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The *Zoning Board of Appeals* of the Town of Schaghticoke met at the Town Hall, 290 Northline Drive, Melrose, New York 12121 on Thursday, July 2, 2026.

REGULAR MEETING

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

Present

Ed McDonough, Chairman

Nick Bayly

Rich Geddis

Jay Shover

Absent

Lettie Saheim

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

The Board reviewed the minutes of June 4, 2026. Jay Shover made a motion to approve the minutes as submitted. Ed McDonough seconded.

Ayes: McDonough, Geddis, Shover

Nays: None

Abstention: Bayly

Ed McDonough made a motion to suspend the regular meeting and open the public hearing. Jay Shover seconded.

Ayes: McDonough, Bayly, Geddis, Shover

Nays: None

PUBLIC HEARING

7:01 P.M. Chairman McDonough reviewed the sequence of the hearing with the applicant and the public. There were 8 interested residents present.

Chairman Ed McDonough read the Notice of Hearing for Application #4-26 of Megan Foxvog for an interpretation of the Zoning Law that the use of 100 Eastover Road, a 1.21± acre parcel located at the northeast corner of Route 40 and Eastover Road (current Scriven Printing building) (Tax Map Parcel 71.10-1-1), as a dog grooming facility and doggie day care facility is a use allowed in the Hamlet Zoning District subject to

issuance of a special use permit and site plan review by the Planning Board or in the alternative for a use variance allowing said use at the parcel subject to site plan review by the Planning Board. Please be advised that written comment will also be accepted by mailed submission to the attention of the Town Clerk or via email to townclerk@townofschaghticoke.org. Further, the Zoning Board of Appeals will accept written comment for 14 days after the July 2 hearing date.

Megan Foxvog, applicant, Karla Foxvog, proposed owner, and Emileigh Putnam were present. Brian Rafferty, current owner of the property located at 100 Eastover Road at the corner of NYS Route 40, was present. Jake Keasbey, land surveyor, appeared to present the proposal for the operation of a Dog Grooming business and Doggie Daycare operation to be located at the Scriven Press building at 100 Eastover Road in the HD of Speigletown in the Town of Schaghticoke. Megan Foxvog submitted the application for a use variance. Mr. Keasbey presented an illustration of the proposed façade of the renovated building. The applicant is currently operating a grooming salon for dogs in the Town of Cambridge. She stated that the business has grown exponentially and that the 100 Eastover Road location would provide substantially more space for the “upscale” salon. Ms. Foxvog stated that an interpretation of the zoning law was requested for “kennel”, as the Zoning Code prohibits the operation of a kennel within a Hamlet District.

Angelo Lucci, 111 Eastover Road, stated that he was representing the Eastover Road neighborhood and intended to express their concerns with regard to the ‘kenneling aspect’, such as excessive barking, issues with daycare and the possible outside fencing of dogs. He added that he is quite familiar with doggie daycare and that a very large number of dogs can be accommodated within the Scriven space.

Mr. McDonough replied that there would be no overnight boarding and that the proposed hours of operation were 9 a.m.-5 p.m.

Safety issues and parking concerns were high-lighted, with emphasis on traffic hazards and sight distance. Currently Choice Physical Therapy, located across Eastover Road, uses the Scriven property for additional business parking.

Attorney Brennan stated that “No Parking” signs could be posted, but the posting is not considered the responsibility of code enforcement.

A discussion with regard to code enforcement took place. Attorney Brennan stated that stipulations could be created for the operation of a business and that code violators are taken to town court. A few of the Board members expressed a difference of opinion, citing the lack of code enforcement. In addition, examples of the absence of code enforcement were presented.

Ms. Foxvog added that the proposed hours of operation would be 9 a.m.-5 p.m., a typical work day.

Vince Ragone, who owns property next door, stated that the property was on the market for 570 days and that there had been 8 showings. In addition, he noted that more ‘home-grown’ businesses are needed within the town and that a gas station or

convenience store, permitted in an HD, would create more traffic than a dog grooming salon.

Jacob Keasbey added that the Foxvog proposal should not be punished for the 'transgressions' of Choice Therapy.

Chairman McDonough replied that the Board is burdened with the interpretation of the Zoning Code, and whether this proposed business may be defined as a "kennel", according to the Zoning Code.

Jay Shover expressed concern with regard to traffic. He elaborated, stating that the neighborhood ingress and egress to and from Eastover Road would coincide with the dog grooming business hours, thereby increasing traffic congestion. Mr. Shover stated that he is a resident of the Eastover Road neighborhood, and that Eastover Road is a better road for entrance/exit than the others parallel to it, offering access to NYS Route 40. He added that he is currently acting in the role of a ZBA Board member, not as a neighborhood resident.

Megan Foxvog stated that she is currently operating a grooming salon in the Town of Cambridge. She does not currently offer doggie daycare; therefore, this aspect of the business is new to her. The first floor of the Scriven building has 2,400 square feet of space. She anticipates employment of 2 groomers and one dog handler/supervisor. Ms. Foxvog noted that her goal, for the doggie daycare program, is to accommodate 6-10 dogs. However, she doesn't "have a clue" concerning the number of dogs, as she is not well-versed in daycare. She does not expect any major parking problems, given drop-off and pick-up schedules. Dogs will not be sitting and waiting. Dogs will be groomed one at a time; 20 dogs per week, four to six dogs per day is foreseen. Megan Foxvog provided the Board and public with a short biography. Ms. Foxvog stated that she started grooming after high school when she worked as a groomer for other businesses. On weekends she groomed dogs in her parents' basement. She formed a business model and opened a 500 sq. foot retail space in Cambridge. She has been looking for a larger space for a year and feels that the Schaghticoke community has a need for her business. She has won regional awards for her business for two sequential years. She would like to make a positive impact upon the town.

Attorney Brennan provided the definition of "kennel" found with the Zoning Code. Bill Fogarty, a Town Board member, responded; he said that the proposed business is not a kennel.

Mrs. Rafferty supported "this young lady" who, she said, is trying to make a business – and to put it into perspective, "Right to Farm". Mrs. Rafferty would prefer the language "Right to Dog". Mrs. Rafferty pointed out that Jay Shover is a resident within the Eastover Road neighborhood and that his acting as a board member is a conflict of interest.

Jay Shover responded by stating that Mrs. Rafferty may be conflicted as well since she wants to sell the property. He repeated his concerns about traffic safety.

Vince Ragone said that he has "no grudge against you guys", but the last review of the comprehensive plan was in 2005 and that the town is in need of an updated comprehensive plan.

Atty. Brennan asked if the applicant has a clear business plan and if there is a market for dog grooming and daycare business in the Town of Schaghticoke, a farm and agricultural community. In addition, Atty Brennan asked Ms. Foxvog if she thought that there were enough potential customers (in the town or passing through), with the financial capability, to benefit from doggie daycare and/or grooming services, thus allowing her business to thrive.

Ms. Foxvog replied that she is aware that her business is considered a luxury, but it is good for the socialization of dogs. She does not know the full overhead costs and assumes that she will have customers.

Attorney Brennan explained that the Board was not in the position to make a decision until the period for written comments is closed.

Ed McDonough made a motion to reconvene for deliberation with regard to the application of Megan Foxvog on Monday, July 20, 2026 at 6 p.m. Rich Geddis seconded.

Ayes: McDonough, Bayly, Geddis, Shover

Nays: None

Jay Shover requested recusal from the Foxvog matter. Mr. Shover added that he will be on vacation July 20, 2026.

With no further business at hand, Ed McDonough made a motion to adjourn the meeting at 8:18 p.m. Rich Geddis seconded.

Ayes: McDonough, Bayly, Geddis, Shover

Nays: None

Respectfully submitted, *date:*

Elizabeth Hale, Clerk