

**TOWN OF SARATOGA
PLANNING BOARD AGENDA
January 28, 2026**

1. Call Meeting to Order
2. Rules of the Meeting
3. Roll Call
4. Approval of Meeting Minutes from December 17, 2025
5. Applicants:

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

Public Hearing 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

Returning applicant seeks to continue his cannabis business at the 952 Rt. 4 offices.

Sketch Plan Conference

**Daniel Gaba #26-01
8 Labelle Ln.**

**Saratoga Springs, NY 12866
S/B/L 170.-1-33 Rural District**

Location: 209 Haas Rd., intersection of Mennen & Haas Rd.

**Owner: Janet Merluzzi
40 Cemetery Hill Rd.
Benton, PA 17814**

Applicant seeks to subdivide the 23.94+/- acre parcel into two building lots, each lot to be 11.97+/- acres. As the property has 475' of frontage, a variance will be needed.

Information

Jeremy VanWebber, seeks information and guidance on the possibility of subdividing 1192 Rt. 9P into 4 – 5 building lots; each lot to be in accordance with Town regulations.

Old Business:

New Business:

Next meeting: March 25, 2026 at 7:00 PM. *All submittals must be received by the Clerk no later than 8:45 a.m., March 11, 2026, 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.