoppers. There are no hotels in the village.

INDUSTRIAL USES consist of the Ballston Knitting Mill, Tufflite Plastics Inc., Stormaster Door and Window Corp. and Angelica Health Care Services.

PARKS AND RECREATION USES

Kelley Park and Swimming Pool on Ralph Street
Wiswall Park on Front Street
Washington Street Park at end of Washington Street
Old Iron Spring and Park on Front Street

There will be four park areas in the Colonial Hills area when they are completed.

TOPOGRAPHY

The topography of Ballston Spa and the immediate vicinity is characterized by the rolling terrain of the Hudson Valley and the foothills of the Adirondack Mountains. 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 elevation, dropping gently southeast, where Gordon Creek collects surface run-off. An abrupt 40 foot rise in the elevation along the east bank of the Gordon Creek separates the eastern residential neighborhoods from the deeper lying central plain.

North of the Kayaderosseras Creek the land rises gradually to a height of about 400 feet above sea level. This would be the highest elevation of the village.

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.

LOCATION AND AREA TRANSPORTATION

The Village of Ballston Spa lies in the Towns of Milton and Ballston in Saratoga County. This location would be the central eastern part of New York State. The dividing line between the two towns running east to west is High Street. The village is located at the northern fringe of the Albany-Troy-Schenectady tri-city metropolitan area. This means approximately a half hour drive to almost anywhere in the tri-city area. Four miles to the east, the Adirondack Northway (I 87) brings visitors from New York City and beyond to this historic and scenic area of mineral springs of Ballston Spa and Saratoga Springs. Many visitors travel I 87 south from the Montreal area of Canada. Interstate I 87 connects in the Albany area to the Massachusetts Turnpike, the New York Thruway west to Syracuse and Buffalo. I 87 also connects in the Albany area to I 88 going direct to Binghamton. The AMTRAK passenger trains run daily on the eastern edge of the village. The passenger station is now located near Saratoga Springs approximately six

miles from the village. The CDTA buses have frequent daily runs connecting the village to almost all of the tri-city area.

The Saratoga County Airport is located only two miles out of the village. Greyhound and Trailway buses run from New York to Montreal and the stations are located in Saratoga Springs.

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 the more than 5000 residents that reside within the village limits. Saratoga Springs six miles to the north has the oldest thoroughbred track in the country. There is also the Saratoga Raceway with harness races going on nightly for a large portion of the year. On Route 50 on the near side of Saratoga Springs is located Saratoga Performing Arts Center. Some of the best known entertainers and orchestras from around the world are booked there from late spring to late fall. Ballston Spa enjoys a very fortunate geographical location just four miles west of the Northway - Interstate 87, the halfway point between New York City and Montreal, Canada. This Interstate is busy winter and summer with tourists going and coming from Glens Falls Civic Center, Lake George, Schroon Lake, Lake Placid, Ausable Chasm, Lake Champlain, Adirondack State Park, Montreal, Canada and many ski resorts in winter.

The Saratoga County Fairgrounds located inside the village is being developed, improved and used for more and more events.

BALLSTON SPA SCHOOL SYSTEM

Schools are perhaps the most important community facilities and have a significant impact on the lives of the people. The Ballston Spa Central School District provides public education for the residents of the village as well as parts of the Towns of Ballston, Charlton, Malta and Milton. The school district is comprised of one high school, one middle school and three elementary schools.

The Ballston Spa High School, Ballston Spa Middle School, Milton Terrace Elementary School and Wood Road Elementary Schools are situated on the outskirts of the village. The Malta Avenue Elementary School is located within the boundaries of the village. Also located in the village is St. Mary's School, which affords residents the opportunity for a parochial education.

Transportation for eligible students is provided to all schools by the school district. Students in grades K-8 who live 7/10 of a mile away from their school and students in grades 9-12 who live 1 1/2 miles from the high school are eligible for transportation to and from school.

A total of 3,550 were enrolled for the start of the 1991-92 school year. The following table shows the breakdown for each school:

<u>SCHOOL</u>	<u>GRADE LEVELS</u>	<u>ENROLLMENT</u>
Malta Avenue Elementary (Built: 1900, 1913, 1929)	K-5	553
Milton Terrace Elementary (Built: 1972)	K-5	663
Wood Road Elementary (Built: 1970)	K-5	531
St. Mary's School (Built: 1961)	K-6	137
Ballston Spa Middle School (Built: 1970)	6-8	723
Ballston Spa High School (Built: 1956)	9-12	943

Residents of Ballston Spa are fortunate to have access to numerous educational institutions of higher learning located within a 30 mile radius of the village. Examples of some of the variety of schools and their locations are as follows:

<u>SCHOOL</u>	<u>LOCATION</u>
Skidmore College	Saratoga Springs
Empire State College	Saratoga Springs
State University of New York	Albany
Union College	Schenectady
Siena College	Loudonville
Rensselaer Polytechnic Institute	Troy
Russell Sage College	Troy
College of St. Rose	Albany
Albany Law School	Albany
Maria College	Albany
Sage Junior College of Albany	Albany
Albany Medical College	Albany
Albany Business School	Albany
Mildred Elley	Albany
Adirondack Community College	Glens Falls
Fulton/Montgomery Community College	Johnstown
Hudson Valley Community College	Troy
Schenectady Community College	Schenectady

EMERGENCY CORP

The Community Emergency Corps of Ballston Spa was incorporated in 1966. The recently renovated building sits on the property purchased from the late Dr. Lucien Pastore for the sum of one dollar.

Currently ambulance personnel respond to an average of 3 1/2 calls per day to areas as distant as Lake Desolation in addition to requests in the immediate area. The Corps owns three full size, fully equipped ambulances along with a first response vehicle. Twenty four hour a day, seven day per week service is provided to the public free of charge.

The Corps is currently made up of 33 riding members, 19 of whom are New York State certified emergency medical technicians. The remainder of the all-volunteer staff is trained in advanced first aid; all members are annually updated in CPR procedures.

In 1991 the Corps purchased two defibrillator units and hopes to purchase two more in 1992 so that each vehicle will be equipped with the semi-automatic devices.

In addition to responding to emergencies through the Saratoga County's 9-1-1 system, the Corps provides community services such as a Christmas Party for local children, standby service for football games, the County Fair and numerous special events as requested by the community. Approximately twice a year first aid courses are offered to the public free of charge (exceptions are training literature used by the student).

BENEDICT HEALTH CENTER

Benedict Health Center is a not-for-profit, multi-specialty medical group practice licensed through the State of New York as an Article 28 Diagnostic and Treatment Center. The Center's mission is to provide quality, comprehensive medical care to all who cross its threshold regardless of their financial means or insurance classification. The Health Center is staffed with an energetic group of Board Certified/Eligible physicians and physician's assistants who specialize in Internal Medicine, Family Practice, Pediatrics and OB/GYN. The medical staff maintain admitting privileges at Saratoga Hospital which ensures continuity in care when hospitalizations are required. Specialty services include physical therapy, podiatry, a plastics and surgery clinic, nutritional counseling and casework management. Radiology and phlebotomy services are also available on site.

To augment the primary medical and dental services available at Benedict, the Center has become involved with a number of local human service agencies, community groups and townships throughout Saratoga County. The facility operates Saratoga County's Teen Pregnancy Program, Well Baby Clinics for the Towns of Malta, Milton and Ballston Spa and the Women's Health Physical Program in conjunction with Saratoga County's Public Health Department. A sliding fee scale ensures access to care for those who would otherwise fall through the cracks due to lack of insurance or funds. Since 1982, Benedict Health Center has blossomed into one of Saratoga County's anchors for medical care which is demonstrated by its 1992 encounter level of 22,000.

Two tracks of care are available at the Health Center: an urgent care track and a continuous care track. Through urgent care, patients are seen on a walk-in, triage basis for acute emergent needs. Through continuous care, appointments are scheduled and parties are encouraged to establish a rapport with one medical provider who can follow them on an on-going basis. To ensure convenience of service, the Center is open from 8:00 a.m. to 8:00 p.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturdays. An on-call system is also available to ensure that patients can obtain medical consultation 24 hours a day, 365 days a year. The Health Center is located at 61 Rowland Street in the Village of Ballston Spa.

THE BALLSTON SPA AREA SENIOR CITIZENS

The Ballston Spa Area Senior Citizens originated unofficially about 1958 with a small group of card players, some belonging to the Milton Home Bureau. The purpose of their endeavor was to find a place and to sign up enough people to be able to draw up a charter, form a constitution and by-laws that would provide the enjoyment of companionship, have recreation entertainment, enjoy arts and crafts and be useful to the community. This was accomplished in a few years. In 1962, 62 members were enrolled and a charter was drawn and signed. Bernard Corning was President at the signing of the charter. Meetings were held at the Odd Fellows Hall, Milton Avenue.

By 1977, the membership had grown to over 100 and a larger facility was in need. The cooperation between the official bodies of the municipalities and the School Board of Education, it was decided the Seniors could use four rooms of the old Senior High on 70 Malta Avenue where some of the members had classes and graduated. Thursday, January 20th of that year was the great day for the Nation with the president of the United States Inaugural ceremonies; it was also a great day here in Ballston Spa when the Senior Center for the Towns of Milton, Ballston, Malta and the Village of Ballston Spa was finally opened. The customary ribbon cutting ceremonies with 150 seniors and local officials and dignitaries celebrated the event with dinner and speeches. Glen Cullen was President at the time. The present membership is 626, of which 300 are active.

The Seniors meet every Thursday with the exception of Holy Week and Christmas week. Card games and pool precede a covered dish luncheon at noon followed by a program of interest and a meeting. Bingo is also played by the group after the meeting. Seniors also do community services such as manning Salvation Army kettles at Christmas time, singing at Maplewood Manor Nursing Home, long term nursing at the Saratoga Hospital and also giving clothing and toys to the needy children and their families.

Annual events are: St. Patrick's Day Dinner, June Picnic at Saratoga State Park, Recognition Dinner when seniors honor Charter members and married couples who have been married 50 years or more, the October Bazaar (their biggest fund raiser), Thanksgiving Dinner and Christmas Dinner when seniors invite special guests.

During the year many trips are taken. Most day trips usually have enough to fill two buses. These trips and transportation are partially funded by the towns and village as the seniors are not federally funded. Dances are held occasionally at the rooms with great dancing music, refreshments and door prizes at no charge to seniors attending.

Plans for the future at this time are uncertain; not because of the increasing enrollment of seniors, but the possible renovation and need of the rooms for the expansion of the increasing enrollment of pupils from the surrounding areas. Other locations are being considered and explored if this situation warrants the need.

BALLSTON SPA LIBRARY

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. The Ballston Spa Public Library offers free informational and recreational services to the village and surrounding areas. A collection of 40,000 items includes videos, recordings, magazines, and even toys, as well as books in all subject areas. A special cabinet contains the Bruce M. Manzer Collection, which supplements the library's own local history and genealogy holdings. Issues of the Ballston Journal are available on microfilm beginning with 1847. Computers are on hand to assist patrons in locating books in other locations as well. These can be obtained via interlibrary loan. A photocopier is available for use and the meeting room, which holds 100 people, may be used by non-profit groups upon request. The library supplies tax forms and currently participates in Job Link, a weekly listing of area and national job openings. Used book sales and pre-school story sessions are held regularly. Summer reading programs, movies and other children's activities are offered in July and August. Other special programs, for all ages, are held sporadically throughout the year. From September through June the library is open from 11:00 a.m. to 8:00 p.m. on Tuesdays and Fridays; 11:00 a.m. to 6:00 p.m. on Wednesdays and Thursdays; and from 10:00 a.m. to 3:00 p.m. on Saturdays. In July and August the building is closed on Saturdays, but open Mondays from 11:00 a.m. to 5:00 p.m. Other hours remain the same except for 5:00 p.m. closing on Wednesdays and Thursdays.

The circulation of library materials has been steadily increasing. Over a five year period from 1988 through 1992 it rose 54%. The number of people registering for library cards went up to 23 % over the same time period. It is conceivable that another extension to the present building may be necessary in a few years. Some areas of the collection are already out of shelf space and must be weeded frequently to make room for newer books.

VILLAGE JUSTICE'S OFFICE

The Justice is an elected Village official. Court is held at night in the old Eagle Matt Lee Firehouse that is now also used by the Police Department. Court is called at 5:00 p.m. each Monday and also 5:00 p.m. on the first and third Thursday of each month. The court is now carrying a heavy caseload, which has run as high as 80 cases on the docket for one night. This volume often keeps the Justice there until 10:30 p.m. The two part-time people on the office are limited to 20 hours each per week. The volume of work amounts to much more than the court time. There are many records to keep such as case postponements, bail records, report of receipts to the village, detailed reports to the State, warrants to be prepared for those that do not show up for court dates and other paperwork. Optimistic planning for the village should include a larger and better courtroom facility.

BALLSTON SPA FIRE DEPARTMENT

Introduction:

Make up and history of the fire department

The Ballston Spa Fire Department consists of two fire companies; Eagle Matt Lee Fire Co. #1 and Union Fire Co. #2.

Each fire company has volunteer fire fighters trained to answer many types of alarms.

From fighting small and large fires, the fire departments respond to several emergencies including: looking for lost persons, motor vehicle extrication (JAWS), hazardous materials incidents, performing all types of rescues of people and even animals (dog trapped on swimming pool cover). The department is governed by a Fire Chief and three Assistant Chiefs. They are the officers elected by the Fire Department. Candidates are then forwarded for approval by the Village Board.

The Fire Companies are headed by a Captain or Foreman and several lieutenants who assist during firefighting and in fire apparatus preparedness.

There are nine pieces of fire apparatus in the Fire Department that are owned by the village. They range from a mini attack pumper to an aerial truck. Each truck has an assigned purpose at a given incident. The equipment is in relatively good shape. There is a need for replacing some of the fire apparatus and a replacement plan is needed.

Current fire apparatus and their purpose is as follows:

Union Fire Company

*E-141; 1991 American LaFrance Custom Pumper. This is the newest pumper for the fire department including the biggest pump. Its purpose is to respond to all structure fires, hazardous material calls and other still alarms.

*U-142; 1976 Hammerly Custom Mini Attack Pumper. This truck responds to most calls the Company and Department is called to. It has a reputation for being fast and easy to operate. The condition of the truck is good after being rebuilt and painted a couple of years ago but should be considered for replacement.

*ETA-143; 1970 Mack Pumper. This truck had a new water tank put on recently. The condition is old and is in need of some repairs. It is used as a reserve pumper and does extra duty as a water tanker. Its condition is poor.

*M-144; 1986 Ford Utility Truck. Purchased originally as a lighting unit, it now is slowly being equipped as a command vehicle and hazardous materials response vehicle. This is necessary due to the increase in the Department's response to haz/mat calls. The condition is excellent.

*TA-145; 1967 Water Tanker. The Fire Company paid Congress Gas and Oil \$1.00 for this truck around 1976. The members refurbished this truck themselves and it is still in use. The condition is poor and its use is limited to those who will drive it. It is hoped that someday fire hydrants will be available throughout the fire district which will eliminate the need for this type of truck. It is still necessary to have and could be replaced by a newer used model.

Eagle Matt Lee Fire Company

*EL-132; 1980 American LaFrance Snorkel Truck. This is the largest truck in the Fire Department. It has served the village well in rescuing people during fire fighting. It is equipped with a pump and has the required hose and equipment and it can be used as a pumper. The snorkel responds to all large residential and commercial fires. Its condition is excellent.

*ETA-133; 1970 Mack Pumper. This is a pumper that responds to many calls including all structure fires and other certain calls in part of the fire district. It was also recently refurbished with a new large tank but is still in need of repairs or replacement. Its condition is also poor.

*R-134; 1985 E-One Heavy Rescue. As one of the most important trucks in the department, this truck is a special purpose unit that responds to all rescues. It is equipped with many expensive hydraulic devices used for motor vehicle extrication. It has stokes baskets and rope used for life saving rope rescues. This also responds to all structure fires. It is in excellent condition.

*F-135; 1976 Ford Brush Truck. This was originally used by the village garage and taken over by the Fire Company. It was then refurbished by the members and is now used at grass and brush fires. It also responds to pumpouts. It is in poor shape.

PURPOSE OF THE FIRE COMPANIES

The Eagle Matt Lee Fire Co. #1 on Washington Street is considered the ladder and rescue company. Their fire fighters train on Monday nights. They practice motor vehicle extrication, ladder skills, attack/ventilation techniques and also ladder truck placement and rescue techniques.

Union Fire Co. #2 is on Milton Avenue and is considered an engine company. Their fire fighters train on Wednesday nights in the use of pumper and hose techniques, initial fire attack and most recently extensive training in handling hazardous materials incidents.

Both memberships maintain an active list and honor roll of fire fighters. The fire fighters range in age of 17 to 80 years. They are the male and female citizens of our community who volunteer to be called upon to help someone in need. They represent a wide range of occupations and are often called upon for technical advice or information. We have electricians, mechanics, students, engineers, teachers, professional fire fighters, cooks, police officers, businessmen, scuba divers, counselors, a lawyer and a minister. Some are retired but all are capable of doing a fine job, whatever that may be.

TRAINING

All fire fighters are required to receive training. All members at some time or another receive a technical course taught by NYS Fire Science Instructors. Courses taught are fire fighting essentials, initial attack, pump operation, preparing for command, motor vehicle extrication, fire cause and origin, ladder operations, hazardous materials 1, 2, forest fire fighting and air crash and rescue.

Some members travel to the NYS Fire Science Academy at Montour Falls, New York to continue their schooling and training. Some have or are presently taking college courses.

HISTORY

Each company has existed for over 100 years. They have received many awards from several organizations statewide.

Both companies pride themselves on being the best. The spirit of competition on being the better company is normal within the fire service. This promotes good feelings and as a result gives the department a two minute response time which is equal to paid fire departments. Both support community activity and always give to many youth organizations. They also teach the children in the district about fire safety.

FIRE FIGHTING

Fire fighting is a skill learned by schooling and experience. It is a dangerous occupation, but learning to do the job safely can reduce injuries. A fire fighter's first responsibility is to himself, his partner and the victim. At all incidents, a fire fighter must wear protective gear and also don a breathing apparatus. When the alarm is transmitted, fire fighters respond to both the scene and fire stations.

DUTIES OF FIRE CHIEF

The duties of the Chief are numerous. A Chief is elected at the department meeting and will serve 2 one year terms. He must possess all the skills and knowledge of all aspects of the fire service. He is responsible at all incidents relating to fire or other emergencies. He must maintain a policy of response, training and equipment care. He must comply or cause the others to comply with OSHA standards. The same standards are required for paid fire fighters. The chief keeps records of all calls. He is the chief purchasing agent of the Department. His approval is needed when money is to be spent. He has to motivate and show appreciation to the members. He must investigate all fires, including arson, injuries of civilian or fire fighters, accidents and departmental complaints. He must deal with the Village and has Commissioner who sits on the Village Board.

The role of the fire fighter is expanding from the old days when men used buckets of water. Today's fire fighters are men and women who help not only in protecting life and property, but also the environment we live in. Education and training are the key words to be a successful fire fighter. Many colleges, technical schools and fire science courses are now available.

BALLSTON SPA POLICE DEPARTMENT

The Village Police Department is presently located in the old Eagle Matt Lee Fire Department building. Their presence, with 24 hour patrol, creates a safe, secure feeling with the residents. The crime rate is relatively low.

The department is made up of six (6) full time officers and reinforced by a varying number of part-time officers. There are seven (7) dispatchers to cover three shifts.

LOCAL ECONOMY DATA

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

The improved transportation system strengthening the region as a distribution and retailing center. In addition to the existing rail and highway networks there is the Northway to Canada 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 rapid 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.

EMPLOYMENT WITHIN THE VILLAGE

Ballston Knitting Company	35
Grand Union Retail	104
Tufflite Plastics Inc.	45
Stormaster Door & Window Corp.	43
Angelica Healthcare Services	110
Ballston Spa National Bank	72
Saratoga Municipal Center	382
South St. School Offices	56
Maplewood Manor County Employees	286
New York Telephone (office)	20
Ballston Spa Village Government	84

REGIONAL ECONOMIC 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 affect Ballston Spa.

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.

The most significant change in the labor force over the last ten years in Ballston Spa is the increase of white collar 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 professional employers.

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 the community by sustaining both employment and tax revenues.

SARATOGA COUNTY SERVICES

Animal Shelter
County Airport
County Fair Office
County Historian
Coroners
 Russell Peacock
 John Tedesco
Public Defender
Soil & Water Conservation
Veterans Affairs

New York Health Dept., Glens Falls
Social Security Administration

Board of Elections
Board of Supervisors
C.H.A.P. Clinic
Childrens Services
County Clerk
Court Clerk's Office
County Court
Day Care - Social Services
Data Processing
Emergency Services
Family Court
Fire Coordinator
Food Stamps
H.E.A.P.
Jurors
Medicaid
Motor Vehicle
Office for Aging
Personnel
Planning Board
Probation - South Street School
Public Health - Saratoga Springs
Public Works
Purchasing

Real Property Tax
Self Insurance
Sewer District, Mechanicville
Sheriff's Department
Social Services
STOP - DWI
Support Collection Unit
Supreme Court
Supreme Court Law Library
Surrogate's Court
Taxes - Unpaid
Weights & Measures
Youth Bureau

VILLAGE OF BALLSTON SPA MASTER PLAN UPDATE

PLANNING GOALS AND OBJECTIVES

The goals and objectives of the Village of Ballston Spa were re-evaluated for this Master Plan update based upon correspondence and/or materials from the Village Board, Village Planning Board, Saratoga County Planning Board, the Saratoga Chamber of Commerce, the 1990 citizens survey, and the recommendations forwarded by the ad hoc Master Plan Committee. In addition, meetings were held in early 1992 to hear suggestions from the following groups: Ballston Business & Professional Association, Brookside Museum, Library Board, Teen Center, Ballston Area Senior Citizens, Recreation Commission, School Board, Village Historian and the Police/Fire Departments. These goals and objectives resulted from an analysis of existing conditions and the desire to preserve and revitalize the character and economic viability of the Village. The primary goals established in this update generally remain consistent with those established in the 1965 Master Plan, though the specific objectives have been tailored to meet the modern needs and demands of the community.

Five primary goals of the Village include:

1. Preservation and Revitalization of the Local Economy
2. Preservation and Enhancement of Historic Resources and Aesthetic Character
3. Evaluation and Rehabilitation of Village Infrastructure and Police/Fire Services
4. Evaluation and Enhancement of Community Services
5. Evaluation and Improvement of Recreational Services

Each of these five primary goals encompass both short and long term objectives. The goals and associated objectives provide the basis for Part V, the Comprehensive Master Plan. The Comprehensive Master Plan, as a guidance document, presents specific proposals to be addressed in the future in order to attain the goals. As these proposals are undertaken, they will be further evaluated and defined through a public forum in order to involve Village residents in the decision-making process.

GOALS AND OBJECTIVES

GOAL I - PRESERVATION AND REVITALIZATION OF LOCAL ECONOMY

A. GENERAL:

1. Encourage stores and restaurants to remain open later in the evening.
2. Promote the annexation of lands to enhance the existing tax base and offer more incentives to industries to locate here.
3. Provide a good department store in the Village and encourage the location of more "affordable" stores.
4. Develop a brochure of existing Village services and facilities and distribute to residents and newcomers.
5. Promote the utilization of existing resources such as reactivating the springs and reopening the chocolate factory, in an effort to establish new businesses and develop tourist facilities.
6. Expand the use of the county fairgrounds to include activities throughout the year, and enlarge the farmers market.
7. Evaluate the need for better street lighting along Milton Avenue in the downtown area, and consider using "historic" lighting structures to enhance and reinforce the character of the district.
8. Seek out developers and encourage the development of a franchise hotel as a means to bolster the Village economy.
9. Study the need and potential for creating an alternate truck route for Route 67 truck traffic so that heavy vehicles can avoid traveling through the heart of the Village.
10. Study the need and potential for constructing a new I-87 interchange at Malta Avenue in the Town of Malta to improve interstate access to the Village.

B. SENIOR CITIZEN NEEDS:

1. Promote stores that cater to senior citizens such as clothing stores, specialty shops, bakeries, and ice cream shops.
2. Improve the present transportation facilities for senior citizens to facilitate easier access to the downtown area.
This goal could be accomplished by:

- a. developing a mini-van system that would be co-sponsored by the seniors, ~~the Towns~~ and the Village;
- b. changing the bus schedule so that people are dropped off in the middle of the Village rather than in the Grand Union parking lot; and
- c. creating a loop bus within the Village.

C. PARKING NEEDS:

1. Establish a comprehensive parking and signage program to promote the identification and use of public parking.
2. Consider utilizing vacant Village-owned property for parking to accommodate the increased need.
3. Establish new public parking areas in proximity to the commercial district.
4. Address the problem of insufficient parking in the vicinity of the County Offices by providing a park-and-ride location within the village.

GOAL 2 - PRESERVATION AND ENHANCEMENT OF HISTORIC RESOURCES AND ANESTHETIC CHARACTER

A. HISTORIC RESOURCES:

1. Establish and promote a Village identity based upon its historic character by improving the entry points to the Village along major transportation corridors.
2. Capitalize on the Village's unique history by promoting museums and other historic related tourist activities.
3. Preserve the existing historic district through stricter regulation enforcement in the zoning ordinance.
4. Expand the historic district within the Village further North on Milton Avenue and further East to encompass parts of East High Street and Pleasant Street, and make a concerted effort to preserve the historic character of the homes in view of the Brookside Museum.
5. Consider the development of a "historic trail" through the Village by installing signs and markers at significant locations.

B. AESTHETIC CHARACTER/ENVIRONMENT:

1. Improve the aesthetic character of parks and other open spaces within the Village. Consider the development of parks in the following areas: Colonial Hills development, property off of Rowland Street, and the Middle Reservoir area.
2. Evaluate existing residential land uses and update the Village zoning ordinance to promote the preservation of the existing residential character and ensure that allowed uses within districts are compatible with one another.
3. Conduct a feasibility study to determine the potential for relocating the existing Delaware & Hudson rail siding to a site outside of the Village proper.
4. Offer employment to Ballston Spa youth to help clean up and beautify the Village.
5. Provide new garbage bins and flower planters for the downtown area.
6. Focus clean up efforts on the Malta Avenue area.
7. Concentrate efforts to clean up and stabilize the bank along Gordon Creek, particularly the portion of the creek between Elk's Lodge and Bath Street.
8. Promote community spirit through seasonal activities such as a Christmas Festival.

GOAL 3 - EVALUATION OF AND REHABILITATION OF VILLAGE INFRASTRUCTURE AND POLICE/FIRE SERVICES

A. INFRASTRUCTURE:

1. Establish a Capital Improvement Plan for sidewalks, streets, utilities, Village equipment, and mass transit facilities.
2. Evaluate the potential for wholesale of water to the Saratoga County Water Authority to enhance Village revenues.
3. Evaluate the existing stormwater collection system and current Village policies for stormwater management.

B. POLICE/FIRE DEPARTMENT SERVICES:

1. Encourage and support the need for volunteers for emergency services in the Village, especially those who volunteer for emergency medical services. This can be accomplished by offering more incentives and better training to volunteers.
2. Study the potential for the consolidation of both fire departments into one unit to improve operating efficiency and reduce capital expenditures for equipment.
3. Study the potential for consolidating the Village Police Department into the Saratoga County Sheriff's Department.

GOAL 4 - EVALUATION AND ENHANCEMENT OF COMMUNITY SERVICES

A. GENERAL:

1. Promote the centralization of community service information, perhaps through the use of a public display board; increase public awareness of existing community services within the Village.
2. Evaluate and concentrate efforts to build a new community center which would accommodate senior citizen, young adult, and children's activities.
3. Consider expansion of the library to accommodate increased use, and address the issue of library funding.
4. Evaluate the Zoning Ordinance in light of the need for affordable housing, and identify potential locations and conditions for such development.

GOAL 5 - EVALUATION AND IMPROVEMENT OF RECREATIONAL SERVICES

1. Expand winter athletic activities to include indoor ice skating and ice hockey programs.
2. Concentrate efforts to develop "greenways", or bicycle paths, within the Village by utilizing old railroad/trolley properties. Ideally these greenways would extend beyond the boundaries of the Village and connect with a larger network of trails within the Saratoga County region.

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 discussed in several sections of the Master Plan. This section contains an analysis of the distribution of various land uses as they relate to each other within the Village and the surrounding region. Regulatory measures for the implementation of the Land Use Plan are presented in the proposed revision of the Zoning Ordinance and Zoning Map. These measures specify the characteristics of the different uses and establish appropriate standards and restrictions.

When considering land use distribution in Ballston Spa, the unique topography of the area 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 land use plan recognizes and incorporates this historical development pattern in developing an updated, well-functioning land use plan.

2. Land Use Goals:

Five specific planning goals proposed to guide the future use of land in Ballston Spa are:

- a) The development of a more attractive and successful central business district.
- b) The preservation of our small village identity and unique Victorian culture.
- c) The development and enforcement of a comprehensive signage program.
- d) Recommendations to amend the current zoning ordinance in order to clarify areas of confusion and accommodate the growth and expansion of the Village that has occurred over the past 25 years and the accompanying changes in land use.
- e) The identification of Village owned vacant property and the determination of the most appropriate uses.

a. The Central Business District

The revitalization of the central business district is a desirable goal. In order to make this area more attractive and successful, several objectives must be accomplished. Addressing the issue of adequate parking in the downtown area is a major step toward downtown revitalization, as some businesses are currently leaving the Village because there is a perceived lack of parking. Although parking alone should not be used as an excuse for lack of business, it does appear necessary to develop public parking in the downtown area which is clearly marked for the visiting public. At the present time there are several existing parking lots in the central business district; these are village-owned vacant parcels of land used for parking, none of which are identified by sign. In order to promote local business and industry, public parking must be easily identified and well maintained. Toward this end, there are currently two village-owned parking lots which could both be expanded and redesigned to accommodate more vehicles. The Milton Avenue lot is located on the east side of the street between Malta Avenue and Gordon Creek and is approximately 2/3 of an acre in size. The second parking lot is located off of Malta Avenue behind the cleaners at the southeast corner of Malta and Milton Avenues. This parcel is approximately 1.4 acres and was improved by the Village in the late 1980's. Both of these lots could be further improved and better identified to serve the needs of the shopping public.

While expanding the current parking, the Village should adopt a goal that no more than 9% of downtown space be used for parking (a recommendation from the New York State Conference of Mayors). It is also important to make sure that parking regulations are effectively enforced, especially handicap parking, since this is a serious transportation issue for senior citizens.

There is a definite need to attract new retail establishments to the downtown area - particularly a good department store. Currently a large number of people travel outside the Village to do their shopping - either to Saratoga or to the malls in Clifton Park or Wilton. The need for more stores that provide services to senior citizens is also a priority; such stores might include: a clothing store, meat market, specialty shop, gift shop, bakery, and an ice cream shop. The creation of a central business directory might be another useful tool to help orient non-village visitors as to the location of shops and businesses in the downtown area. This directory could be located in or near the public parking lots.

While there is a need to attract new retail businesses in the downtown area, it is also important to recognize the Post Office and other downtown anchors as destination points for residents and visitors alike. Every effort should be made to keep these vital service facilities located in the downtown area. In order to make the downtown area more attractive, an effort should be made to keep the streets and sidewalks clean. The

Village should consider providing flower planters and new trash receptacles for the downtown area and should also review the frequency with which the receptacles are currently cleared. These efforts could be accomplished in a joint project sponsored by the Village and the Ballston Spa Business & Professional Association.

Another way to create a "drawing card" for the downtown area is to entice people to stay in the village at night. The Village should encourage special events and activities in the downtown area during the evening to draw customers to area commercial establishments. The shop owners should consider common store hours in the Village so that residents become used to shopping in the early evening. Overall, it may be wise to undertake a market study of the central business district to determine the opportunities and constraints which are unique to the Village. The goal is to create an atmosphere which will encourage people to frequent shops and restaurants, both during the day and the evening.

b. Small Village Identity

Ballston Spa is an attractive residential community with a unique historic character. It is important to preserve the small village identity and unique victorian atmosphere. Ballston Spa should consider enlarging its current historic district further north on Milton Avenue and further east on the eastern side of the village toward East High and Pleasant Streets. The Village should undertake a historic building survey to evaluate the integrity of the existing structures in this area and determine if this area is worthy for inclusion in the existing historic district.

The victorian atmosphere within the village is a great asset which should be better maintained and enhanced. The Historic District Commission can help achieve this goal by providing advice about what structures should be preserved, and offering inexpensive solutions and easy implementation suggestions for village property owners in the historic district. Specifically, the area directly around the Brookside Museum needs to be reviewed, and an effort should be made to preserve the historic integrity of the houses in view of the museum. The enforcement of historic district regulations can be difficult, and therefore these regulations should be incorporated and more clearly defined in the zoning ordinance.

Another way to improve and preserve the historic identity of the Village would be to develop a video about Ballston Spa which chronicles the historical development of the Village. Perhaps this videotape could be completed in conjunction with the local high school as part of a class project and then kept in the Village Library for viewing purposes. Copies could be distributed to other municipalities, agencies, and media as appropriate.

A method to attract more tourism related activities in the Village would be to better promote the existing museums and other cultural activities. This would not only enhance the historic character of Ballston Spa, but also attract more non-village residents to the area, and thereby increase local business activity. Another objective is to make better use of the County Fairgrounds. This is a valuable resource for the Village, and greater effort should be made to host a variety of activities interspersed throughout the year, including craft fairs, seasonal events, and holiday theme activities. Where possible, these events should be tied into related promotional activities in the central business district.

c. Signage Program

The development and enforcement of a comprehensive signage program for the village would serve several purposes. First, it would help visitors locate public parking areas, historical sites, museums, and other attractions. Second, a comprehensive signage program would help make Ballston Spa more attractive, both for residents and visitors alike. Thus, an effective signage program will ultimately promote local businesses and industry and dovetail with the goal of revitalizing the central business district.

An effective sign regulation program requires a careful balancing between community planning goals related to streetscape aesthetics and traffic safety and the need of businesses and others to communicate with the public. Ballston Spa should address sign control in a manner which is appropriate for the community and helps to achieve the goals of downtown revitalization as well as historic preservation. An example of this would be implementing a Victorian sign program for the central business and historic districts.

A useful sign classification system is usually based on sign design and structure and it is important to have a clear understanding of the various groups in which signs are classified. For this reason the Ballston Spa Zoning Ordinance should be expanded to include definitions for various types of signs, such as "advertising sign", "business sign", and "temporary sign". The most important aspects of sign regulation are similar to the lot and building dimensional requirements of a zoning ordinance -- limiting the size and number of signs and the location of each sign on the lot or building.

A clear definition of sign area is very important in an effective signage program, and should be defined as "the area within the outer boundaries of standard geometrical shapes containing and defined by the extreme reaches of informational or graphic parts of the sign." In this way, the area of signs with large letters is not simply measured by determining the total of the areas covered by the individual letters, but instead the area also includes the supporting graphics and surrounding and separating spaces.

Sophisticated sign regulations include total limits on sign area on a particular property; this method is a much more effective way to limit signage than attempts to limit the number of all types of signs. Total sign area limits can be a function of lot area, street frontage, building area, or some combination thereof. A system that relates both to lot size and to building size is typically the most responsive to aesthetic concerns.

d. Zoning

On the southern side of Columbia Avenue at the intersection of Hyde Boulevard and Columbia, there are two commercial land uses (funeral home and veterinary clinic) in an R-1 residential district. These appear to be isolated commercial uses in the R-1 zone, however, they are currently permitted uses under the existing zoning ordinance. Consideration should be given to more closely regulating such uses in the R-1 zone to avoid the encroachment of commercial uses in what is intended to be a low density residential area.

e. Village-Owned Vacant Property

The Village of Ballston Spa presently owns a number of vacant parcels of land which are not substantially developed. Several of these properties are currently being used as parking lots, and these should be improved through better signage and improved layout of the site. However, some of the vacant properties appear to serve no functional use for the Village and these parcels of land should be reviewed to determine the most appropriate land use. If the Village has no use for these parcels, Village officials should consider selling these vacant properties to increase the local tax base. Other options might be to accept requests for proposals from developers to seek out projects which would serve a public purpose or fill a community need. The vacant parcels of land that are not being presently used for parking purposes include the following:

- three small parcels of land on Charlton Street across from the D.P.W.
- a square lot at the corner of Thompson and Prospect Street.
- a small lot at the corner of Saratoga Avenue and Milton Avenue adjacent to Kayaderosseras Creek.

- a small irregular parcel of land between Front Street and Galway Street which intersects Walnut Street.
- a small parcel of land at the corner of Malta Avenue and Ralph Street (steep embankment).

B. TRANSPORTATION AND CIRCULATORY FACILITIES:

Transportation needs of Ballston Spa and the surrounding region are an integral part of the Master Plan. In the 1965 Master Plan, the possibility of constructing a by-pass roadway to avoid the central business district was discussed. However, in 1989 major reconstruction of Route 50 within the Village was undertaken by the New York State Department of Transportation.

The reconstruction project extended along Route 50 from the southerly Village line to the intersection of East Street and Route 50. The cost for the project was \$4.2 million; construction was initiated in the Spring of 1988 and was accepted by the Department of Transportation as complete on June 27, 1989. The 42 foot wide cross-section of roadway now has several different types of traffic configurations depending on the specific location within the Village. The configurations include the following: 1) two nine foot parking lanes and two twelve foot travel lanes, 2) two fifteen foot travel lanes with a flush median, and 3) two twenty-one foot travel lanes with no median. The Route 50 reconstruction project also included the reconstruction of the following: new sidewalks, street trees and sod, watermain relocation, new drainage, rehabilitation of the Kayderosseras Creek Bridge, and new traffic signalization. The recent reconstruction of Route 50 sufficiently accommodates the majority of north-south traffic in the Village, and therefore the previously proposed by-pass is no longer necessary or desirable. However, it will be important for the Village to initiate a thorough traffic and parking study, and adequately maintain their existing network of streets through the establishment of a regular inspection and maintenance program. Development of a Capital Improvement Plan to program and fund necessary street reconstruction projects should also be initiated. This plan should be developed in conjunction with the Superintendent of Public Works and the Village Board to develop a structured program for improvements and establish priorities.

C. COMMUNITY FACILITIES PLAN:

The community facilities available to residents of Ballston Spa appear generally adequate at this time. Additional improvements to supplement the current facilities are outlined in this section in order to achieve the basic objectives of the master plan.

1. Education:

The Ballston Spa Central School District covers a larger area than the Village proper. It presently includes one elementary school within the boundaries of the Village, the nearby junior-senior high school and three schools on Wood Road in the Town of Milton. Saint Mary's Parochial school is also within the village and must be recognized when planning for future educational needs.

Statistics indicate that the student population is increasing by approximately 100-200 students annually. The majority of students reside in areas outside the Village; the Town of Malta is an especially fast-growing town. Evidence indicates that the Wood Road school will also need to be expanded to accommodate the increase in student population. The school system is also in need of a new gym or sports center.

A need has also been identified for more after-school programs and additional space to accommodate these programs. The Saturday School Program is in need of additional space. The use of Village property and school grants should be explored as possible solutions to this problem. Consolidating several age groups of children into one sports complex may also help to address this issue.

Other educational goals include expanding the opportunity for continuing education in order to broaden learning abilities. An employment program for young adults could be implemented in order to provide youths with job skills and work experience through an assimilated job program.

2. Parks & Recreations:

Recreational facilities serve both active and passive interests, and both have been considered in planning for future park and recreational needs within the village. There is a general need to improve the recreational facilities and open space within the Village of Ballston Spa and make these areas more useful and attractive. Two examples of spaces deserving development include the recreation field at Eastern Avenue and Hyde Boulevard, and the old railroad bed on Malta Avenue. One possibility is to convert the railroad right-of-way into a "greenway" or bicycle path which would eventually connect with a larger network of trails within Saratoga County.

Recreation programs have grown tremendously in the past ten years. Year-round activities available to Village residents include: soccer in the fall, basketball in the winter, and softball, T-ball, and soccer in the spring and summer. It is predicted that all programs will expand in the coming years. Places in and about the Village currently used for recreation programs include the Eastern Avenue/Hyde Boulevard Recreation Field (soccer), Milton Terrace (T-ball and basketball), Malta Avenue School

(basketball), the Teen Center (basketball), the high school (tennis), Kelly Park (softball), and the Wood Road Complex (summer recreation program & Saturday school programs) and Doubleday Field (baseball).

The Recreation Commission has identified a need for the development of both winter skating and winter hockey programs, and the creation of a "greenway" within the village. The ideal goal for the "greenway" would be to construct a path for bicyclists, joggers, and walkers which would eventually extend all the way from Schenectady to the State Park in Saratoga with picnic facilities provided along the 35-mile trail. Recreational facilities should also be expanded at the elementary school level. A cooperative effort between the Village and local school boards in terms of financing and acquiring more space will help to accomplish the goal of improved recreational facilities.

3. Cultural Facilities & Social Organizations:

a. Library

Expansion of the village library will be necessary to accommodate the increase in population and growing number of people using the library. Library activities have increased by 25% in recent years, and more space is needed, however, the present site is land-locked. Presently, two-thirds of the people using the library come from outside the Village. A major concern exists with regard to the growing population in the Town of Malta and the charter that the Town of Malta has with the Round Lake Library which does not permit the Town to contribute any financial support to the Village library. The possibility exists that the Village may have to institute a fee system for people who use the facility, although this approach is not desirable. It is suggested that the Village approach the Saratoga County Board of Supervisors and seek out other grant and foundation support to fund expansion of the library. It is important to establish open and continuous lines of communication between the Village Library Board and the Towns of Ballston, Malta and Milton.

b. Teen Center

Use of the Teen Center facility has increased by 25% in the 1980's, and relocation and/or expansion will be necessary to accommodate future needs. The Teen Center program has prepared a grant application seeking funding to rebuild the center, and if the grant is approved, a second story is to be added to the existing building. There is a concern as to whether or not the present zoning ordinance will allow such an expansion. This issue should be resolved through revisions to the Village zoning ordinance. Relocation of the Teen Center for more space is also a possibility and trading of properties may provide some solutions here. Combined efforts between the school system and the Teen Center may prove fruitful.

During its ten years of operation, the Teen Center has proved to be beneficial to the community by providing such programs as adult sports, day care, and counseling services. The Teen Center currently owns the building they occupy, but current parking is inadequate. If the expansion of the Teen Center is approved, then the parking situation should be addressed. A suggestion has been made to build a new community center which would serve as a location for the Teen Center, but also facilitate a wider variety of functions. This is also a worthy objective to pursue as part of the Village's future development plan.

c. Senior Citizen Center

The Village of Ballston Spa needs to continue to make a concerted effort to service the needs of senior citizens. Many senior citizens support the Village market and this service should continue to be provided and encouraged. Identified needs of the senior population include the following: a senior citizen activity center, improved transportation, increased public seating along streets in the downtown area, and more stores which cater to senior citizens. Implementing such needs will help to entice people to stay in the village longer and thereby promote the revitalization of the central business district as well. The construction of a new community center as referenced above should be designed to meet the needs of the senior citizen population as well. The possibility of creating additional senior housing near the downtown area should be explored. This idea might dovetail with the goal of downtown revitalization since the visibility of senior citizens walking to and from the central business district and frequenting Village stores will help draw more activity into the downtown area. The senior citizens of Ballston Spa may provide an important link in the restoration of Village facilities such as the former chocolate factory.

4. Historic Facilities/Museums:

The Brookside Museum has expanded its hours of operation recently to accommodate increased use. An important function of the museum is to serve as a storage facility for records and large objects. Expansion of the museum in the near future is a desirable goal. The Foots Pond property has been donated to the Brookside Museum, but currently the museum lacks the financial resources to develop the property. The museum Board of Director's goal is to construct a new larger building to house a vault for storage and incorporate a viewing area for objects that are presently stored and are unavailable for public display. The Village of Ballston Spa should work to improve, identify, and publicize the unique history of Ballston Spa to attract a greater number of visitors to the Village.

5. Communication:

There is a need for the centralization and coordination of information services within the Village. One possibility is the construction of a public display board to make the community more aware of both school and community events. This display board should also tie in with the historic background of the village and should be placed in a high visibility area of the Village central business district where it may be viewed by the maximum number of persons. Such efforts could be aided through the development of a community center, referenced above, consolidating these services under one roof.

Another possibility to improve communication is the establishment of a community telephone number (i.e. 1-800 #) with a recorded message of local events and activities. The audio tape answering machine would be updated each week to provide information about upcoming events. The 1-800 phone number could be advertised on a public display board and/or on the central business directory.

The establishment of a "Welcome Wagon" committee and the appointment of a permanent liaison for the Village to all groups will also help improve communication within the Village. The Welcome Wagon Committee could help distribute information about community events and activities to newcomers.

6. Transportation:

Improved transportation is necessary within the village to coordinate the increasing number of programs and activities. Specific transportation needs include the following: increased transportation for children to attend summer programs, mini-vans co-sponsored by senior citizen groups and the village, an improved bus schedule to accommodate senior citizens, and better transportation to the Cities of Albany and Saratoga Springs.

7. Health Facilities:

Benedict Community Health Center is a multi-specialty group medical practice located within the Village. The physicians at Benedict Health Center admit to Saratoga Hospital, which is a comprehensive 220-bed community hospital.

Benedict Health Center has worked successfully to increase access and availability of medical services to the community. They recently completed a one-million dollar renovation and expansion project which includes a new clinical area and the purchase of new medical equipment. In addition to the normal hours of operation, medical assistance is provided 24-hours a day, seven days a week through an on-call system.

Over the past three years, the number of patients at Benedict Health Center has increased from 14,000 in 1988 to 22,000 in 1990. Statistical analyses indicate that 30 percent of the patients are children under the age of sixteen.

Benedict is not targeting a specific patient population at the present time, but instead their goal is to identify health care needs for the entire community and implement specialty programs as needed. Such actions should be adequate to meet the health care needs of Village residents.

8. Government and Administration:

a. County Government Offices

There has been a substantial increase in the number of County buildings since the Master Plan was prepared in 1965. In 1969 construction was finished on the new Municipal Center Complex which lies on the north side of McMaster Street and occupies 6.2 acres. A new facility building on the north side of West High Street has replaced the old jail and county courthouse buildings. In 1972 construction was completed for the Saratoga County Infirmary which is located on the south side of McMaster Street and occupies 15.5 acres. In addition, county offices are now located in the old South Street Elementary School building at the corner of South and West Streets.

The County Offices have at times created parking problems in the surrounding neighborhood and, if County government continues to grow, this problem may become more frequent and troublesome for Village residents. This situation should be monitored closely and suitable land near county offices should be set aside for future parking as the need arises.

D. PUBLIC UTILITIES PLAN:

1. Sanitary Sewer:

The Village of Ballston Spa is served by the Saratoga County Sewer District No. 1 which was formed in 1971, following a comprehensive sewerage study by the Saratoga County Sewer Agency. This District No. 1 encompasses 186.2 square miles, 23 percent of the total area of the County, and includes the cities of Mechanicville and Saratoga Springs; all or parts of the Towns of Ballston, Clifton Park, Greenfield, Halfmoon, Malta, Milton, Stillwater, Saratoga, and Wilton; and the Villages of Ballston Spa and Round Lake. At the time of the formation of this district, wastewater generated within the District were treated at five outmoded municipal wastewater

treatment plants, nine small plants owned by developers, or by individually owned on-site septic systems. Inadequately treated wastewater was discharged into many of the area's streams which threatened several important recreational water resources in the County.

At the present time, it appears that all areas of the Village are adequately serviced by the existing sanitary sewer system. Since 1965, several new lines have been built in areas of the Village where new construction and development has occurred. Although the Village is currently serviced by the Saratoga County Sewer District No. 1, maintenance of the sewer lines remains a responsibility of the Village. In order to improve the sewer maintenance program, the Village should consider implementing a regular inspection program. Such a program should focus on problem areas in the sewer system in an effort to identify existing problems and/or deficiencies. Once existing deficiencies are identified, the Village can develop a capital improvement plan to upgrade and improve the existing sewer system as required.

2. Storm Drainage:

The 1965 Master Plan for the Village of Ballston Spa identified six areas where it was expected that the slope of the land and new construction would necessitate the laying of additional storm drainage mains. The purpose of the drains would be to prevent the flooding of streets and the collection of large puddles at low-lying intersections. Since 1965, there have not been any significant additions or improvements to the existing storm sewer system. Although development has not occurred at all of the six sites identified in the 1965 Master Plan, several new residential developments have been completed, including the Colonial Hills subdivision in the northwestern corner of the Village.

The Village should consider storm drainage as it occurs beyond the Village boundary as well as in the Village itself, and a comprehensive study of storm sewer needs should be undertaken. Ideally, improvements could be made in conjunction with a systematic street improvement program under a capital improvement plan. For example, during the reconstruction of NYS Route 50 in the Village in 1988-1989, the existing stormwater management system was replaced. Ballston Spa, in effect, uses Kayaderosseras and Gordon Creeks as discharge points in its drainage system. If the creek channels are narrowed, filled in, or otherwise substantially obstructed, storm runoff could exceed the capacity of the stream beds and flooding of adjacent low lying land could occur. This possibility further reinforces the importance of preserving the natural flow of the two creeks through the Village.

E. VILLAGE BEAUTIFICATION:

Ballston Spa is an attractive residential community with a unique physical setting that has visually taken advantage of its natural beauty, streams, wooded valleys and hillsides. Any new construction should maintain a link with the historical integrity of existing structures in the Village. In developing a comprehensive plan for the future growth of the Village, solutions must be found to preserve and enhance the character of the Village.

1. Natural Beauty:

The beauty of the natural environment is an important asset in the Village's appearance. Where topography and soil conditions have allowed for convenient development, the man-made environment is gradually replacing the natural setting. As a result, wooded areas are gradually being pushed back to steep hillsides or to inaccessible, wet areas. As the pressure for more developable land continues, the remaining wooded areas, both public and private, and other natural features including streams must be conserved and managed wisely.

2. Open Space:

The Village should work to improve the aesthetic character of existing parks and open spaces, and consider development of existing park lands such as the Village park on Ralph Street. Three areas where additional park development could occur include the Colonial Hills development, property off of Rowland Street, and the Middle Reservoir area. In an effort to clean up and enhance the attractiveness of the Village, new garbage bins and flower planters could be provided for the downtown area. In addition, the Village could offer employment to local youths to help clean up and beautify the Village. Clean up efforts in the downtown area should be focused on Malta Avenue and Gordon Creek. The banks along Gordon Creek need to be stabilized as well as cleaned, particularly the portion of the Creek between the Elk's Lodge and Bath Street. The old railroad bed off of Malta Avenue is another site which could be cleaned up and perhaps converted into a "greenway" or bicycle path. The overall goal is to create more outdoor places where people can sit and relax, walk, ride bicycles, and recreate.