

Village of Ballston Spa Comprehensive Plan Update- Existing Conditions Report June 2021



Capital District Regional Planning Commission

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About the Capital District Regional Planning Commission

Our Mission

The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving Albany, Rensselaer, Saratoga, and Schenectady counties. CDRPC provides an objective analysis of data, trends, opportunities, and challenges relevant to the Region's economic development and planning communities. CDRPC serves the best interests of the public and private sectors by promoting intergovernmental cooperation; communicating, collaborating, and facilitating regional initiatives; and sharing information, and fostering dialogues on solutions to regional challenges.

Our History

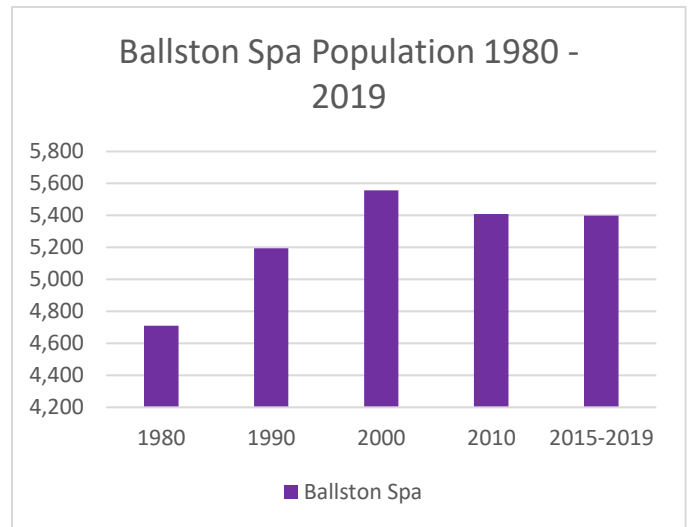
CDRPC was established as a regional planning board in 1967 by a cooperative agreement among the counties of Albany, Rensselaer, Saratoga, and Schenectady. Its original purpose was to perform and support comprehensive planning work, including surveys, planning services, technical services, and the formulation of plans and policies to promote sound and coordinated development of the entire Region. Over time, the mission of the Planning Commission evolved in response to changes in the Region's needs, funding sources, organizational structure, and information technology. While continuing to provide a wide variety of comprehensive planning services, CDRPC has also assumed the functions of Data and Information Center, Economic Development District, Foreign-Trade Zone Administrator, Clean Energy Communities Program Coordinator, and Water Quality Manager.

Executive Summary

As part of the 2021 Technical Assistance program, CDRPC has undertaken an Existing Conditions Analysis for the Village of Ballston Spa in Saratoga County, New York. For the analysis, CDRPC has compiled census data, Esri data, and various other data sources to show current demographic, economic, and housing conditions in the Village and how Ballston Spa has changed since 1990. This report contains data visualizations from various sources, mapping done by CDRPC and CDTC, and recommendations from previous plans the Village has put together to help guide the Village’s comprehensive plan update process. Data in the report is broken down into demographic data, housing, economic, and transportation data. Demographic data refers to data about the people that live in an area. Housing data refers to the number and type of housing units within the Village. Economic and transportation data refer to the spending and dispersal of money throughout the village and information related to streets, sidewalks, and other modes of transportation. In addition, a summary of prior planning efforts completed by the Village of Ballston Spa is provided. a comprehensive “report card” including key recommendations from each of the plans has been compiled for use in the comprehensive plan update process.

The population of Ballston Spa remains stable with a 2019 population of approximately 5,399 people. Ballston Spa’s population is well dispersed in terms of age, with concentrations of both school-age children and adults between the ages of 30 and 39 years old. This suggests that there are a large number of families with kids living in the Village.

Housing change in the Village has seen modest but consistent growth since 2000. Starting in 2000, Ballston Spa had 2,398 housing units, which would increase to 2,421 by 2010. As of 2019, there are approximately 2,480 housing units in the Village. These units are predominantly single-family detached units. Typically, single-family detached units are geared towards families and couples who own their homes and do not encourage renting.



SOURCE: ACS 2018 5-YEAR ESTIMATES, DECENNIAL CENSUS (1990, 2000, 2010)

About Census Data

CDRPC uses census data from various surveys to inform the region of trends and changes. For this existing condition analysis, CDRPC mainly used the Decennial Census and American Community Survey data. Decennial Census data is the most reliable public data source available, providing exact counts of the population and housing units. The American Community Survey (ACS) provides yearly estimates that help inform on trends but come with a margin of error. ACS 5-year estimates are based on data collected over 60 months and are available for geographic areas of all sizes down to the Census Tract and Block Group level. This data comes with a margin of error (MOE) that provides a range that the actual totals are likely within. Simply put, the MOE is a measure of the possible variation of an estimate around the population value. Margins of error allow data users to be certain that at a given level of confidence, the estimate and the actual population values differ by no more than the value of the MOE.

For example, a hypothetical Block Group has a median income of 100 and a MOE of 5. The upper bound of the confidence interval is the estimate plus the MOE, that is, 100 plus 5 or 105 and the lower bound is the estimate minus the MOE, or 95. Since the Census Bureau uses a 90% confidence level as its standard, we can conclude at a 90% confidence level that the true estimate for the population lies somewhere between the high and low values¹. Census data is the most reliable and most used data source for demographic and housing data.

About Esri Data

The Village provided CDRPC with data from Esri, a private company that produces mapping software and other data products. The Village provided CDRPC with Esri's estimates for several different categories such as demographics and crime statistics. These estimates are for the years 2020 and 2025. The estimates are based on available census data and are combined with privately collected data and algorithms to produce estimates for short-term and long-term data. CDRPC included these projections in the report to help provide helpful context and potential future trends in the village.

Introduction – Comprehensive Plan Update Context

Founded in 1807, the Village of Ballston Spa is located in Saratoga County, serves as the County seat, and has a long history within the Capital Region. The Village is currently in the beginning stages of updating its Comprehensive Plan, which was last updated in 1994. The Comprehensive Planning process helps a community confirm what they value and develop strategies to balance growth with the need to protect and preserve natural, cultural, and historic resources.

Data is at the heart of any planning process and is the crucial first step to any successful plan. As Ballston Spa prepares to update its Comprehensive Plan, CDRPC has compiled important indicators for the Village and provided data visualizations to help make the data more easily understandable. The data presented in this analysis can be used at the discretion of the Village to inform future planning efforts and the Comprehensive Plan Update.

Regional Overview

The Capital Region has grown over the past 20 years, but the rate of growth over the past eight years has been at a slower rate than the growth seen in the previous two decades. Starting in 1990, the region had a population of 777,783 people across Albany, Rensselaer, Schenectady, and Saratoga counties. The total population would grow by 2.12% over the next decade, reaching 794,293 in 2000. The rate of growth would increase over the next decade, with the population increasing by 5.5% to 837,967 people by 2010. The rate of growth has since slowed. With an approximate population of 849,117 according to the most recent estimates, population growth has only increased by 1.33% over the past eight years.

Prior Planning Activities and Recommendations

“You can’t really understand where you are going until you know where you have been”- Maya Angelou

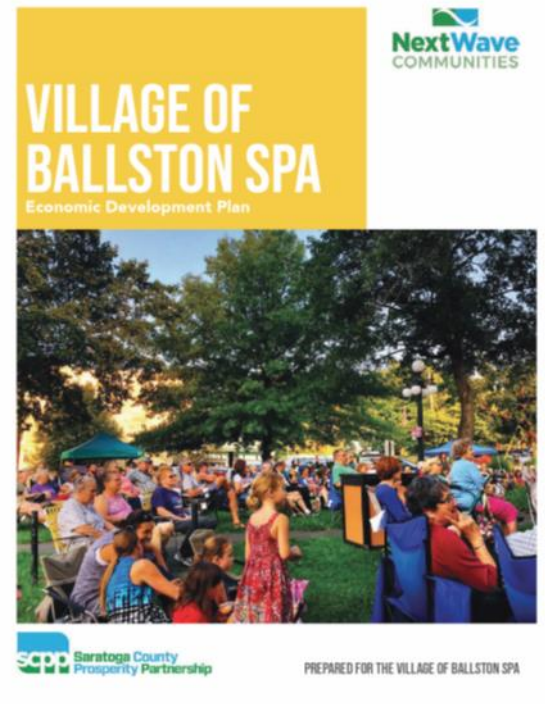
This section provides a summary of planning-related activities in the Village of Ballston Spa- highlighting past prioritization of efforts, a compilation of data and statistics important to the Village, and its overall vision and goals. Reviewing recommendations from the various plans can also serve the Village to understand what has been implemented, what has not, and if past recommendations still have merit in the current context of Ballston Spa’s goals. Providing a critical analysis of past recommendations and their implementation can be a valuable activity and is recommended for the Village of Ballston Spa in preparing for a Comprehensive Plan Update. To assist with this effort, a compiled summary of recommendations from each plan is included along with the means to note whether they were implemented, if a recommendation is still relevant to current planning needs for the Village, and whether it is designated as a priority action. The full summary will be posted in the Appendix section at the end of the document.

Village of Ballston Spa Economic Development Plan (2020)

Completed with Saratoga County Prosperity Partnership

This most recent planning effort consisted of an in-depth process with primary parts:

- **Economic Development discussion** and formation of goals for the conceptual framework of the plan.
- **Data and Analysis** provides a compilation of public and private sector sourced data, and analysis as to significant opportunities, vulnerabilities, and desired activities.
- **Public Engagement**- this was an extensive effort reflected through a public survey, focus groups, and public forum to gain input on the community’s strengths, opportunities, weaknesses, and threats, and mapping out what initiatives the public deemed a priority.
- **Written Plan**- includes goals and objectives, vision for community opportunities for collaboration, responsibilities for implementation, next steps, and a link to resources. Given its relatively recent status, much of the extensive effort can be utilized as a foundation for the Comprehensive Plan Update process, a reflection of community input. The Action Plan Matrix found at the conclusion of the plan is provided here in its entirety as it was created.

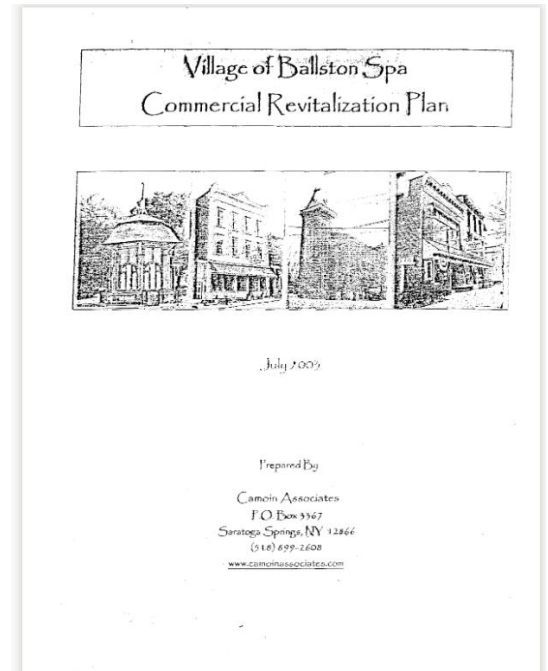


Village of Ballston Spa Commercial Revitalization Plan

Prepared with Camoin Associates (2003)

This plan focused on an analysis of the central business district of Ballston Spa, identifying its needs and developing a long-range vision with specific recommendations to this end. The scope of work included a market analysis including research and analysis of demographic, economic, and market trends, and the characteristics of commercial properties. The project also incorporated a wide range of public input from residents, businesses, and commercial building owners. This was attained through a survey (small sample size), and public meetings.

Some of the market analysis work from this effort two decades ago can be helpful to compare with analysis from today and measuring progress on some of the stated goals including attracting certain land uses such as restaurants which the Village has seen some success with, to the conclusion that accessible parking to downtown is needed (echoed in 2020 Economic Development Plan).



Village of Ballston Spa Comprehensive Plan (1996)

The plan features a thorough, more exhaustive listing of existing resources, organizations, and conditions providing a more thorough window through which to view life in Ballston Spa in 1996. The plan provides five primary goals for the Village:

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 Enhancement of Recreational Services

The proposed land-use plan provides five specific land use goals for the Village:

1. The development of a more attractive and successful central business district
2. The preservation of our small village identity and unique Victorian culture
3. The development and enforcement of a comprehensive signage program
4. 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.
5. The identification of Village-owned vacant property and the determination of the most appropriate uses.

Village of Ballston Spa Master Plan (1965)

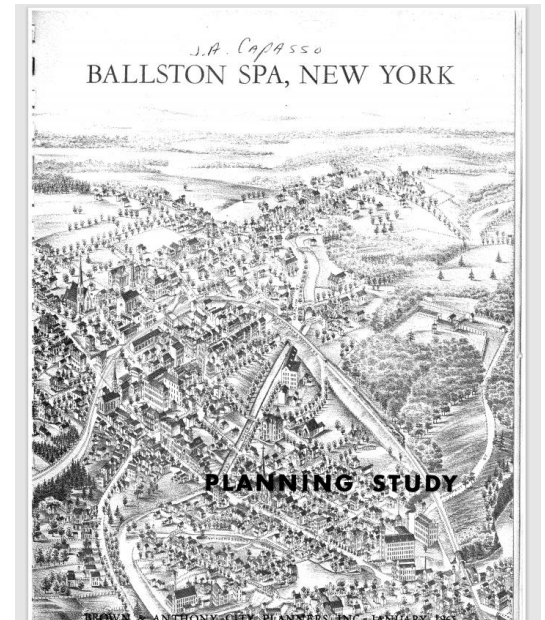
Prepared with Brown & Anthony City Planners

The Village was able to provide a bound hard copy of the 1965 plan which CDRPC scanned and provided a digital copy back to the Village for their use. The plan created almost 50 years ago provides a reflection of the Village at that point in time, for example calling for urban renewal activities, but many topic areas and recommendations largely remain relevant to planning considerations today.

The introduction notes the plan consists of “a gathering and analysis of basic physical, social and economic data, preparation of graphic documents, diagnosis of trends and needs in a local and regional framework, formulation of objectives and the development of a Comprehensive Master Plan for the Village. A proposed Capital Improvements Program is included with priorities, costs, and recommended means of financing the needed improvements. The work also included recommended amendments to the Zoning Ordinance, and a detailed review of Saratoga County’s Model Subdivision Regulations as they apply to Ballston Spa’s specific conditions.

The plan includes seven specific planning goals proposed to guide the future use of land in Ballston Spa are,

- (a) the concentration of business and industry in specific areas,
- (b) the recognition of the County governmental complex as an integral part of the central core of the Village,
- (c) the maintenance of a planned population density in the less developed residential areas,
- (d) the higher concentration of residential density around the central core,
- (e) the development and improvement of community facilities available to Village residents,
- (f) the conservation and improvement of the natural beauty of the Village, and
- (g) the development of a more attractive and successful Central Business District.



Population Change and Characteristics

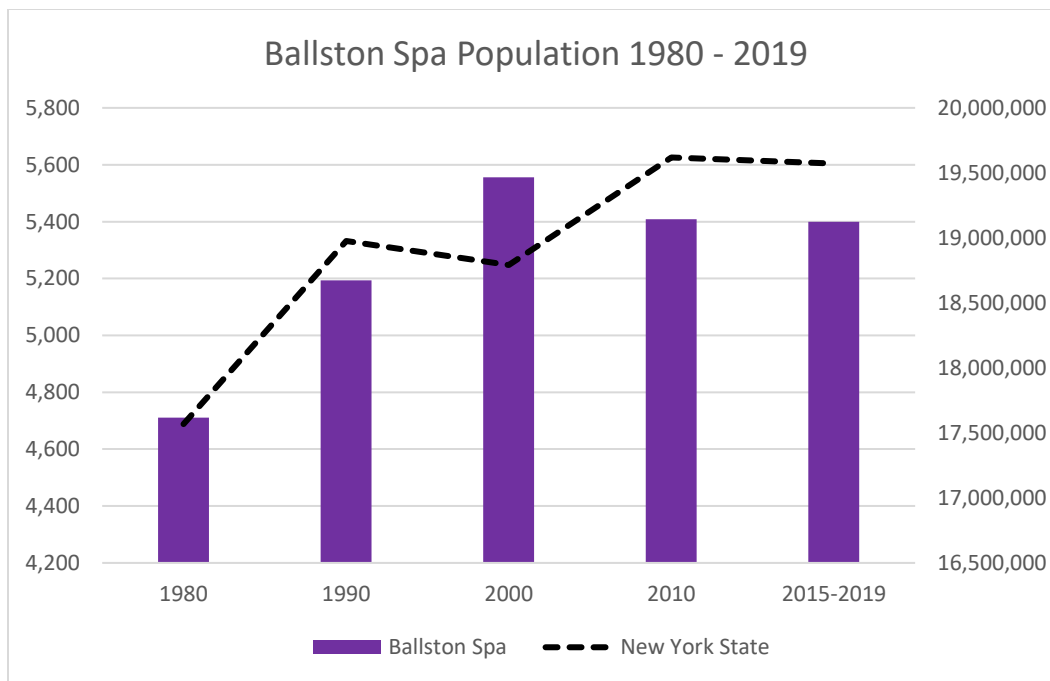
Demographic data is data that helps us understand a population. The total population provides a count of a community’s overall size but does not tell the whole story. Demographic data provides insight into gender, race, educational attainment and helps us understand important attributes of an area’s population. Having a comprehensive understanding of the Village’s population allows planners to better anticipate and prepare for services. The following section will provide data and visualizations of the demographic makeup of the Village of Ballston Spa’s population.

Population Change 1980-2018

The population in the Village of Ballston Spa has remained relatively stable since 1980, with fluctuations over the following decades seeing increases and decreases. Starting with 4,711 residents in 1980, the Village saw population increases over the next two decades, reaching 5,556 residents in 2000, the highest population of the past 40 years. The population dipped down slightly to 5,409 in 2010, but the most recent 2015-2019 ACS 5-Year estimates project that the population has remained stable over the past decade to approximately 5,399.

The Village’s rate of population fluctuations has been opposite that of New York State’s. While both saw increases between 1980 and 1990, Ballston Spa’s population saw an almost 7% increase between 1990 and 2000 while New York State’s decreased by almost 1% during that time. Over the following decade, New York State saw a 4.4% increase in population while Ballston Spa’s decreased by approximately 8%. Over the most recent decade, it is estimated that New York State’s population has remained relatively stable while Ballston Spa’s saw a 5.6% increase.

Chart 1: Ballston Spa & New York State Population Trends 1990-2019



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES, DECENNIAL CENSUS (1980, 1990, 2000, 2010)

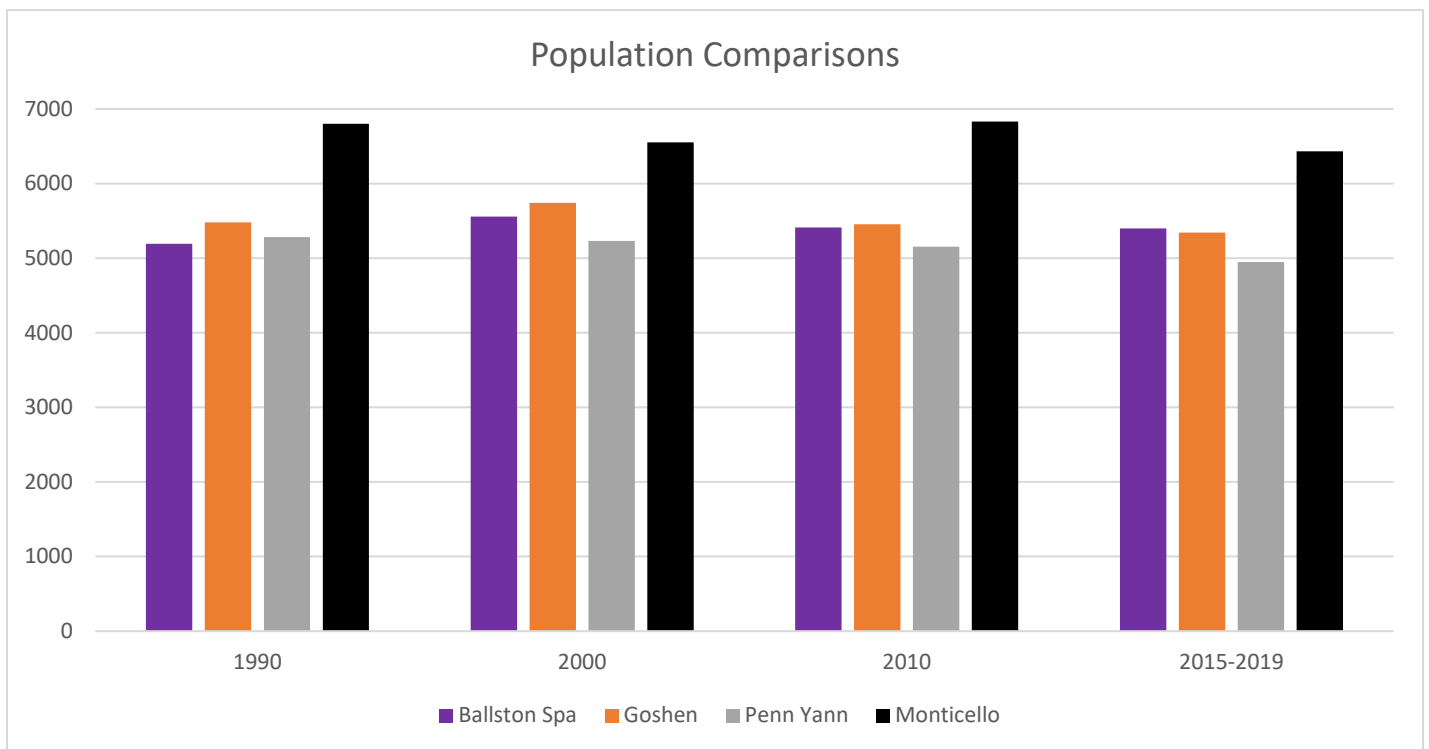
Village Comparison

While comparing population change of Ballston Spa to New York State's overall growth is helpful, comparing it to similar communities is a better measure of growth for the Village. Ballston Spa selected other municipalities in New York to compare to based on their status as the seat of their respective counties, similar populations, and other determining factors. For this analysis, we will be comparing Ballston Spa to the Villages of Goshen, Penn Yann, and the City of Monticello.

Across the four municipalities, population change since 1990 has been similar. Both Ballston Spa and Goshen saw their highest population in 2000 and have seen slight declines in the following years. Between 2010 and the most recently available ACS estimates, all four municipalities are projected to have seen population declines over the past decade.

The village also provided further data through Esri estimates that compare the municipalities discussed as well as other comparison communities selected by the Village. Note that Esri data are estimates for 2020 totals and while we do not yet have final 2020 data, it offers a look at potential trends we may see when Decennial data is available. The chart compares potential 2020 population, median income, median home value, and high renter percentage for municipalities that met the qualifications Ballston Spa was looking to compare to.

Chart 2: Village Comparisons



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES, DECENNIAL CENSUS (1980, 1990, 2000, 2010)

Ballston Spa Comprehensive Plan

Comparitive Villages

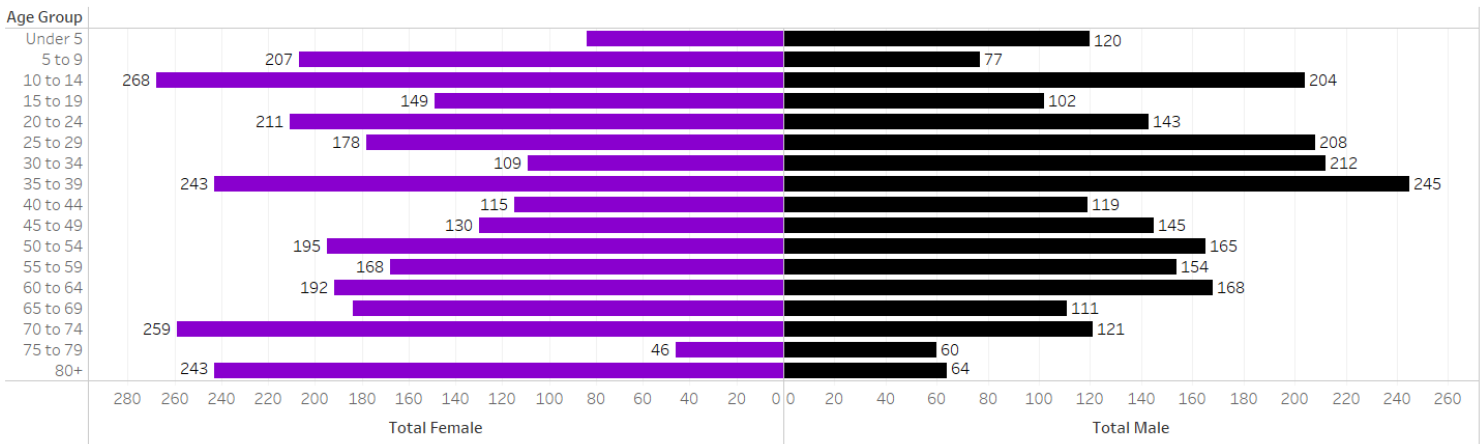
Village of	County Seat	2020 Population	Median Income	Median Home Value	High Renter percent
Ballston Spa		5,461	\$65,478	\$231,362	45.90%
Owego	x	3,949	\$52,339	\$98,195	56.70%
Penn Yann	x	5,062	\$44,972	\$123,881	42.40%
Goshen	x	5,531	\$75,318	\$307,743	45.00%
Bath	x	5,571	\$41,582	\$87,342	39.20%
Malone	x	5,778	\$40,463	\$94,503	50.70%
Saugerties		3,796	\$49,520	\$227,880	59.50%
Monticello	x	6,794	\$30,251	\$99,005	67.80%
Pittsford		1,397	\$100,635	\$254,386	22.00%
Stillwater		1,966	\$78,424	\$207,615	34.50%
Herkimer		7,313	\$43,987	\$87,060	50.90%
Brockport		8,580	\$42,889	\$126,351	59.00%
Monroe		8,772	\$106,947	\$327,872	22.00%
Source: ERSI Site to Do Business					

Gender and Age

Of the estimated 5,399 Ballston Spa residents, there are approximately 2,418 males and 2,981 females. Breaking down these two populations into age groups helps us to visualize and evaluate where the majority of the population is concentrated. In the village, the population is well distributed between younger, middle-aged, and older residents. For men, the largest age groups are the 35 to 39 group with an estimated 245 residents and the 30 to 34 group with 212. For women, the largest age groups are the 10 to 14 with approximately 268 residents and the 70 to 74 age group with approximately 259. The third-largest group for women is the 35 to 39 group with an estimated 243 residents. This lines up well with the male 35 to 39 age group and can suggest that the village has a large number of married couples with children due to the large concentration of the population between the ages of 5 and 19.

Chart 3: Age and Gender Pyramid

Ballston Spa Age & Gender Breakdown



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

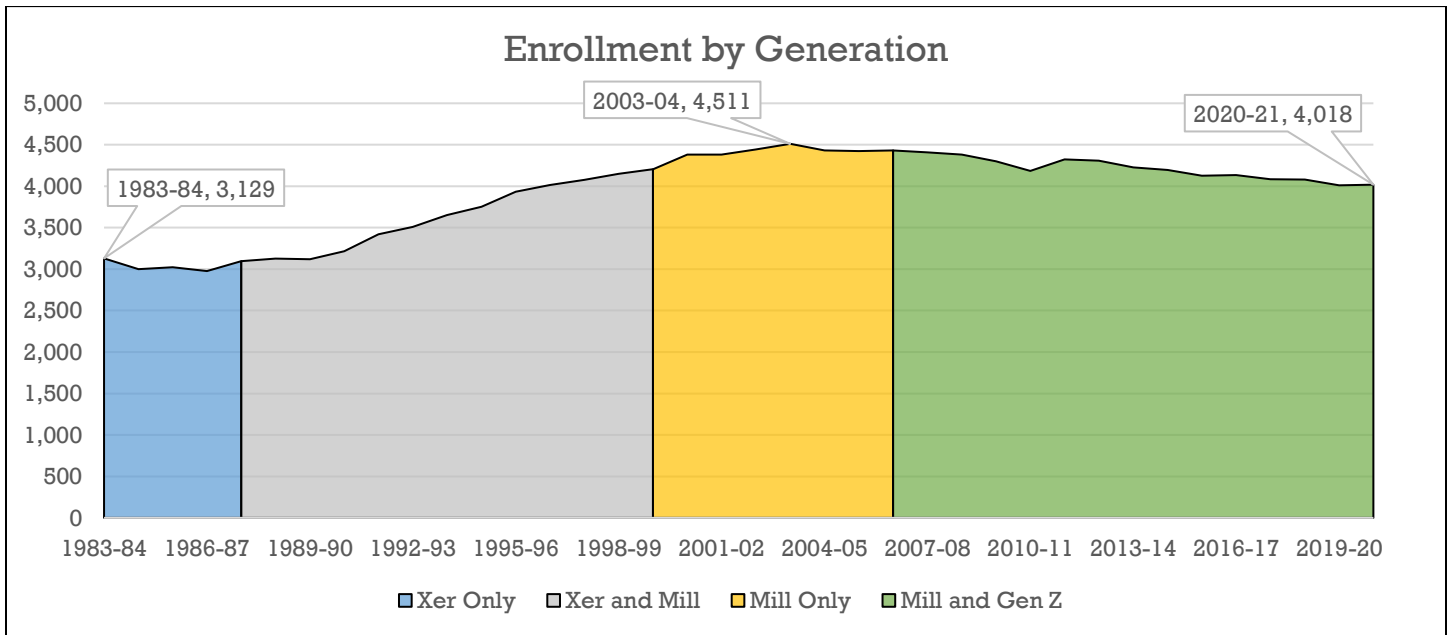
Age 50+ Profile

With almost 40% of Ballston Spa’s population being 50 or older, it is important to understand this portion of the population in more depth to properly plan for possible needs. Utilizing Esri estimates from their Age 50+ Profile of the Village, we can gain a better understanding of the housing situations for older residents. According to Esri estimates, approximately 46.5% of residents 50+ live in family households and more than half of older residents live in nonfamily households. The majority of older residents in the Village own their housing units, with 57.7% of 50+ residents in the village living in units they own.

Ballston Spa Central School District Enrollment

CDRPC conducts school enrollment projections for school districts across the region. These projection reports use historic enrollment data to project the number of students that will be enrolled in each grade level over the next five years. Looking at these reports can help to gain a better understanding of how the population of children between the ages of 5 and 18 has trended over the past few decades. CDRPC has conducted this projection for the Ballston Spa School District for multiple years and completed the report for the most recent 2020-21 school year in January 2021. It is important to note that the district boundaries for the Ballston Spa Central School District include not only the Village of Ballston Spa, but also the Towns of Ballston, Malta, and Milton.

Chart 4: Ballston Spa Central School District Historic Enrollment



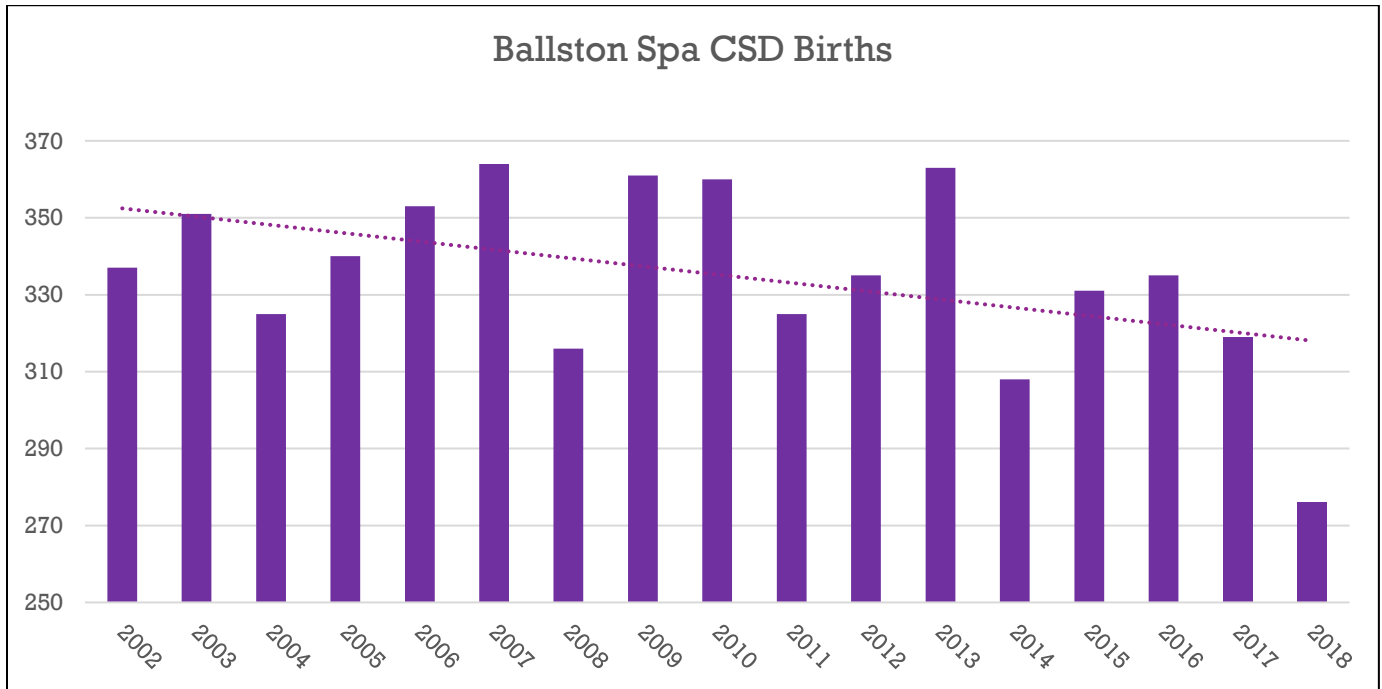
SOURCE: CDRPC SCHOOL ENROLLMENT PROJECTIONS

With data going back to the 1983-84 school year, we can look at various generations that have passed through the district over the past 30+ years. Enrollment started with 3,129 students in 1983-84 and increased through 2003-04 where it hit its peak with 4,511 students. Since that peak, enrollment began to decline overall, with some spikes of growth throughout the year. In the most recent school year of 2020-21, enrollment has declined to 4,018 which is a decrease of almost 500 students since the peak year 2003-04. This overall trend of fewer school-age children is common in the region and across the country. The current generation of students, Generation Z, is a much smaller generation than the previous one.

Ballston Spa Central School District Births

Further evidence of this generation of students being much smaller can be found in the number of births within a school district. In 2002, the New York State Department of Health began tracking births by school district. While births in the Ballston Spa district have fluctuated year to year, overall, they have been declining. Between 2003 and 2010, the average birth class size in the district was approximately 346 students. Over the following eight years, however, between 2011 and 2018, the average birth class size decreased to 324. Note that the Department of Health data lags two years behind the current year, so 2018 is the most recently available data.

Chart 5: Ballston Spa Central School District Births

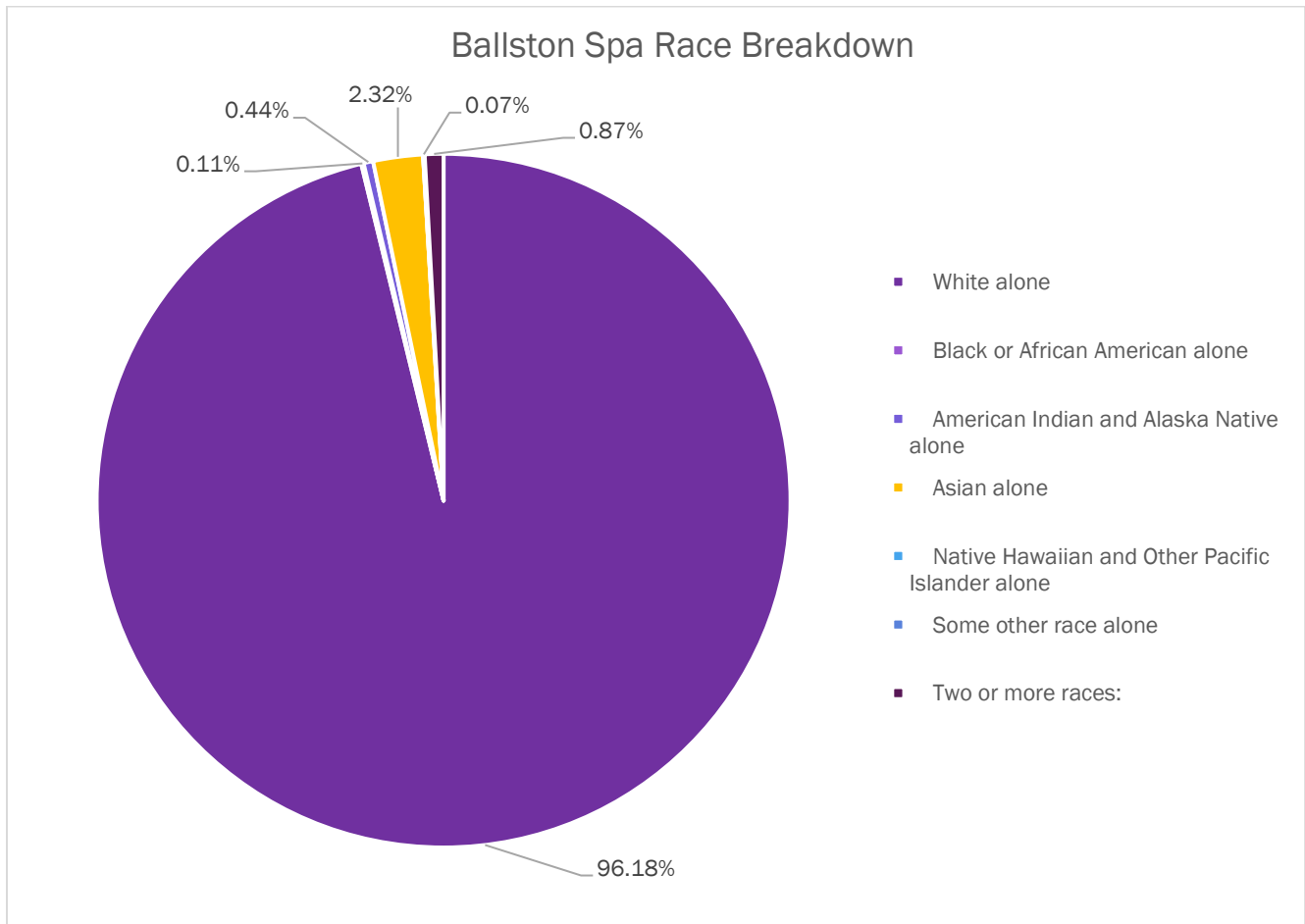


SOURCE: CDRPC SCHOOL ENROLLMENT PROJECTIONS

Race and Ethnicity

Race and ethnicity data help to show the diversity of an area. In the case of Ballston Spa, the Village's population is largely white and non-Hispanic. Of the estimated 5,399 residents, approximately 96.18% are white. The second-largest racial group in the village is Asian Alone residents at an estimated 2.32% of residents. Throughout the village, only an estimated 3.3% residents identify as having Hispanic or Latino Origin. The other racial groups excluding white alone fall within the given margins of error, making it difficult to provide an accurate estimate of those populations.

Chart 6: Race and Ethnicity

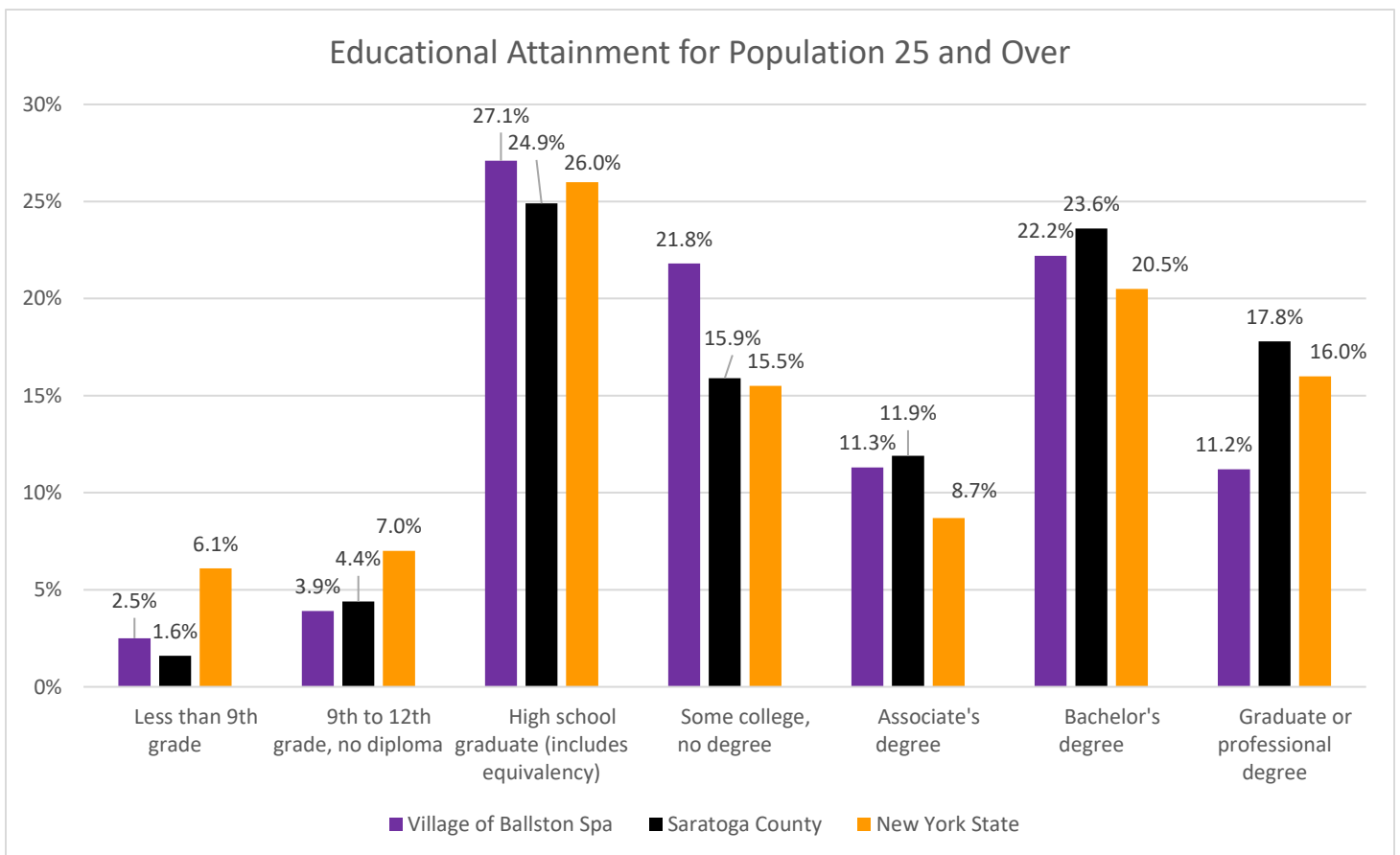


SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Educational Attainment

Educational attainment shows how far residents have pursued their education and can often be an indicator of future earnings and employment rates. Educational attainment data provides a look at the highest level of education residents completed. Ballston Spa's rate of attainment is largely on pace with both Saratoga County and New York State overall but has a lower share of residents with a graduate degree or higher than the other two geographies. Ballston Spa has its highest share of educational attainment in the high school graduation or equivalency category with 27.1% of residents. However, Ballston Spa has a lower rate of residents with an Associate's or Bachelor's degree than the rest of Saratoga County but is higher than the rest of the state in both categories. Ballston Spa falls behind both the county and the state in the graduate or professional degree category with only 11.2% of residents achieving this level of education. Saratoga County saw 17.8% of its residents achieve this level and New York State saw 16.0%.

Chart 7: Educational Attainment



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Economic Characteristics

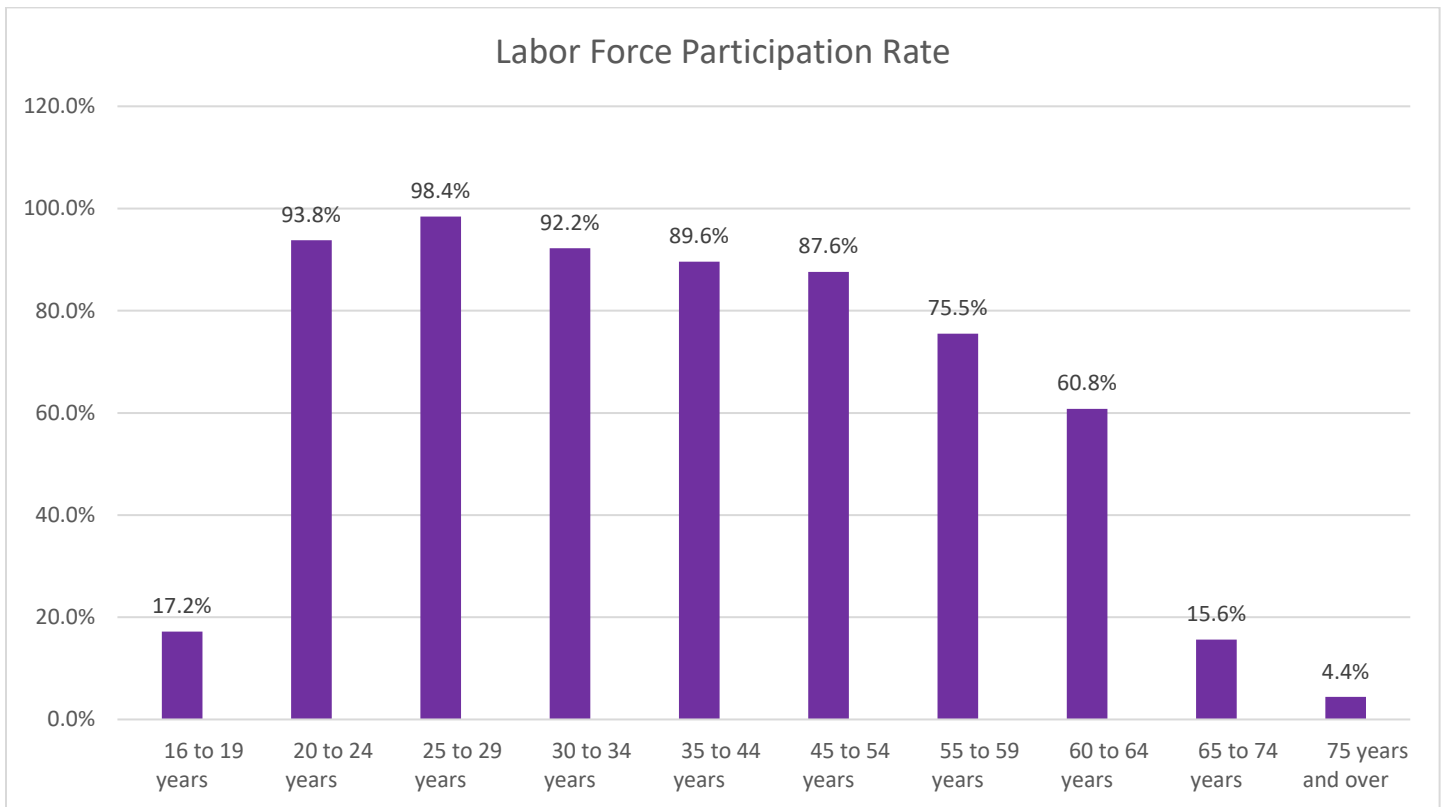
Economic Characteristics of the Village measure the number of people employed in the Village and analyze the earnings and household incomes of residents. The health of a local economy can help define a municipality's place amongst the larger regional economy and how attractive a municipality is to work and live. It should be noted that Social Security and other public assistance is counted as income but benefits such as SNAP and Medicare are not.

Labor Force Participation

Employment is one of the most important economic indicators for a population. Higher levels of employment typically correlate with homeownership rates. As displayed below, employment is broken down by the labor force participation rate of each age group. The labor force participation rate is the percent of total persons 16 and over who are in the labor force and who are not in institutions such as prison, mental hospitals, and nursing homes. It is measured by dividing the total number of people who are participating in the labor market (16 years and over) by the total population 16 years of age and over. The labor force includes both those who are employed and unemployed but looking for a job.

Overall, the 25 to 29 age group has the highest percentage of participation at 98.4%, followed by the 20 to 24 age group with 93.8%. The highest concentration is between the ages of 20 to 54 years old. These are the main age groups typically in the workforce, so this trend is reflective of stable employment figures. An important note that this data represents employment estimates from before COVID-19 began to affect the United States.

Chart 8: Labor Force Participation Rate

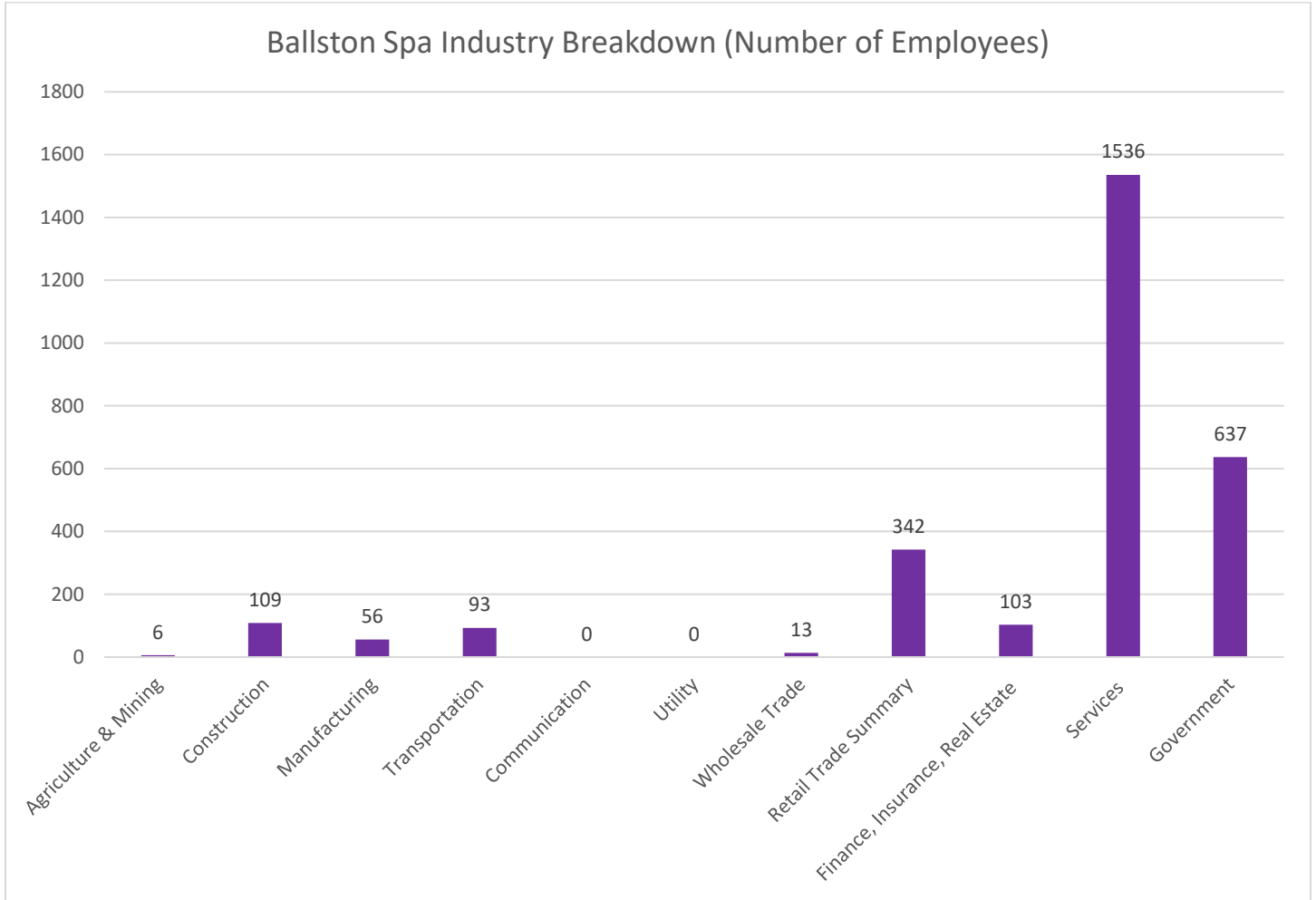


SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Industry Breakdown

Industry breakdown estimates from ESRI give us a look at the trends in employment in the Village. Overall, the Services industry, which includes Educational, Health, and other service industries, employ the most people in the Village with approximately 1,536 employees. The second most popular industry in the Village was the Government industry with approximately 637 employees. Being the County seat, this is a naturally high industry in the Village. Having a high concentration in these industries is a good sign for Village residents and can reflect higher incomes throughout Village households. A further breakdown of industries can be found in the appendix.

Chart 9: Industry Breakdown



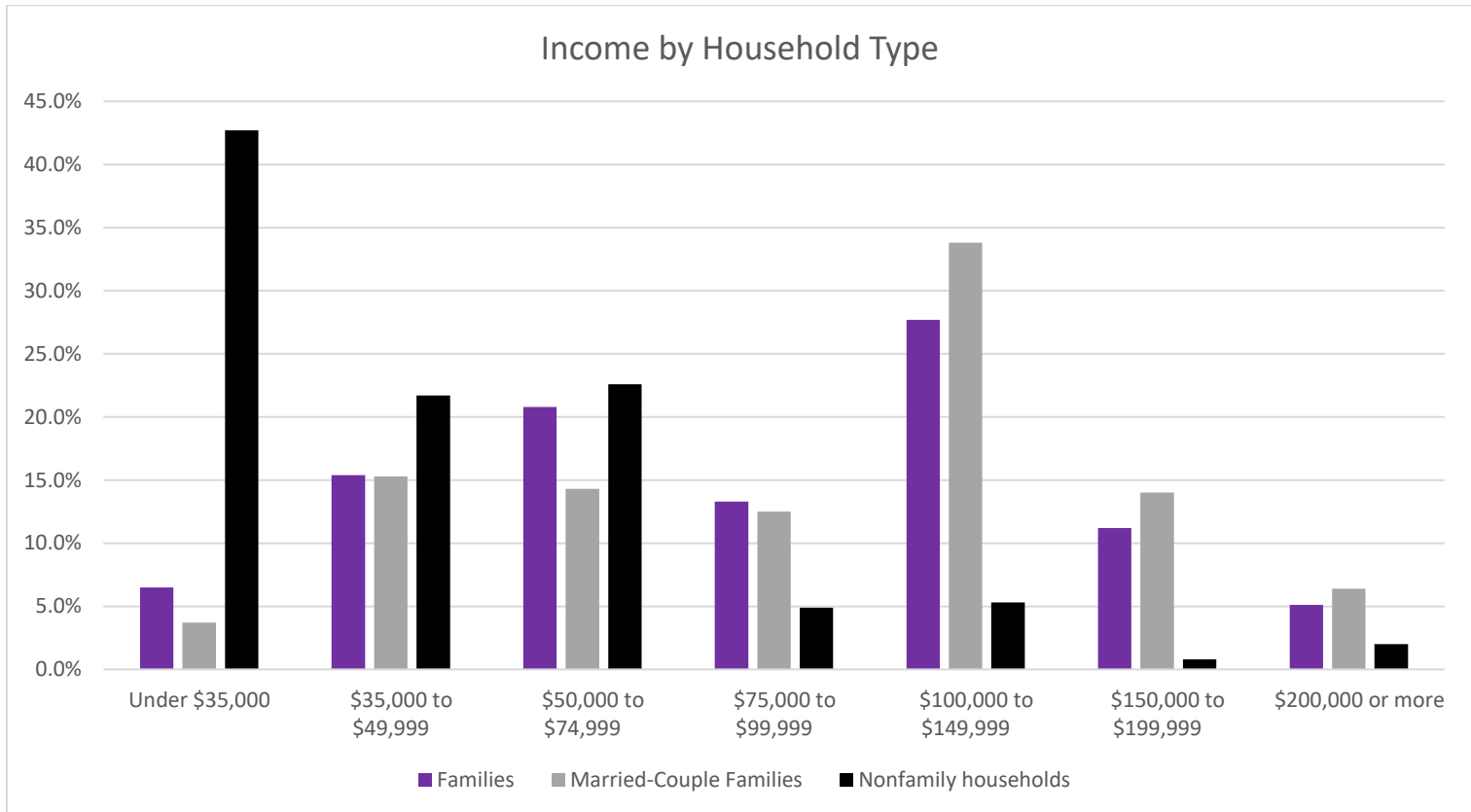
SOURCE: ESRI

Income by Household Type

Income by household type shows the share of different levels of incomes for family, non-family- and married-couple family households within the Village. For family households, the highest income level share is in the \$100,000 to \$149,999 range with 27.7%. Married-couple households also saw their highest share of households in this income range with 33.8%, approximately a third of all married-couple households in the Village. Nonfamily households saw higher concentrations in the lower income ranges, with the highest share coming in the under \$35,000 range with 42.7% of households.

For family households, the overall median income is approximately \$91,845 and \$41,302 for nonfamily households. Married-couple households had a median income of approximately \$107,463.

Chart 10: Income by Household Type



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

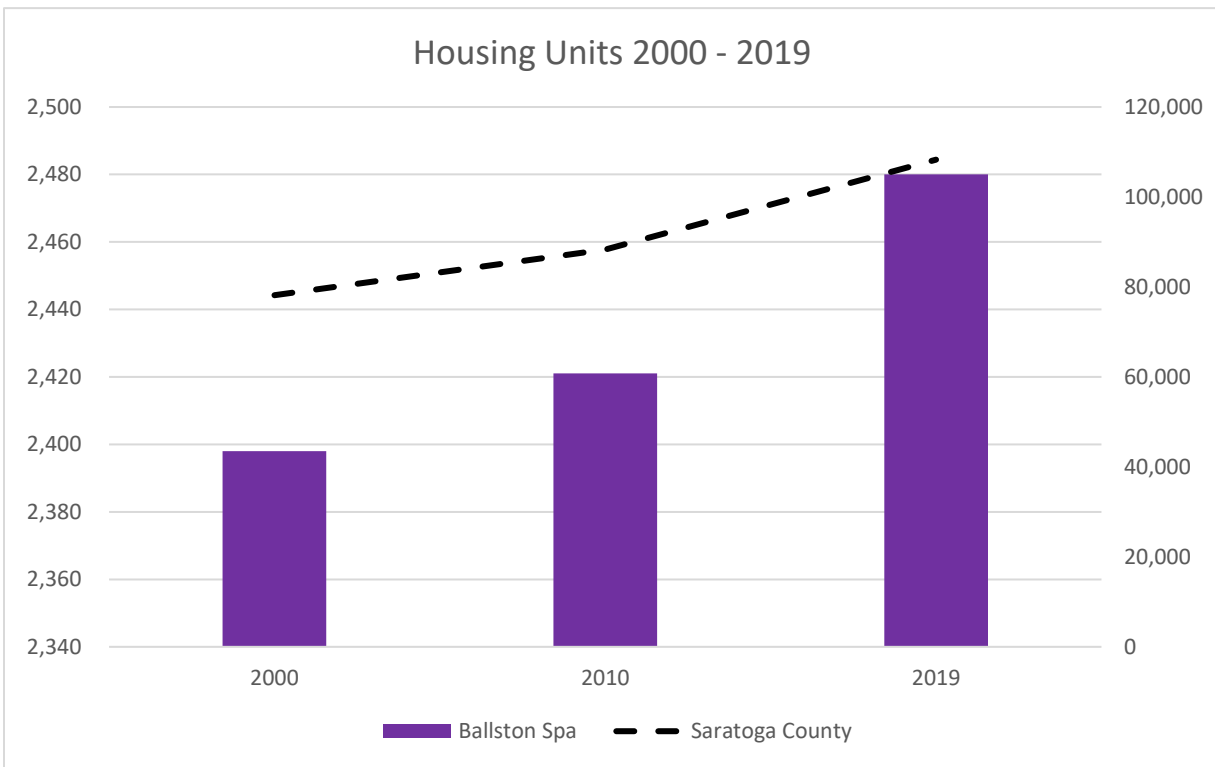
Housing Change and Characteristics

Along with understanding the intricacies of a population, understanding residential housing characteristics helps to show how the Village has developed over the past 30 years. As Ballston Spa’s population has remained relatively stable, the number of housing units has increased only slightly since 2000. In 2000, the Village had 2,398 total housing units. By 2010, the number of units grew by .96% to 2,421 units. The most recent estimates project that units increased by approximately 2.4% to 2,480 total units. Overall, the Village added 82 total housing units since 2000.

The rate of housing unit increase has been far below both New York State and especially Saratoga County. Saratoga County has seen a significant rate of increase since 2000. Between 2000 and 2010, Saratoga County saw a 12.96% increase in housing units, increasing from 78,165 to 88,296. This rate increased further over the next decade, with an estimated 108,296 in the county in 2019 which would represent a 22.65% increase over that time. However, it is not unusual for villages to have lower rates of housing unit increases due to their historically established, consistent land uses. One way the Village could see additional units created could be an introduction of additional density on existing developed properties- for example on upper floors of commercial buildings, or a change in use from current vacant properties.

In terms of housing tenure, or owner and renter housing units, the Village has remained relatively consistent over the past decade. Using Esri estimates provided by the Village, in 2010 51.5% of housing units were owner-occupied and 42.3% were renter-occupied, with the remaining 6.2% being vacant. By 2020, Esri estimates that 51.3% of units will be owner-occupied and 42% will be renter-occupied.

Chart 11: Housing Unit Change 2000-2019



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES, DECENNIAL CENSUS (1990, 2000, 2010)

Vacancy Rate

The Village provided a list of vacant properties in the Village. The properties are vacant for varies reasons, including fire, death of the resident, foreclosure, or condemnation. The year the structure was built, and specific address are included in the chart as well.

Chart 12: Vacant Units

Ballston Spa Vacant Properties						
Address	Notes	Tax ID	Property Class	Arces	SqFt	Year Built
51 Center St	fire	203.64-2-4	281- Multiple res	0.17	1,672	1893
34 Center St	fire	203.72-1-10	210 - 1 Family Res	0.14	1,132	1835
44 Middlebrook		203.72-1-46	210 - 1 Family Res	0.13	1,752	1893
35 Crestline	foreclosure	216.22-1-76	210 - 1 Family Res	0.17	1,245	1958
136 Saratoga Ave		203.73-1-35	220 - 2 Family Res	1.79	1,984	1900
400 Milton Ave	deceased	203.72-2-8	210 - 1 Family Res	0.23	1,878	1880
85 Saratoga Ave	deceased	203.72-3-14	210 - 1 Family Res	0.1	971	1900
39 Union St		203.72-3-2	210 - 1 Family Res	0.26	1,368	1910
35 Malta Ave		216.24-2-74	230 - 3 Family Res	0.43	1,700	1850
103 East High St	fire	216.33-2-28	411 - Apartment	0.34	5,950	1955
92-96 Front St		216.32-1-89	481 - Att Row Bldg	0.04	6,610	1950
24 Washington St		216.32-1-6	541 - Bowling Alley	0.69	12,167	1920
2017-2019 Doubleday	condemned	203.72-2-1	485 ->1use Sm Bld	1.38	25,274	1955
125 Bath St		216.32-1-96.2	710 - Manufacture	6.35	77,699	1930
149 Ballston Ave		216.-3-9	642 - Health Bldg	15.83	129,609	

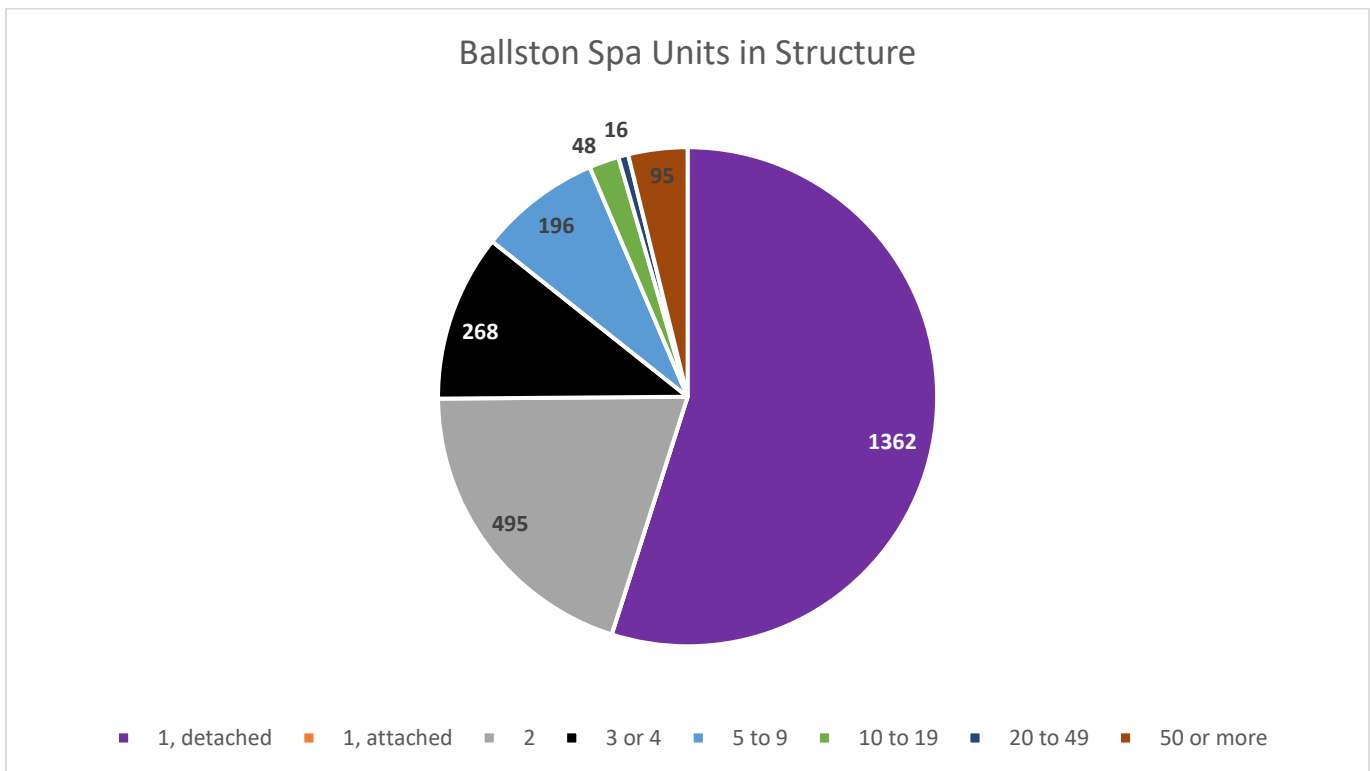
SOURCE: LIZ KORMOS RESEARCH

Housing

The number of units within a residential housing structure can also inform how an area has been changing and developing. Units in structure refer to the number of separate housing units within the same building. For example, a 'single-family, detached' home is a stand-alone home, not connected to any other residential units. These are the typical homes found in the suburbs and more rural areas. A single-unit, attached home is similar to a townhouse that shares at least one wall with another housing unit. A 2-unit structure is a single building with two separate housing units in it, such as a duplex apartment would have.

Single-family detached structures account for 54.9% of all housing units within the Village. The second most common unit type in the Village is 2-unit structures with 495 total or 20% of all the units in Ballston Spa. 3 or 4-unit structures were the next highest share of housing units at 10.8%.

Chart 13: Units in Structure

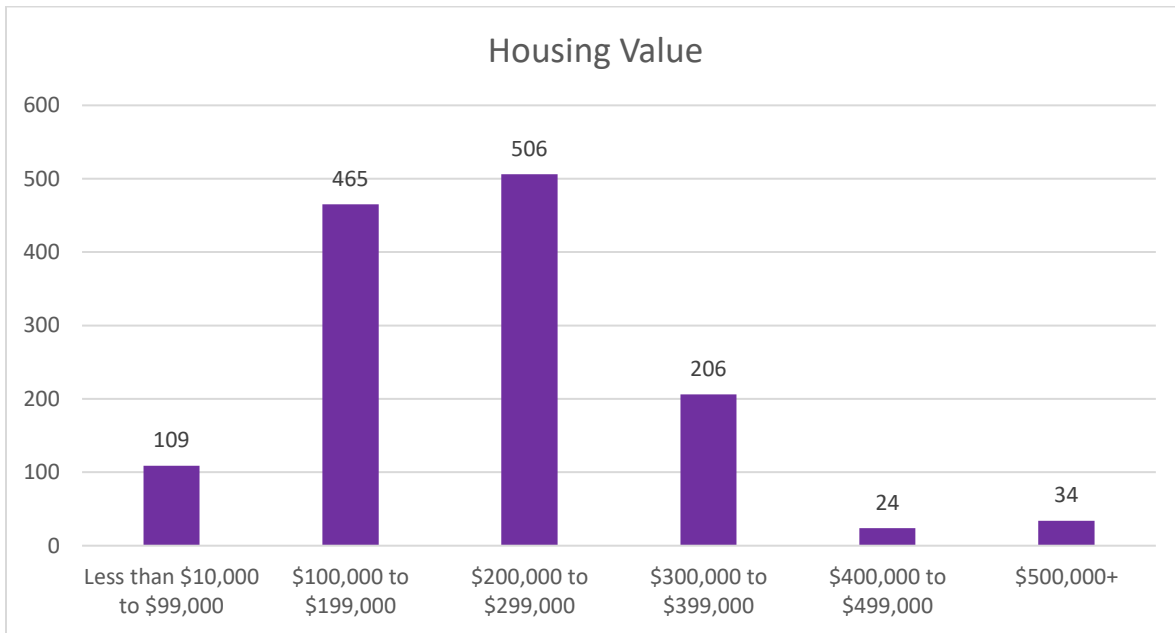


SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Housing Value

Housing value helps paint a picture of the types of homes people live in within a municipality and having a good mixture of housing values allows for a more diverse population to reside within that municipality. The highest concentration of home values in the Village is between \$100,000 and \$299,000. Between \$200,000 and \$299,000 specifically has the most homes in that range with 506. Having a high concentration of homes in this range is a positive sign. Having homes that are affordable while still having both higher-end and lower-end options will provide a more diverse array of families to be able to move into the Village if they want to.

Chart 14: Housing Value

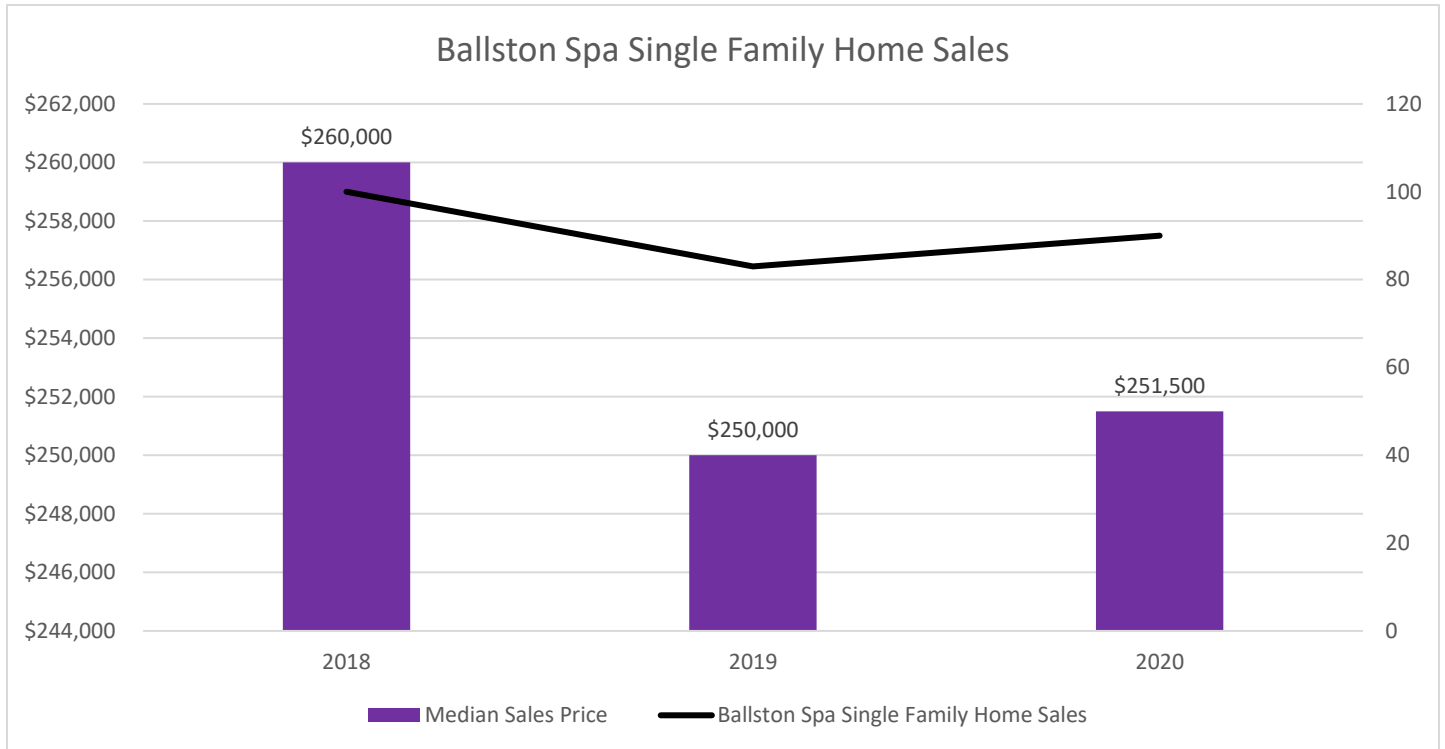


SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Single-Family Homes Sales

With single-family units being the dominant housing type in the Village, it is useful to look at sales of those units to determine the interest and activity of new people and families moving into the Village. Ballston Spa provided us with data from the NYS Office of Real Property Tax Services, we have an overall view of single-family homes sold in the Village for 2018 through 2020. 2018 was the best of the three years in terms of home sales, with 100 total sales and a median sales price of \$260,000. Both total sales and the median sales price fell in 2019 with 83 total sales and a median sales price of \$250,000. 2020 saw slight improvement despite the pandemic, with 90 total sales and a median sales price of \$251,500. Additional data for 2021 can be found on the NYS Office of Real Property Tax Services website.

Chart 15: Ballston Spa Single-Family Homes Sales



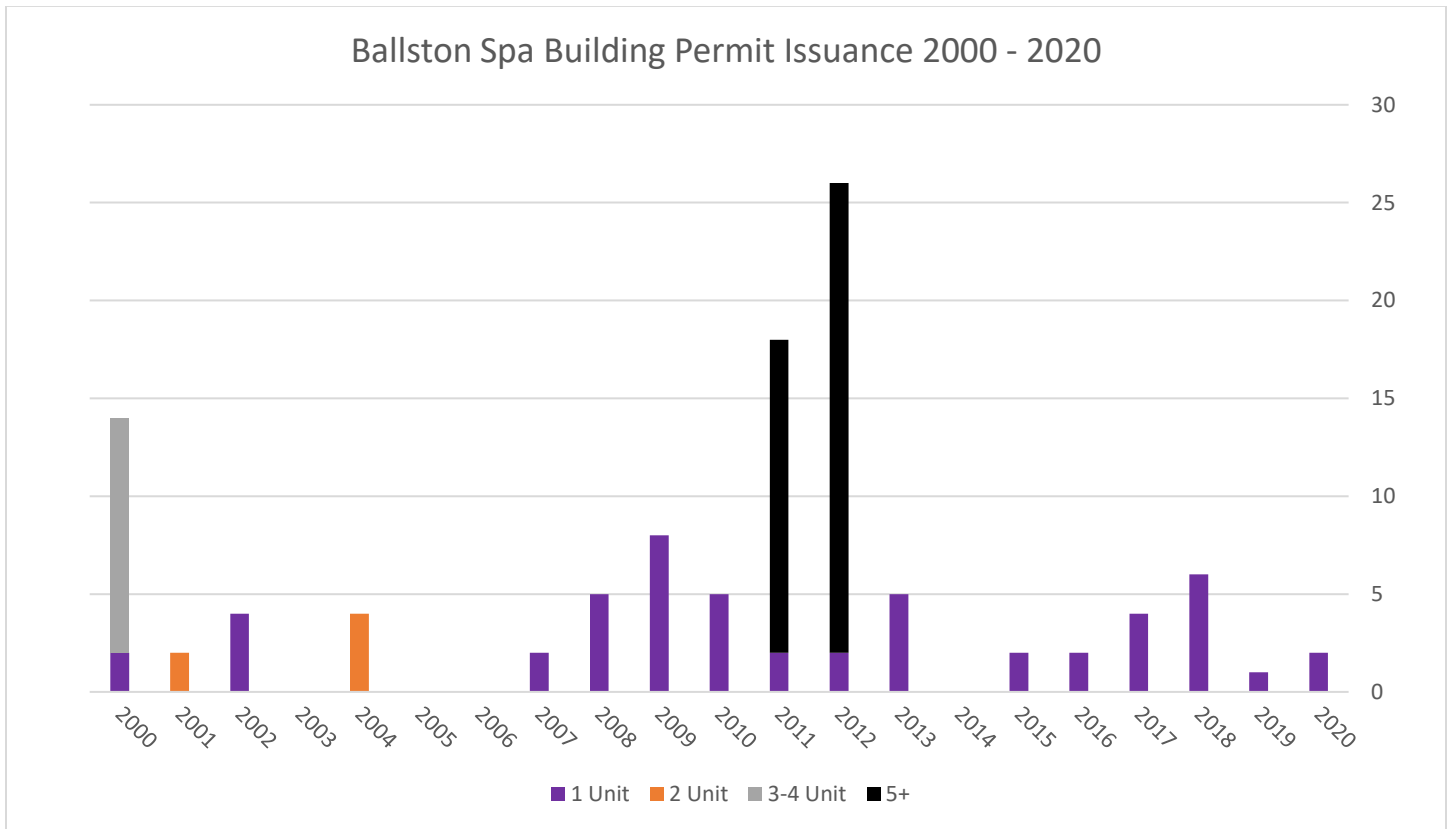
SOURCE: NYS OFFICE OF REAL PROPERTY TAX SERVICES

Residential Building Permit Issuance

Residential building permits help to anticipate the potential and actual development of an area. A building permit represents a proposed project by a developer or property owner that has been reviewed and approved by the Village Code Enforcement Officer. While it could represent a housing unit that was constructed in the same year the permit was issued, typically approved projects are not immediately constructed. Some projects can be approved and take years to finish. However, the permits represent the Village’s willingness to accommodate new residential construction and can help define a trend. Building permits can also show developers’ interest in an area, as building permits can only be issued when a developer or property owner applies for them. It is important to note that this data is based on the Census Bureau’s Building Permit Survey, which relies on municipalities to report building permit issuance every month or annually. Data provided reflect what was reported to the census by the Village.

Building permit issuance in Ballston Spa has remained stable over the past 20 years with only a few instances of issuance exceeding 10 permits in a single year. The Village issued 14 total permits in 2000 with 2 single-family permits and 12 permits for 3-4-unit buildings. Permit issuance would remain limited over the next decade but saw a spike in activity in both 2011 and 2012. In 2011, the Village issued two single-family permits and 24 permits in 5+-unit buildings, and in 2012 the Village issued 2 single-family permits and 16 permits for 5+-unit buildings.

Chart 16: Residential Building Permit Issuance



SOURCE: U.S. CENSUS BUILDING PERMIT SURVEY 2008-2020 [HTTPS://WWW.CENSUS.GOV/CONSTRUCTION/BPS](https://www.census.gov/construction/bps)

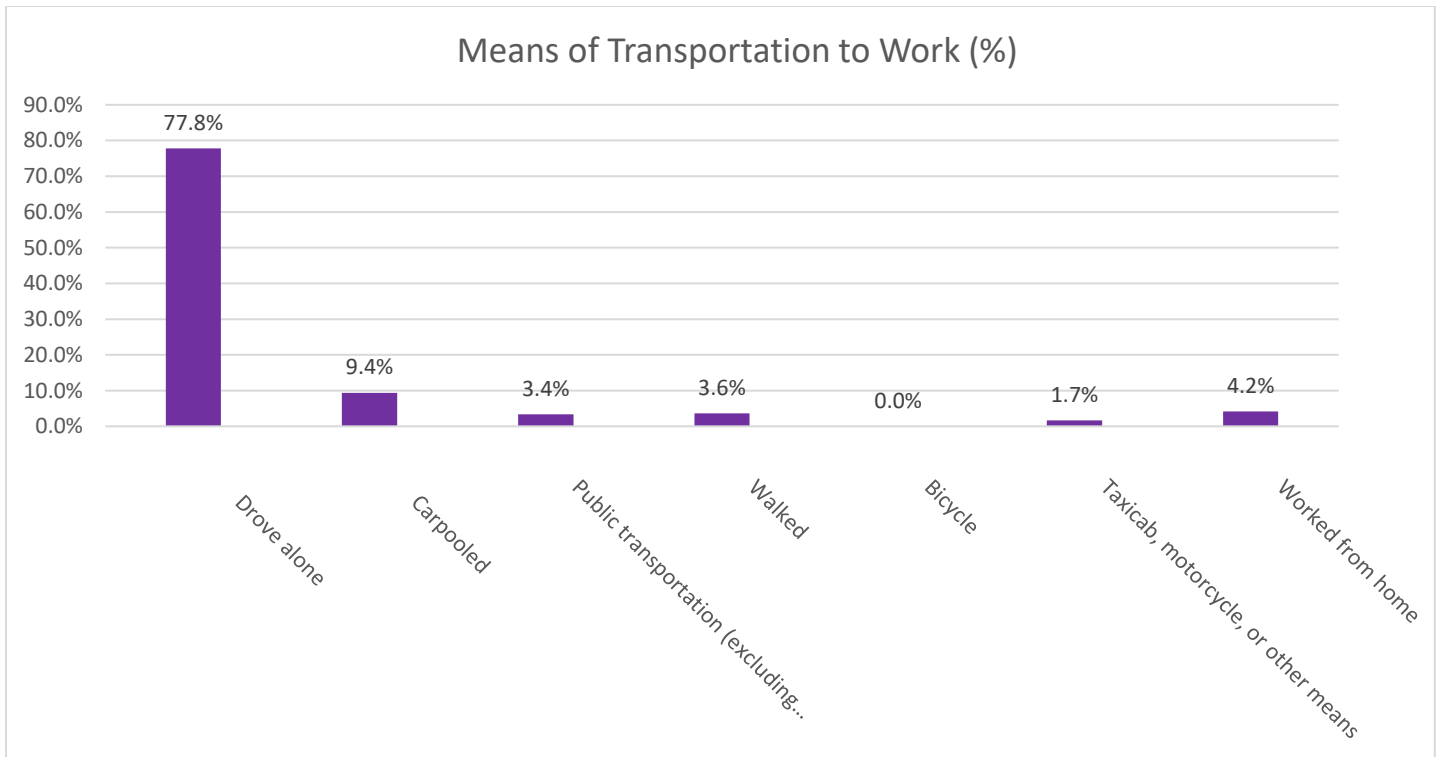
Means of Transportation to Work & Vehicles Available

In Ballston Spa there is a mixture of uses in terms of methods of traveling to work. According to Census estimates driving in a car, van, or truck is the most popular method of commuting to work with 77.8% driving alone and 94% of residents carpooling. Walking and using public transportation were similar in their popularity with 3.6% of residents walking to work and 3.4% using public transportation.

According to Census data, the majority of household in Ballston Spa has at least one car available. There are approximately 91 households that do not have a car available, or 3.3% of households. Approximately 54.1% of households have two cars available. Interestingly, there is a higher share of households with three or more cars available (22.7%) than there are with just one car available (19.9%). It is important to remember that Census data for 2019 are estimates, so there may be more households with just one car available, but they would be very close to the number of households that have three available. It should also be noted that the use of Public Transportation in the 45 to 54 years age group had a high margin of error, so actual use may be less than shown.

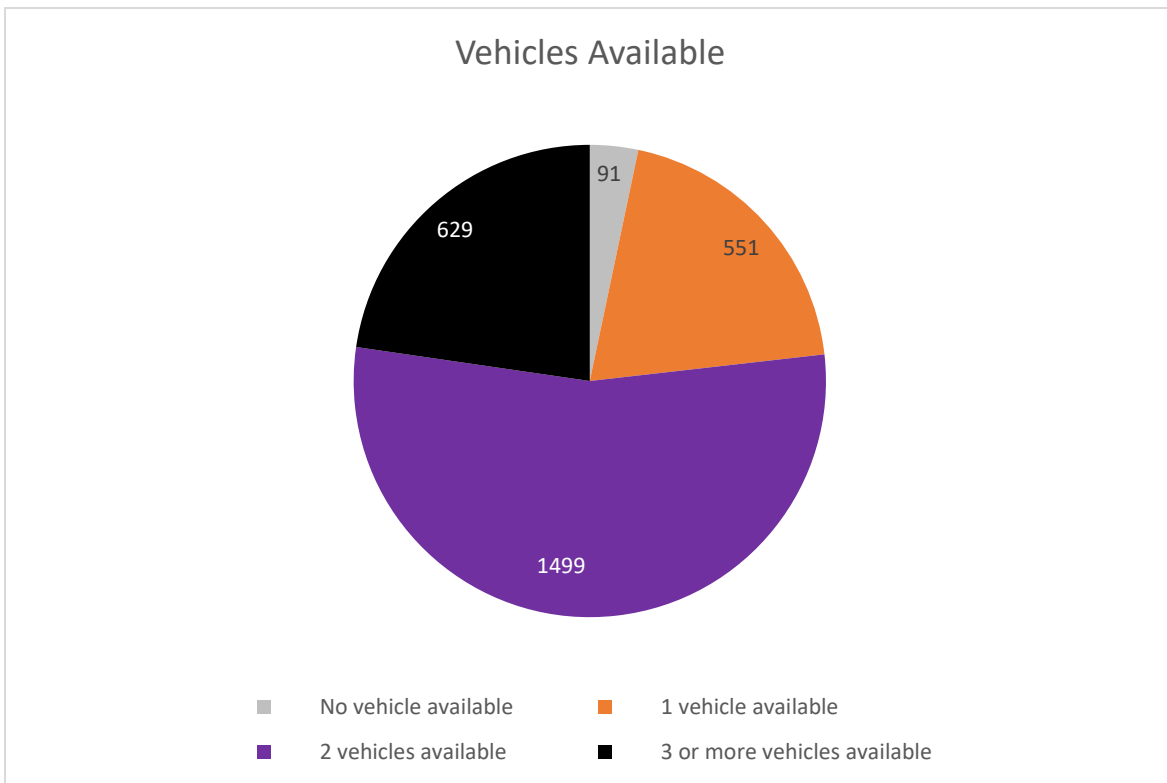
Another working option in the Village is working from home, which approximately 4.2% of all workers did. These estimates are from before the pandemic, however, and remote work has become much more prevalent over the past year. Even as things begin to return to normal, remote work could become much more popular and shares of workers who stay home may increase across all the age groups. It will be important for the Village to factor this into their future plans and to ensure that their village has high speed internet access for residents to be more attractive moving forward.

Chart 17: Means of Transportation to Work



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Chart 18: Vehicles Available



SOURCE: AMERICAN COMMUNITY SURVEY 2019 5-YEAR ESTIMATES

Transportation

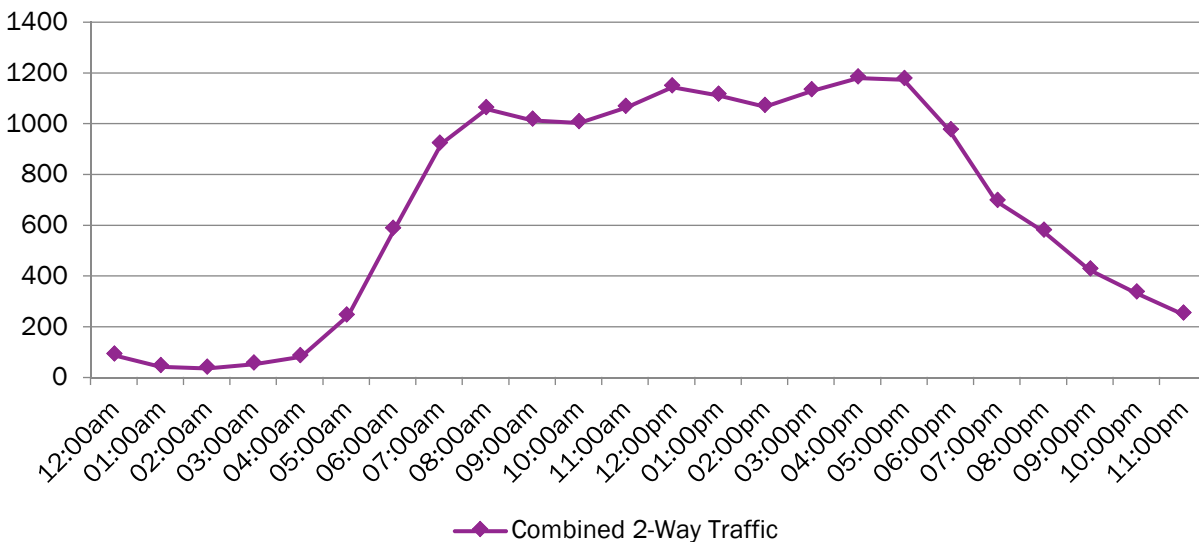
This transportation assessment is provided by CDTC to establish a foundation of existing transportation conditions and data relevant to the Village of Ballston Spa. Understanding the current transportation characteristics in the Village will be a key component in setting future goals and objectives and updating the Village Comprehensive Plan.

Vehicle Movements

Roadways in the Village are primarily low-volume, urban local roads generally serving less than 1,500 vpd. [Map 21](#) illustrates the traffic volumes throughout the Village (where available) based on data provided by NYSDOT traffic counts. Notable exceptions are NY Route 50 and Route 67. Route 50 runs north/south through the Village and Saratoga County and is classified as an Urban Principal Arterial with an average volume of around 15,000 vehicles per day (vpd) in the Village. NY Route 67 (W High Street) which is also classified as an Urban Principal Arterial serves approximately 8,000 vpd.

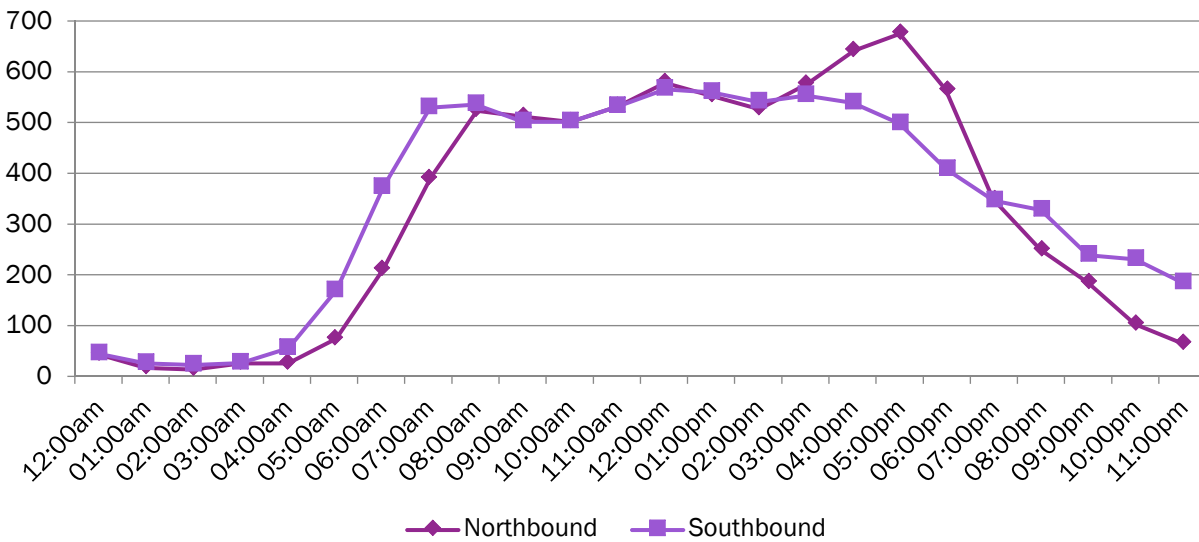
According to the NYS Traffic Data viewer, average annual daily traffic on NY Route 50 south of E/W High Street is estimated to be approximately 14,800 vpd. The chart below illustrates the most recent traffic count available conducted in July 2018. The count indicates an average weekday traffic volume of 16,351 vpd. With a seasonal adjustment applied, the average annual daily traffic (AADT) was 14,851 vpd.

Chart 19- NY Route 50 Combined 2-way Traffic Volumes



Two-way directional counts indicate relatively balanced directionality in the AM peak hour; however, there is a higher PM peak in the northbound direction. As shown in Table 2, the highest observed hourly volume in the AM was 538 (8-9am) in the Southbound direction. The highest observed hourly volume in the PM was 678 (5-6pm) in the Northbound direction.

Chart 20– NY Route 50 One Way Traffic Volumes



Pavement Conditions

Detailed pavement condition data is not currently available for the majority of the roadways in the Village of Ballston Spa. Paving plans provided by the Village Department of Public Works indicate that the Village maintains approximately 20 miles of roadways on 90 streets. Typically, the Village uses an 11-year paving plan and performs work on approximately 8 streets per year to ensure proper maintenance of Village-owned roadways.

CDTC was able to compile pavement condition data for approximately 6 center line miles of roadways within the Village using the information from the CDTC Non-State Federal Aid Pavement Condition Inventory (2019), CDTC Local Sample Pavement Inventory (2018), and NYSDOT Pavement Condition Report (2017). [Map 20](#) shows the condition of pavement by segment throughout the Village.

Bicycle and Pedestrian Accommodations

Sidewalks are generally present throughout the Village although the material, width, and condition of sidewalks vary, and bicycle-specific infrastructure is generally lacking in the Village. There are no designated bicycle-specific facilities in the Village of Ballston Spa, which results in cyclists typically sharing the road with vehicle traffic, or in some cases using sidewalk facilities.

There are several trails located in and around the Village including the Jim Tedisco Fitness Trail, the East High Street Trail, and most notably the Zim Smith Trail, which ends on Oak Street, just outside the Village limits. The Zim Smith Trail is a paved, multi-use trail connecting Oak Street in the Town of Ballston to the Champlain Canalway in Mechanicville, in southern Saratoga County. The trail is 11.5 miles long and travels through the Town of Malta, Village of Round Lake, and Town of Halfmoon. The Zim Smith Trail is a popular recreational trail for users throughout the capital region and could provide a seamless non-motorized link from the Village of Ballston Spa to locations throughout Saratoga County if a connection could be made to the Village Central Business District. Currently, there is a gap in infrastructure between the end of the Zim Smith Trail and the Village downtown.

There are four intersections on NY Route 50 in the study area that operate under traffic signal control: E High Street/W High Street (NY Route 67), Front Street, Malta Avenue/Washington Street, and Prospect Street. Marked crosswalks with pedestrian pushbuttons and countdown timers are provided at each intersection approach with the exception of NY Route 50 northbound at Prospect Street.

Marked crosswalks are also provided across NY Route 50 and the side street approaches at the unsignalized intersections with Ford Street and Van Buren Street. The intersections include marked crosswalks, ramps, and detectable warning units on all four intersection approaches with supplemental pedestrian crossing signs.

In general, the following is noted regarding pedestrian accommodations throughout the Village:

- Sidewalks are generally present in the Village, however, gaps and poor conditions do impact the connectivity of the sidewalk system.
- The presence of stop bars, crosswalks, ramps, and detectable warnings at unsignalized intersections varies and marked crosswalks are often missing at intersections within residential areas.
- The Village is currently conducting a study to further assess conditions of bicycle and pedestrian infrastructure in the downtown business district and develop specific recommendations to improve bicycle and pedestrian connections throughout the Village.

[Map 22](#) illustrates the location of the existing bicycle and pedestrian infrastructure within the Village.

Transit Service

Transit service in the Village of Ballston Spa is provided by the Capital District Transportation Authority (CDTA). CDTA has two routes that serve the Village of Ballston Spa, Neighborhood Route 450, and the Northway Express Commuter Service. CDTA Route 450 provides service from downtown Schenectady to Saratoga and Wilton Mall via NY Route 50. Buses run 7 days a week with weekday and Saturday service from approximately 4:55 AM to 12:20 AM and Sunday service from approximately 8:05 AM to 8:15 PM. The Northway Express Commuter route provides service to Downtown Albany and Empire State Plaza from various park and ride lots and major destinations in Saratoga County. The Northway Express route operates Monday – Friday during peak travel hours. There are 12 bus stop locations within the Village which are all designated by signage but do not include additional amenities like shelters or benches. Ridership by stop location is indicated in the tables below.

Table 1 – Northbound Transit Stops

Stop	Avg Weekday Boardings	Avg Weekday Alightings
RT 50 & DOUBLEDAY WOODS AVE (12177)	2.6	2.2
Rt 50 & High St (02312)	3.2	3.2
Rt 50 & Malta Ave (02313)	30.6	9.9
RT 50 & VAN BUREN ST (02315)	6.3	2
MILTON / PROSPECT (12179)	8.2	2.8
RT 50 & UNION AVE (10300)	8.3	3.1

Table 2 – Southbound Transit Stops

Stop	Avg Weekday Boardings	Avg Weekday Alightings
RT 50 & UNION ST (02253)	4.6	9.7
RT 50 & VAN BUREN ST (11480)	5.2	5.4
Rt 50 & Washington St (11481)	12.6	17.9
Rt 50 & High St (11759)	3.3	6.6
RT 50 & NEIGHBOR LN (12246)	1.5	3.9

Crash Data Analysis

An analysis of crash data in the Village of Ballston Spa was conducted by CDTC. At the request of the Village CDTC collected crash data for the Village of Ballston Spa, and areas outside the Village boundaries that extend to cover the Rt. 50 / Northline Rd. intersection and Rt. 50 south of the Village boundary. Data was collected from the NYSDOT Accident Location Information System (ALIS) for the five-year period from January 1, 2016, through December 31, 2020.

During this 5-year period, there were a total of 987 crashes in the Village and surrounding area. As a result of these crashes, there were 2 fatalities and 22 serious injuries. Approximately 50% of the crashes in the Village are reported to be intersection crashes, and 30% of the crashes in the Village were reported to be Rear End crashes. Additionally, there were 22 crashes involving collisions with bicyclists and pedestrians during the 5-year period evaluated.

Tables 3 and 4 below summarize all crashes by collision type and crash severity, and Table 5 below summarizes bicycle and pedestrian crashes by severity. [Map 23](#) shows the distribution of Fatal and Injury crashes within the Village by collision type.

Table 3 – Crashes by Severity

Crash Severity	Number
PROPERTY DAMAGE	607
NON-REPORTABLE	206
PROPERTY DAMAGE AND INJURY	140
INJURY	32
FATAL	2
Total	987

Table 4 – Crashes by Type

Collision Type	Number
REAR END	333
OTHER	226
RIGHT ANGLE	156
OVERTAKING	98
LEFT TURN (AGAINST OTHER CAR)	60
SIDESWIPE	42
HEAD ON	18
RIGHT TURN (WITH OTHER CAR)	18
UNKNOWN	16
LEFT TURN (WITH OTHER CAR)	10
RIGHT TURN (AGAINST OTHER CAR)	10
Total	987

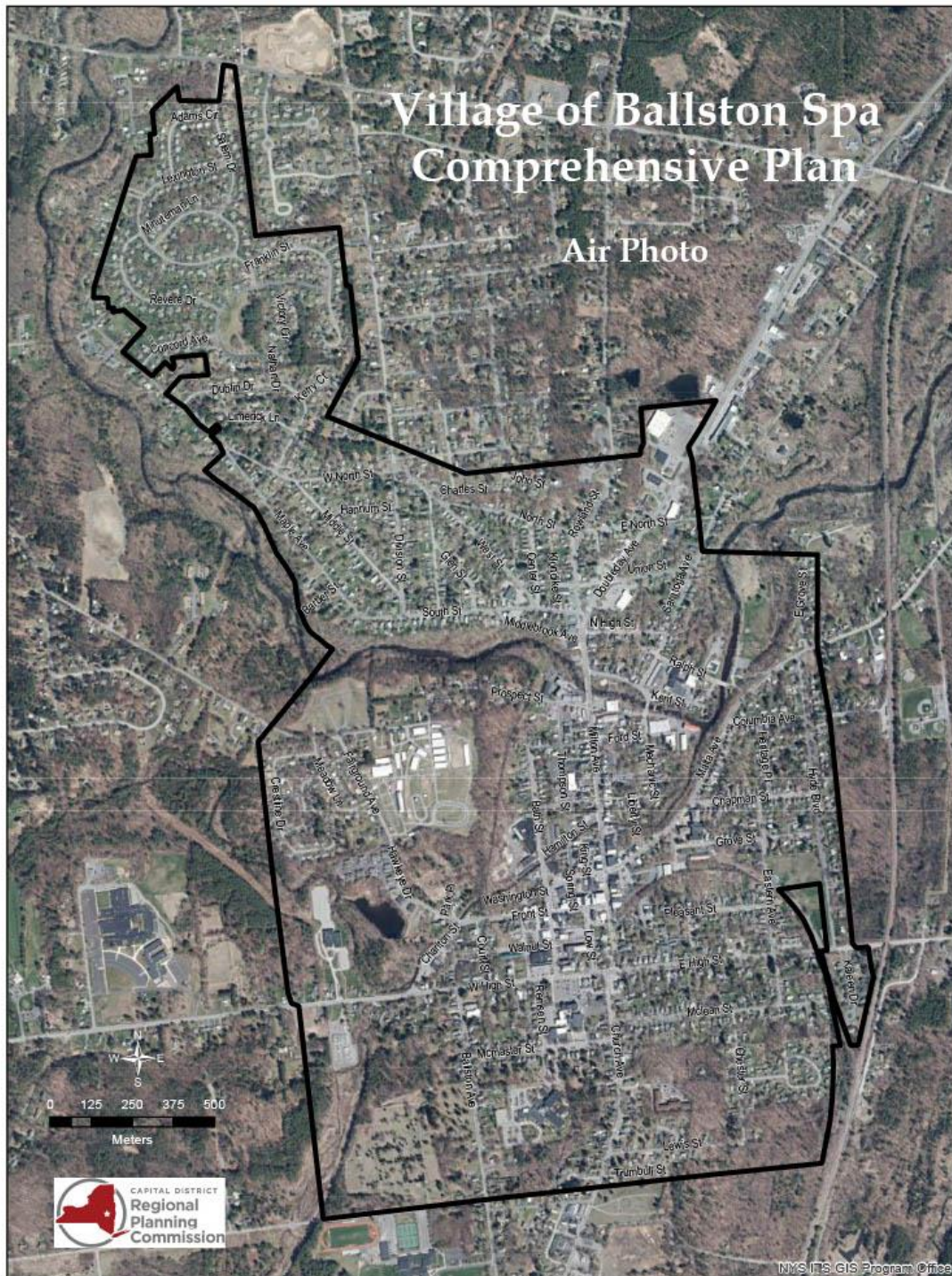
Table 5 – Bicycle and Pedestrian Crashes by Severity

Bicycle and Pedestrian Crash Severity	Number
FATAL	1
INJURY	17
NON-REPORTABLE	1
PROPERTY DAMAGE	1
PROPERTY DAMAGE AND INJURY	2
Total	22

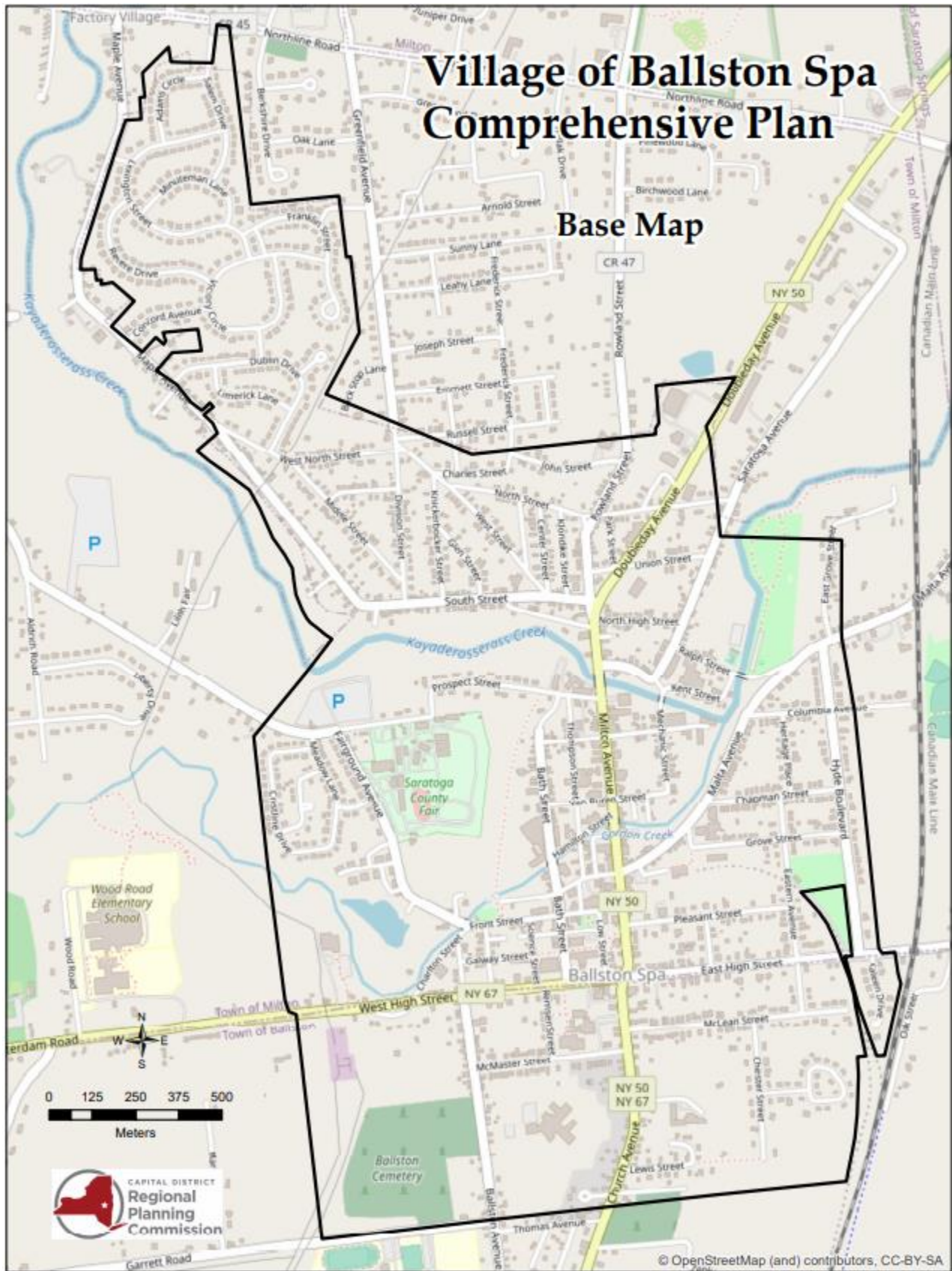
Ballston Spa Mapping

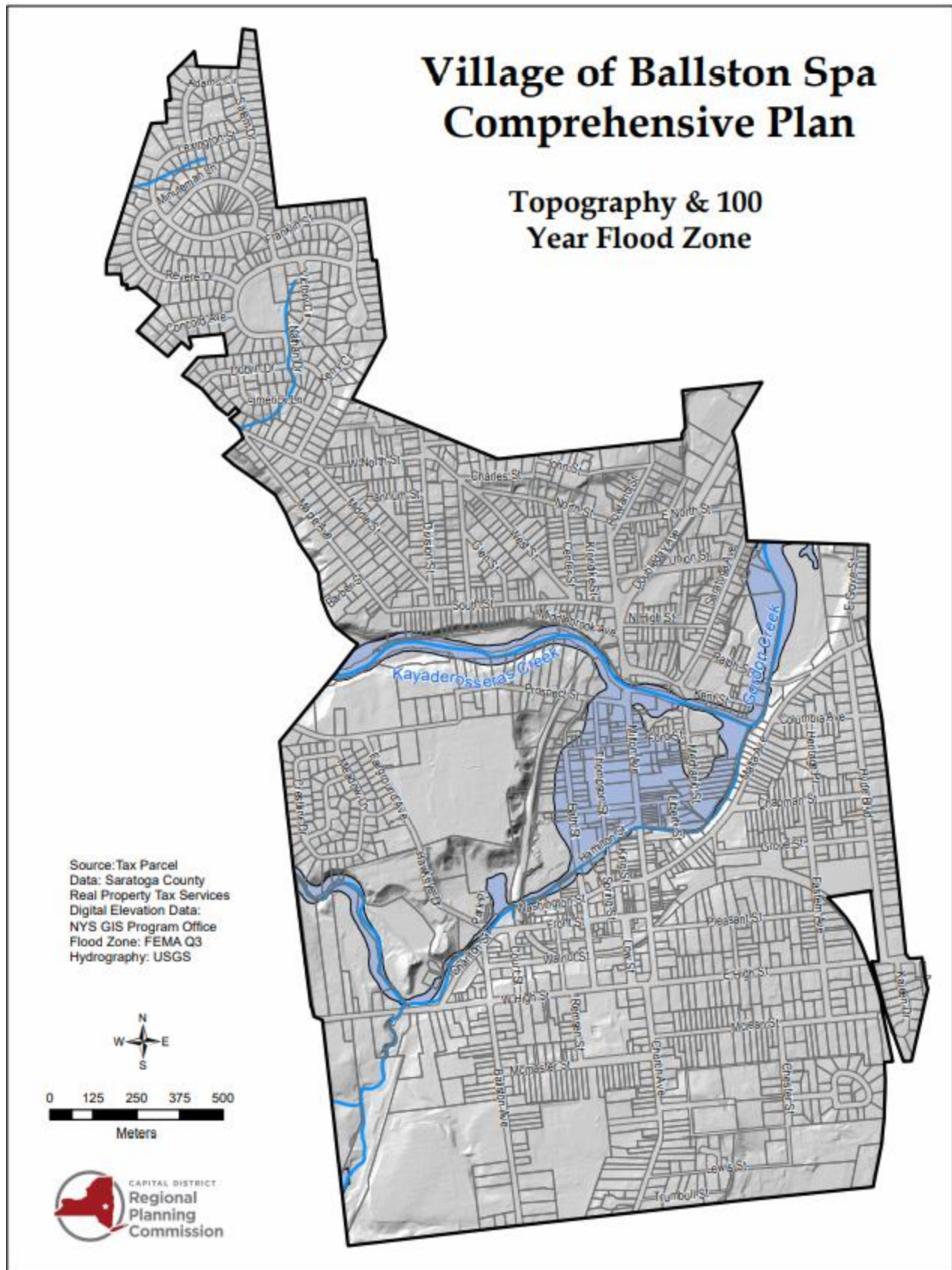
As part of the existing conditions analysis, CDRPC and CDTC have produced maps to help visualize land use, zoning, vacant parcels, and more. These maps can be used at the discretion of the Village to help visualize trends and provide further context for analysis. CDRPC and CDTC also have these maps saved as PDFs which will allow for to have high resolution zooming.

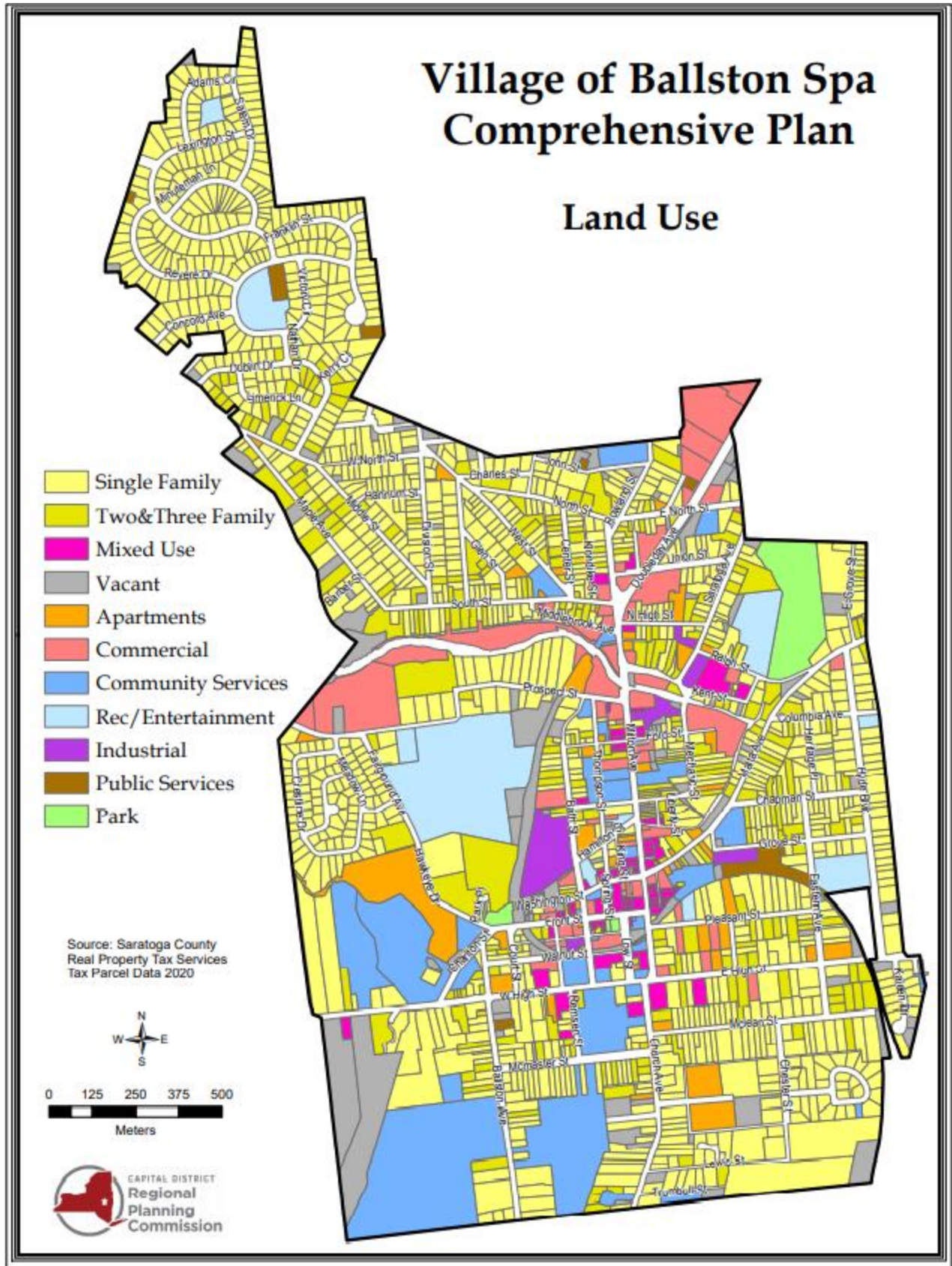
Map 5: Air Photo

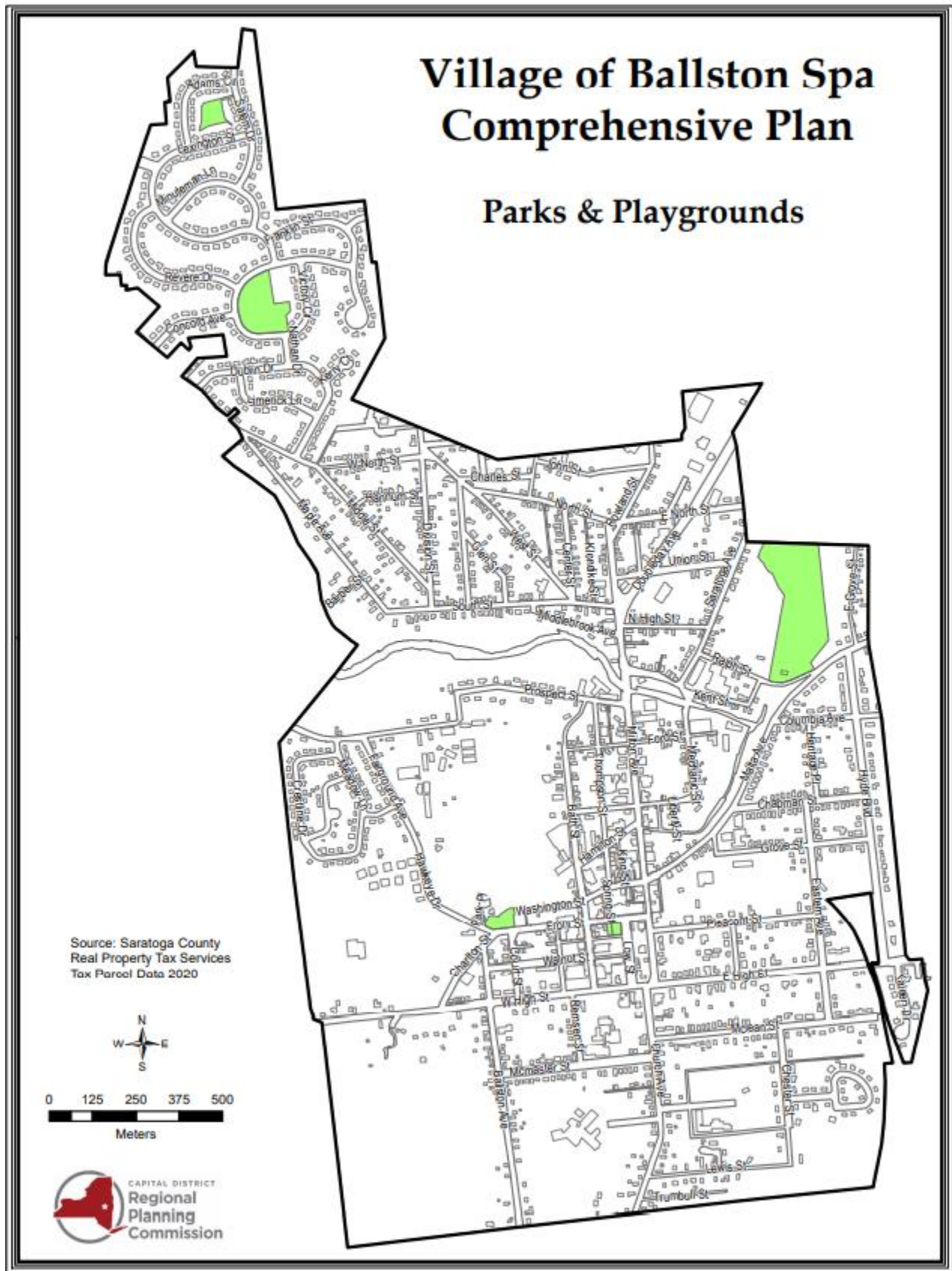


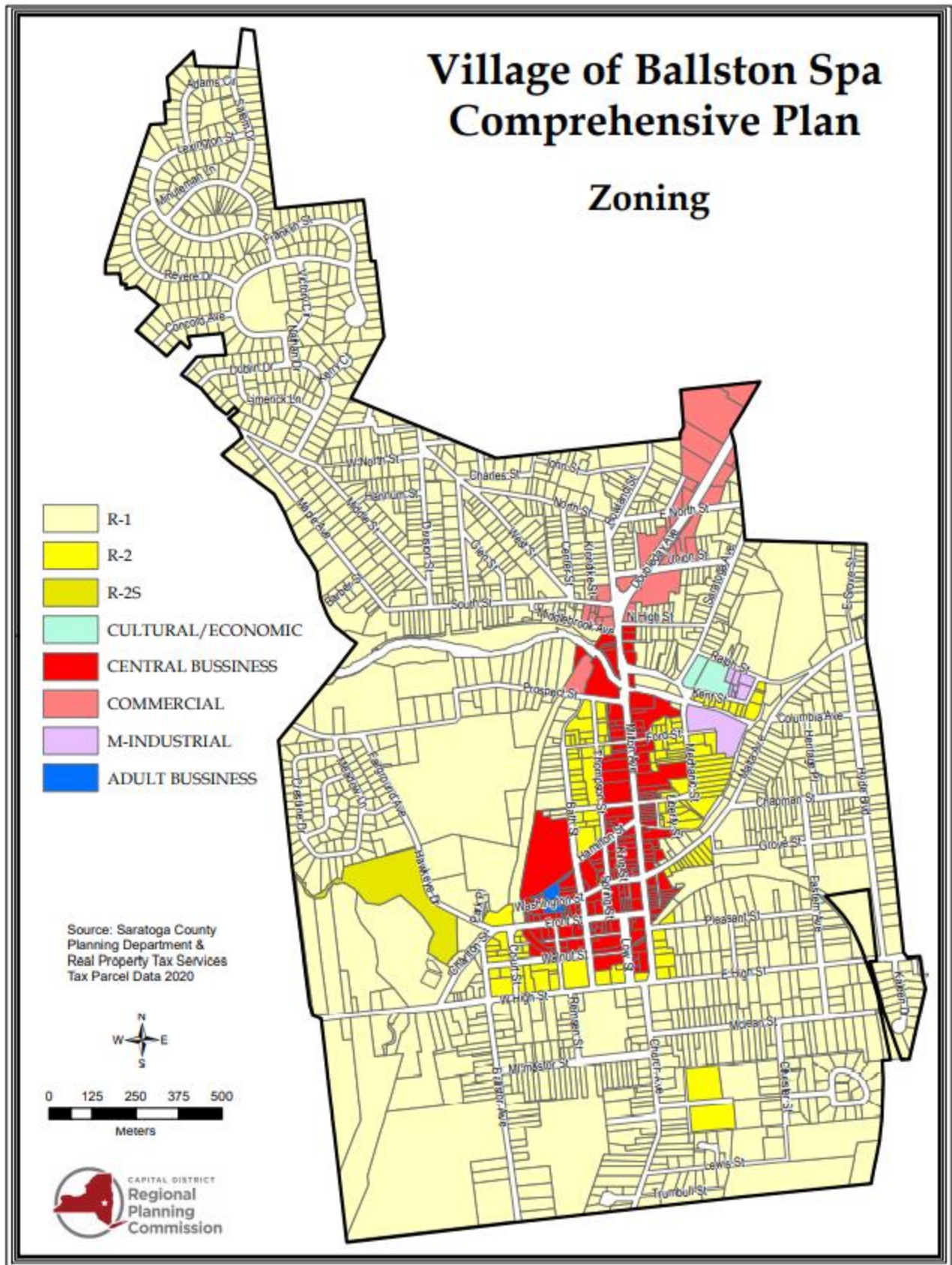
Map 6: Base Map

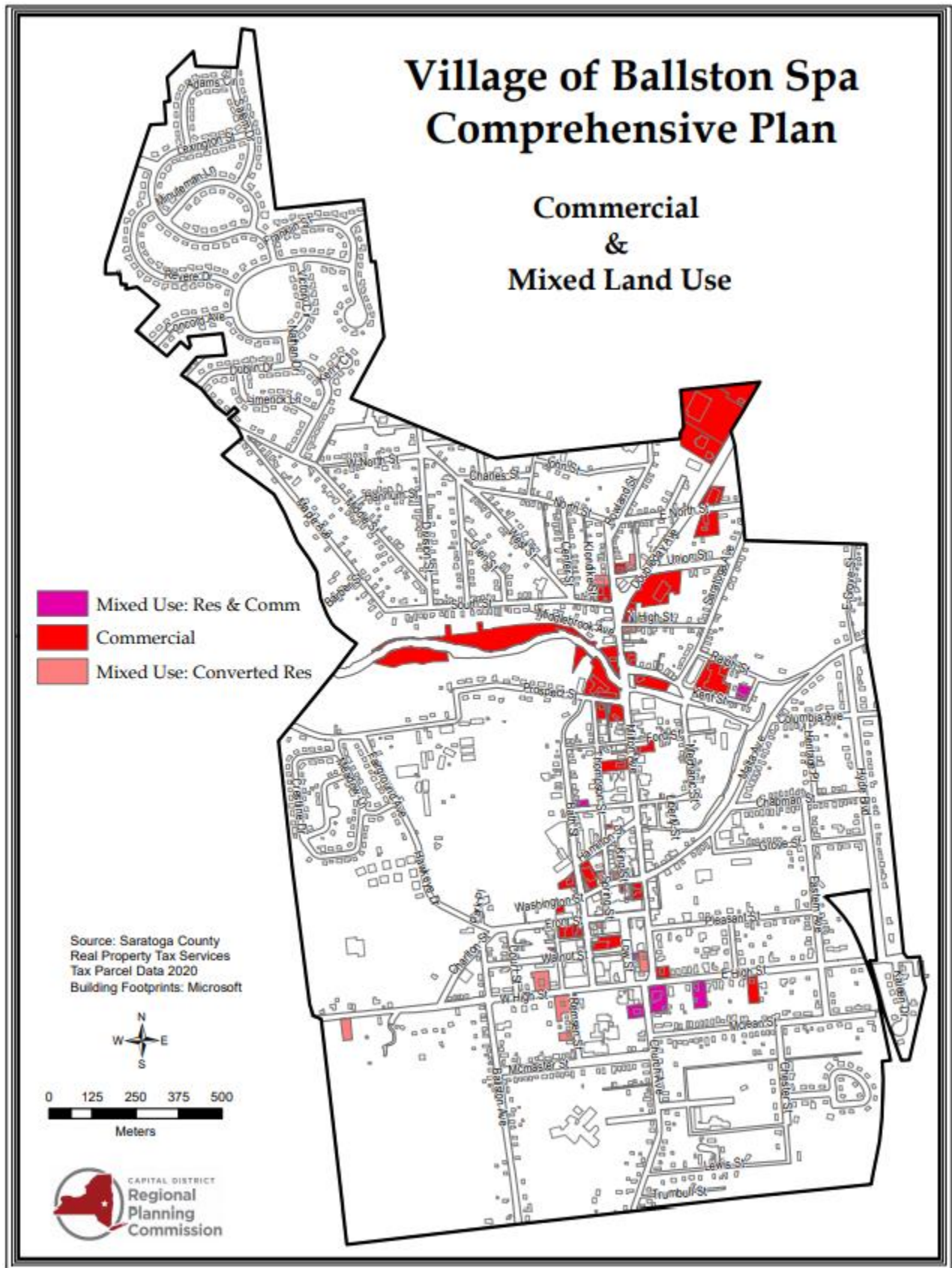




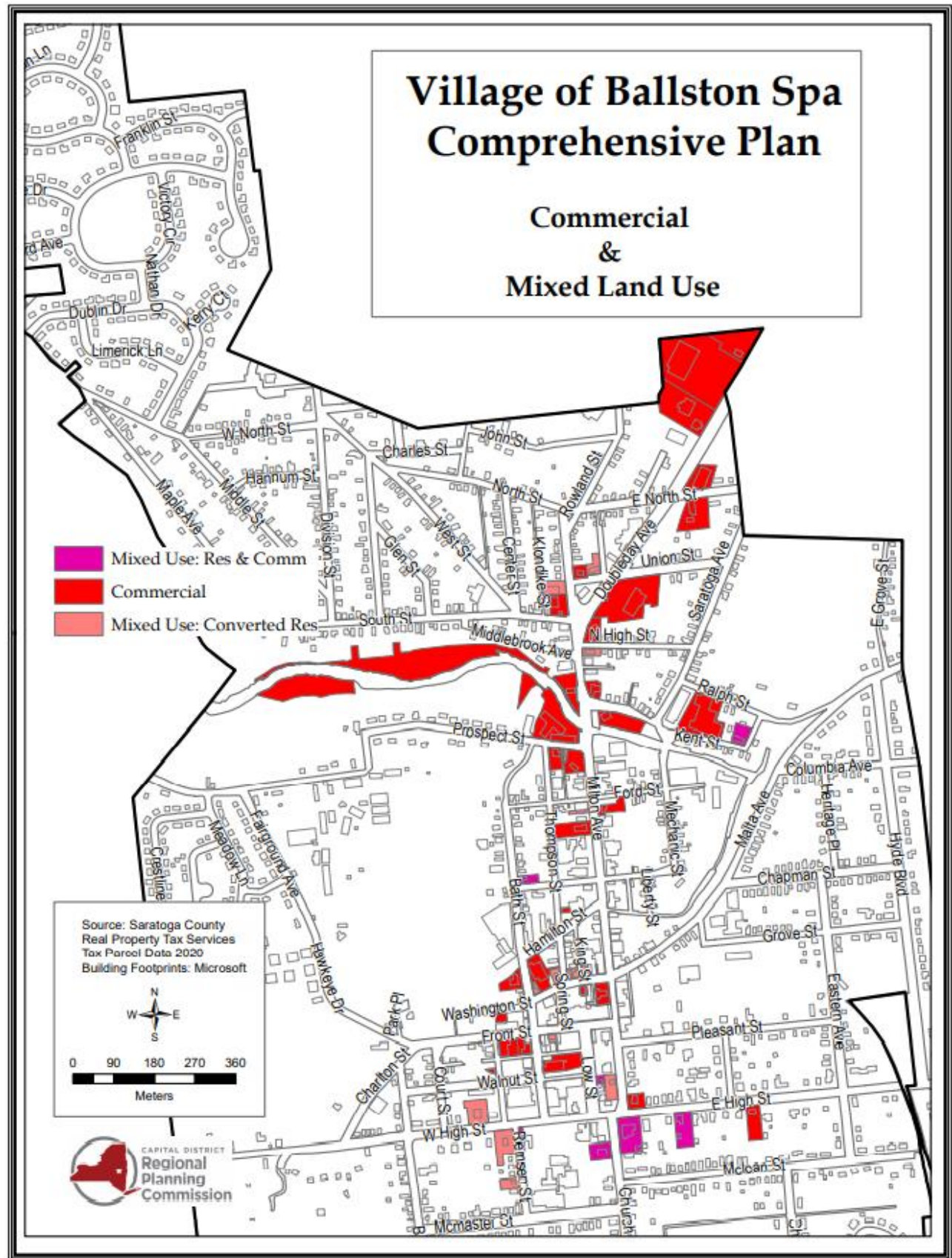


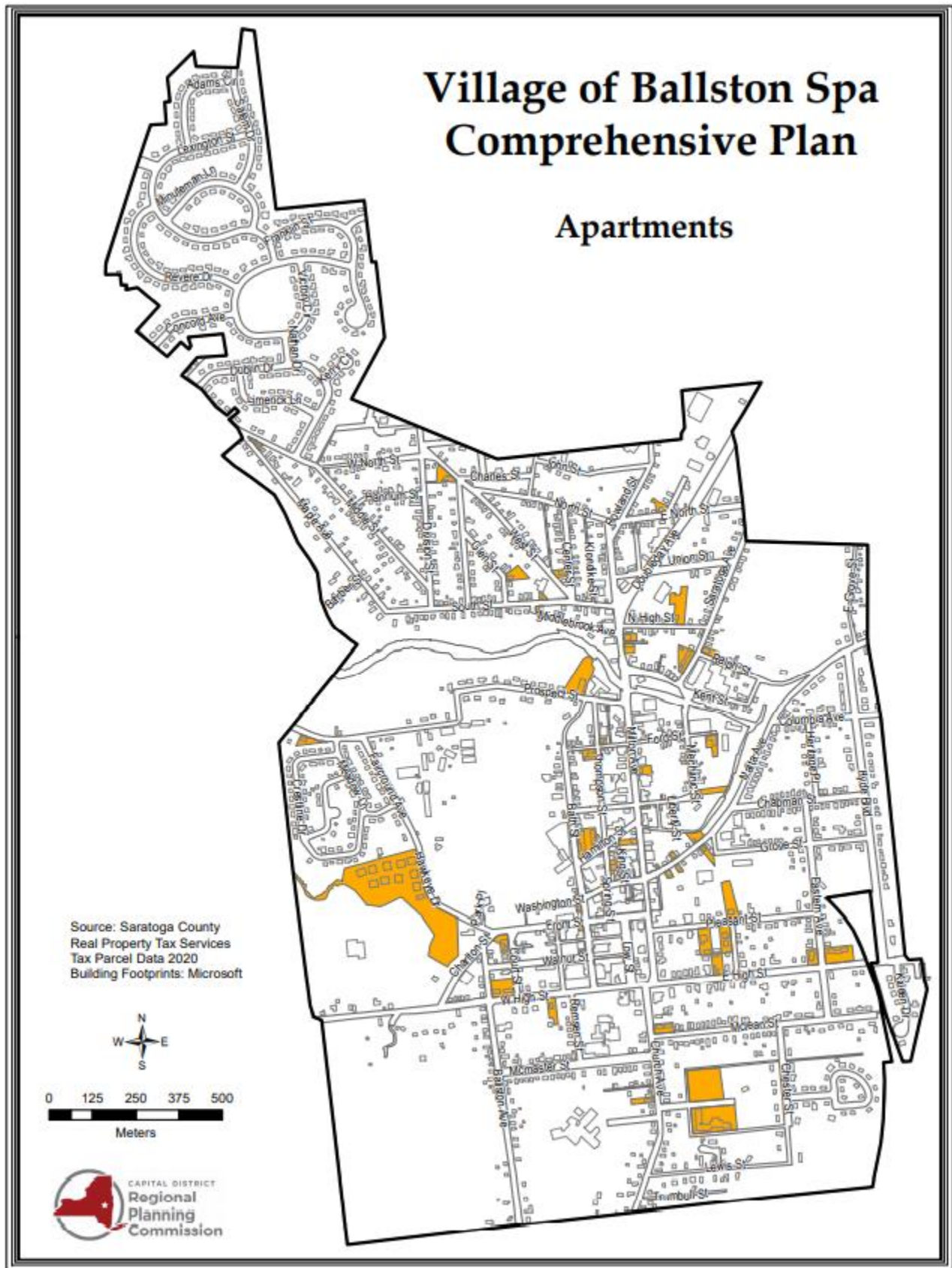


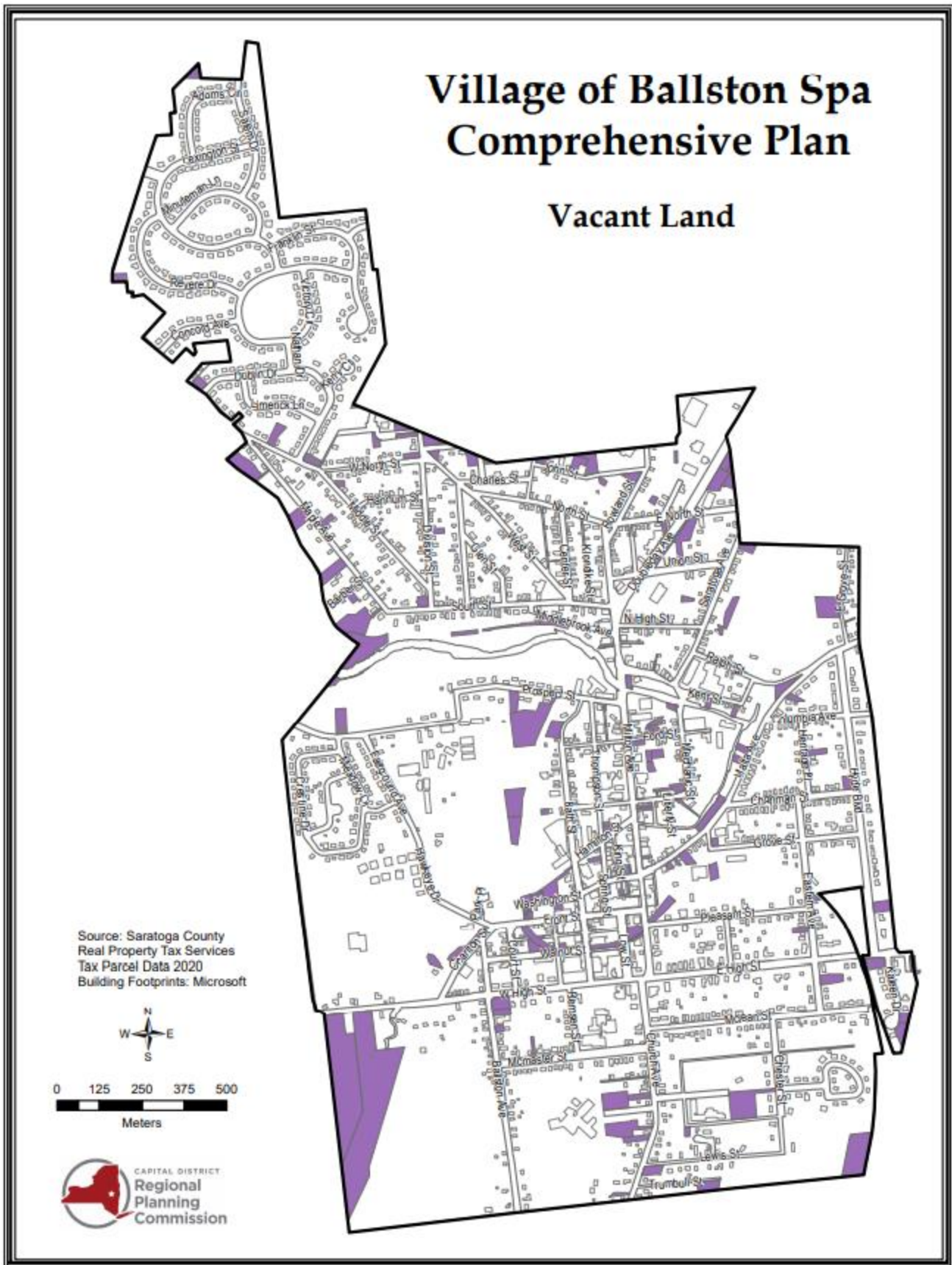


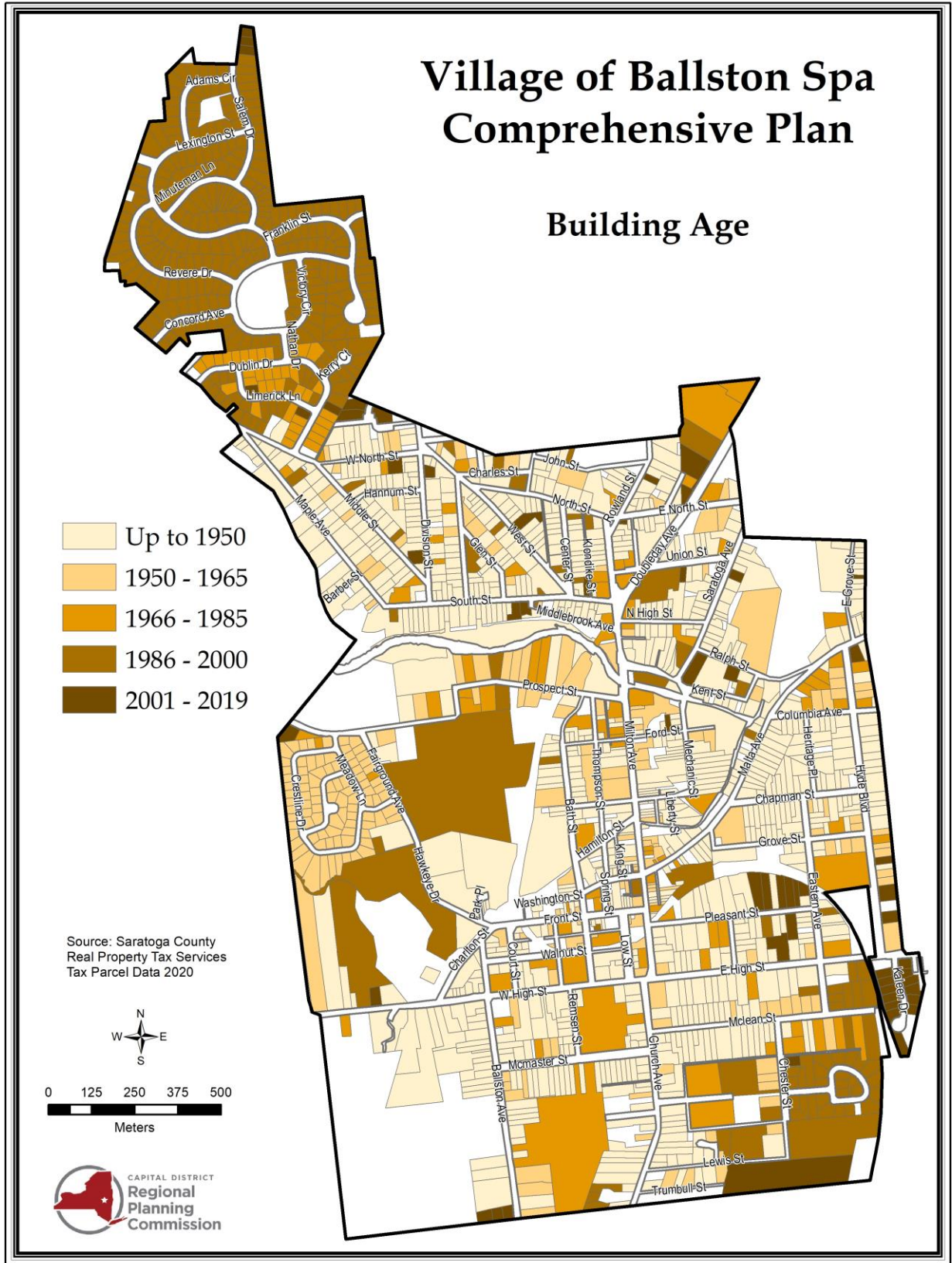


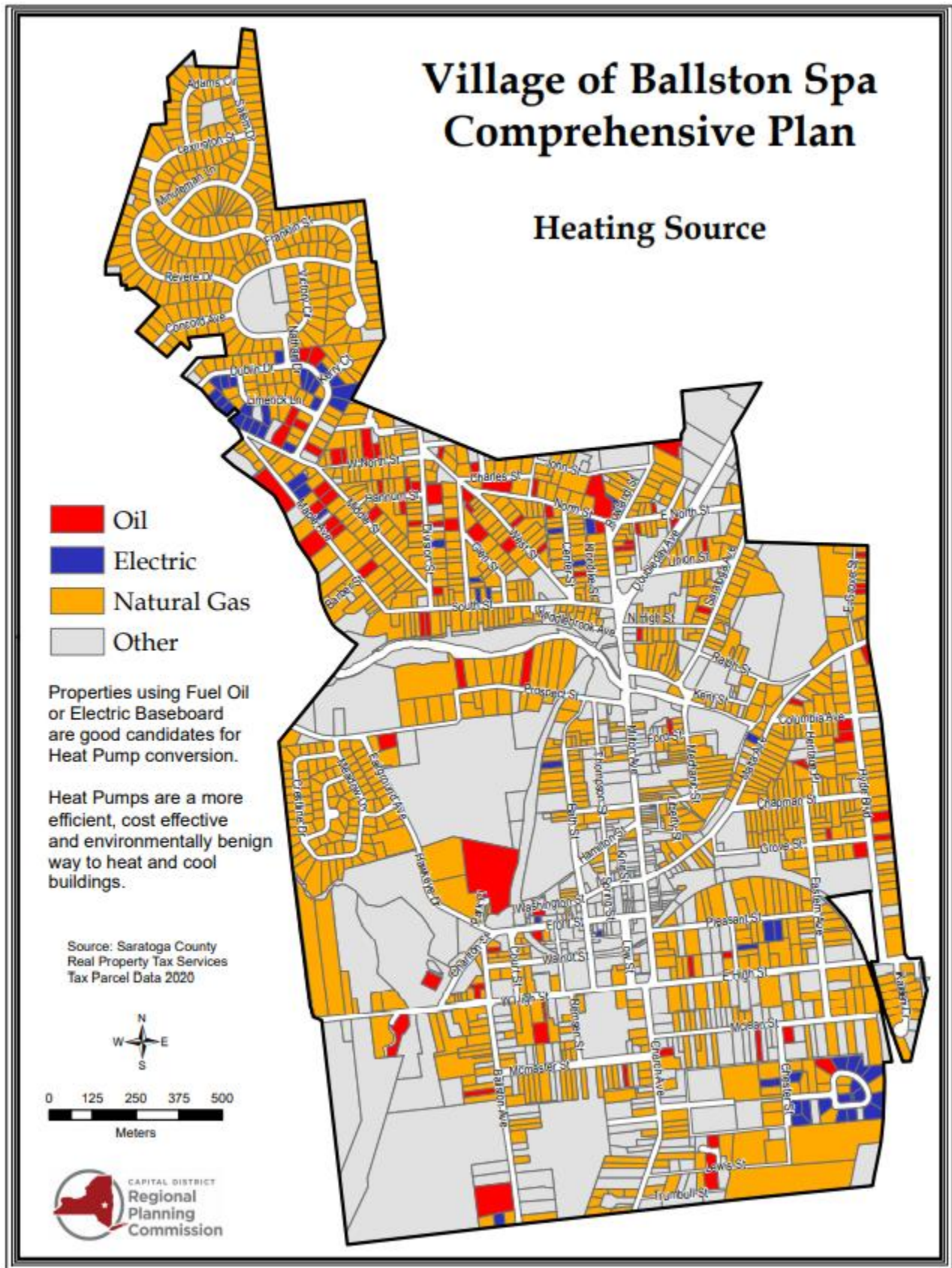
Map 12: Commercial & Mixed Use Close Up

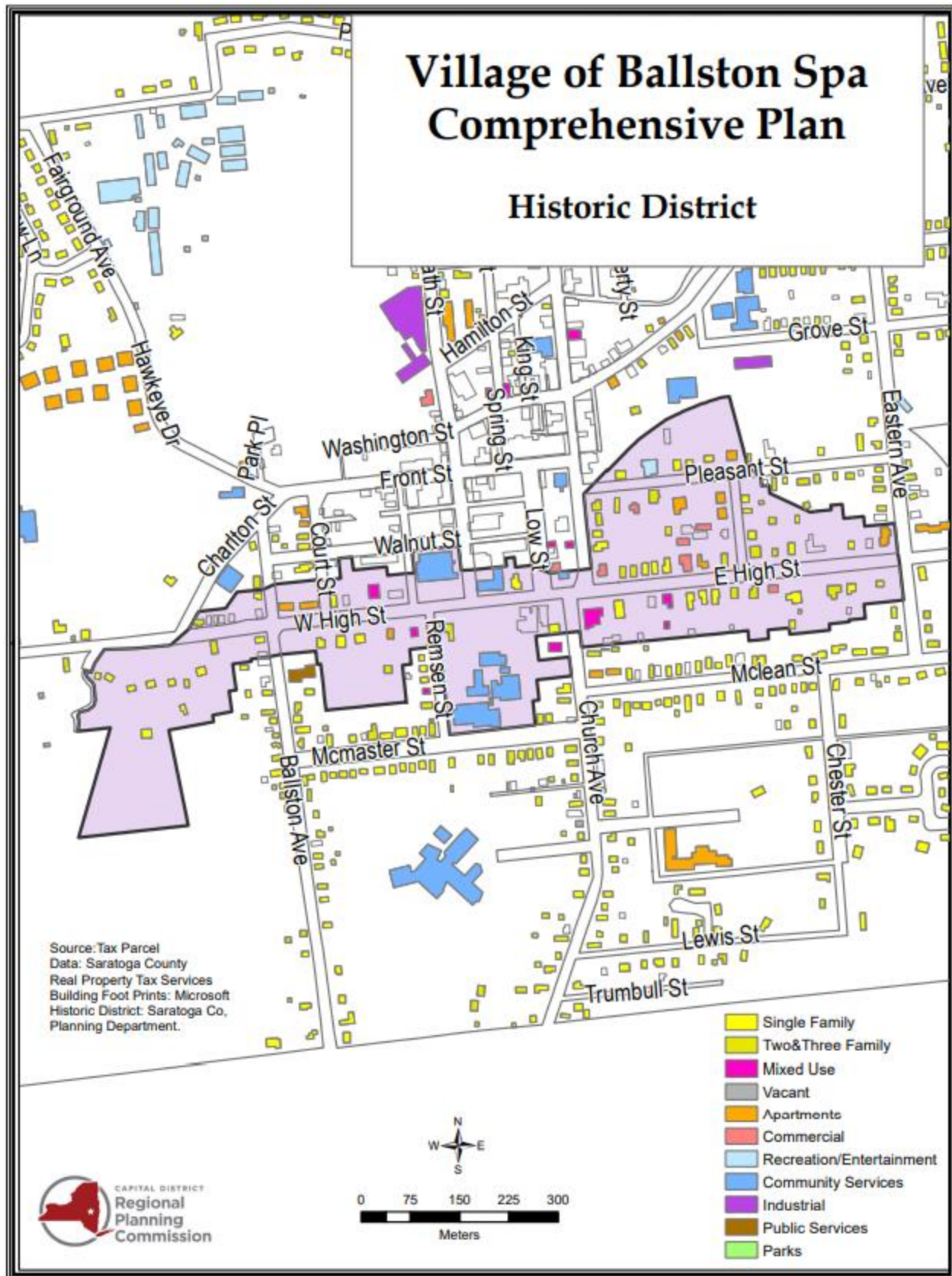




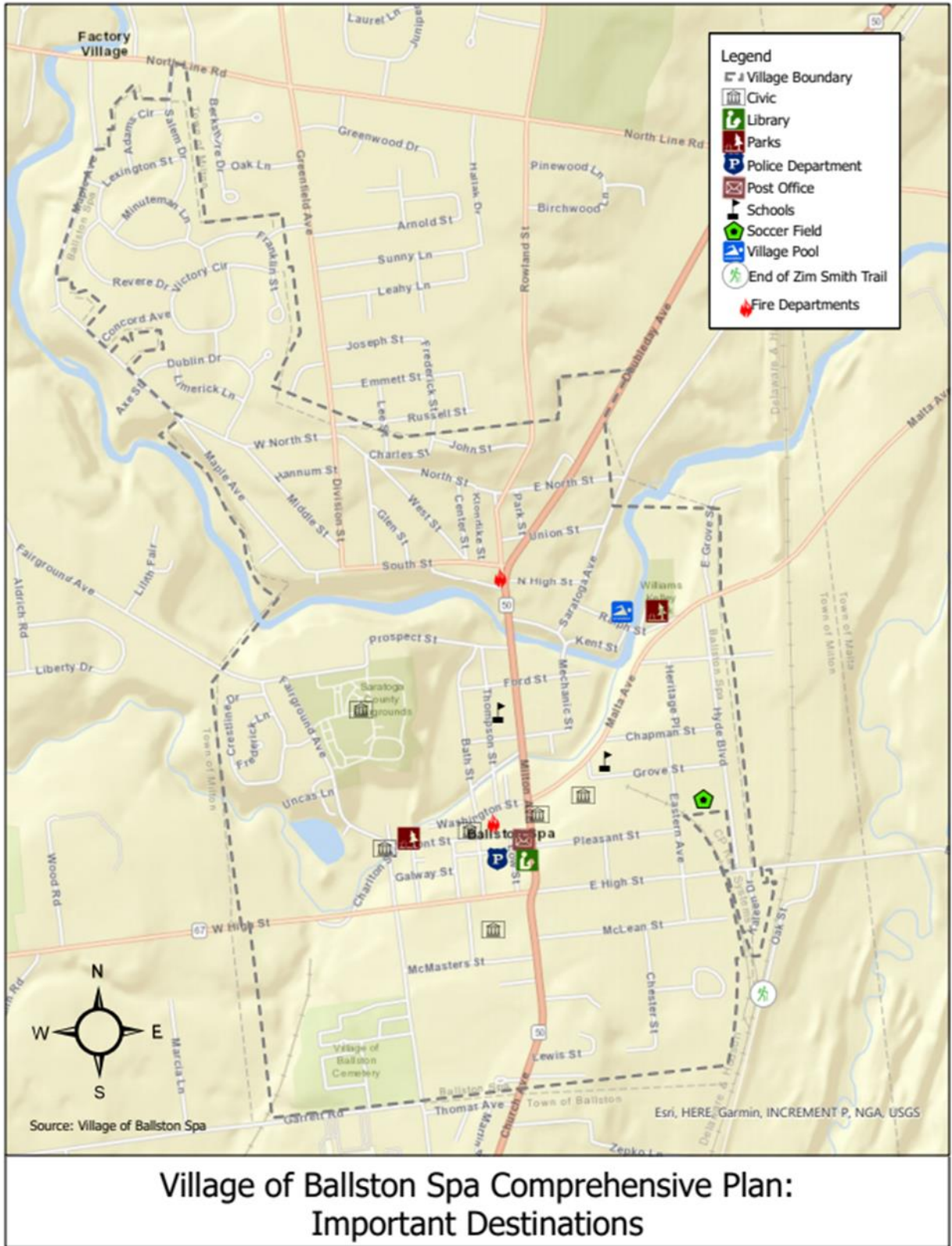




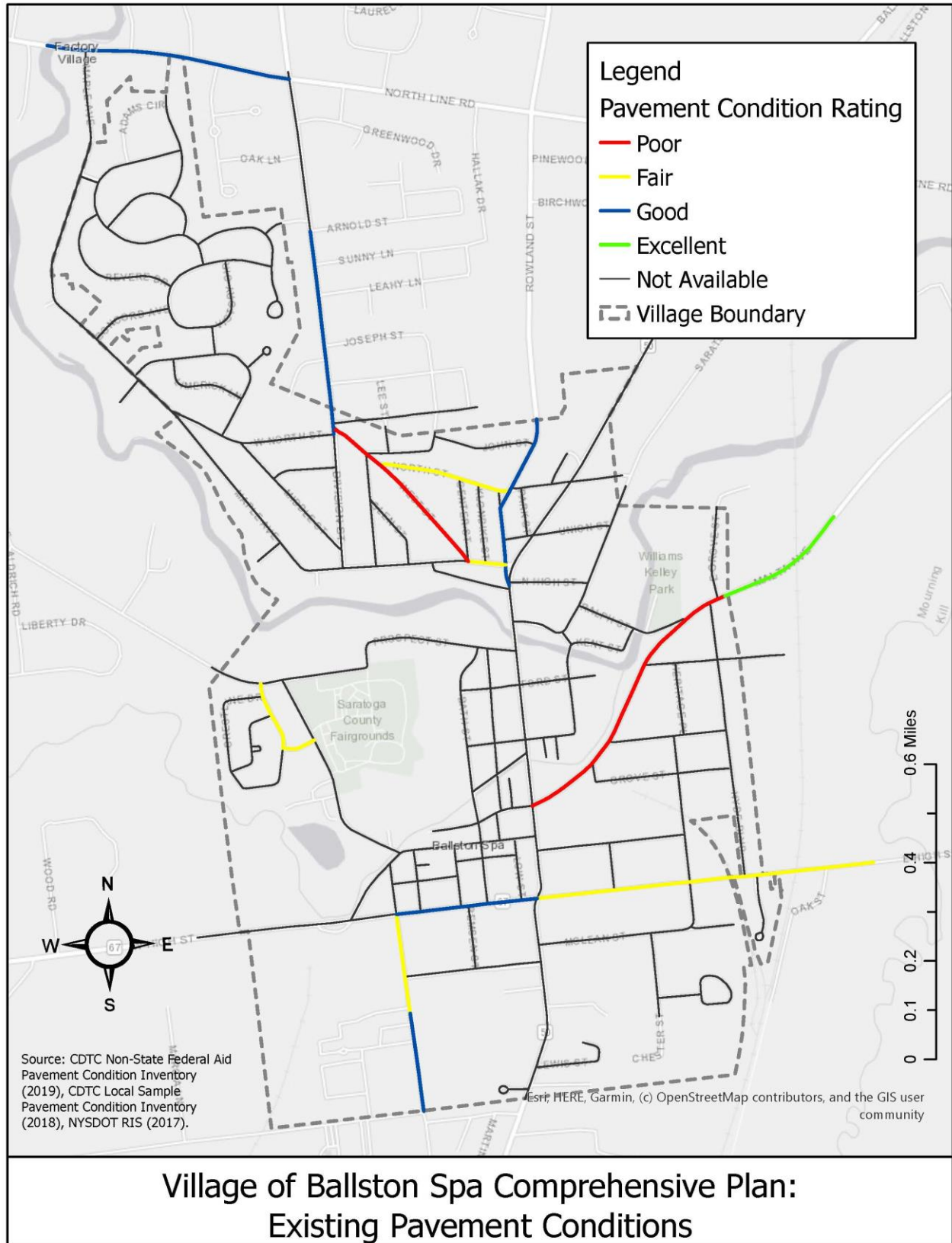




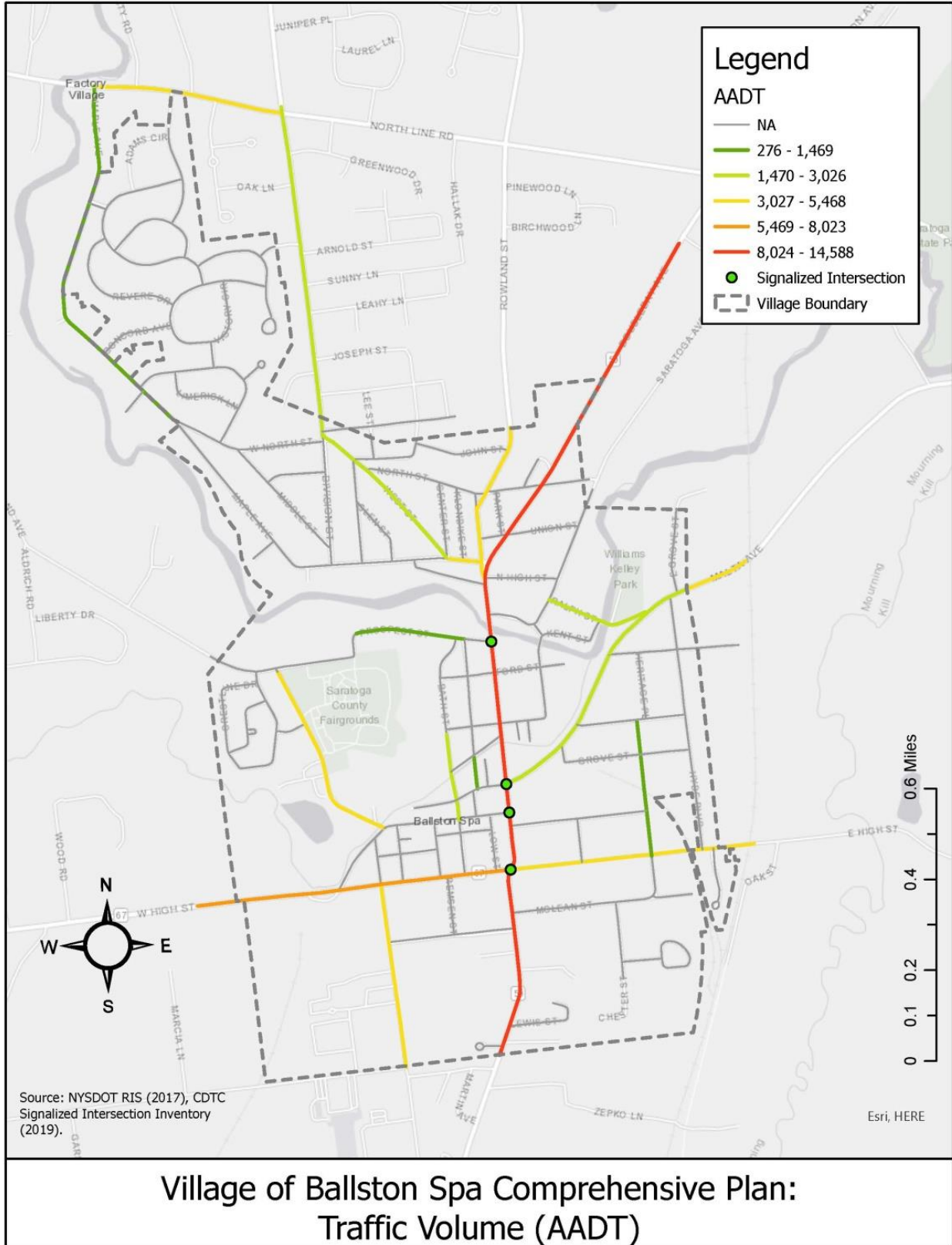
Map 19: Village of Ballston Spa Comprehensive Plan – Important Destinations (CDTC)



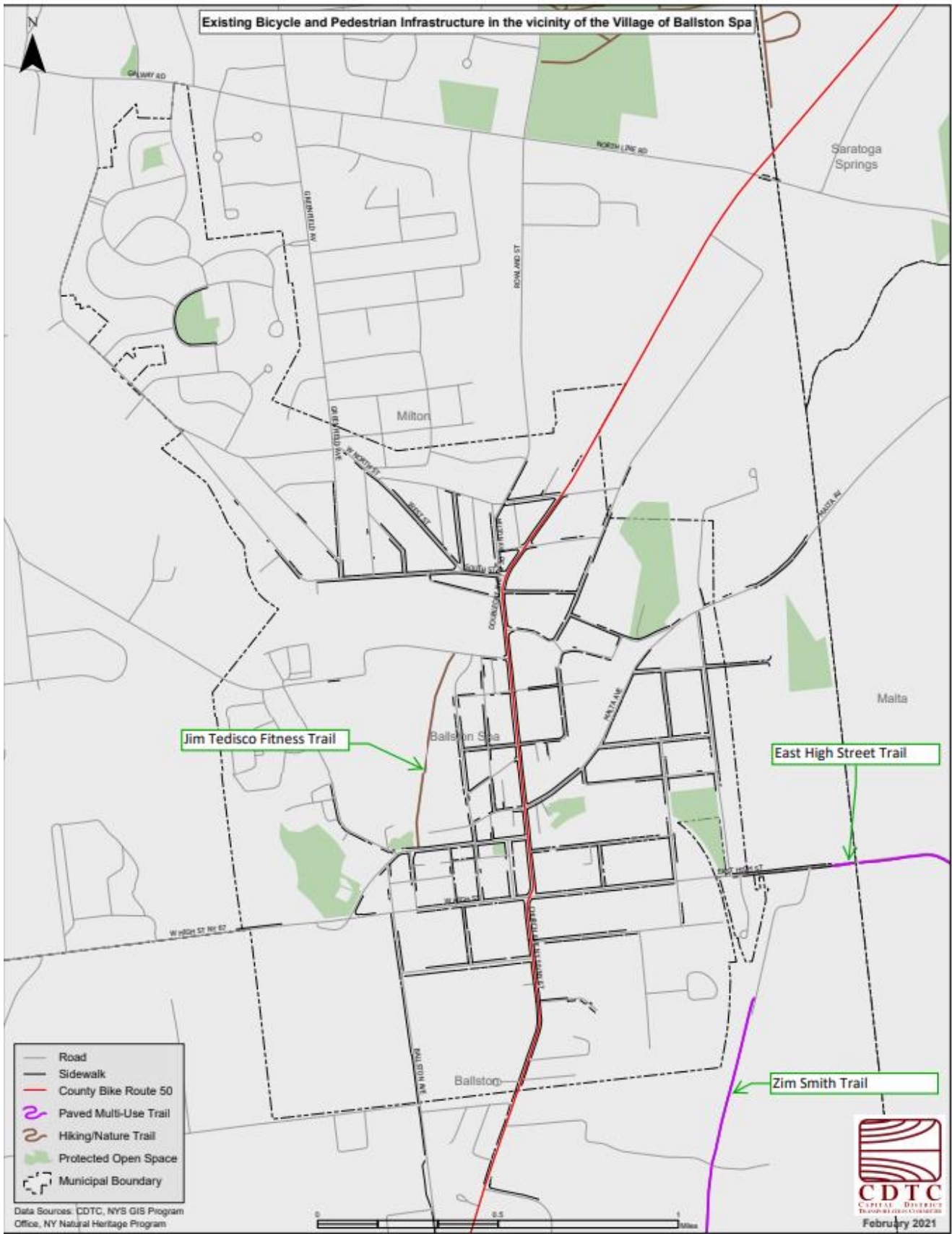
Map 20: Existing Pavement Conditions

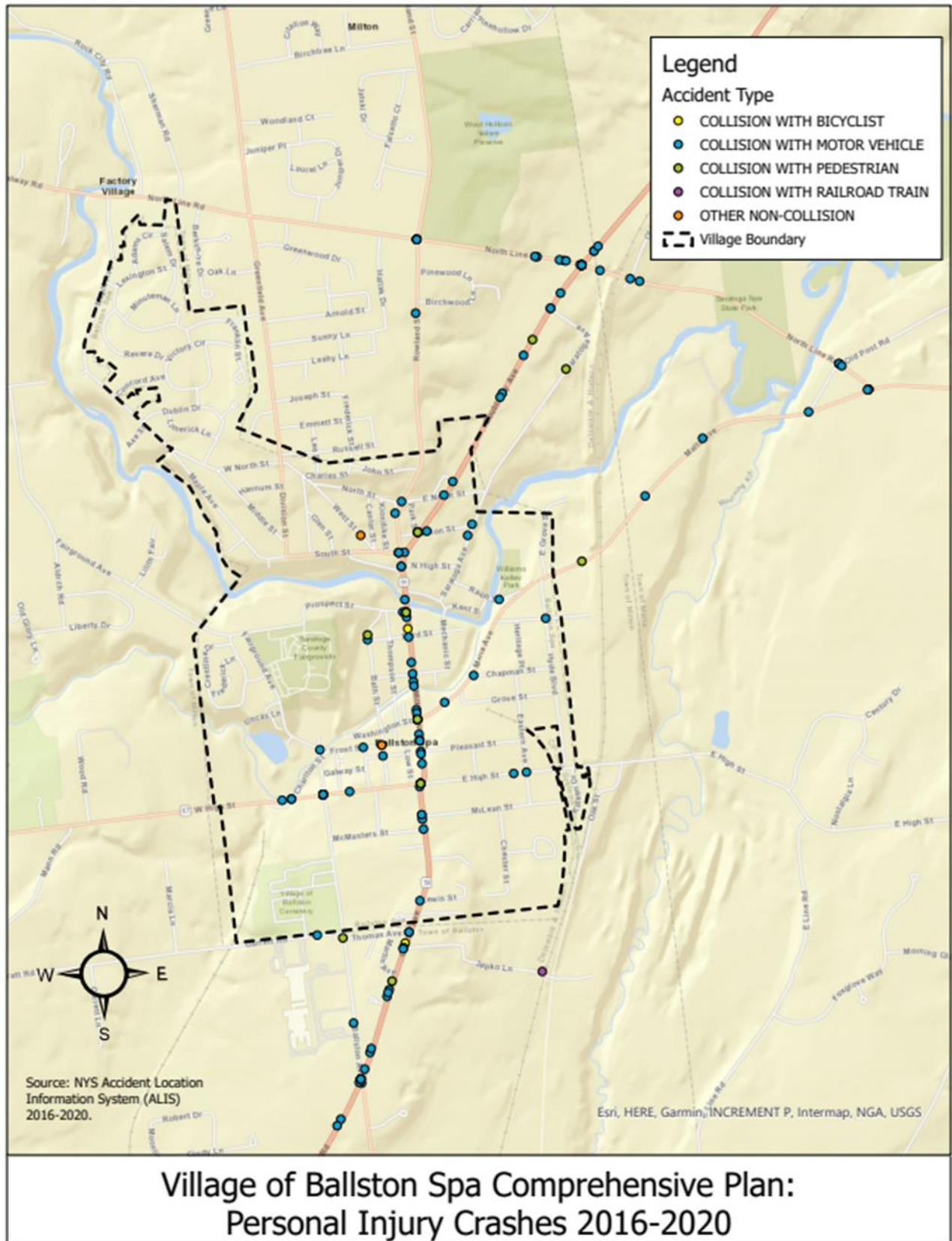


Map 21: Traffic Volume



Map 22: Existing Bicycle and Pedestrian Infrastructure in the Vicinity of Ballston Spa





Conclusion

The Village of Ballston Spa has experienced stability over the last decade, consistent with the rest of New York State overall. The Village has also kept pace with other comparison communities within New York State in terms of population change since 1990. With a good mixture of age groups in the population, the Village has made itself attractive not only as a place for older residents to live but for families to raise their children. The Village also has a good mixture of homes with both high and more affordable prices. With the highest concentration of homes in the Village valued between \$100,000 and \$299,999, the Village remains a relatively affordable and attractive location in Saratoga County. This is supported by the 250+ home sales in the past three years. With a dominance of single-family detached homes, the Village can look to add density by building more multi-family buildings that could house more people in a smaller space.

The Village of Ballston Spa has a diverse transportation system that is supportive of vehicle travel, cyclists, pedestrians, and transit riders. The majority of roads within the village are low-volume local roads, but higher volume roads like NY Route 50 and 67 bisect the Village north/south and east/west respectively. The unique character of the Village offers a pedestrian oriented layout, however, gaps in sidewalks and bicycle infrastructure can make it difficult for many to safely traverse the Village by foot or bicycle. Additionally, there is the potential for improved connections to nearby regional trails presenting the opportunity for economic development within the Village, and in general, a more integrated multi-modal transportation network.

Citations

1. Berkley, Jennifer. April 19, 2017. "Using American Community Survey Estimates and Margin of Error Webinar". https://www.census.gov/content/dam/Census/programs-surveys/acs/guidance/training-presentations/20170419_MOE_Transcript.pdf

Appendices

Prior Planning Activities and Recommendations

Ballston Spa 1994 Comprehensive Plan	
Objective 1: Preservation and Revitalization of Local Economy	
Objectives	General Objectives
Strategies	Encourage Stores and Restaurants to remain open later in the evening
	Promote the annexation of lands to enhance the existing tax base and offer more incentives to industries to locate here
	Provide a good department store in the Village and encourage the location of more "affordable" stores.
	Develop a brochure of existing Village services and facilities and distribute to residents and newcomers.
	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.
	Expand the use of the count fairgrounds to include activities throughout the year and enlarge the farmers market.
	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.
	Seek out developers and encourage the development of a franchise hotel as a means to bolster the Village economy.

	<p>Study the need and potential for creating an alternative truck route for route 67 truck traffic so that heavy vehicles can avoid traveling through the heart of the village.</p>
	<p>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.</p>
Objectives	Senior Citizens Needs
Strategies	<p>Promote stores that cater to senior citizens such as clothing stores, specifically shops, bakeries, and ice cream shops.</p>
	<p>Improve the present transportation facilities for senior citizens to facilitate easier access to the downtown area which can be done by:</p>
	<p>Developing a mini-van system that would be co-sponsored by the seniors, the town, and the Village</p>
	<p>Changing the bus schedule so that people are dropped off in the middle of the Village rather than in the Grand Union parking lot</p>
	<p>Creating a loop bus within the Village.</p>
Objectives	Parking Needs
Strategies	<p>Establish a comprehensive parking and signage program to promote the identification and use of public parking</p>
	<p>Consider utilizing vacant Village-owned property for parking to accommodate the increased need</p>
	<p>Establish new public parking areas in proximity to the commercial district</p>
	<p>Address the problem of insufficient parking in the vicinity of the County Offices by providing a park-and-ride location the village</p>

Goal 2: Preservation and Enhancement of Historic Resources and Anesthetic Character	
Objectives	Historic Resources
Strategies	Establish and promote a Village identity based upon its historic character by improving the entry points to the Village along major transportation corridors
	Capitalize on the Village's unique history by promoting museums and other historic related tourist activities
	Preserve the existing historic district through stricter regulation enforcement in the zoning ordinance
	Expand the historic district within the Village further North on Milton Ave 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
	Consider the development of a "historic trail" through the Village by installing signs and markers at significant locations
Objectives	Aesthetic Character/Environment
Strategies	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.
	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

	<p>Conduct a feasibility study to determine the potential for relocating the existing Delaware & Hudson rail siding to a site outside of the Village Proper</p>
	<p>Offer employment to Ballston Spa youth to help clean up and beautify the Village</p>
	<p>Provide new garbage bins and flower planters for the downtown area</p>
	<p>Focus clean up efforts on the Malta Avenue area</p>
	<p>Concentrate efforts to clean up and stabilize the bank along the Gordon Creek, particularly the portion of the creek between Elk's Lodge and Bath Street</p>
	<p>Promote community spirit through seasonal activities such as a Christmas Festival</p>
<p>Goal 3: Evaluation of and Rehabilitation of Village Infrastructure and Police / Fire Services</p>	
Objective	Infrastructure
Strategies	<p>Establish a Capital Improvement Plan for sidewalks, streets, utilities, Village equipment, and mass transit facilities</p>
	<p>Evaluate the potential for wholesale of water to the Saratoga County Water Authority to enhance Village revenues</p>
	<p>Evaluate the existing stormwater collection system and current Village policies for stormwater management</p>

Objective	Police / Fire Department Services
Strategies	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
	Study the potential for the consolidation of both fire departments into one unit to improve operating efficiency and reduce capital expenditures for equipment
	Study the potential for consolidating the Village Police Department into the Saratoga County Sheriff's Department
Goal 4: Evaluation and Enhancement of Community Services	
Objectives	General Objectives
Strategies	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
	Evaluate and concentrate efforts to build a new community center which would accommodate senior citizen, young adult, and children's activities
	Consider expansion of the library to accommodate increased use, and address the issue of library funding
	Evaluate the Zoning Ordinance in light of the need for affordable housing, and identify potential locations and conditions for such development

Goal 5: Evaluation of Improvement of Recreational Services	
Objectives	Recreational Services
Strategies	Expand winter athletic activities to include indoor ice skating and ice hockey programs
	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 go the Village and connect with a larger network of trails within Saratoga County region
Proposed Land Use Plan	
Objectives	Land Use
Strategies	The Development of a more attractive and successful central business district
	The preservation of our small village identity and unique Victorian culture.
	The development and enforcement of a comprehensive signage program
	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
	The identification of Village owned vacant property and the determination of the most appropriate uses.

Central Business District

Objective	Improve Central Business District
Strategies	Address issue of adequate parking in the downtown area.
	Public parking lots need to be better maintained and identified with signs
	No more than 9% of downtown space should be used for parking
	Need to attract a new department store and stores that provide services to senior citizens
	Stores for senior citizens include: clothing store, meat market, specialty shop, gift shop, bakery, and ice cream shop.
	Beautification of downtown streets
	Keeping streets clean, new flower planters, new trash receptacles
	Businesses should make effort to draw customers in the evenings / night time

Small Village Identity	
Objective	Small Village Identity
Strategies	In an effort to preserve small village / Victorian identity, the village should expand the historic district further north on Milton Ave and further east toward East High and Pleasant Streets
	Village should undertake historic building survey to evaluate integrity of existing structures to determine if this area is worthy of being added to historic district.
	Develop video about Ballston Spa's historic development.
	Could be developed with high school as a class project.
	Better promote museums and other cultural activities to promote tourism
Signage Program	
Objective	Signage Program
Strategies	Develop a comprehensive signage program for the village to help visitors locate parking, historical sites, museums, and other attractions
Zoning	
Objectives	Zoning
Strategies	On the southern side Columbia Avenue at the intersection of Hyde Boulevard and Columbia, there are two commercial land uses 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.

Village Owned Vacant Property	
Objective	Review unused vacant parcels
Strategies	The Village should review vacant properties that aren't being used as parking lots to determine what should be done with them
Transportation and Circulatory Facilities	
Objectives	Transportation and Circulatory Facilities
Strategies	Village will need a thorough traffic and parking study and adequately maintain their existing network of streets
Community Facilities Plan	
Objectives	Education
Strategies	Wood Road School needs to be expanded to accommodate the increase in student population.
	a. School system needs new gym or sports center.
	More after school programs are needed and space is needed to accommodate them
	Expanding the opportunity for continuing education in order to broaden learning skills.
Objectives	Parks and Recreation
Strategies	General need to improve recreation facilities and open spaces within the village.

	Need for the development of both winter skating and hockey programs and the creation of a greenway
	a. Path for bicyclists, jogger, walkers which will connect to Schenectady and State Park in Saratoga
Cultural Facilities & Social Organizations	
Objectives	Library
Strategies	Expanding the village library to accommodate population growth.
Objectives	Teen Center
Strategies	Relocation or expansion of the Teen Center to accommodate future needs.
Objectives	Senior Citizens Center
Strategies	The development of a senior citizen center to better accommodate the needs of older residents of the village.
Objectives	Historic Facilities / Museums
Strategies	Expansion of the Brookside Museum
	a. Constructing a vault / storage facility on the Fouts Pond property
Communication	
Objective	Communication
Strategies	Centralizing and coordination of information services within the village
	a. Possibly constructing a public display board.

Transportation	
Objectives	Transportation
Strategies	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.
	better transportation to the cities of Albany and Saratoga Springs.
Government and Administration	
Objectives	County Government Offices
Strategies	Construction of new municipal buildings has caused parking issues in the village.
Public Utility Plan	
Objectives	Sanitary Sewer
Strategies	Village should implement a regular inspection program focusing on problem areas in the sewer system in an effort to identify existing problems or deficiencies.
Objectives	Storm Drainage
Strategies	Village should consider storm drainage as it occurs beyond the village boundary as well as in the village itself.
	A comprehensive study of storm sewer needs should be undertaken.

Village Beautification	
Objective	Natural Beauty
Strategies	As the pressure for more development continues, remaining wooded areas and other natural features must be conserved and maintained wisely.
Objective	Open Space
Strategies	Village should work to improve aesthetic character of existing parks and open spaces and consider development of existing parks such as Village Park on Ralph Street.
	a. Park Development could occur on the Colonial Hills development property, the Middle Reservoir area, and property off Rowland Street

2020 Economic Development Plan	
Economic Development Strategy	
Goal 1 - Enhance the Central Business District (CBD): Support activities that have helped generate revenue across the community to sustain the Village's fiscal health.	
Objective	Objective 1: Achieve an environment that provides a positive shopping experience in the Central Business District and that competes effectively with regional peers.
Strategies	Support expansion of usable building square footage and parking locations in the Central Business District that enhances the Village's character.
	Review transportation and parking strategies that better optimizes existing and future parking and transportation system.
	Facilitate the attraction and retention of "experience-based businesses" that are complementary to the Central Business District.

	<p>Encourage property owners to invest in common area improvements such as sidewalks, benches, and trees that supplement Village character.</p>
	<p>Develop and implement strategies to create a Business Improvement District (BID) and Fund that encompasses specific areas of the Central Business District. The BID Assessment Fund may be used:</p>
	<p>To provide district improvements on or within the BID which will restore or promote business activity.</p>
	<p>To provide services for the enjoyment and protection of the public and the promotion and enhancement of the BID</p>
	<p>To construct improvements on the properties of businesses. located within the BID for the specific purpose of increasing access from public areas to the businesses for persons with disabilities.</p>
	<p>Work with Partners to advance business operations and best practices, including coordinated hours of operation, return policies, and internet presence, so as to address high customer service expectations.</p>
	<p>Work with Partners to build a collaborative merchandising approach to benefit the Central Business District.</p>
	<p>Support Ballston Spa Business Professional Association's (BSBPA) programs to promote the Village.</p>
	<p>Encourage all types of investments that create continuous retail store frontages and pedestrian engagement along each block of the Central Business District.</p>

<p>Goal 2 - Quality of Place: Continue to enhance the character and functionality of the Village as a means of attracting visitors and supporting quality of life for residents and businesses.</p>	
<p>Objective</p>	<p>Bolster Village atmosphere for businesses, residents, and visitors.</p>
<p>Strategies</p>	<p>Update the Village Master Plan which was last done in 1994 and other planning regulations.</p>
	<p>Pursue Brownfield Opportunity Area (BOA) Initiative</p>
	<p>Integrate amenities and events that encourage lingering and gathering to increase visit lengths in Central Business District.</p>
	<p>Improve walkability and connectivity throughout the Central Business District and beyond.</p>
	<p>Attract/retain youth + young families.</p>
	<p>Continue to promote public spaces for music, festivals, and other gatherings, as the Village is already doing.</p>
	<p>Explore options for affordable/workforce housing.</p>
	<p>Develop market rate housing for adults to "age in place".</p>

Objective	Acknowledge importance of quality of place and augment social offerings and esthetics in the community.
Strategies	Develop and implement new façade improvement program to improve community aesthetics and make streetscape enhancements.
	Continue to integrate community character and quality of life into the core Village values and all future strategic documents.
	Identify status of Village infrastructure and develop a plan for improvement.
	Work with Partners to build and program civic, cultural, and technological amenities throughout the community.
Objective	Secure outside funding for economic development.
Strategies	Seek grant and other types of funding for applicable economic development activities using measurement to demonstrate needs and potential outcomes.

<p>Goal 3 - Economic Development and Marketing: Deliver effective economic development programs that utilize local and regional partners to build a competitive role in the regional economy and improve local economic health.</p>	
<p>Objective</p>	<p>Develop a solid branding/marketing effort</p>
<p>Strategies</p>	<p>Develop an overall community branding strategy to showcase professional services such as retail, restaurants, personal services, and village "small-town" living.</p>
	<p>Celebrate new business openings in Village communications efforts.</p>
<p>Objective</p>	<p>Organize economic development around a proactive and connected system.</p>
<p>Strategies</p>	<p>Build strong relationships with local and regional commercial real estate brokers and developers.</p>
	<p>Expand local business retention and expansion (BRE) efforts into a formal proactive program.</p>

<p>Objective</p>	<p>Target vacant and under-utilized properties for economic development opportunities.</p>
<p>Strategies</p>	<p>Evaluate Village zoning, land use ordinances, and other local laws and consider flexibility that would better facilitate, and support experience-based businesses and development of specific land uses that attract consumers and foster desired economic development.</p>
	<p>Identify conceptual development scenarios that promote nonresidential development opportunities for underutilized properties and appropriate Special Concern Areas.</p>
<p>Objective</p>	<p>Raise awareness of Ballston Spa among businesses, employees, and visitor target audiences.</p>
<p>Strategies</p>	<p>Collaborate with local and regional partners to develop and implement a new coordinated overall community branding and marketing strategy that covers general messaging, including a website that promotes the Village.</p>
	<p>Work with stakeholders to better define and promote Ballston Spa’s competitive position in Saratoga County and the Capital Region.</p>
	<p>Develop a formal social media plan and related policies for economic development activities.</p>
	<p>Update Village’s overall technical abilities to communicate electronically with residents.</p>

Objective	Emphasize performance measurement across all economic development activities.
Strategies	Develop and implement an in-house economic development performance measurement program to track outcomes and manage resources for all economic development activities.
	Develop and administer community surveys that seek input on aspects of Village services, economic development, and quality of life.
<p>Goal 4 - Small Businesses: Foster supportive conditions and offer valuable resources to help small businesses and proprietors prosper and grow throughout the Village.</p>	
Objective	Actively track retail and consumer trends and build market and business knowledge among merchants.
Strategies	Regularly gather information on national and regional retail and consumer trends and use experts to understand local impacts on Village business environment.

	Work with Partners to establish communication and education programs on current trends affecting businesses, property owners, and property managers.
Objective	Enhance workplace amenities that incorporate small businesses and proprietors into the community.
Strategies	Engage with Partners to conduct a comprehensive feasibility study on coworking spaces and collaborate with others to implement recommendations.
	Work with Partners to establish an effective network of basic workforce services and facilities that support small business.
	Identify and support a physical resource hub with tools and programs designed specifically for small businesses.
Objective	Partner to provide resources targeting small businesses and sole proprietorships.
Strategies	Work with local economic development partners to enhance resources and host regional programs in the community that actively promote available services.
	Conduct a needs assessment survey of small businesses, proprietorships, and establishments.
	Collaborate with Partners to establish peer groups and roundtables regarding targeted businesses.
	Explore options to participate in regional business-to-business (B2B) platforms for collaboration and sourcing, such as online directories that connect local buyers with local suppliers.

Steering Committee Recommendations

Short Term Recommendations

Objective	Address vacant and underutilized properties
Strategies	Address the former Rickett's Property first
	Village Board needs to amend local laws to create more aggressive methodology to address these properties.
Objective	Address sidewalk replacements
Strategies	Undertake a comprehensive study of which sidewalks need to be replaced
	Reach out to contractors for price quotes
Objective	Promoting Tourism
Strategies	Village and BSBPA work more closely to define a tourism strategy

	Should also develop a business start up and growth/support plan
Long Term Goals	
Objective	Infrastructure
Strategies	DPW report of where the biggest issues exist and estimated costs of repairs
Objective	Technology Upgrades
Strategies	Village wide wifi should be a long-term priority
	Improvement of cell signals, especially at the north end of the village
Objective	Affordable / Workforce Housing
Strategies	Identify parcels for potential development and government/grant funds for affordable housing
Objective	Connection to the Zim Smith Trail
Strategies	Long term goal to obtain funding for trail linkage

2003 Commercial Revitalization Plan

2003 Commercial Revitalization Plan	
Objective	<p>1. Improve the condition of commercial and multi-family residential properties, with a focus on downtown</p>
Strategies	Establish Main Street Commercial and Residential building rehabilitation programs that provide matching funds to building owners for renovations, façade improvements, and exterior signage.
	Promote the existing sidewalk rebate program for property owners
	Encourage commercial property owners to maintain and to the extent possible, improve their properties
	Explore how other communities successfully addressed this issue to develop innovative solutions.
Objective	<p>1. Conduct target marketing efforts to increase awareness of the opportunities available to trade area households for shopping, social activities, and special events in Ballston Spa.</p>
Strategies	Develop and implement a marketing program that presents Ballston Spa as a friendly / walkable / historic / hometown shopping district and an alternative to the mall.

	<p>Work with local newspapers and other media to establish joint advertising for Ballston Spa Businesses.</p>
	<p>Develop and distribute high quality promotional materials including a directory of local businesses as an attractive color map showing locations of businesses, public parking lots, and services; an annual calendar of events, an antique brochure listing Ballston Spa trade area antiques shops and their specialties.</p>
	<p>Enhance the visibility (and /or expand the hours) of the visitor center at the National Bottle Museum, especially during the summer months.</p>
	<p>Continue to promote and encourage additional participation in annual events within the village.</p>
	<p>Update the village and/or Business and Professional Association websites more consistently and establish links from websites of area organizations and businesses.</p>
	<p>Contact local colleges about having marketing students develop promotional materials for Ballston Spa as part of a class project.</p>
	<p>Promote Ballston Spa to the Capital Region as an affordable community and a desirable place to raise a family with an excellent school system</p>

Objective	Continue redevelopment of vacant and underutilized buildings for retail office, and/or upscale residential use to create additional employment and add to consumer spending potential.
Objective	Evaluate the feasibility of opening a theatre for cultural events such as music, plays, second-run movies, etc.
Objective	Promote Ballston Spa as “the strolling village”
Strategies	Identify and prioritize streetscape improvements, including landscaping, sidewalks, and additional and/or redesigned pedestrian crosswalks.
	Encourage pedestrian activity by developing interesting window displays, eye-level signage, kiosks with historical information etc.
	Update and reprint the “Ballston Spa Victorian Village Strolling Tour” flyers as one brochure and distribute throughout the region.
	Continue to work on developing a pedestrian walkway along the abandoned rail grade between Prospect and Front Streets.
	Consider developing additional trails connecting with adjoining communities.
Objective	Improve the visibility and condition of parking lots
Strategies	Incorporate trees and other landscaping into existing public parking lots to make them more inviting.

	<p>Show public parking lots on maps of businesses and other promotional materials.</p>
	<p>Work with owners of private parking areas to determine the possibility of providing public parking in these lots during off hours.</p>
Objective	Expand the diversity of retail shops and restaurants
Strategies	<p>Provide data on demographic and economic trends and the retail market analysis to prospective businesses as part of a business development and/or recruitment package.</p>
	<p>Continue to work with the Saratoga Economic Development Corporation, the Saratoga County Chamber of Commerce, Ballston Spa National Bank, and the Ballston Spa Business and Professional Association to attract retailers in the identified retail categories.</p>
	<p>Identify vacant commercial spaces suitable for retail occupancy.</p>
	<p>Seek to promote opportunities for entrepreneurship in the village.</p>
Objective	Enhance recreational resources to Make Ballston Spa more attractive to young families

Strategies	Develop a canoe launch, handicap accessible fishing dock, and volleyball courts at Kelley Park
	Create a pedestrian walkway along the abandoned rail grade between Prospect and Front Streets.
	Establish linkages to other parts of the Saratoga County Trail Network.
	Develop recreational attractions for children in or near commercial area to draw trade area families into the Village.

Ballston Spa Zoning Board Minutes Summary 2016 - 2020

Tally of approved variances:

CBD first floor use – 2 (mandates retail only)

Setbacks – 10 (R1 & R2: 25 ft front and rear; 12 ft side R1; 15 ft side R2; 0 ft side CBD & C)

Garage Heights – 4 (15 ft height limit)

ADU – 1 (in R1 zone)

Other - 2

1-27-2016 – CBD first floor retail

18 Low Street – pre-zoning built home in CBD, variance to revert first floor to residence (approved)

5-25-2016 - Front Setback for porch

27 Hannum- existing homes closer than 25 ft, tabled for survey

6-29-2016 - Front Setback for porch

27 Hannum - 22 ft variance (approved)

7-27-2016 CBD first floor

16 Fenwick St in CBD, permit attorney's office on 1st floor (approved)

7-27-2016 Side Setback

26 Crestline variance side setback for carport (Tabled)

7-27-2016 – Garage height

134 McLean garage exceed 15 ft (50, 76, 80 McLean exceed hgt) 5 ft variance (approved)

7-27-2016 – side and rear setback

121 Fairground Ave - side and back setback for shed (approved)

8-31-2016 – Side Setback

26 Crestline - carport 8'3" setback (approved)

9-28-2016 – Side setback

26 Center St garage, 2nd floor storage, 5 ft side set back (tabled)

9-28-2016 – use of unique structure for thrift store

155 Church – R1 zone, use assessor building as thrift store, single room (tabled)

11-30-2016 – garage height

31 East High – 20 ft height for garage as workshop with 2nd story storage, 5 ft relief (approved)

12-28-2016 – Side setback

26 Center St – attached garage 5 ft side setback, 2nd floor storage, 7 ft variance (approved)

3-29-2017 – garage height and side setback

45 East Grove – 2 story garage hgt 24 ft and 10 ft side setback, inadequate side for emergency access (denied)

7-26-2017 – side and front setback

9 Liberty St – House addition 13 ft side setback and 22 front requested (approved)

7-26-2017 – Accessory dwelling unit

26 Hyde Blvd – former vet clinic in R1 zone, replace building with apt for mother plus storage area, 20 ft hgt (tabled to 8-30-2017 – note missing approval minutes – structure was built)

12-27-2017 – garage height

126 Malta – garage of 18 ft for storage, other homes have 20 ft peaks (approved)

4-25-2018 – Accessory bld height

148 Malta - storage barn of 22 hgt with cupola, second floor for storage (approved without cupola)

9-26-2018 – Signage variance

M&R Mart 253 Milton seeks additional signage adding 2 signs 25 sq ft (code max 16 sq ft) (denied)

9-26-2018 – front setback

28 Chapman – expand front porch 3 ft variance from 25 ft setback (approved)

11-28-2018 – garage height and setbacks on corner lot

52 Chapman – 18 ft height and setbacks of 6’4” to 7’3” on three sides (approved)

4-24-2019 – side setbacks

54 East Grove – new home replacing vacant home on narrow lot, request side setbacks to allow 3.4 and 3.5 side setbacks (tabled for new plan)

8-28-2019 – Side Setbacks & bulk area

Review of notes for 54 Grove Street (single family home) new construction – Variance was given on side setbacks of 6’1” and 6’6” on sides & bulk area variance (tabled)

8-28-2019 – Divide lots

92-96 Front Street (former bar) Application for 3 contiguous lots (two conforming and one not) to change to two lots (one conforming and one not). Conforming lot is 5,000 sq ft. New plan to be submitted to Planning Board. Motion to grant 14 ft frontage variance to 92-96 Front St and 88-90 Front St condition of applicant submitting a new survey evidencing minimum square footage of 5,000 sq.ft.

9-25-2019 – Storage facility in R1

McLean St (next to RR tracks) - Proposal for use variance for a storage facility for narrow property (less than 80 ft required) in R1 zone next to railroad tracks. (denied)

11-6-2019 - Setbacks

52 Chapman - Setback variance for home addition in R1. Discussion of whether setback requirement is 8 ft or 12 ft. Due to age of home code allows 8 ft setbacks. Issue of bulk coverage, currently 16% but concern that with addition it will exceed 20%.

11-28-2019 – Setbacks & Height of garage

52 Chapman - Application to build an accessory 2 car garage 18 ft high and 648 sq ft. Denied by building inspector exceeded 15 ft height and did not meet the 12 ft front and side yard setbacks. Board granted 6'4" variance on one side, 7'3" on front yard, and a 7 ft variance on the other side. (tabled)

12-18-2019 - Front and side Setbacks

McLean St (next to RR tracks) - Previous applicant for storage facility proposes single family residence. Lot frontage is 45.25 ft (required 80 ft). Most of existing homes on that street are under the requirement. Setback required is 12 ft and applicant wants 4'1", 6'3" and 5'6" setbacks for the home. Home will require 4 variances: frontage, east and west setback and rear setback.

12-18-2019 – setbacks and height of garage

52 Chapman - Return of applicant for home addition with plan that shows lot coverage of 19.1%. Code requires min of 5,000 sq ft lot 50 ft frontage and 25 ft front setback. Need east side and west side setback variances. (tabled)

1-29-2020 – Side setbacks

52 Chapman – Requesting 6'1" and 6'6" side variance and bulk area variance of 3.47% (tabled)

2-26-2020 – Side & front setback

82 Church - Application to obtain certificate of occupancy while having stairs outside of zoning code. Asks for a 7 ft relief from side setback. (approved).

2-26-2020 – front and side setbacks

McLean St (next to RR tracks) - Applicant for single family home discussed at 12-18-2019 meeting. Revised home plan with variance of 7 ft on east side, 2'7" on west side and frontage variance of 34'9" (from 80ft). (Approved)

10-14-2020 – Garage door and canopy

81 South Str – replace door with garage door due to lack of parking spaces for business and add canopy (page missing? – building is being modified)

Source: Liz Kormos Research

Appendix 1: Ballston Spa and New York State Population Trends 1990 - 2019 (Chart 1)

Year	Ballston Spa	New York State
1980	4,711	17,567,729
1990	5,194	18,976,457
2000	5,556	18,792,424
2010	5,409	19,618,453
2015-2019	5,399	19,572,319

Appendix 2: Village Comparison (Chart 2)

Year	Ballston Spa	Goshen	Penn Yann	Monticello
1990	5,194	5,479	5,281	6,800
2000	5,556	5,742	5,229	6,551
2010	5,409	5,452	5,152	6,829
2015-2019	5,399	5,344	4,949	6,433

Appendix 3: Gender and Age (Chart 3)

Age Group	Total Male	Male MOE +/-	Total Female	Female MOE +/-
Under 5	120	99	84	55
5 to 9	77	66	207	88
10 to 14	204	125	268	108
15 to 19	102	58	149	110
20 to 24	143	93	211	112
25 to 29	208	104	178	110
30 to 34	212	116	109	68
35 to 39	245	122	243	100
40 to 44	119	82	115	65
45 to 49	145	77	130	89
50 to 54	165	72	195	85
55 to 59	154	67	168	89
60 to 64	168	70	192	81
65 to 69	111	72	184	99
70 to 74	121	72	259	119
75 to 79	60	54	46	43
80+	64	59	243	162

Appendix 4: Ballston Spa School District Historic Enrollment (Chart 4)

Generation	Year	Total Enrollment
Xer Only	1983-84	3,129
Xer Only	1984-85	3,001
Xer Only	1985-86	3,023
Xer Only	1986-87	2,976
Xer Only	1987-88	3,095
Xer and Mill	1988-89	3,125
Xer and Mill	1989-90	3,118
Xer and Mill	1990-91	3,215
Xer and Mill	1991-92	3,421
Xer and Mill	1992-93	3,510
Xer and Mill	1993-94	3,650
Xer and Mill	1994-95	3,752
Xer and Mill	1995-96	3,932
Xer and Mill	1996-97	4,015
Xer and Mill	1997-98	4,077
Xer and Mill	1998-99	4,149
Xer and Mill	1999-00	4,205
Mill Only	2000-01	4,381
Mill Only	2001-02	4,382
Mill Only	2002-03	4,441
Mill Only	2003-04	4,511
Mill Only	2004-05	4,431
Mill Only	2005-06	4,425
Mill Only	2006-07	4,431
Mill and Gen Z	2007-08	4,409
Mill and Gen Z	2008-09	4,382
Mill and Gen Z	2009-10	4,300
Mill and Gen Z	2010-11	4,185
Mill and Gen Z	2011-12	4,322
Mill and Gen Z	2012-13	4,307
Mill and Gen Z	2013-14	4,225
Mill and Gen Z	2014-15	4,196
Mill and Gen Z	2015-16	4,127
Mill and Gen Z	2016-17	4,134
Mill and Gen Z	2017-18	4,085
Mill and Gen Z	2018-19	4,080
Mill and Gen Z	2019-20	4,010
Mill and Gen Z	2020-21	4,018

Appendix 5: School District Births (Chart 5)

School District Births Ballston Spa Central School District			
Year of Birth	Number of Births	Year to Enter Kindergarten	Kindergarten Students
2002	337	2007-08	273
2003	351	2008-09	346
2004	325	2009-10	293
2005	340	2010-11	294
2006	353	2011-12	357
2007	364	2012-13	318
2008	316	2013-14	303
2009	361	2014-15	313
2010	360	2015-16	312
2011	325	2016-17	300
2012	335	2017-18	292
2013	363	2018-19	314
2014	308	2019-20	299
2015	331	2020-21	283
2016	335	2021-22	304
2017	319	2022-23	289
2018	276	2023-24	250
2019	314	2024-25	285
2020	315	2025-26	285
<i>Projections in italics</i>			
Source: NYS Department of Health Bureau of Health Statistics, Resident Live Births			

Appendix 6: Race and Ethnicity (Chart 6)

	Ballston Spa Population	Ballston Spa village Margin of Error
Total:	5399	270
White alone	5193	287
Black or African American alone	6	7
American Indian and Alaska Native alone	24	37
Asian alone	125	158
Native Hawaiian and Other Pacific Islander alone	0	17
Some other race alone	4	8
Two or more races:	47	68
Two races including Some other race	0	17
Two races excluding Some other race, and three or more races	47	68
	Ballston Spa village	Ballston Spa village Margin of Error
Total:	5399	270
Not Hispanic or Latino	5221	247
Hispanic or Latino	178	153

Appendix 7: Educational Attainment (Chart 7)

Village of Ballston Spa			New York State			Saratoga County		
Education Level	Total	Percent	Education Level	Total	Percent	Education Level	Total	Percent
Population 25 years and over	3,834	(X)	Population 25 years and over	13,631,937	(X)	Population 25 years and over	163,010	(X)
Less than 9th grade	96	2.5%	Less than 9th grade	838,231	6.1%	Less than 9th grade	2,531	1.6%
9th to 12th grade, no diploma	150	3.9%	9th to 12th grade, no diploma	958,363	7.0%	9th to 12th grade, no diploma	7,204	4.4%
High school graduate (includes equivalent)	1,039	27.1%	High school graduate (includes equivalent)	3,541,274	26.0%	High school graduate (includes equivalent)	40,531	24.9%
Some college, no degree	834	21.8%	Some college, no degree	2,118,022	15.5%	Some college, no degree	25,936	15.9%
Associate's degree	435	11.3%	Associate's degree	1,190,240	8.7%	Associate's degree	19,352	11.9%
Bachelor's degree	851	22.2%	Bachelor's degree	2,799,878	20.5%	Bachelor's degree	38,396	23.6%
Graduate or professional degree	429	11.2%	Graduate or professional degree	2,185,929	16.0%	Graduate or professional degree	29,060	17.8%
High school graduate or higher	3,588	93.6%	High school graduate or higher	11,835,343	86.8%	High school graduate or higher	153,275	94.0%
Bachelor's degree or higher	1,280	33.4%	Bachelor's degree or higher	4,985,807	36.6%	Bachelor's degree or higher	67,456	41.4%

Appendix 8: Crime Summary (Chart 8)

Crime Index	
Total Crime Index	40
Personal Crime Index	21
Murder Index	116
Rape Index	25
Robbery Index	21
Assault Index	19
Property Crime Index	43
Burglary Index	33
Larceny Index	49
Motor Vehicle Theft Index	10

Appendix 9: Labor Force Characteristics (Chart 9)

Age	Total Pop	Labor Force Participation Rate
16 to 19 years	192	17.2%
20 to 24 years	354	93.8%
25 to 29 years	386	98.4%
30 to 34 years	321	92.2%
35 to 44 years	722	89.6%
45 to 54 years	635	87.6%
55 to 59 years	322	75.5%
60 to 64 years	360	60.8%
65 to 74 years	675	15.6%
75 years and over	413	4.4%

Appendix 10: Industry Breakdown (Chart 10)

by SIC Codes	Number	Percent	Nur
Agriculture & Mining	2	0.7%	
Construction	17	6.3%	
Manufacturing	7	2.6%	
Transportation	4	1.5%	
Communication	0	0.0%	
Utility	0	0.0%	
Wholesale Trade	4	1.5%	
Retail Trade Summary	58	21.4%	
Home Improvement	1	0.4%	
General Merchandise Stores	1	0.4%	
Food Stores	6	2.2%	
Auto Dealers, Gas Stations, Auto Aftermarket	2	0.7%	
Apparel & Accessory Stores	2	0.7%	
Furniture & Home Furnishings	0	0.0%	
Eating & Drinking Places	19	7.0%	
Miscellaneous Retail	27	10.0%	
Finance, Insurance, Real Estate Summary	19	7.0%	
Banks, Savings & Lending Institutions	2	0.7%	
Securities Brokers	1	0.4%	
Insurance Carriers & Agents	10	3.7%	
Real Estate, Holding, Other Investment Offices	6	2.2%	
Services Summary	100	36.9%	1
Hotels & Lodging	1	0.4%	
Automotive Services	5	1.8%	
Motion Pictures & Amusements	6	2.2%	
Health Services	4	1.5%	
Legal Services	7	2.6%	
Education Institutions & Libraries	6	2.2%	
Other Services	71	26.2%	
Government	45	16.6%	

Appendix 11: Income by Household Type (Chart 11)

	Households	Families	Married-Couple Families	Nonfamily households
Total	2,265	1,299	1,037	966
Less than \$10,000	4.7	3.3%	1.4%	9.4%
\$10,000 to \$14,999	5.1	0.0%	0.0%	11.9%
\$15,000 to \$24,999	7.2	3.2%	2.3%	12.5%
\$25,000 to \$34,999	3.8	0.0%	0.0%	8.9%
\$35,000 to \$49,999	18.1	15.4%	15.3%	21.7%
\$50,000 to \$74,999	22.3	20.8%	14.3%	22.6%
\$75,000 to \$99,999	9.7	13.3%	12.5%	4.9%
\$100,000 to \$149,999	18.1	27.7%	33.8%	5.3%
\$150,000 to \$199,999	6.8	11.2%	14.0%	0.8%
\$200,000 or more	4.2	5.1%	6.4%	2.0%
Median income (dollars)	\$ 63,384	\$ 91,845	\$ 107,463	\$ 41,302
Mean income (dollars)	\$ 80,309	\$ 100,939	N/A	\$ 49,035

Appendix 12: Consumer Spending & Spending Potential Index (Chart 13)

	Total Spent	Spending Potential Index
Apparel & Services	\$ 5,179,757	98
Education	\$ 3,870,087	87
Entertainment/Recreation	\$ 7,743,595	96
Food at Home	\$ 12,850,843	97
Food Away from Home	\$ 9,113,968	98
Health Care	\$ 14,039,783	99
HH Furnishings & Equipment	\$ 5,303,883	98
Personal Care Products & Services	\$ 2,261,467	99
Shelter	\$ 45,222,344	94
Support Payments/Cash Contributions/Gifts in Kind	\$ 5,910,801	102
Travel	\$ 5,589,312	94
Vehicle Maintenance & Repairs	\$ 2,981,926	104

Appendix 13: Housing Unit Change 2000 - 2019 (Chart 14)

	Housing Units 1990 - 2019				Percent Change		
	1990	2000	2010	2019	1990-2000	2000-2010	2010-2019
Ballston Spa		2,398	2,421	2,480		0.96%	2.40%
Saratoga County	66,425	78,165	88,296	108,296	17.67%	12.96%	22.65%
New York	7,227,059	7,679,307	8,108,103	8,287,087	6.26%	5.58%	2.21%

Appendix 14: Vacant Housing Units & Vacancy Rate (Chart 15)

Ballston Spa Vacant Properties						
Address	Notes	Tax ID	Property Class	Arces	SqFt	Year Built
51 Center St	fire	203.64-2-4	281- Multiple res	0.17	1,672	1893
34 Center St	fire	203.72-1-10	210 - 1 Family Res	0.14	1,132	1835
44 Middlebrook		203.72-1-46	210 - 1 Family Res	0.13	1,752	1893
35 Crestline	foreclosure	216.22-1-76	210 - 1 Family Res	0.17	1,245	1958
136 Saratoga Ave		203.73-1-35	220 - 2 Family Res	1.79	1,984	1900
400 Milton Ave	deceased	203.72-2-8	210 - 1 Family Res	0.23	1,878	1880
85 Saratoga Ave	deceased	203.72-3-14	210 - 1 Family Res	0.1	971	1900
39 Union St		203.72-3-2	210 - 1 Family Res	0.26	1,368	1910
35 Malta Ave		216.24-2-74	230 - 3 Family Res	0.43	1,700	1850
103 East High St	fire	216.33-2-28	411 - Apartment	0.34	5,950	1955
92-96 Front St		216.32-1-89	481 - Att Row Bldg	0.04	6,610	1950
24 Washington St		216.32-1-6	541 - Bowling Alley	0.69	12,167	1920
2017-2019 Doubleday	condemned	203.72-2-1	485 ->1use Sm Bld	1.38	25,274	1955
125 Bath St		216.32-1-96.2	710 - Manufacture	6.35	77,699	1930
149 Ballston Ave		216.-3-9	642 - Health Bldg	15.83	129,609	

Source: Building Inspector, Kormos Research, Provided on March 4th, 2021

Appendix 15: Units in Structure (Chart 16)

Ballston Spa Units in Structure										
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Total:	2480	2524	2434	2362	2393	2668	2663	2487	2512	2414
1, detached	1362	1403	1252	1200	1235	1403	1352	1255	1208	1108
1, attached	0	25	47	32	40	54	21	10	16	35
2	495	496	585	665	735	679	707	608	630	521
3 or 4	268	253	235	197	124	164	204	201	267	366
5 to 9	196	202	160	166	163	246	241	253	246	180
10 to 19	48	33	35	33	40	60	54	54	61	101
20 to 49	16	15	15	16	20	21	20	14	0	11
50 or more	95	97	105	53	36	41	64	92	84	92
Mobile home	0	0	0	0	0	0	0	0	0	0
Boat, RV, van, etc	0	0	0	0	0	0	0	0	0	0

Appendix 16: Housing Value (Chart 17)

Ballston Spa Housing Values	
Total:	1344
Less than \$10,000	0
\$10,000 to \$14,999	0
\$15,000 to \$19,999	23
\$20,000 to \$24,999	0
\$25,000 to \$29,999	0
\$30,000 to \$34,999	0
\$35,000 to \$39,999	0
\$40,000 to \$49,999	0
\$50,000 to \$59,999	25
\$60,000 to \$69,999	61
\$70,000 to \$79,999	0
\$80,000 to \$89,999	0
\$90,000 to \$99,999	0
\$100,000 to \$124,999	70
\$125,000 to \$149,999	75
\$150,000 to \$174,999	121
\$175,000 to \$199,999	199
\$200,000 to \$249,999	187
\$250,000 to \$299,999	319
\$300,000 to \$399,999	206
\$400,000 to \$499,999	24
\$500,000 to \$749,999	17
\$750,000 to \$999,999	0
\$1,000,000 to \$1,499,999	0
\$1,500,000 to \$1,999,999	0
\$2,000,000 or more	17

Appendix 17: Ballston Spa Single Family Home Sales (Chart 18)

Ballston Spa Single Family Home Sales							
Year of Sale	Total Sales	# of Sales arms length	Median Sales Price	Median Assessed Value (2020)	Median Sales Price/SF	Median Assessed/SF	Difference
2018	100	65	\$260,000	\$209,000	\$155.61	\$135.03	15.20%
2019	83	53	\$250,000	\$200,000	\$155.00	\$128.74	20.40%
2020	90	56	\$251,500	\$168,100	\$156.14	\$112.18	39.20%
Source: NY State Office of Real Property Tax SalesWeb, Saratoga County Assessment							
Median Sales data is based on arms length sales only							

Appendix 18: Residential Building Permit Issuance

Ballston Spa Building Permit Issuance				
Year	1 Unit	2 Unit	3-4 Unit	5+
2020	2			
2019	1			
2018	6			
2017	4			
2016	2			
2015	2			
2014				
2013	5			
2012	2			24
2011	2			16
2010	5			
2009	8			
2008	5			
2007	2			
2006				
2005				
2004		4		
2003				
2002	4			
2001		2		
2000	2		12	

Appendix 19: Means of Transportation to Work & Vehicles Available (Chart 20 & 21)

Means of Transportation to Work				
	Total	Car, Truck, or Van - Drove Alone	Car, Truck, Van - Carpooled	Public Transportation (excluding Taxicab)
Workers 16 years and over	2771	2155	260	93
AGE				
16 to 19 years	0.8	100%	0%	0%
20 to 24 years	12	7.3%	28.1%	45.2%
25 to 44 years	46.1	54%	9%	0%
45 to 54 years	20.1	16.7%	34.6%	45.2%
55 to 59 years	8.8	8.0%	6.9%	9.7%
60 years and over	12.3	12.8%	21.9%	0.0%
Median age (years)	39.8	39.5%	50.6%	46.5%

Ballston Spa Vehicles Available		
Workers 16 years and over in households	2771	
No vehicle available	3.30%	91
1 vehicle available	19.90%	551
2 vehicles available	54.10%	1499
3 or more vehicles available	22.70%	629

Data for 2015-2019 ACS 5-Year ACS

Appendix 20: DPW Village Pavement Plan (Pavement Conditions)

11 Year Paving Plan Summary

	Paving Year	Number of Streets Projected	Year Paved Last
1	2020	7 Streets	Prior to 2006
2	2021	8 Streets	2008 & 2007
3	2022	11 Streets	2009
4	2023	8 Streets	2010
5	2024	7 Streets	2011
6	2025	9 Streets	2013 & 2012
7	2026	8 Streets	2014
8	2027	5 Streets	2015
9	2028	8 Streets	2016
10	2029	8 Streets	2017
11	2030	8 Streets	2019 + 2018

Total = 90 Streets (20 Miles)

Paving – Master List

Projected 2020	<ol style="list-style-type: none"> 1. Dublin Drive 2. West North Street 3. Division Street 4. Hannum Street 5. Middle Street 6. Chapman Street 7. Franklin Street 	
2019	<ol style="list-style-type: none"> 1. Jefferson Street 2. Salem Drive 3. Barber Street 4. North High Street 5. Ralph Street 6. Bath Street 	portion
2018	<ol style="list-style-type: none"> 1. Concord Avenue 2. West Street 3. Charlies Street 4. Beach Street 5. Pleasant Street 6. Prospect Street 7. Malta Ave @ Hyde 	portion portion portion
2017	<ol style="list-style-type: none"> 1. Fairground Avenue 2. Milton Avenue 3. Lowell Street 4. Prospect Street 5. Columbia Avenue 6. Walnut Street 7. Union Street 	portion portion- upper portion portion portion upper portion
2016	<ol style="list-style-type: none"> 1. Thompson/Fenwick 2. Hamilton Street 3. D-Line Alley 4. Ford Street 5. Washington Street 6. Victory Circle 7. Nathan Drive 	portion – west side portion
2015	<ol style="list-style-type: none"> 1. Ballston Avenue 2. Hyde Boulevard 3. Prospect Street 4. Victory Circle 5. Walnut Street 6. East High Street 	portion portion portion portion – West portion

Paving – Master List

2014	<ol style="list-style-type: none"> 1. Lewis Street 2. Malcom Court 3. Union Street 4. Eastern Avenue 5. McLean Street 6. Heritage Place 7. Walnut Street 8. Rowland Street 	<p>portion portion</p> <p>portion portion</p>
2013	<ol style="list-style-type: none"> 1. Center Street 2. King Street 3. Washington Street 4. Low Street 5. Remsen Street 6. Chester Street/Court? 7. Franklin Street 	<p>portion – top</p> <p>portion portion</p> <p>portion</p>
2012	<ol style="list-style-type: none"> 1. Center Street 2. East High Street 3. Hyde Boulevard 4. King Street 	<p>binder portion portion</p>
2011	<ol style="list-style-type: none"> 1. Ballston Ave 2. Van Buren Street 3. Klondike Street 4. Revere Drive 5. Kerry Court 6. Minuteman Lane 7. Lexington Street 	<p>portion portion</p> <p>portion</p>
2010	<ol style="list-style-type: none"> 1. Grove Street 2. Mechanic Street 3. South Street 4. Maple Ave 	<p>portion</p> <p>portion</p>
2009	<ol style="list-style-type: none"> 1. Glen Street 2. South St/Maple Ave 3. West North Street 4. Revere Drive 5. Van Buren 6. Malta Ave 7. Malta Ave 8. Bath Street 	<p>portion portion portion portion portion portion portion</p>

Paving – Master List

2008	<ol style="list-style-type: none"> 1. West Street 2. Prospect Street 3. Chesterwood Court 4. East High Street 	<p>portion</p>
2007	<ol style="list-style-type: none"> 1. Malta Ave 2. East Grove Street 3. Eastern Ave 4. Kent Street 	<p>portion portion portion portion</p>

