TOWN OF SARATOGA
PLANNING BOARD AGENDA
December 17, 2025

1. Call Meeting to Order
2. Rules of the Meeting
3. Roll Call
4. Approval of Meeting Minutes from November 19, 2025
5. Applicants:

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

Public Hearing for Minor Subdivision

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

Representative: James Vianna, PLS
170 Lohnes Rd.
Stillwater, NY 12170

Returning 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.

Review of Occupancy/Use Change

Shane Lyons #25-12
275 Evans St.
Schuylerville, NY 12871
S/B/L 168.-2-76.12 Rural District
Location: Burgoyne Rd. (between 255 & 273 Co. Rd. 68)

Applicant seeks a review of the Ag Statement for Lot 2B to be changed from ag purposes to residential, in order to build a single-family dwelling.

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: January 28, 2026 at 7:00 PM. ***All submittals must be received by the Clerk no later than 8:45 a.m., January 14, 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.