TOWN OF SARATOGA
PLANNING BOARD DRAFT AGENDA
November 19, 2025

1. Call Meeting to Order
2. Rules of the Meeting
3. Roll Call
4. Approval of Meeting Minutes from October 22, 2025
5. Applicants:

***Privilege of the floor is limited to three (3) minutes per person for public hearings.**

Public Hearings for Special Use Permits

Roy Lance, 29 NY Properties, LLC. #25-09
363 Co. Rt. 68
Saratoga Springs, NY 12866
S/B/L 155.-1-44 Rural Residential
Location: 828 Rt. 29

Applicant seeks a special multi-use permit to open a plumbing business in the old Hearthstone Veterinary clinic.

NLH Properties LLC #25-08
P.O. Box 1184
Saratoga Springs, NY 12866
S/B/L 154.-1-14.1
Location: 677 Rt. 29 Rural Residential

Representative: Tonya Yasenchak, PE
76 Washington St.
Saratoga Springs, NY 12866

Applicant seeks a special mullti-use permit in order to construct a second single-family dwelling on his property, located at 677 Rt. 29.

Sketch Plan Conference for Minor Subdivision

Elizabeth Sullivan #25-10
139 Walsh Rd.
Saratoga Springs, NY 12866
S/B/L 168.-2-47 & 48 Rural District

Applicants seek to subdivide a 3+/- acre parcel, centered around an existing residence and to perfect the boundary line with the neighbor to the south.

Pre-Submission Conference for Special Use Permit

Devin Klender, Capital Region Co. Inc. #25-11
952 Rt. 4
Schuylerville, NY 12871
S/B/L 183.-1-61.11 Rural District
Location: 952 Rt. 4

Owner: Phlox Warehouse, LLC

Applicant seeks to continue his sales, marketing & distribution of cannabis products (wholesale supplies to retail) business at 952 Rt. 4.

Old Business:

New Business:

Next meeting: December 17, 2025 at 7:00 PM. ***All submittals must be received by the Clerk no later than 8:45 a.m., December 3, 2025, to be on the next agenda.***

~ Meeting dates are subject to change ~

Rules of the Board

All who wish to speak to the Board must be signed in with
full name and residential address on the Sign In sheet.

1. Please stand at the podium and only speak if you have the floor.
2. Identify yourself upon speaking: name, address, municipality.
3. Speak slowly, respectfully and clearly so the Board can hear you.
4. No profanity or vile language will be tolerated.
5. Address comments only to the Board.
6. Comment only on the Application before the Board.
7. Privilege of the Floor is limited to 3 minutes.
8. Speaking is limited to one (1) time per person and there will be no donation of time.
9. Only one person speaks at a time and no interrupting the speaker.