

Appendix C
Inventory and Analysis

**Town of Ballston
Inventory and Analysis**

INTRODUCTION AND SETTING

The Town of Ballston is located in Saratoga County, New York, between the cities of Schenectady and Saratoga Springs. Ballston is only hours from major metropolitan centers such as New York City, Montreal and Boston, and recreational activities found in the Adirondack and Catskill Mountains. The Town is home to one Village, Ballston Spa, as well as many neighborhoods and hamlets, each with its own unique character. These include Burnt Hills, Garrison Manor and Ballston Lake. The rural working landscape and scenic views of Ballston Lake are some of the town's attractive qualities. Coupled with its scenic quality, Ballston's convenient location near major interstate highways, rail connections and cities is a significant draw for residents, visitors, and commercial and industrial businesses.

The Town is characterized by a mix of rural and suburban residential and agricultural uses, as well as commercial and industrial uses on either side of NYS Route 50 and Route 67. Route 50 is a north-south road that bisects the Town, providing the primary form of access through and around the Town. Route 67 provides east-west access through the northern portion of the Town.

When the 1989 Master Plan¹ (hereafter referred to as the "1989 Plan") was written, the distribution of land by type of use in Ballston was different than in 2004, primarily in terms of residential and agricultural land. The most dramatic change in land use that has occurred since the 1989 Plan was written has resulted from an increase in residential uses from 20% to over 50%, and a corresponding decrease in agricultural uses from 34% to 13%. The percentages of land in Town that is covered by other land use categories such as commercial and industrial have remained approximately the same since 1989.

Like many towns in the Capital District, Ballston is faced with issues that accompany all types of residential and commercial development. The goal of the Comprehensive Plan will be to recommend strategies for growth to occur at a reasonable rate and encourage a proper balance between the "old" and the "new."

The following inventory will identify existing conditions and trends within the Town of Ballston relating to land use and zoning; growth trends and patterns; infrastructure capabilities; transportation networks; the natural environment; school systems; agriculture; economic development; fiscal conditions; housing; and recreational resources. A discussion of future needs will occur for each topic area as well.

¹ The Town of Ballston Master Plan, March 1989

HISTORY²

The Town of Ballston has a rich and varied history. Ballston's success as an early community, as well as its involvement in local and regional affairs and resulting community pride have endured to the present. The early history of Ballston began with its use as a primary hunting ground for the New York State-native Iroquois Indians. Their interest in using the natural resources of the area and replenishing them appropriately was important to the area's history. Settlement by non-indigenous people began with the sale of land through the Kayaderoseros Patent, which opened the area to major change. The first white settlers to arrive in the mid-1700s, Nicholas and Michael McDonald, built a cabin on Ballston Lake. When they arrived, they established the beginning of a history of good relations with the local Native Americans.

The first significant settlement of people came in the 1770s with the arrival of Reverend Eliphalet Ball from southern New York State. A community was established and based around Reverend Ball's church, located in the area of present-day Charlton and Middleline Roads. Also in the 1770s, Town residents were involved in the Revolutionary War. Joe Betteys, who lived on present-day Route 50, was a Patriot fighting against the British and then became a spy delivering messages to the English troops. He was eventually hanged for his crimes. Middleline Road became a settlement of men dedicated to the cause of fighting against the Crown. General James Gordon was a well-known rebel leader and was one of many residents who were captured by the British and taken to Canada for imprisonment. After the war ended, General Washington came to visit Ballston and specifically General Gordon to thank him for his service to the new country.

In the late 1700s and into the next century, a number of significant settlements began to appear in the Town. One was located in the area that became known as Ballston Center, where Reverend Ball and his fellow settlers first arrived. This area is now home to approximately one quarter of all the Historical Markers in the Town and was a major site of daily activities and war-related events during the Revolution. It also contained the places where the original governmental buildings were built, and where the first local school was established. It is an area where large tracts of farmland still predominate.

A second settlement area was located in the vicinity of the intersection of Lakehill Road and Kingsley Road. This was the area of the "original" Burnt Hills, the location of the original town green and the center of the southern segment of the Town for more than 100 years. This was also the area famous for the beginning of the Central School District and the homes of many of the original local residents. This area was also renowned for its beautiful maple trees, which once formed a canopy over the street. The third major settlement occurred in what was then called South Ballston and what is today the Hamlet of Ballston Lake. This was the center of the Ballston Lake activities that became the Town's most important

² Town of Ballston Historian

feature in the early 20th century: the railroad and trolley links and the vacation areas on the lake itself.

Finally, several settlements formed in the northern part of the Town. One was the home of the East Line Post Office, located in the northeast corner of the Town. The other was present-day Route 67, the northern boundary of the Town, in Ballston Spa. The Town courthouse was located here for many years and was the home of some of Ballston's famous politicians.

During the 19th century, Ballston began to develop into a thriving and successful community. Education continued to be a priority for the residents and the Ballston Academy was established. Graduates included several state senators, founders of colleges and the first State Superintendent of Education. The Delaware and Hudson Railroad between Schenectady and Saratoga, the second railroad in the State, traveled through Ballston Lake. It replaced much of the stagecoach travel and allowed for the creation of Forest Park on the southern end of Ballston Lake.

The Town's population grew from 2,034 in 1900 to 8,729 in 2000. Although the growth rate was less than 2% during the century, this rate allowed for the steady creation of entertainment and amusement activities as well as a recognized educational system. During the 20th Century, one-room schoolhouses dotting the Town were gradually replaced by a Central School District. The Burnt Hills-Ballston Lake Central Rural School District, created in 1925 as the first consolidated and second centralized school district in the state of New York, replaced the Burnt Hills School of Agriculture and Homemaking, which had previously been opened on Lakehill Road. Over time, the school district built three more elementary schools and two secondary schools and become known as one of the area's best school districts.

The intersection of Lakehill and Kingsley Roads became a commercial center for the Town. The Village Green became a meeting place and location of a gas station, dry goods and meat store, a post office and barbershop. That commercial center slowly moved westward by the second half of the 20th Century after Route 50 was built and became a major travel route between Saratoga and Schenectady Counties. The Route 50 corridor developed into an area where local businesses thrived for many years. In recent years, it has become the home to national chain stores as well.

LAND USE AND ZONING

EXISTING LAND USE

The **Land Use Map** illustrates the locations of various land uses in Ballston. Land uses are determined by the Town Assessor and are categorized according to property classification codes that are found in the New York State Office of Real Property Services Assessors' Manual. The Land Use Map includes the

following categories: agricultural, commercial, community services, forested, industrial, public services, recreational and entertainment, residential, and vacant.

The current land use patterns will shape the future character of the Town. The type of development that occurs (i.e., residential, industrial or commercial), the form or design of that development, and the scale of that development can transform the appeal of a community. Land use can also impact the functionality of a community's infrastructure and roadway systems. Allowing new development in a previously undeveloped area, for example, could increase traffic along a corridor or require additional water and sewer infrastructure or roadways. Alternatively, allowing development in an area already equipped with sufficient infrastructure and roadways would likely reduce the impacts on a community.

Although land use within Ballston varies, with nine classifications represented, residential and agricultural uses dominate the landscape. Residential uses comprise over half of all land in Town, and are found throughout. Route 50, which traverses the Town from Ballston Spa to the southwest, is bordered largely by commercial and industrial uses. A high concentration of vacant and industrial land exists east of Route 50. Two clusters of community service functions exist in Town: one located south of Ballston Spa and another in the Burnt Hills-Ballston Lake neighborhood. Vacant parcels, which are located throughout Ballston, may represent opportunities for future development or opportunities to create additional community service areas or recreation areas, such a neighborhood parks.

Table 1, Land Use

Land Use	Acreage	Percent of Town
Agricultural	2415.29	13.26%
Commercial	315.23	1.73%
Community Services	206.29	1.13%
Forested	0.11	0.00%
Industrial	369.13	2.03%
Public Services	108.17	0.59%
Recreation & Entertainment	66.73	0.37%
Residential	9572.84	52.54%
Vacant	5164.82	28.35%
TOTAL	18218.61	100%

Source: GIS data created by The Saratoga Associates with information provided by Town of Ballston

EXISTING LAND USE REGULATIONS

The Town of Ballston adopted its first Zoning Ordinance in 1957 and continues to regulate land use through its ordinance and Subdivision Regulations. The Zoning Ordinance was updated in 1999, revised and readopted during codification in 2000, and updated again in 2003. The ordinance is continually amended as needed. It includes regulations on permitted uses in zoning districts, environmental

regulations, construction standards, permit requirements and signage standards. The Subdivision Regulations were adopted in 1962 and are also amended as needed. The Village of Ballston Spa has its own zoning ordinance and is not regulated by that of the Town.

Ballston contains seven zoning districts, which are illustrated in the **Zoning Map**. These districts include the Ballston Lake Commercial District, Commercial, Commercial/Industrial, Residential, and Rural, in addition to five Planned Unit Development Districts (PUDD). Table 2, below, shows the distribution of zoning districts throughout the Town in acreage and percentage of total Town land.

Table 2, Zoning

Zoning District	Acreage	Percent of Town
Ballston Lake Commercial Dist.	29.13	0.16%
Commercial	734.79	3.92%
Commercial / Industrial	194.03	1.03%
Industrial	753.76	4.02%
PUDD	256.59	1.37%
Residential District	2,993.13	15.95%
Rural District	13,805.05	73.56%
TOTAL	18,766.47	100%

Source: GIS data created by The Saratoga Associates with information provided by Town of Ballston

The Rural District designation covers nearly 14,000 acres, or three-quarters of the Town's land. This is by far the largest concentration of acres in any district, as the Residential District, which is the second highest concentration, covers only 16% of the Town's land. Residential districts are found primarily to the south of the Village of Ballston Spa and in the southwest corner of Town in Burnt Hills. The Commercial district runs alongside Route 50 from the southern border of Ballston to the Commercial/Industrial district directly south of Ballston Spa. The Ballston Lake Neighborhood Commercial District is a small area located at the southern tip of Ballston Lake, and allows for single-family residential, retail, and office uses, as well as other uses such as two-family residential and restaurants with a special permit. The Industrial district is a 750-acre area located east of Route 50 and south of Ballston Spa, and is adjacent to two PUDDs, described below.

As stated in the ordinance, the purpose of the PUDD classification is to provide for the rezoning of land to zones that conform with standards and ensure compatibility along land uses, as well as foster innovations in site planning and encourage sound design. The Town's five PUDDs are: the Beacon Hill PUDD, a residential subdivision located near the intersection of Brookline Road and Route 50; SSP PUDD, located directly south of Beacon Hill; Schultz PUDD, a 35-acre parcel located east of the Industrial district on the Town's eastern border; Katz Corporate Park PUDD, an 11-acre parcel centrally located on Route 50, and Senior Citizen Housing, a small district in Burnt Hills. The purpose of the latter district is to provide a

means for the creation of housing for Senior Citizens and Handicapped residents.

DISCUSSION OF NEEDS

Land use regulations dictate the type and location of development that occurs in a community and should be clear as well as concise. The comprehensive plan will recommend land use regulations that are consistent with the Town's long-term vision in terms of where development should occur and what it should look like.

GROWTH TRENDS AND PATTERNS

POPULATION

The Town of Ballston has been experiencing significant population growth over the past 20 years. In 2000, Ballston had a population of 8,729. This represents a 13% increase in population since 1980 and an 8% increase since 1990. Between 1980 and 2000, Ballston's population grew slightly slower than that of Saratoga County and selected adjacent municipalities. Between 1990 and 2000, the Town's population as a whole grew slightly faster than that of the Village of Ballston Spa. Access to nearby employment centers such as Schenectady and Albany, rural character, and quality of life are likely factors contributing to the Town's population growth.

Table 3, Population and Population Change from 1980 to 2000

Municipality	1980	1990	2000	Change 1980-2000	Change 1990-2000
Town of Ballston	7,714	8,078	8,729	13.2%	8.1%
Village of Ballston Spa	4,711	5,194	5,556	17.9%	7.0%
Town of Malta	6,968	11,709	13,005	86.6%	11.1%
Town of Clifton Park	23,989	30,117	33,110	38.0%	9.9%
Saratoga County	153,759	181,276	200,635	30.5%	10.7%

Source: U.S. Census.

The Capital District Regional Planning Commission (CDRPC) is responsible for the development of population and household projections for the four-county Capital District Region. Utilizing 2000 Census data, CDRPC developed projections using a Population Projection Model. The first stage of the model included a quantitative stage that used a log-linear regression projection model on historic Census data and Census estimates. Log-Linear models are an excellent basis for population forecasts because they project average historic rates of change into the future in a manner consistent with the average changes in natural populations.

The second stage of the model involved a qualitative stage, which included non-quantitative judgments of the likelihood and extent of future population change within particular jurisdictions. There are many historic trends other than simple population which may give an indication of the direction and extent of future population change, including, but not limited to, average persons per household, persons in group quarters, building permit issuances, new home and apartment unit construction, immigration and emigration patterns, journey-to-work data, and labor force data. In addition, there may be new development opportunities or constraints for particular jurisdictions embodied in zoning and subdivision regulations, environmental regulations, economic development programs, and capital budgets for transportation facilities and water and sewer service extensions, to mention just a few possible sources. As much of this information as possible was considered in reviewing the projections and changes made as appropriate.

The CDRPC population projections have been relatively accurate in the past. Previous projections for the year 2000, for example, were slightly above actual population numbers for the Town of Ballston. According to CDRPC Population Estimates data, projections for the 2000 census indicated a population of 8,752. Actual 2000 Census data indicated a population of 8,729, which is only 23 persons lower than projected. Projections for the Town of Ballston are found in Table 4, Population Projections.

The 2040 population projections developed by the Capital District Regional Planning Commission (CDRPC) indicate an increase of approximately 2,110 persons by 2040 in the Town of Ballston, or approximately 53 persons per year over the next 40 years. This represents a 24% increase in population over a 40-year period. Ballston is projected to capture between 3% and 4% of Saratoga County's population growth through 2040.

Table 4
Population Projections 2010 to 2025

Municipality	% Annual Avg. Growth	2010	2020	2030	2040
Town of Ballston	1.7	9,263	9,779	10,302	10,839
Village of Ballston Spa	0.3	5,602	5,611	5,619	5,645
Town of Malta	2.2	14,183	15,345	16,518	17,645
Town of Clifton Park	3.7	36,382	38,874	40,619	41,983
Saratoga County	2.8	219,391	233,633	246,647	258,305

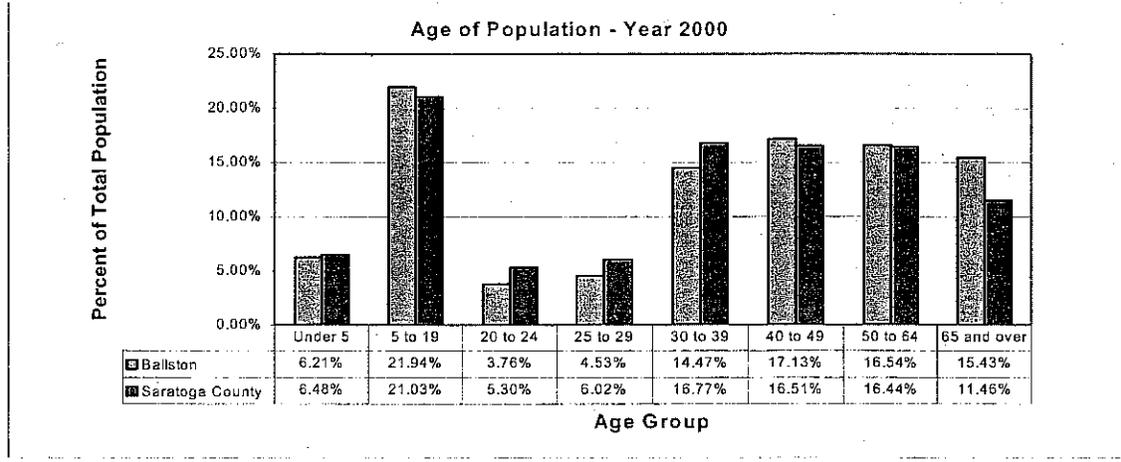
Source: www.cdrpc.org

AGE

The age of the population within a community can dictate the level of services needed and the level of consumer activity. For example, a significant number of people over the age of 65 may indicate a need for

additional senior programs or senior housing. A high number of people in their twenties may indicate a need for increased recreational activities or employment opportunities that target this younger generation.

According to the 2000 Census, the largest age group in Ballston was the 5 to 19 year-old age group, capturing 22% of the total population. This is consistent with age distribution of this group in Saratoga County, which captured 21% of the population. This particular age group represents school age children and may indicate a need to address facilities requirements in local schools. The next largest age groups in Ballston were the 40-49 and 50-64 groups, both of which captured approximately 17% of the total population. Overall, the population distribution in Ballston is similar to that of the entire County. The Under 5 age group as well as those age 20 to 29 represent the smallest segments of the Town capturing 6% and 8% of the population, respectively.



EDUCATIONAL ATTAINMENT

Educational data is important to understand, as education levels strongly influence the economic success of a community. As shown in Table 5, Educational Attainment, education levels in the Town of Ballston are below state levels in almost every category. Compared to Saratoga County, Ballston has marginally better attainment levels in the categories of college and post-graduate education.

In 2000, over 9% of Ballston’s 25 and over population had a graduate or professional degree, which is a 1.5% increase since 1990. Although this represents a higher percentage than Saratoga County, it is lower than state and some surrounding municipalities such as Clifton Park, where 15% of the population had graduate degrees. Also in 2000, 13% of Ballston’s 25 and over population had a Bachelor’s degree. This represents a higher percentage than Saratoga County, yet lower than state and some surrounding towns.

In 2000, 17% of the Town's population was comprised of high school graduates and almost 8% claimed "some high school" or "less than 9th grade" as their highest educational attainment. This represents a small increase since 1990. These trends may reflect the relocation of older and more educated workers to other parts of the region. Compared to surrounding municipalities in 2000, Ballston has intermediate levels of educational attainment. The Village of Ballston Spa had lower levels of college and graduate degree attainment and more persons with only a high school education. Clifton Park and Malta, on the other hand, exceeded Ballston in the number of people with graduate and college degrees, and had fewer people with only a high school education.

Table 5, Educational Attainment, 2000

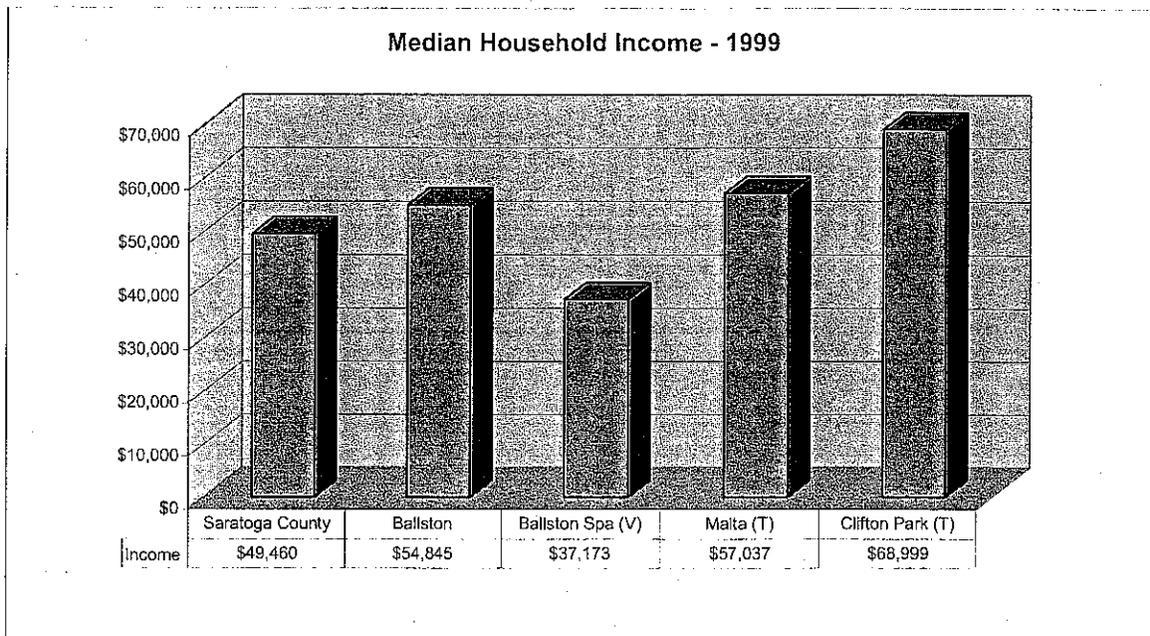
Level of Attainment (Population Aged 25+)	New York State	Saratoga County	Town of Ballston
Less Than High School	19.5%	7.94%	7.84%
High School	27.4%	19.49%	17.34%
Some College	17.5%	12.14%	13.32%
Associate Degree	7.2%	6.94%	8.03%
Bachelor's Degree	16.2%	12.45%	13.01%
Graduate Degree	12.2%	8.32%	9.41%

Source: U.S. Census Bureau

HOUSEHOLD INCOME

The median household income in the Town of Ballston is slightly better than that of Saratoga County, but below that of some adjacent municipalities. According to the 1999 Census, the median household income in Ballston was \$54,845. This figure is about \$5,000 more than that of the Saratoga County (\$49,460) and much higher than the Village of Ballston Spa (\$37,173). However, it was lower than select adjacent Towns of Clifton Park and Malta.

In Ballston, 4.5% of all families were below the poverty level in 1999. Since poverty levels inversely relate to median household income, Ballston's 1999 poverty level was lower than that of the County (6.0%) and Village of Ballston Spa (9.8%), and higher than that of Clifton Park (2.6%) and Malta (2.6%).



Source: U.S. Census Bureau

DISCUSSION OF FUTURE NEEDS

Ballston will likely experience continued pressure from population growth. Rapid population growth often results in heightened pressures on public services, infrastructure and educational systems. Increased taxes often result from rapid population growth due to the need to pay for expanded schools and services. Community character and open spaces can also be threatened.

The Town is taking a proactive step in addressing these concerns through the comprehensive planning process and update of the zoning and subdivision amendments. The comprehensive plan will identify a vision for Ballston. It will also address where growth should occur and how the community can accommodate such growth.

Additionally, Ballston, like many municipalities, will also need to address the issues associated with an aging population. Access to basic services and medical care as well as affordable housing are issues to be considered.

INFRASTRUCTURE CAPABILITIES

The capability of the Town's infrastructure, such as sewer and water systems, to accommodate current development and to accommodate future development is a critical consideration. Improvements to

existing infrastructure are constant and typically require significant financial resources. The addition of new or expansion of existing infrastructure requires public investment and can have dramatic impact on the character, function and safety of the Town. Such expansion requires careful thought with regard to growth inducing impacts. The **Infrastructure Capabilities Map** illustrates the location of various types of infrastructure.

WATER

Ballston's water districts were created and expanded in the 21st century. The Town currently has three Water Districts (Districts 2, 5 and 6) that are served by water from the Town of Glenville. Water Districts 3,4 and the Milton Terrace Water District are served by the Village of Ballston Spa. According to the 2004 Annual Water Report, the Town's water system serves 1,683 service connections.³ In 2004, the total water usage was slightly under 110 million gallons, up from 107 million gallons in 2003. The entire distribution system has been designed to provide the fire flows required by the Insurance Services Organization for recognition as acceptable for "protected" fire insurance rates. All water services and customers are metered in the Town.

The Town's water is purchased from the Town of Glenville. The Glenville water supply is taken from the Great Flats Aquifer through four drilled wells that are each approximately fifty feet deep. The aquifer is an extensive bed of sands and gravel underlying the Mohawk River channel that produces clear, clean water. Water from the Village of Ballston Spa is drawn from deep wells located off Roland Street and Baker Road in the Town of Milton.

According to the Water and Sewer Department, the system has an adequate amount of water to meet present and future demands. In 2004, the Town of Glenville began the process of expanding the present treatment facility. This expansion would double production capacity.

The Town has approved a new water district along Lakehill Road, and property owners in the new district will pay approximately \$1,000 per year for its services.

SEWER

In March 2005, the Saratoga County Sewer District #1 released an Engineers' Report for the *Evaluation of Sanitary Sewer in the Ballston Lake Watershed (Sewer Report)*. Within this report, the feasibility of installing a public sanitary sewer system and a preliminary collection system layout were discussed.

³ 2004 Ballston Annual Water Report, http://www.townofballstonny.nycap.rr.com/annual_water_report_20041.htm

Most properties located within the watershed are currently served by on-site septic systems. Historically, there has been a concern with failing septic systems and the potential impact on lake water quality and public health. Soils unsuitable for conventional septic systems and a high groundwater table contribute to the potential failure of conventional disposal systems. The Sewer Report has identified this area as an area for high growth potential due to its proximity to Saratoga Springs, Schenectady and Albany, as well as the proposed Luther Forest Technology Park in Malta. The Sewer Report found that increased development without a public sanitary sewer system is likely to have adverse impacts on the quality of Ballston Lake.

According to the Sewer Report, if existing development within the study area were connected to public sewer, the estimated peak flow would be 2.2 MGD. The estimated peak flow from this same study area in twenty years would be 3.3 MGD. Wastewater would be conveyed via a system of gravity sewer, small pump station and forcemains to a larger pump station and connect with the Trunk Sewer of County Sewer District #1. The existing Trunk Sewer is anticipated to have enough reserve capacity to accommodate the estimated peak flow increases.

SOLID WASTE

The Town of Ballston does not have a sanitation department or refuse district. Private haulers such as County Waste, a company based in Clifton Park, perform garbage collection for residential and commercial buildings.

The Town operates a small dump for the disposal of brush and leaves only. It is located on Outlet Road and is usually closed to the public. The Town schedules specific opportunities for metal as well as leaf and brush. In addition, the Town holds an annual Town of Ballston Clean-up Day.

DISCUSSION OF FUTURE INFRASTRUCTURE NEEDS

While specific needs exist for both sewer and water infrastructure, it should be recognized that maintenance and repair of existing infrastructure is continuous. The community must consider the costs of on-going maintenance of existing facilities as well as the need for additional facilities.

TRANSPORTATION NETWORK

Transportation in the Town of Ballston, as in many suburban towns, is highly auto-oriented. The 2000 Census found that of the 3,248 occupied households, 95% had one or more autos, and of those, almost 70% had two or more autos. Commuting to and from work was almost entirely (92%) by auto, and mostly in single-occupant vehicles. Transit accounted for only 1% of all commutes while 7% worked at home or used other means of transport. The average travel time to work was 23 minutes. Of the 4,261 residents

who were reported working, 48% worked in Saratoga County (including almost 19% in Ballston), 28% commute to Schenectady County, 18% to Albany County, and 3% to Rensselaer County.

HIGHWAYS

Autos, trucks and buses utilize the 84-mile Ballston road system for both local trips and through traffic. To varying degrees of adequacy, the roads also accommodate pedestrians and bicycles. The following types of roads are found in Ballston.

State Highways

Fourteen miles of state highways connect Ballston with nearby urban centers and with major routes, such as I-87.

- a. **State Route (SR) 50** is one major state route in Ballston. The highway extends through the entire Town, from the Village of Ballston Spa in the northeast to the Town of Glenville in Schenectady County in the southwest. SR 50 is classified as a Principal Arterial, generally 20 to 22 feet in width, with shoulders varying from 3 to 4 feet. NYS DOT rates the pavement condition from *good* to *very good*. SR 50 is a 2-lane road except where left turn lanes are provided at Route 67, at Middle Line Road (northbound), at Route 146a (southbound), at Kingsley Road (southbound) and at Lake Hill Road.

In addition to Town traffic, SR 50 carries traffic from Saratoga Springs to the north and from Scotia and Schenectady to the south. Average Annual Daily Traffic (AADT) was over 15,000 to the south of Ballston Spa (where it overlaps with Route 67), over 12,000 in the Hamlet of Burnt Hills, and about 9,000 between the two, near the Charlton Rd/ Outlet Rd intersection.⁴ Approximately 6 to 7% of the vehicles counted are heavy vehicles. Traffic signals are located at the junctions with Route 67, Brookline Road, Charlton Road/Outlet Road, Route 146a, and Lake Hill Road.

- b. **SR 67** is another significant route in the Town and is also classified as a Principal Arterial from its overlap with SR 50 east to Exit 12 of the Northway. It is classified as a Minor Arterial from Ballston Spa to the west, where it forms the boundary between the Towns of Ballston and Milton. SR 67 is generally two lanes; pavement width is about 24 feet and shoulders vary from 3 to 5 feet in most places. NYS DOT rates the condition of most segments as *good*.

Route 67 carries a considerable volume of traffic. The segment between Route 50 and Northway Exit 12 in Malta carries over 17,000 AADT. It carries less than 10,000 AADT west of Ballston Spa. The percentage of heavy vehicles is generally about 6% but as much as 9% in sections east of SR 50, where there are several large commercial sites. There is a traffic signal at East Line Road, and a flashing red/yellow signal at Middle Line Road that operates between midnight and 9

⁴ Traffic volumes from the NYS DOT 2003 Traffic Volume Report. Some data is from prior years.

AM.

- c. **Route 146a** connects the Town with I-87 Exit 9 via Route 146 and with Exit 10 via MacElroy Road/Ushers Road in the Town of Clifton Park. It is two lanes in width, with a pavement width of 22 to 24 feet and shoulders varying from 2 to 4 feet. NYS DOT rates the pavement condition as *good*. AADT on Route 146a is estimated at over 8,000 between Lake Hill Rd and Main St, Elnora (County Route 82), but less than 3,000 between Lake Hill Road and Route 50, north of Burnt Hills. The percentage of heavy vehicles using the road is approximately 7%. A red/yellow blinker light is located at the intersection with Lake Hill Road.

The Transportation Improvement Program (TIP) for the Capital District area describes all projects for which federal transportation funds are eligible. The TIP has been developed by the Capital District Transportation Committee, the Metropolitan Transportation Planning Organization (MPO) for this region, and updated annually. The Draft 2005-2010 TIP contains one project in Ballston, the Removal of the SR 67 Bridge over the Abandoned Delaware & Hudson Line scheduled for 2006. The project may include an underpass for the Zim Smith Trail, which is being constructed along the abandoned railroad right-of-way (see Pedestrian/Bicycle Facilities, below).

County Highways

Saratoga County routes account for almost 28 miles of highway in the Town of Ballston. These roads serve rural land and communities, and connect the Town with adjacent towns. Blue Barnes Road / Kingsley (CR 110) and Middle Line Road (CR 59) north of CR 51 are classified as arterials. Ballston's remaining county roads are classified as collectors or local roads.

Traffic volumes on County highways are generally less than 5,000 AADT. Several of these roads carry volumes in the 5,000 to 10,000 AADT range, including Middle Line Road (CR 59), Brookline Road (CR 110) between SR 67 and CR 59, Lake Hill Road (CRs 58, 110 and 339), and Kingsley Road /Blue Barnes Road (CR 110)⁵. The only county traffic signal is located at the intersection of Lake Hill Road and Kingsley Road in Burnt Hills. All other intersections are controlled by stop signs.

Town Highways

The remaining 43 miles of road in Ballston are Town highways, which are classified as local roads. The primary function of Town highways is to provide access to adjacent property.

⁵ Saratoga County Department of Public Works

PUBLIC TRANSIT

Transit Routes

The Capital District Transportation Authority (CDTA) and Upstate Tours supply public bus service to residents of the Town. CDTA operates Routes 50, 71, and 73 in Ballston. Route 50 runs once each way in the morning and afternoon between Ballston Spa and Schenectady, along SR 50 in the Town. In Fiscal Year 2004-05, annual ridership was 11,000 passengers. Route 71 operates hourly between Ballston Spa and Saratoga Springs (ridership figures are not available.) Route 73 is a rural route that operates only on Wednesdays, providing one trip to Schuylerville and one trip to Galway. This route, on which riders flag down the bus as needed, has an annual ridership of fewer than 800 persons. In addition to the CDTA routes, Upstate Tours operates a route from Ballston Spa to downtown Albany and to Colonie Center.

Auto-oriented land use design and zoning and low residential densities in the Town are not conducive to transit service. The CDTA reports that in terms of ridership and revenue, the routes in Ballston perform poorly. CDTA also cites a lack of supportive pedestrian infrastructure outside the Village of Ballston Spa.

Park-and-Ride Services

Park-and-Ride lots offer opportunities to residents with dispersed origins—such as those in Ballston—to take transit or to carpool. Upstate Tours offers several trips a day between Park-and-Ride lots near Northway Exits 9,11 and 12 and downtown Albany. Approximately 200 riders per day utilize this service. Another Park-and-Ride lot located at Fire Road near Northway Exit 9 is accessible only to carpoolers.

Regional Transit Development Plan

CDTA is conducting a major planning effort to assess and reorganize its public transit services. Its purposes are to increase transit ridership; to align service provided with service demand, with attention to new markets; to provide input to the fleet replacement program; to improve the efficiency and effectiveness of operations; and to establish service guidelines and monitoring mechanisms. Services to the Town of Ballston and to Saratoga County will be reviewed in this planning effort.

PEDESTRIAN AND BICYCLE FACILITIES

Sidewalks and Shoulders

Walking and bicycling can be excellent forms of recreation and alternatives to vehicular travel if safe and adequate facilities are provided. Sidewalks can provide a safe and convenient way for walking moderate distances to schools, community facilities and local shopping areas. The Town of Ballston, unfortunately, has very few sidewalks. A sidewalk is located on Lake Hill Road between CR 110 and SR 146a, where it

serves users of the public library and Stevens Elementary School.

Roadway shoulders can also safely serve pedestrians and bicyclists in a much broader area than can be provided with sidewalks. However, shoulders must be paved and of adequate width (at least 4 feet and preferably more) to safely accommodate pedestrians and bicycles. In Ballston, these safety requirements are generally not met. Although shoulders on several portions of the state highway system appear to be adequate, shoulders on most other highways in the Town are less than adequate in width. Where they are paved, there is an accumulation of debris and gravel that makes walking and bicycling along the road difficult and dangerous.

Trails

An extensive trail system has been developed for many years in Saratoga County. The 3.25-mile Ballston Veterans Trail extends from Outlet Road to Route 146a, east of and adjacent to the Delaware and Hudson Rail tracks. An unpaved parking area for three cars is located at the north end of the trail. At the south end, unpaved space exists for about a dozen cars; however, in order to utilize these spaces, vehicles must back onto SR 146a, which can be a dangerous maneuver.

The Zim Smith Trail is currently under construction. The trail extends along an abandoned rail line right-of-way south from the Village of Ballston Spa. It turns east and goes along the south side of SR 67 after crossing under the SR 67 bridge. Due to structural deterioration, NYS DOT has programmed for removal of the bridge and an underpass of new SR 67 for the trail is being studied. The trail will enter the Town of Malta and turn south, passing through the Village of Round Lake before turning east again.

DISCUSSION OF FUTURE NEEDS

Highway Issues: Traffic Growth

Traffic congestion in Ballston is a growing concern. Traffic backups already occur at several intersections during peak periods, and the amount of traffic is increasing. Due to residential and commercial development anticipated in the Town, congestion may become a more significant issue in the near future. In recent years, traffic has increased at a rate of 3% annually on SR 67, 4% on SR 146a and 2% on SR50. Development in the Town and in nearby areas will continue this trend and—if all projects currently in the planning phase are implemented—may increase the rate of traffic growth.

Immediately south of the Village Ballston Spa, large scale commercial projects have been proposed. An access highway on the east side of SR 50 looping around the SR 50 / SR 67 intersection would provide access to this and related projects. Other proposals have been approved and development is underway in the Towns of Ballston and Malta. One of the most noteworthy developments is the Luther Forest

Technology Park project in the nearby Malta and Stillwater. This project, along with others, can considerably increase residential and non-residential growth in the Town, as well as corresponding traffic volumes. Traffic impact studies for individual projects will identify the improvements necessary to accommodate increased traffic volumes generated by such projects.

The cumulative impact of a series of development projects in the area and the secondary growth they may generate requires a more comprehensive study. The CDTC is funding a SR 67 Study being conducted by a consultant for the Towns of Malta and Ballston. The SR 67 Study has identified the location of residential, commercial, warehouse and industrial projects in the Towns of Ballston and Malta. While many of these projects are speculative, they could add over 5,000 peak hour trips to the Town highway system if they all materialize. The Route 67 Study will be assessing in detail the traffic impact of these projects and the roadway improvements they may require.

Highway Issues: Safety

In a review of accident data for SRs 50, 67 and 146a, it was found that six fatal accidents occurred on those highways over a 12-year period ending in 2002. In that same period, pedestrians and/or bicycles were involved in 18 accidents.

The data show that on average (over the 12-year period), 108 accidents occur each year on the state highways in Town. Most of the accidents occurred on SR 50 (73 annually) and SR 67 (29 annually). Given these roads' length and traffic volumes, the accident rates per million vehicle-miles (mvm), at 2.6 and 2.2, respectively, were near the average for two-lane undivided highways. SR 146a averaged less than seven accidents per year, but the accident rate on this road was higher, at 3.8 per mvm. This suggests the need for follow-up studies of the accidents and roadway conditions on SR 146a.

In addition, the issue of parking at trail heads should be addressed. Limited parking along busy roadways creates a potential safety concern for hikers and thru traffic. Relocating parking areas or creating additional parking a locations along a trail may be items to consider.

Highway Issues: Access Management

If not properly managed, access to highways from adjacent property can increase the number of accidents and reduce roadway capacity. Unplanned and unregulated driveways and poorly defined parking lots, particularly at non-residential properties, are serious problems in developing towns. The potential for accidents increases when vehicles enter and exit the traffic stream at irregular and unexpected locations. This is particularly true near intersections. Vehicles entering and exiting the traffic stream also impede the movement of through traffic. This reduces the roadway capacity and leads to difficult and costly road widening.

While NYS DOT reviews and issues permits for access to state highways, it cannot refuse all access. Evidence of haphazard driveway development and unmarked parking areas can be seen along SR 50 south of Ballston Spa and the SR 67 intersection, as well as in the vicinity of Burnt Hills.

Access management is the technique of land and roadway planning that minimizes the number of driveways and sets standards for their location, design and operation. Connecting parking lots, for example, makes it unnecessary for vehicles to enter traffic to access adjacent businesses. Town subdivision regulations can play a significant part in assuring that roadway capacity and safety are not compromised as development occurs.

Pedestrian and Bicycles Facilities

Improving pedestrian crossings and sidewalks near public and civic locations, such as schools, is important to ensuring pedestrian safety and connections. The Town should consider appropriate locations for such facilities. Additional bicycle facilities in the form of paved shoulders, bike lanes or separate bike paths would also serve to create connections between civic buildings, neighborhood services and neighborhoods.

NATURAL ENVIRONMENT

Within the Town of Ballston, the natural environment is just as important in shaping community character as the built environment. The ability of the natural environment to sustain development is inherently limited. There are constraints based on soils, slopes, wetlands, and a variety of natural features. When considering the type and intensity of development that could occur within a community, these natural constraints must also be considered.

WETLANDS

Wetlands are among the world's most productive ecosystems. Wetlands are generally defined as areas covered with shallow water permanently or for periods long enough to support aquatic or semi-aquatic vegetation. Areas designated as wetlands may include bogs, swamps, marshes, wet meadows, flood plains, and water-logged (hydric) soils. Wetlands serve many important functions including: providing habitat for wildlife and plants, playing a role in storm water management and flood control, filtering pollutants, recharging groundwater, and providing passive recreational and educational opportunities.

Federal policy regarding wetlands is that there shall be no net loss. Under the most recent federal rules, which took effect in the fall of 2000, the U. S. Army Corps of Engineers regulates any disturbance of 1/10 of an acre or more of wetlands. Under the current Nationwide Permit #39 any disturbance of wetlands and waters of the United States between 0 - 1/10th of an acre will require post-construction notification. If the disturbance is between 1/10 and 1/2 of an acre, pre-construction notification is required with the possibility of mitigation. If the disturbance is more than 1/2 acre, an individual Army Corps Permit is required, along with an Individual 401 Water Quality Certification from the NYSDEC.

Federally regulated wetlands, because they are not mapped as such, can be difficult to identify and are sometimes overlooked in project reviews. It requires vigilance on the part of responsible landowners, and local review boards, to ensure that these smaller wetland areas are not destroyed as development occurs. Hydric soils are a strong indicator of the presence of wetlands.

New York State, through the Department of Environmental Conservation (NYS DEC), generally regulates all wetlands that are 12.4 acres or more. New York State regulated wetlands are mapped and are therefore more likely to be considered in project reviews. The **Environmental Features Map**, shows the location of NYS DEC wetlands. A large area of wetlands exists at the north end of Ballston Lake (as it flows into Ballston Creek) and there are wetlands on either side of the lake further to the south as well. Various other wetland areas are found throughout the Town.

FLOODPLAINS

Areas bordering on a stream, river, pond, lake or wetland that are periodically submerged by floodwater are considered to be floodplains. Floodplains serve two important purposes; they act as temporary natural water storage areas during periods of high water after heavy rains or melting snow, and they reduce peak flows during flooding, therefore limiting downstream bank erosion. Flood zones, as identified by the Federal Emergency Management Agency (FEMA) are shown on the Environmental Features Map, x-x. The 100-year floodplains are found primarily alongside waterbodies and streams such as Ballston Lake, Mourning Kill and the other primary streams in the northwest area of Ballston.

The Town has been a participant in the Federal Flood Insurance Program since June 1, 1984. Many communities have regulations that prevent development from taking place within a floodplain or within a specific distance of a floodplain to ensure protection of these sensitive areas. Development within a floodplain can potentially impact the ability of a floodplain to accommodate floodwaters and can pose a risk to property. The areas displayed are floodplains that have a 1% chance of being inundated in any given year, and subsequently are considered unsuitable for development.

STEEP SLOPES

Less than 1% of Town land is covered by slopes of 25% or greater. The majority of the steep slopes are found on river and lake embankments and on the edges of FEMA flood zones and/or NYS DEC wetlands. Attempting to build on these slopes is not impossible, but it must be done with great care. Vegetated ground cover acts as a sponge, slowing down rainwater and snowmelt and allowing the water and nutrients to be absorbed into the soil. Careless development can expose the soil causing increased runoff and erosion, which can in turn increase sedimentation rates and nutrient loading in downstream waterways.

SOILS

Ballston is underlain with glacial till and impervious bedrock. The soils were mixed by retreating glaciers and have a wide variety of characteristics. The bedrock is dominated by sandstone and shale of the Ordovician Schenectady Formation.

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) classifies soils for a variety of purposes including but not limited to agriculture and development. Agricultural soils are classified as either *Prime Farmland* or *Farmland of Statewide Significance*. According to U.S. Department of Agriculture, Prime Farmland possesses the best combination of physical and chemical characteristics for production of food, feed, forage, fiber and oilseed crops, and is available for those uses. Prime farmland is of major importance in meeting Nation's short- and long-term needs for food and fiber.

Farmland of Statewide Significance is land that is considered of statewide importance for the production of crops. These soils are important to agriculture in the state, but exhibit some properties that do not meet *Prime Farmland* criteria, such as seasonal wetness, and erodibility. Such land produces fair to good yields when managed appropriately.

Many parts of the Town are not currently serviced by public sewer and water. Therefore, the ability to properly site individual septic systems may become a limiting factor to development. Septic systems must be able to function properly to avoid serious health issues.

According to the March 2005 *Evaluation of Sanitary Sewer in the Ballston Lake Watershed* Report, soils within the Ballston Lake Watershed are generally not suitable for conventional septic systems due to high groundwater tables. In situations with high groundwater tables, conventional systems do not function properly and could ultimately introduce pollutants in the groundwater and eventually into the lake. Failing septic systems are potentially a serious threat to health and water quality.

WATERWAYS AND HABITAT

The northern part of Ballston lies within Mohawk watershed, and southern is within Hudson-Hoosic watershed.⁶ The 278-acre Ballston Lake, which is approximately 3.5 miles long and 750 feet wide, is the only still water body within the Town. The surface is at an elevation of 251 feet. The south basin has a depth of 120 feet and the north basin, which is a marsh area, has a depth of 10 feet. NYSDEC has listed Ballston Lake as a class A waterbody, which is deemed a suitable supply of drinking water. Class A waterbodies are also suitable for primary and secondary contact recreation and fishing. The Ballston Lake Watershed encompasses 8,537 acres in both the Towns of Ballston and Clifton Park. The variety of all-season activity on Ballston Lake, as well as its scenic landscape, makes it one of the Town's top attractions. Other major surface water bodies include Mourning Kill and Ballston Creek.

The Natural Heritage Program is a systematic, scientific inventory of data on rare plants and animals that are native to New York. Ecological communities are also inventoried. The data assists in the facilitation of sound conservation, planning and natural resource management. In addition, the data helps to conserve ecological communities, plants and animals that represent New York State's natural heritage. According to a letter from the NYS DEC Natural Heritage Program dated May 11, 2005, there is only one endangered or threatened wildlife, fish and plant species located in the Town. The Frosted Elfin is found near the Long Kill Road Power line right-of-way. NYS DEC has designated this species as Critically Imperiled. The letter also indicates that Ballston Lake has been designated a "Warm Water Fish Concentration Area."

DISCUSSION OF FUTURE NEEDS

Ballston has a variety of natural resources that contribute significantly to its high quality of life. As development occurs, it will inevitably push the extent to which these resources are impacted. Impacts from future development should be carefully considered in areas of steep slopes, wetlands, and areas containing soils undesirable for development. The DEC's Natural Heritage Program, for example, should be notified as development occurs on specific sites to ensure no conflicts with endangered or threatened species occur and to determine mitigation measures to reduce the potential impact on such species. By identifying important natural resources early in the development process serious, irreversible impacts can most likely be avoided.

⁶ www.dec.state.ny.us

COMMUNITY SERVICES

Community Services within the Town of Ballston include school systems, fire and emergency services, libraries, post offices, and senior services. In addition, the Town supports a variety of programs as a service to the community, such as a summer recreation program through the Burnt Hills-Ballston Lake Schools and a swim program in the Village of Ballston Spa.

The Town government is located in Town Hall on Charlton Road, which opened in 1977. A major addition was placed on that building and completed in 2005.

SCHOOL SYSTEMS

Residential growth in a community can impact the educational system as an influx of school age children places increased pressures on existing systems. This pressure is often passed onto residents through increased taxes. Therefore, when examining the growth within a community, the impact on schools must also be considered. This inventory assesses the three School Districts in the Town of Ballston: the Ballston Spa Central School District, the Burnt Hills-Ballston Lake Central School District, and the Shenendehowa Central School District. Created in 1925, the Burnt Hills-Ballston Lake CSD was the first consolidated and second centralized school district in the State of New York.

Geographically, the Ballston Spa CSD, in the northern portion of Town, encompasses 30.7% of Ballston. The Burnt Hills-Ballston Lake CSD, in the central and southern areas of Town, encompasses 64.2% and the Shenendehowa CSD covers only 5.1% of land in the southeast. The **School Districts Map** illustrates the extent of the school districts within the Town.

According to the *New York State District Report Card*, the Ballston Spa CSD had a 2002-2003 enrollment of 4,477 pupils. In the same year, the Burnt Hills-Ballston Lake District had an enrollment of 3,413 pupils and the Shenendehowa District had an enrollment of 9,233 pupils.

The following chart illustrates financial data for each school district. As a smaller district, Burnt Hills-Ballston Lake has a significantly lower outstanding debt than the larger districts and also generates less in revenues. The Shenendehowa District has the largest enrollment and, subsequently, the district also had the largest amount of outstanding debt and generates the most revenues.

2003 School District Financial Data⁷

District	Indebtedness (Total Outstanding Debt)	Revenues (Total)	Expenditures (Total)
Ballston Spa CSD	51,115,610	57,269,620	55,445,185
Burnt Hills-Ballston Lake CSD	25,371,976	38,978,132	41,408,084
Shenendehowa CSD	74,608,615	106,954,339	114,816,136

Source: NYSORPS, www.orps.state.ny.us/MuniPro/

Interestingly, the distribution of graduates differs as well. Information gathered shows the percent distribution of 2002-2003 graduates from each district according to their post-graduation activities.⁸ The Shenendehowa District had the largest percentage of graduates in 4-year colleges (63%), followed by Burnt Hills-Ballston Lake (60%) and Ballston Spa District (54%). Each district had 4% of their graduates entering directly into the workforce.

Ballston also has three private schools: Fellowship Christian Academy, a Baptist school for Grades 1 through 7 that is located east of Ballston Lake; and two schools in the Village of Ballston Spa: Spa Christian School (K-6), and St. Mary's School (Pre-K-6.)

Projected School Enrollment Grades K-12

District	School Year				
	05-06	06-07	07-08	08-09	09-10
Ballston Spa	4,574	4,609	NA	NA	NA
Burnt Hills- Ballston Lake	3,476	3,461	3,462	3,461	3,462
Shenendehowa	9,657	9,744	9,890	9,985	10,115

Sources: Ballston Spa, Burnt Hills-Ballston Lake and Shenendehowa School Districts

While there are no collegiate level educational facilities in the Town of Ballston, within the region there is an abundance of educational institutions providing undergraduate, graduate, professional and other educational and job training programs including the following:

Adirondack Community College (Queensbury), College of Saint Rose (Albany), Excelsior College (Albany), Hudson Valley Community College (Troy), Rensselaer Polytechnic Institute (Troy), Schenectady County Community College (Schenectady), Siena College (Loudonville), Skidmore College

⁷ From <http://www.osc.state.ny.us/localgov/muni/specprep/2003/2003schools.pdf>. Total debt is the principal balance of all indebtedness issued for school district purposes outstanding as of June 30, 2003.

⁸ New York State District Report Card Comprehensive Information Report 2002-2003.

(Saratoga Springs), Empire State College (Saratoga Springs), Union College (Schenectady), and the University at Albany (Albany.)

The Region is also home to a number of high-technology teaching and research centers, such as Albany Medical Center, GE Corporate Research and Development, Wadsworth Center, and Knolls Atomic Power Lab.

FIRE AND EMERGENCY SERVICES

The Town of Ballston is covered by the County Sheriff's Office and the New York State Police, as the Town does not have its own police force. Emergency Medical Services (EMS) and fire protection services are provided by trained volunteers. The Ballston Lake Ambulance Squad was founded in 1951 and continues to serve the greater Burnt Hills-Ballston Lake area today. Other squads serving the Town are the Burnt Hill Fire Department, Ballston Lake Fire Department, Round Lake Fire Department and the Ballston Spa Fire Department and the Community Emergency Corps. These squads receive support from nearby county EMS organizations.⁹

LIBRARIES¹⁰

The Town of Ballston Community Library is a special district funded by the Town of Ballston. The library was opened in the basement of Our Lady of Grace Church's Parish Hall on Edward Street in 1952, and moved to a building on Lakehill Road in 1958. In 2001, it moved to a new, adjacent building on Lakehill Road. Since its foundation, the library has increased its collection size from 2,789 items in 1955 to 68,032 in 2004 and the number of holders of library cards from 719 to 5,338 in the same period.

The library receives annual grants from the Town of Charlton, Saratoga County, New York State and the Southern Adirondack Library System. Currently, the Library has a total collection of 68,000 items, including books, magazines, videos, tapes, DVDs, CDs, puzzles and computer software. In 2004, 6,616 items were added to the collection, and 5,338 cardholders borrowed 174,144 items (an average of 23 items per person) in the chartered service area. Compared with a statewide average of 6.88 items per person per year, the Ballston Library is a highly utilized resource in the community. Children's materials are among the most heavily used in the library. Since 2003, 51% of all items circulated have been from the juvenile collection.

⁹ <http://www.crisny.org/not-for-profit/vffc/links.htm>

¹⁰ Town of Ballston Librarian

The Library provides Internet access computers for its patrons and has accumulated a circulating children's educational software collection. The library is currently in the process of installing an entirely new library automation system and on-line catalog, which will improve services to patrons. In 2004, the Library sponsored 438 programs for the community, which was a 16% increase over 2003. Over 8,000 children, teens and adults attended the programs, a 37% increase over 2003's attendance.

Library staff includes two full-time librarians, one full-time senior library clerk, and fifteen part-time employees all of whom work less than half time. An active Friends of the Library group that does fund-raising and puts on special events at the Library. In 2004, with the help of a management consultant, the library sought input from trustees, staff and other community stakeholders to create its first comprehensive long range plan. The blueprint will guide the library in its growth and development during the next three to five years.

The 2005 operating budget is \$448,703, of which \$349,600 (78%) has been raised by Ballston taxes. The library expects to receive another \$51,000 (11%) of its funding from the Town of Charlton. Funds from New York State, Saratoga County, and library system aid amount to \$9,654 (approximately 2% of the total budget.) The remaining \$38,449 is expected to come from other miscellaneous sources.

The Ballston Spa Public Library also serves residents and is located at 21 Milton Road in the Village of Ballston Spa. Chartered in 1893 by the State of New York, the Ballston Spa Library serves village residents, as well as residents in the Town of Milton, Ballston, Malta, Galway and Charlton. The majority of library funding comes from the village. Milton and Charlton, the Ballston Spa School District, and Saratoga County also contribute. The library has a collection of over 47,000 items.

POST OFFICES

There is a United States Post Office on Route 50 in Burnt Hills. Another Post Office is located in the Village of Ballston Spa.

SENIOR SERVICES

The Saratoga County Office for the Aging, located in the Village of Ballston Spa, provides benefits and services for the Saratoga County senior age 60 and over. Among the many services provided include adult day care (the closest center is in Clifton Park), counseling, in-home services, and employment training and placement. In addition, the Office for the Aging administers several clubs and centers for senior citizens throughout the county. The Burnt Hills/Ballston/Charlton center is in the southern portion of Ballston. The surrounding communities of Ballston Spa, Malta, and Clifton Park each contain a senior citizen club/center.

A number of senior independent living apartment complexes exist in Ballston and the surrounding municipalities. Council Meadows is in the southern part of Ballston, and others are located in Ballston Spa, Clifton Park, and Malta. Assisted living senior housing is available in Malta and Clifton Park.¹¹

The New York State budget for 2005-2006 includes funds that are specifically allocated to support “aging in place” initiatives. Among them is the “Access to Home” program that will invest \$10 million to make the homes and apartments of low and moderate income New Yorkers with disabilities more accessible.¹²

DISCUSSION OF NEEDS

As the school-age population continues to grow, it is increasingly important for the Town and school district to address educational needs from a fiscal, facility and programmatic standpoint. In addition, as the baby boom population reaches retirement age and the senior population expands, the Town needs to address specific senior housing, service and access needs. The trend among seniors is the desire to stay in their home. Access to medical care, social activities and basic life needs (such as grocery stores and pharmacies) as well as housing affordability often make this difficult. This is a growing concern that requires careful attention.

The impact on fire, police and emergency services should also be taken into consideration when new development occurs. Pressures on volunteer fire departments to appropriately staff calls and provide adequate service will invariably increase.

Evidently, there is a great need for the kinds of educational opportunities the library presents. In fact, comparison of reading materials circulation and sponsored programs attendance statistics may suggest that the latter are in greater demand. The library capacity to provide those services has to be compared to corresponding population needs. Perhaps, a new library branch or a community center will be required in the near future to serve those functions.

AGRICULTURE

Agricultural land is beneficial to the Town in many ways. First, agricultural land uses cost the Town and its residents less in terms of public services (such as fire, police, sewer, and education). In fact, numerous studies addressing the cost of public services indicate that residential development is often a fiscal drain

¹¹ Saratoga County Office for the Aging, www.co.saratoga.ny.us/aindex.html

¹² <http://aging.state.ny.us/index.htm>

on a community. According to organizations such as the American Farmland Trust, for every dollar of property tax revenue gained from agricultural land uses, the cost of providing public services is less than a dollar. Conversely, for every dollar gained in property tax revenue from residential land uses, the cost of providing public services is higher than a dollar.

Agriculture continues to play a vital role in the local and regional economy and food supplies. The agricultural industry contributes investments of money, tax base, and income in addition to providing employment. In addition, local farmstands provide a source of fresh, locally grown produce for nearby residents.

The **Agricultural Resources Map**, identifies the location of agricultural districts, prime farmland soils and agricultural parcels. According to U.S. Department of Agriculture, Prime Farmland possesses the best combination of physical and chemical characteristics for production of food, feed, forage, fiber and oilseed crops, and is available for those uses. Prime farmland is of major importance in meeting Nation's short- and long-term needs for food and fiber.

Ballston has a patchwork of farm operations among residential development clusters. Active farms cover approximately 13% of land in the Town, located primarily north and north of Ballston Lake. There are also several parcels of farmland currently out of operation, which are considered vacant. Out of 3,757 properties in Town, 49 are registered as agricultural, which is a slight decrease from 2000. This trend in reduction of agricultural land is consistent with County and State trends.¹³ Many reasons exist for the decline in agriculture in Ballston, such as low prices for products, increased production costs, an aging farm operator population, regulations, non-farm neighbor relations, distance to support services, availability of farm labor, and development pressures.

The New York State Legislature created the Agricultural Districts Program in 1971. The intent of the program is to address concerns of non-agricultural land-uses expanding into valuable farm areas. The voluntary program offers protections to farmers including differential tax assessment; protection against unreasonable local regulations; special review of proposed eminent domain takings; required agricultural impact statements for public projects; notification requirements to inform property buyers about surrounding farming practices; and limited protection against nuisance lawsuits. Agricultural districts are reviewed and, if necessary, boundaries are modified every eight years.

Within Saratoga County, two agricultural districts totaling approximately 118,000 acres exist. The Town of Ballston is located within Agricultural District 2. All 49 of the parcels in Ballston that are classified as "agricultural," which have a total acreage of 2,415, are located within this District. According to a map

¹³ www.orps.state.ny.us

created by Saratoga County Real Property Tax Service for CCE in Saratoga County, Ballston is home to twenty farms, including horse farms, field crops farms, horticultural farms, farm stands, orchards, a honey stand, and an animal fiber farm.¹⁴

DISCUSSION OF FUTURE NEEDS

Saratoga County Agricultural and Farmland Protection Board, which represents broad-based groups of farmers, people associated with agricultural businesses, and county agencies, completed an Agricultural & Farmland Protection Plan for Saratoga County in December of 1997.¹⁵ In addition, American Farmland Trust developed an agricultural and farmland protection plan for Saratoga County in 1999. The plan includes an analysis of agricultural resources, trends in the local economy and development patterns, and recommendations on how to protect the land base and support agricultural development. Since its adoption, the county has hired an agricultural economic development specialist to work with farmers and allocated \$1 million to acquire easements.¹⁶

A community with residential growth pressures, such as Ballston, has a higher risk of losing valuable agricultural land and losing a part of its rural character as well. Allowing property owners to gain a reasonable return on their investment as well as protecting working landscapes is a challenging balance that should be carefully considered as development pressures increase.

ECONOMIC DEVELOPMENT OPPORTUNITIES

REGIONAL PERSPECTIVE

The Town of Ballston is part of the broader Capital District Region. In addition to Saratoga County, where Ballston is located, the Capital District includes Albany County, Rensselaer County, and Schenectady County. Situated at the confluence of the Hudson River and Mohawk River, the Capital District contains the New York State Capital, and with only 4.3% of the State's population, it has 21.7% of the State government jobs. Capital District residents fill the majority of these jobs.¹⁷

Excellent transportation linkages exist in the Capital District including interstate highways, county and local roads, a public bus transit system, commercial and passenger rail, Albany International Airport, and the Port of Albany. These transportation networks link the Region to important metropolitan centers in the United States and Canada.

¹⁴ www.ccesaratoga.org

¹⁵ Cornell Coop Extension

¹⁶ American Farmland Trust Website

¹⁷ Comprehensive Economic Development Strategy for the Capital District – Vol. 2, Capital District Regional Planning Commission, October 2000.

In addition to transportation networks, the Region's workforce is well educated and flexible. These characteristics are important as the regional, national and global economies are being redefined. The Capital District for example has historically been an economy reliant on heavy manufacturing industries and is currently witnessing a shift to lighter high-tech industries. Educational institutions in the Region, such as the University at Albany and the Rensselaer Polytechnic Institute (RPI), are providing necessary educational and research services that will assist the Region in positioning itself for a changing economy. In addition, cooperation among regional organizations such as the Center for Economic Growth, the Capital District Transportation Committee (CDTC) – the Region's Metropolitan Planning Organization, the Capital District Regional Planning Commission (CDRPC), and the Empire State Development Corporation will continue to be important.

The Capital District is also part of a larger Tech Valley Chamber Coalition, which includes 17 chambers of commerce representing 18 counties in the Hudson Valley. The Chamber Coalition represents 18,000 businesses and organizations employing nearly 400,000.¹⁸ The Chamber Coalition is working to position the Tech Valley as a receptor for new industries.

LOCAL PERSPECTIVE

CDRPC is a regional planning and resource center serving Albany, Rensselaer, Saratoga, and Schenectady counties. CDRPC provides 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 problems. Saratoga County Chamber of Commerce is another organization working to improve and maintain good economic conditions in the County. The Chamber also has a broad goal of promoting Saratoga County as a desirable place to work, live and conduct business.

According to the 2000 Census, over 53% of those persons in the Town age 16 and over have occupations in management or some variety of professional-level work. This represents the occupation with the highest percentage of those in the workforce and is consistent with the high educational attainment of Ballston residents. Production and Transportation occupations have the second largest percent of persons with over 17%. The farming, fishing and forestry occupations have the smallest percentage of persons in the workforce with 1.4%. The following chart illustrates the workforce breakdown by occupation.

¹⁸ Bethlehem Industrial Development Agency Economic Development Forum II, October 2003

Ballston's Workforce By Occupation in 2000

Occupation Type	Number of Persons (Age 16 and over)	Percent of Persons (Age 16 and over)
Management & Professional	2,314	53.1%
Sales	593	13.6%
Service	426	9.8%
Production & Transportation	751	17.2%
Construction	215	4.9%
Farming, Fishing, Forestry & Mining	60	1.4%

Source: U.S. Census

LUTHER FOREST TECHNOLOGY CAMPUS

The Town of Malta, which lies directly east of Ballston, is proposing the creation of the Luther Forest Technology Campus (LFTC), a PDD that would allow a mixture of industrial, commercial and residential uses, including up to four silicon "chip" manufacturing facilities, approximately 2 million square feet of ancillary uses, a hotel/conference center, and 50 residential homes. The 1,350-acre project site is located one-half mile southeast of the intersection of Dunning Street and Route 9 in Malta. If the LFTC is approved, its development will impact the entire County, particularly in terms of job creation, economic development and overall growth.

As stated in the Statement of Findings for the LFTC GEIS, "Industries like nanoelectronics manufacturing, which place a high value on and are dependent upon a highly skilled workforce, must locate in areas capable of attracting and retaining an educated workforce. Professionals and other upwardly mobile people are generally more attracted to thriving, culturally diverse communities like the Albany/Saratoga region."

In terms of growth-inducing aspects of the LFTC, it will provide many new employment opportunities in the region, and will directly affect the Town of Ballston. According to the GEIS, "this new nanotech-cluster will likely contribute to population growth in the Capital Region and as far north as Warren and Washington Counties." The Statement of Findings estimates that up to 10,000 new jobs will be created at full buildout of the Campus over a 15- to 25-year period, some of which will be filled by the existing population residing in an approximate 30 to 40 mile radius around the project site. New residents will be moving to the region to fill the management level positions, and it can be assumed that Ballston will feel the impacts of an influx of residents in terms of housing, retail services, or possibly ancillary businesses

DISCUSSION OF FUTURE NEEDS

Maintaining a balance between economic development and residential growth is critical. Additional residential growth often leads to an increased need for public services such as schools, emergency

services, and more. Balancing such growth with development that does not require as many public services is a challenging, but achievable task. With many communities in the Capital District and larger Tech Valley region each seeking economic development, Ballston may wish to distinguish itself as a business-friendly place if it wishes to encourage economic development. If this is a desire of the Town, the Town could accomplish such an economic development vision while still preserving the community character that is Ballston. This could be accomplished in many ways, including working toward a more clear development process, identifying potential locations to site various types of economic development and continuing to create a labor force that can support a variety of occupations. Preserving community character could be a part of all aspects of economic development from location to site design.

In addition, an emerging regional concern is that the region's educated young people are moving out of the region. Creating jobs that might retain younger members of the population is of great importance to Ballston as well as the entire region, and the development of the LFTC could help to reverse this flow and even attract young professionals to the area. Because of its close proximity to the project, Ballston could position itself strategically as a desirable place for new employees of the LFTC to live by focusing on livability and quality of life and fostering a "creative class." Engineers, scientists, designers, and artists are considered part of the creative class, which is demanding a higher quality of life in the communities within which they live. A higher quality of life can be enhanced by convenient services; cultural and entertainment opportunities; easy access by car, foot or bike; and unique residential options.

FISCAL CONDITIONS

As the table below illustrates, the Town of Ballston property tax rates are lower than surrounding municipalities. The Town of Ballston currently has no Town tax. The information shown is based on tax rate per \$1,000 assessed valuation for the fiscal year 2003 and was provided by the New York State Office of Real Property Services and the Town Assessor's Office. As indicated in the table, the school district taxes are by far the largest component of the overall property tax rate.

Overall Property Tax Rates for Selected Municipalities* – Fiscal Year 2003

Municipality	County Tax Rate	Town Tax Rate	School District Tax Rate/\$1000 Range	Total Overall Range
Town of Ballston	3.07	0	23.12-25.00	26.19-28.07
Village of Ballston Spa	---	76.08	---	76.08
Town of Malta	2.72	0.15	17.88-22.56	18.03-25.43
Town of Clifton Park	2.45	0.60	22.30-22.98	25.35-26.03

*Tax rates per \$1,000 assessed valuation. Source: NYSORPS, www.orps.state.ny.us

While there is no Town Tax, there are taxes levied for special districts. Special district assessments include the library, water, and emergency services. In addition, the Town of Ballston does not have a Highway Tax.

DISCUSSION OF FUTURE NEEDS

The Town should take into account its fiscal setting as it considers the future vision for the community. To ensure future sustainability, the Town might consider achieving a balance of municipal costs and revenues between residential and non-residential development. In addition to fiscal impacts, impacts on land use, community character, transportation systems and other factors should be considered.

HOUSING

A community's housing stock and owner to renter ratio is a strong indicator of its stability. Typically a homeowner is more attentive to property maintenance than a renter or absentee landlord. A homeowner also tends to remain in their home for a longer period of time than a renter, reducing the amount of turnover within a neighborhood. These and other factors contribute to the level of investment in a neighborhood and ultimately contribute to the value and character as well. In Ballston, residential growth mirrors the population growth trend, as can be expected. In comparison to Saratoga County and adjacent municipalities, Ballston has grown at a slower pace over the past 20 years, but at a similar pace since 1990. Overall, it has grown steadily in the past century.

HOUSING UNITS

The number of housing units in Ballston in 2000 was 3,378. This figure represents an increase of over 300 housing units since 1990. As shown in the table below, several municipalities surrounding Ballston, as well as Saratoga County as a whole, experienced an increase in housing units. The Town of Clifton Park experienced the greatest increase by far with nearly 2,200 additional housing units over the ten-year time period. In comparison, Ballston experienced relatively modest growth in housing units.

Housing Units 1990-2000

Geographic Area	1990	2000	Change 1990-2000
Town of Ballston	3,071	3,378	307
Village of Ballston Spa	To come	2,404	NA
Town of Malta	5,053	5,754	701
Town of Clifton Park	10,880	13,069	2,189
Saratoga County	75,105	86,701	11,596

Source: www.census.gov

HOUSING TENURE

In 2000, the Town of Ballston's housing vacancy rates were lower than most surrounding communities in the area, at 3.8%. Clifton Park had a similar vacancy rate of 3.7% while Malta's was 8%. The Village of Ballston Spa had a vacancy rate of 5.5%. Along with low vacancy rates, the rate of owner-occupied housing is considered important to the long-term viability of a town. In 2000, Ballston had an owner-occupancy rate at 76%, compared to 78% in the Town of Clifton Park, 67% in the Town of Malta, 76% and 72% in Saratoga County. The Village of Ballston Spa has a relatively low rate of owner-occupied housing units at 53%.

Housing Tenure

Geographic Area	Owner-Occupied	Vacant
Town of Ballston	76%	2.8%
Village of Ballston Spa	53%	10.1%
Town of Malta	67%	3.6%
Town of Clifton Park	78%	3.7%
Saratoga County	72%	8.3%

HOUSING VALUES

Housing values in Ballston are higher than those of Saratoga County. According to the 2000 Census, the median housing value of an owner-occupied home was \$124,900. This is higher than the County median of \$112,600, and between the median values of Clifton Park (\$143,700) and Malta (\$114,900.) The Village of Ballston Spa has a low median home value of \$98,800. Given the population growth and subsequent demand for housing, continued high housing values in and around Ballston are expected. As housing values rise, a community should consider options to provide for a mix of housing options such as senior housing and affordable housing.

More recent construction values provided on building permit applications for single family dwellings illustrates that values have been steadily increasing in the Town during the period between 2000 and 2005. In 2000, the average construction value of new residential development was \$178,608. This value increased to \$230,509 in 2005 (as of June 2005).

BUILDING PERMITS AND FUTURE GROWTH

Residential building permit data obtained from the Capital District Regional Planning Commission (CDRPC) indicates fluctuations in approved building permits during the time period from 1980 to 2003. The following table highlights the residential building permits approved.

Town of Ballston Residential Building Permits

Year	Buildings	Units
1980	30	30
1985	33	50
1990	30	30
1995	22	22
2000	31	31
2003	49	57

Source: CDRPC

In recent years, Ballston has seen an increase in building permits issued. The Town approved more building permits in 2003 than in the 1980's and 1990's. Ballston issued an average of 41 building permits from 2000 to 2003 according to data compiled by CDRPC. High quality of life, a convenient commute to nearby cities, and good schools all work to attract residents.

The number of building permits issued in the Town each year provides a sense of the actual amount of development occurring. Examining the number of approved lots and lots in the pipeline can also help to identify the potential for future residential growth in the Town. However, it should be noted that in some cases approved lots are not always developed. A number of factors may influence the actual development of an approved lot including land suitability and market demands. Typically, most approved lots within the Town of Ballston are developed within a relatively short time frame. This signifies that there is indeed a demand for housing within the community.

DISCUSSION OF FUTURE NEEDS

The impact of developing all approved, available buildable lots and potential lots currently in the pipeline could be significant in terms of traffic, sewer and water services, schools and emergency services. The community will likely be faced with making decisions about whether or not sewer and water infrastructure should be extended for new development or to improve the safety of an existing development. The extension of such infrastructure can be utilized as a tool to guide growth to locations where it is desired. Therefore, the vision of the Town set forth in the comprehensive plan should be reflected throughout development review process.

If the Luther Forest Technology Project is approved, it can be expected that Ballston will receive an influx of new residents that will need to be accommodated either by the Town's existing housing stock or new development. In addition, rising construction values indicates that more reasonably priced housing may be needed for young professionals, seniors and young working families.

RECREATIONAL RESOURCES

PARKS

Multiple parks and recreational facilities exist within the Town of Ballston. Jenkin's Park, located along Jenkins Road is maintained by the Jenkin's Park Association. Fireman's Grove is owned by the Fire Department. Other facilities include the Ballston Lake Bike Path, the fishing pier on Outlet Road and Carpenter's Acres pocket park. These facilities further enhance the quality of life in the community and provide opportunities for both passive and active recreation. In the mid-20th Century, Ballston made major improvements to its only major park, Jenkins Park. The **Recreational, Historic and Cultural Resources Map** illustrates these resources.

TRAILS

As mentioned previously, an extensive trail system has been developed for many years in Saratoga County. The 3.25-mile Ballston Veterans Trail extends from Outlet Road to Route 146a, east of and adjacent to the Delaware and Hudson Rail tracks. An unpaved parking area for three cars is located at the north end of the trail. At the south end, unpaved space exists for about a dozen cars; however, in order to utilize these spaces, vehicles must back onto SR 146a, which can be a dangerous maneuver.

The Zim Smith Trail is currently under construction. The trail extends along an abandoned rail line right-of-way south from the Village of Ballston Spa. It turns east and goes along the south side of SR 67 after crossing under the SR 67 bridge. Due to structural deterioration, NYS DOT has programmed for removal of the bridge and an underpass of new SR 67 for the trail is being studied. The trail will enter the Town of Malta and turn south, passing through the Village of Round Lake before turning east again.

PRESERVED OPEN SPACE

For the first time within the Town of Ballston, open space has been preserved through a donated conservation easement. Saratoga PLAN (Preserving Land and Nature), a local land trust, holds the easement and worked with the landowners to preserve property. Located on East Line Road and bordered by Ballston Creek, the property was once a farm and is now characterized by mixed forest of hardwood and conifers. Twenty-nine acres of the property will be a preserve used for walking trails and cross-country skiing. In total, 40 acres has been preserved.

PROGRAMS

The Town of Ballston supports programs throughout the community and beyond. The Village of Ballston Spa Swim Program, the Summer Recreation Program at the Burnt Hills-Ballston Spa School District, the After School Program at the YMCA (in the Burnt Hills-Ballston Spa School District only), and the Summer Recreation Program in the village through BARC.

HISTORIC RESOURCES

The Town of Ballston takes pride in its rich collection of historic resources. There are thirty-eight Historical markers throughout the Town, as shown in the table below. In addition, several books on Ballston's history have been written by former Town Historian Kathy Briaddy, including *Ye Olde Days*; *Shadows: The Life and Times of Eliphalet Ball*, *The Founder of the Town of Ballston*; *Around Ballston Lake*; and *Around Burnt Hills*. In 2005, Town Historian Richard Reynolds co-authored a book, *From Wilderness to Community: The Burnt Hills-Ballston Lake Central School District*, a history of the school district that services most of Ballston and parts of neighboring towns. Moving forward, it will be important to protect the Ballston's heritage by continuing to recognize its many historic resources.

During the 19th Century, some of Ballston's wealthy residents built grand homes, some of which still survive today. Buell Mansion was and still is a grand mansion, and may have been used as a hideout before the Civil War for activities of the Underground Railroad. "The Castle" (although not in present-day Town of Ballston) was built on the eastern side of Ballston Lake. It was based on Warwick Castle in England and, from its highest balcony, it is said that one can see the Catskill Mountains. It was for a time used as a summer home for the man who lived in Hawkwood, another grand home which was located near where Route 50 and Middleline Road intersect today. Hawkwood was visited by Theodore Roosevelt who, as Vice President of the United States, came through the Town on his way to Buffalo to become the President upon the death of William McKinley. Hawkwood was the first house in the area to have pull chain toilets, running water and gas lights.

List of Historical Markers in the Town of Ballston - Source: Town of Ballston Town Historian

Marker Name	Location	Coordinates
Briggs Cemetery	Brookline Road	42 58 47N 73 52 27W
Hubbell House	Brookline Road and Route 67	42 58 63 N 73 51 08W
Trip-Hammer	Brookline Road and Route 67	42 58 63 N 73 51 05W
Centennial Barn	Goode Street	42 55 16N 73 54 23W
Pioneer Farm	Goode Street	42 56 28N 73 53 97W
Larkins Corners	Goode Street and Charlton Road	42 57 13N 73 54 12W
Jennings, Edmund house	Hop City Road	42 59 05N 73 55 29W
McDearmid, Angus house	Hop City Road	42 57 89N 73 55 16W
Burnt Hills Baptist Church	Kingsley Road	42 54 43N 73 53 76W
1772 House	Lake Road	42 56 44N 73 51 06W
Clinton, John	Lake Road	42 56 75N 73 51 11W
Scribner House	Lake Road	42 55 92N 73 51 28W
Stevens School	Lakehill Road	42 54 64N 73 52 95W
Calvary Church	Lakehill Road	42 54 60N 73 53 52W
Ballston Founding	Lakehill Road and Kingsley	42 54 58N 73 53 70W
Kingsley Inn	Lakehill Road and Kingsley	42 54 58N 73 53 73W
Larkin House	Larkin Road	42 55 32N 73 52 97W
Palmer House	Larkin Road and 146A	42 55 35N 73 52 87W
Mann House	Mann Road	42 59 75N 73 52 32W
Ballston Center	Middleline and Charlton Road	42 57 29N 73 52 62W
Ballston Center Church	Middleline and Charlton Road	42 57 32N 73 52 61W
1780 Invasion	Middleline and Devils Lane	42 58 14N 73 52 76W
Christ Episcopal Church site	Middleline Road	42 57 21N 73 52 60W
Colonial Tavern	Middleline Road	42 58 96N 73 52 88W
CourtHouse	Middleline Road	42 58 96N 73 52 89W
Davis, Samuel house	Middleline Road	42 57 73N 73 52 68W
Filer House	Middleline Road	42 59 18N 73 52 92W
Gordon, James site of house	Middleline Road	42 58 26N 73 52 77W
Scott, George	Middleline Road	42 59 74N 73 53 01W
Ball, Eliphalet site	Route 50	42 57 58N 73 51 89W
Bettys Tavern	Route 50	42 55 60N 73 52 72W
McCrea Hill	Route 50	42 58 01N 73 51 80W
McDonaid's Grave	Route 50	42 56 33N 73 52 41W
Waterman House	Route 50	42 55 11N 73 53 35W
White, Stephen house	Route 50	42 57 02N 73 52 02W
Young, Samuel house	Route 50	42 57 50N 73 51 92W
Revolutionary War Fort	Route 50 and Charlton Road	42 57 36N 73 51 96W
Taylor, John house	Route 67	43 00 01N 73 56 36W

DISCUSSION OF NEEDS

The National Recreation and Park Association (NRPA) recommends guidelines for parks, recreation, open space and greenways. The guidelines are intended to assist a community in determining its parks and recreation needs based on the community's unique situation. Utilizing the Level of Service (LOS) approach, the NRPA suggests a formula that establishes the recreation facility supply and recreation facility demand within a community. The LOS formula is based on a series of factors such as the number of users per day per facility, participation frequency, type of user, facility demand, population service requirements, and other factors. The resulting detailed analysis can effectively identify the surplus and deficit of recreational facilities in the Town. The complete LOS approach is found in NRPA recommended *Park, Recreation, Open Space and Greenway Guidelines* by James Mertes and James Hall.

Given the level of analysis required to complete a full recreation LOS, this discussion will only review the recreational needs as identified by the Town and anecdotally through public meetings. The Community Survey conducted as part of this process will also provide insight into the desires of the Town residents. The Town will need to determine if a more in-depth analysis should be considered in the future.

**Town of Ballston
Inventory and Analysis Mapping**

CURRENT ZONING

Map 3

Zoning and Subdivision Regulations Update
 Draft Generic Environmental Impact Statement
 March 10, 2006

KEY

-  COMMERCIAL
-  BALLSTON LAKE COMMERCIAL DIST.
-  COMMERCIAL / INDUSTRIAL
-  INDUSTRIAL
-  PUD
-  RESIDENTIAL DISTRICT
-  RURAL DISTRICT
-  TOWN BOUNDARIES
-  VILLAGES
-  MAJOR ROADS
-  LOCAL ROADS
-  RAILROAD

Data Source: *Map of Ballston, Saratoga County, New York*
 Town of Ballston, Saratoga County, Office of the Planner, 2004

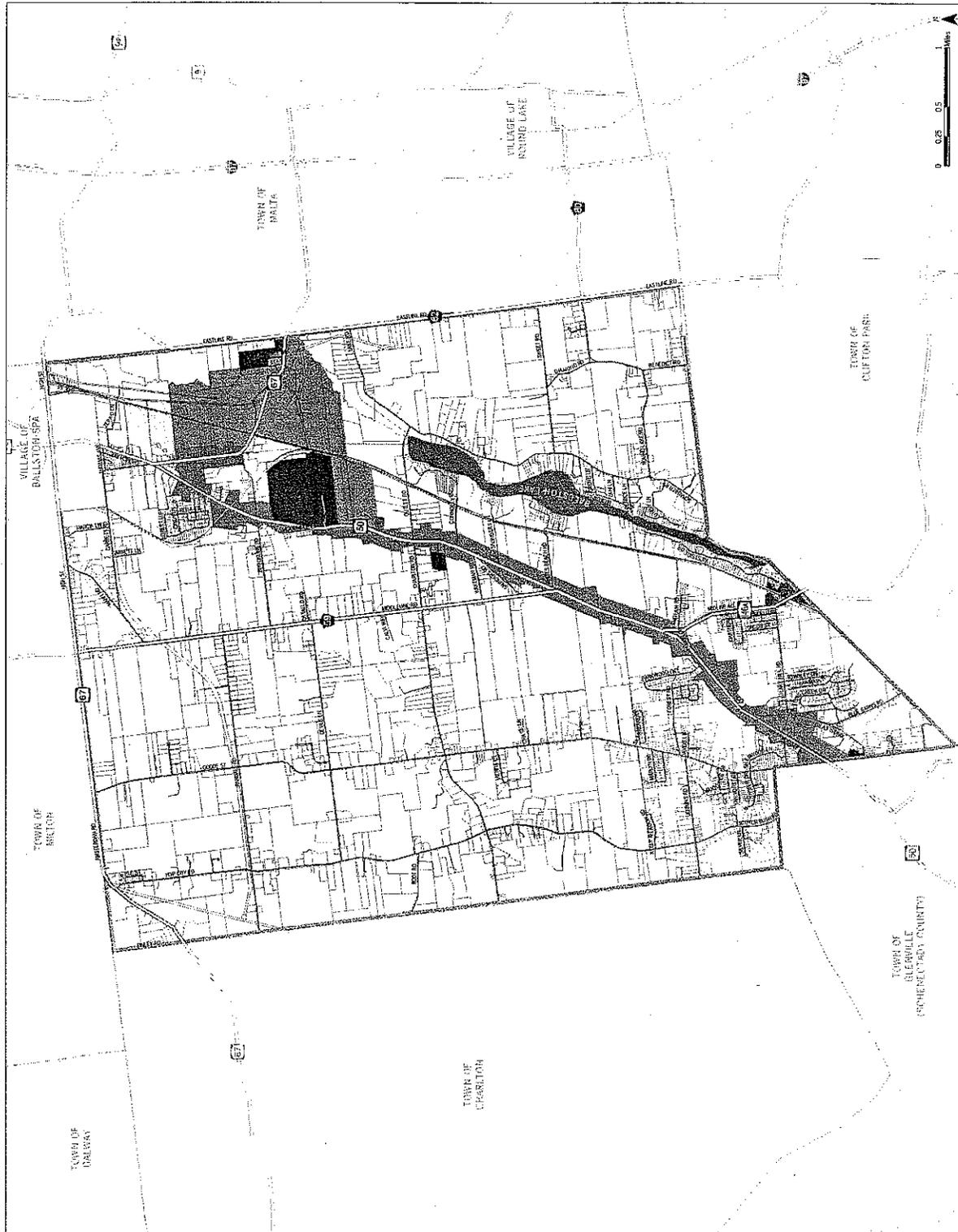
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TOWN OF BALLSTON, NEW YORK



TRANSPORTATION AND INFRASTRUCTURE

Map 4

Zoning and Subdivision Regulations Update
Draft Generic Environmental Impact Statement
March 10, 2006

- KEY**
- WATER MAIN
 - WATER DISTRICT
 - MAJOR ROADS
 - PARCEL BOUNDARIES
 - LOCAL ROADS
 - RAILROAD
 - TOWN BOUNDARIES
 - VILLAGES
- AVERAGE ANNUAL DAILY TRAFFIC COUNT
- ▨ > 10,000
 - ▨ 5,000 - 10,000
 - ▨ < 5,000

Data Source:
Water Main: Dutchess County
ADOT Traffic Counts: NYSOT
Parcel Boundaries: Town of Ballston, Saratoga County, Office of Real Property, 2004

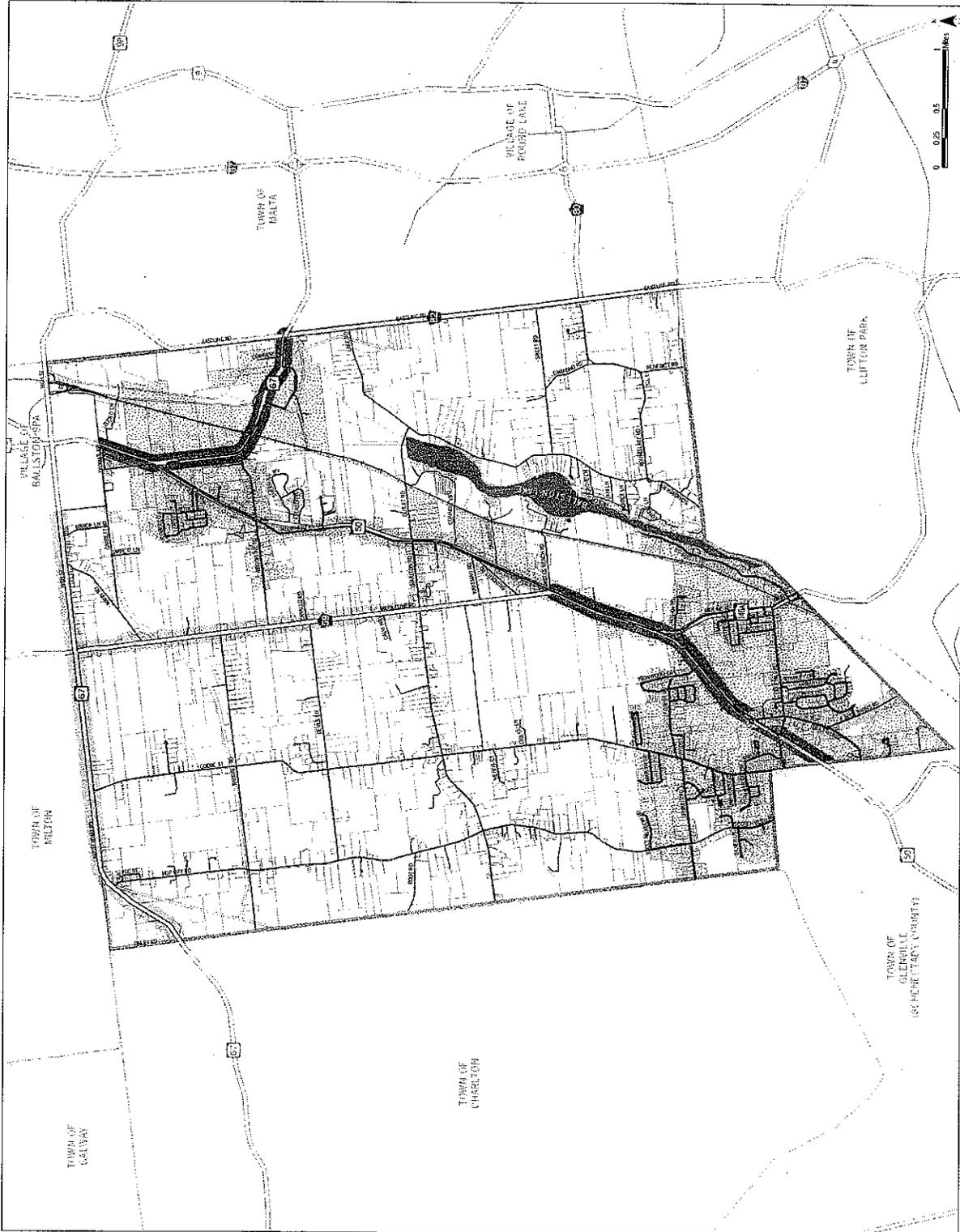
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TOWN OF BALLSTON, NEW YORK



SCHOOL DISTRICTS

Map 6

Zoning and Subdivision Regulations Update
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KEY

-  TOWN BOUNDARIES
-  MAJOR ROADS
-  VILLAGES
-  LOCAL ROADS
-  BALLSTON LAKE
-  SCHOOL DISTRICTS
-  BALLSTON SPA C.S.D.
-  BURNT HILLS BALLSTON LAKE C.S.D.
-  SHENENDEHOVA C.S.D.
-  GALWAY C.S.D.
-  SCOTCH-GLENVILLE C.S.D.

Map Source:
 School Districts: DEDP
 Roads: Ballston Municipal Business Center, 2005
 Parcel Boundaries: Town of Ballston, Saratoga County Office of Real Property, 2004

PROJECT #2005-0502210P

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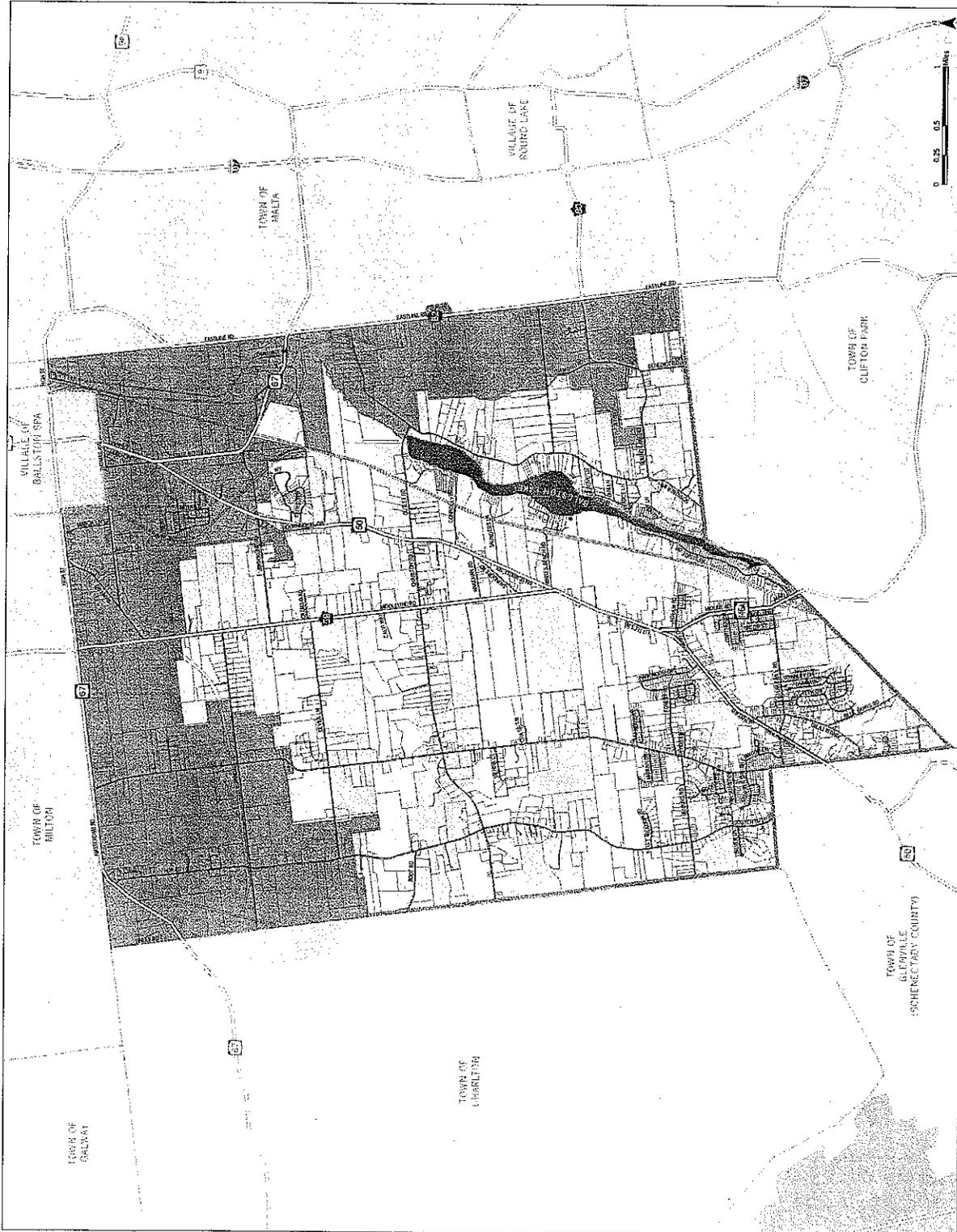
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**TOWN OF
 BALLSTON,
 NEW YORK**



AGRICULTURAL RESOURCES

Map 7

Zoning and Subdivision Regulations Update
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March 10, 2006

- KEY**
-  AGRICULTURAL PARCEL
 -  AGRICULTURAL DISTRICT
 -  PRIME FARMLAND SOILS
 -  MAJOR ROADS
 -  LOCAL ROADS
 -  RAILROAD
 -  PARCEL BOUNDARIES
 -  TOWN BOUNDARIES
 -  VILLAGES

Data Sources:
 All Parcels: Town of Ballston, Saratoga County Office of Real Property, 2004
 Agricultural Districts: Saratoga County Office of Real Property, 2004
 Prime Farmland Soils: 2004
 Major Roads: NYS DOT, 2004
 Local Roads: NYS DOT, 2004
 Railroads: Town of Ballston, Saratoga County Office of Real Property, 2004
 Parcel Boundaries: Town of Ballston, Saratoga County Office of Real Property, 2004

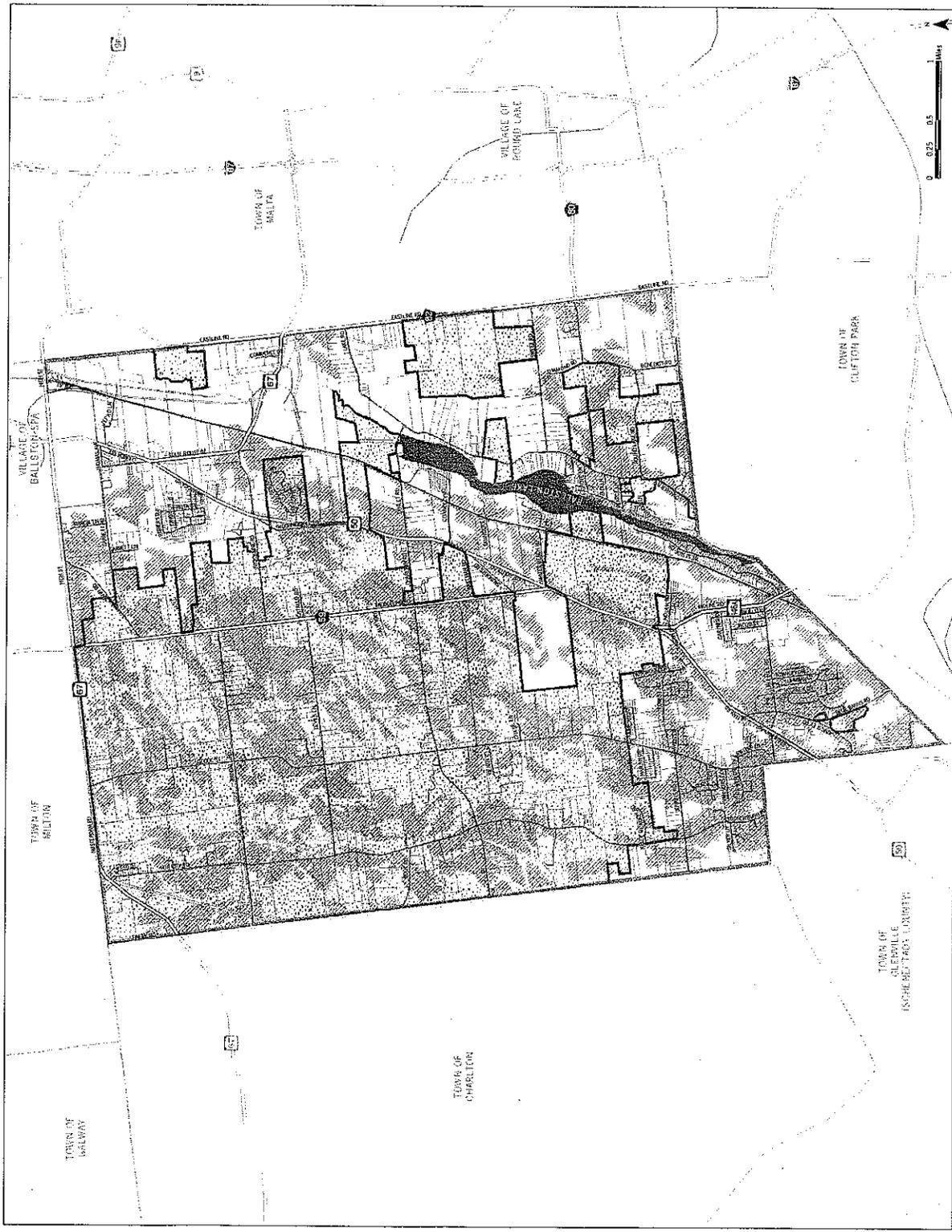
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TOWN OF BALLSTON, NEW YORK



RECREATIONAL, HISTORIC & CULTURAL RESOURCES

Map 8

Zoning and Subdivision Regulations Update
Draft Generic Environmental Impact Statement
March 10, 2006

KEY

- LIBRARY
- CEMETERY
- CHURCH
- SCHOOL
- PARK / RECREATION AREA
- EXISTING TRAIL
- MAJOR ROADS
- LOCAL ROADS
- RAILROAD
- PARCEL BOUNDARIES
- TOWN BOUNDARIES
- VILLAGES

Note: The Town of Ballston lies within New York State's Mohawk Valley Corridor Heritage Area

Map Source:
Library, Church, Cemetery: Town of Ballston
Road, Railroad, Municipal Boundaries: LUPR, 2005
Parcel Boundaries: LUPR, 2005
Saratoga County Office of Soil From N.Y. 2004

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Library, Church, Cemetery, Railroads, Roads, Municipal Boundaries, LUPR, 2005
Parcel Boundaries, LUPR, 2005, Saratoga County Office of Soil From N.Y. 2004
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