

The ***Zoning Board of Appeals*** of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, January 8, 2026.

REGULAR MEETING

7: 00 P.M. Roll call took place.

Present

Lettie Saheim
Rich Geddis

Absent

Kristin Griswold
Ed McDonough, Chairman
Jay Shover

David Brennan, Town Attorney, and Elizabeth Hale, Clerk, were present.

7:04 P.M. Only two of the five Board members appeared; therefore, a quorum was not met. The December 4, 2025 minutes will be reviewed at the February Zoning Board meeting.

Thomas Trout (Tax Map #20.17-1-27.2). Tom Trout, applicant, appeared to propose the construction of a 26' X 35' X 16-17' high garage to be located on his recently purchased property in a HD at 126 Hudson St. (Lots #7 and #8), Hemstreet Park in the Town of Schaghticoke. Mr. Trout explained that he consulted with the Building Inspector, Scott Frisino, with regard to the proposed garage and its location. Mr. Trout owns a boat (and has intention to purchase a second boat), and jet skis. Mr. Trout intends to keep all the recreational vehicles under the cover of the proposed garage. Mr. Trout drew sketches to demonstrate the various configurations considered for the positioning of the proposed garage construction, with the least intrusion upon and obstruction to his dwelling and to the neighbor's on the southerly side. Mr. Trout submitted an application, requesting two area variances: 1. for a 5' front yard area variance from the required 10' and 2. a 7' side yard area variance from a required 10' on the southerly side of the residence in order to meet the Zoning Code. A check for \$150. application fee was submitted. The Board members requested a clear sketch of the property including the existing residence and the proposed garage to be presented to the Board at the public hearing. Dave Brennan will research to determine if the short form EAF is required to be submitted. A public hearing may be held at the February meeting. Mr. Trout was encouraged to speak with his neighbors with regard to the proposal and to encourage those who support the application to appear at the public hearing. The meeting concluded at 7:45 p.m.

Respectfully submitted, *date:*

Elizabeth Hale, Clerk