

SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

HOSPITALITY + CONSUMPTION DESIGN:

- > BREWERIES
- > WINERIES
- > DISTILLERIES
- > DISPENSARIES

PREPARED BY:

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YOUR TASTE
OUR DESIGN





Discover the synergy of creativity and expertise at Saratoga Associates—a multi-discipline design firm where architects, landscape architects, engineers, and planners converge to redefine commercial spaces. From envisioning new building and landscape designs to crafting master plans, stormwater management, and adaptive reuse, our portfolio is a testament to our ability to enrich communities and create compelling destinations. We believe in the transformative power of place. As design professionals, we champion the fusion of imagination, intelligence, and technical mastery. Our commitment to client success is evident in long-term relationships built on trust, collaboration, and a shared vision. With pride, we offer dedicated, timely, and cost-effective services, crafting environments that are not just functional but inspirational.

Saratoga Associates is a distinguished multi-disciplinary design firm with a legacy spanning over 50 years, offering comprehensive landscape architecture, architecture, engineering, and planning services throughout the Northeast. Nestled in downtown Saratoga Springs, our dedicated team of over 20 professionals is committed to our mission of *creating compelling destinations, enriching communities, and safeguarding special places*. Within our Community Planning and Facility Design and Construction studios, we've demonstrated prowess in the brewery, winery, distillery, and cannabis industries, offering a suite of services tailored to their unique needs. Our expertise extends from grant writing services to master planning, landscape architectural design, and architectural design.





Our studios have developed a strong reputation within the brewery, winery, distillery, and cannabis industries. We offer a comprehensive range of services, including:

Grant Writing and Support Services: We assist clients in securing essential funding through expertly crafted grant proposals and support services. Our team's experience in grant writing ensures your project receives the financial backing it needs to thrive.

Master Planning: Our master planning services help you envision the full potential of your project, whether you're developing a new site or expanding an existing facility. We guide you through the process, from conceptualization to execution, ensuring that every aspect aligns with your goals and regulatory requirements.

Landscape Architectural Design: We understand the importance of creating spaces that are both functional and visually appealing. Our landscape architectural design services focus on crafting environments that enhance the user experience while respecting the natural surroundings.

Architectural Design: Our architectural design services combine creativity with practicality, resulting in buildings that not only meet your operational needs but also reflect your brand's identity. We take pride in designing spaces that are as inspiring as they are efficient.

PROFESSIONAL SERVICES



PERMITTING FOR SUCCESS

Permitting and use compliance is the first step in the successful development of cannabis dispensaries, breweries, wineries, and distilleries. Our expertise in hospitality design and planning ensures that your project not only meets all regulatory requirements but also thrives within its legal and community context.

We understand that each project must comply with a range of regulations to ensure successful and lawful operation. Our services encompass every stage of the permitting process, from initial site evaluations to obtaining final approvals. We work closely with local planning boards, state cannabis control boards, and other regulatory agencies to ensure your project meets all necessary requirements.

Our team is well-versed in the complexities of state and municipal regulations that govern these industries. We guide you through the intricate process of securing the necessary permits and ensuring compliance with zoning laws, environmental regulations, and building codes. By proactively addressing these critical steps, we help you avoid costly delays and ensure that your project progresses smoothly from inception to operation.

Whether you're launching a new establishment or expanding an existing one, Saratoga Associates is committed to providing the strategic guidance and support you need to navigate the regulatory landscape with confidence.





CLIENT
Silver Therapeutics

COMPLETED
2021

SCOPE
3,000 SF

SERVICES PROVIDED
Permitting
Programming
Design
Construction Documents
Construction Administration

HIGHLIGHTS
Adaptive Reuse
Design included support spaces: staff
break room, office and packaging /
fulfillment room
Followed Cannabis Control Commission
regulations

The transformation of the mechanics garage into a state-of-the-art cannabis dispensary showcased Saratoga Associates' expertise in navigating regulatory requirements and delivering functional and aesthetically pleasing designs.



CANNABIS DISPENSARY

Berwick, MA

Saratoga Associates successfully completed the design and renovation project for Silver Therapeutics' new cannabis dispensary in Berwick, Maine. The project revolved around transforming an existing two-story mechanics garage into a modern and compliant cannabis retail space.

AG Therapeutics aimed to open a cannabis dispensary on a site zoned RC/I Rural Commercial/Industrial, which required a conditional use permit before beginning operations. Additionally, there was interest in adding a small cultivation facility (under 3,000 sq. ft.) and updating the building's entrance and façade.

Saratoga Associates completed a Conditional Use Application once the survey data of the property was received. They prepared a comprehensive site plan and written narrative to meet all requirements of the Town of Berwick's conditional use permit application. Utilizing survey information and details of the existing structure, they generated a base model and proposed up to three site plan alternatives for review.

Saratoga Associates developed design alternatives for architectural improvements to the building's entrance and façade. They presented and discussed these options with AG Therapeutics, ultimately providing renderings and elevations of the preferred design.

Their ability to adapt and provide comprehensive solutions made the Berwick Dispensary project a success, setting a high standard for future cannabis retail spaces.



CLIENT
Fidens Brewing

COMPLETED
2025

SCOPE
13,500 SF Production Facility
4,500 SF Taproom

SERVICES PROVIDED
Permitting
Programming
Design

HIGHLIGHTS
Development of multiple design alternatives and exterior renderings to explore and communicate design intent.
Preparation of site plans, building elevations, and renderings for Planning Board submission/review.



This partnership demonstrates Saratoga Associates' ability to guide hospitality projects from early vision to buildable reality—balancing creative design, technical rigor, and practical coordination.

BREWERY + TAPROOM

Malta, NY

Saratoga Associates provided design and permitting services for the new Fidens Brewing Company facility. The project established a signature destination brewery that includes a 13,500-square-foot production space and a 4,500-square-foot taproom. Our team was brought on in the early phases to guide the vision for the site layout and support Fidens and DCG Development through the Town of Malta Planning Board approval process.

Our approach emphasized early concept development and collaborative design refinement. We provided multiple site and building layout options to explore configurations that supported operational efficiency, enhanced the guest experience, and ensured compliance with the Town of Malta's form-based code. These concepts were developed into a preferred design that incorporated outdoor seating, delivery access, and a building footprint balancing production demands with customer-facing space. Exterior renderings were created to support public presentations and guide Planning Board discussions, while preliminary floor plans and programming evolved with input from Fidens and Premier Stainless.

Our team was able to provide prompt review and responses to changed requested through the planning board process while staying true to the initial design intent of the building. The project was approved by both the planning and zoning boards after our involvement which allowed them to move forward with the Design Process and develop their future facility.



DESIGNING FOR SUCCESS

A successful hospitality venue begins with a collaborative and intentional design process. At Saratoga Associates, we understand that breweries, wineries, distilleries, and dispensaries are more than just functional spaces—they are immersive destinations that reflect your brand, welcome guests, and drive business growth.

Our design approach is rooted in collaboration. We engage directly with owners, brewers, architects, and consultants to develop spaces that balance operational efficiency with a compelling customer experience. Whether creating a new taproom or refining a tasting room layout, our team listens closely to your vision and translates it into practical design solutions that maximize space, flow, and impact.

By coordinating closely from concept through construction, we ensure every design decision supports your brand identity, workflow, and long-term goals. Our team blends creative insight with technical expertise, delivering cohesive environments that are both visually distinctive and fully functional.

At Saratoga Associates, we don't just design buildings—we build partnerships. Through thoughtful collaboration and tailored design strategies, we help bring your hospitality project to life in a way that feels authentic, efficient, and ready for success.





GRANT SERVICES AND MANAGEMENT



At Saratoga Associates, we help hospitality entrepreneurs turn big ideas into buildable, fundable realities. Our team supports breweries, wineries, distilleries, and dispensaries by identifying funding opportunities, managing the application process, and aligning designs with local and state regulations—so you can spend more time brewing, distilling, and serving, and less time buried in paperwork.

Our services are tailored to the hospitality industry and designed to streamline your path from concept to construction:

FUNDING PROCUREMENT, MANAGEMENT & OVERSIGHT

Targeted Grant Support

We help identify and apply for funding programs that support tourism, small business, adaptive reuse, sustainability, and agribusiness—such as the NYS Consolidated Funding Application (CFA) and USDA Rural Development grants.

Application & Narrative Development

We craft persuasive project descriptions and visual materials that stand out to funders and clearly communicate your vision.

Conceptual Design & Cost Estimating

With in-house architecture, landscape architecture, and engineering, we provide early-stage designs and accurate budget estimates—often required as part of a competitive grant package.

Contract & Compliance Support

Once funding is secured, we help track requirements and reporting deadlines, including MWBE compliance and grant closeout support.

DESIGN PROCESS

CONCEPT DESIGN

Unveiling the potential of your project by understanding your wants and needs, embracing natural influences, and defining logistical parameters.



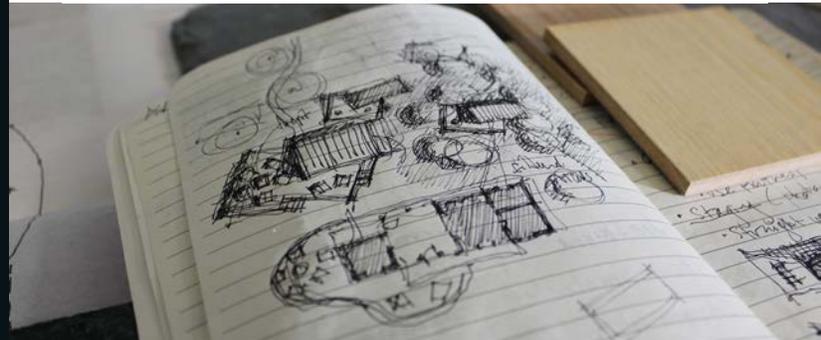
SCHEMATIC DESIGN

Crafting the initial design story with layout options, exterior massing ideas, and cost estimations to align visions.



DESIGN DEVELOPMENT

Refining the selected design direction, finalizing site tie-ins, and coordinating with other trades for a holistic approach.



CONSTRUCTION DOCUMENTS

Providing detailed instructions for contractors, ensuring compliance with codes, and obtaining the necessary permits.





KEY EXPERTISE

REGULATORY INSIGHTS

Our professionals excel in deciphering the impact of state and municipal regulations on building projects, encompassing zoning laws, environmental considerations, and building codes.

PERMITTING NAVIGATION

From initial applications to compliance checks, we unveil the sequential stages that ensure your project advances smoothly, meeting all regulatory requirements.

COMMUNITY ENGAGEMENT

Recognizing the significance of community involvement, we provide strategies for fostering positive stakeholder relationships and addressing concerns.

COMPLIANCE BEST PRACTICES

Our professionals offer practical insights into seamlessly integrating sustainability, accessibility, and other vital elements into project design and development.



Embrace uniqueness.
Ignite excitement in your life.
Thoughtful and inventive
architecture has the power
to enhance your world, break
new ground, and redefine
your experiences.

We understand that hospitality spaces are more than buildings—they are experiences, destinations, and reflections of your brand. Whether you're opening a new brewery, winery, distillery, or dispensary, our team brings the creativity, technical skill, and industry insight needed to bring your vision to life.

From navigating complex permitting and regulations to crafting immersive environments that welcome and inspire, we guide you through every stage of development. Our multidisciplinary team works collaboratively to ensure your project is thoughtfully designed, efficiently executed, and ready to succeed in a competitive market.

With decades of experience and a passion for placemaking, Saratoga Associates is your trusted partner in hospitality design. Together, we'll create spaces that elevate your brand, engage your community, and support your business goals for years to come.

Let's build something extraordinary.





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