



**TOWN OF MAMAKATING
ZONING BOARD OF APPEALS**

2948 STATE ROUTE 209
WURTSBORO, NY 12790

Viewable in person and via Zoom

AGENDA

August 24th, 2023

1. **Call meeting to order 7 PM**
2. **Pledge of Allegiance**
3. **Tentative: Acceptance of Minutes**
4. **GML-239 N: Village of Bloomingburg**- Proposed Zoning Change. Properties are located at 37 – 41 Winterton Road. Tax maps 203.-2-8 and 203.-2-10.1, approximately 1.4 Acres, and in the R1 Zone. Proposing to change Zone to NBD. Referred to the Town of Mamakating due to proximity to Municipal Boundaries.
5. **Planning Board Notice of Intent to become Lead Agency: East Gate Warehouse AKA McDonald Road 45 LLC** – Proposed Amended Site Plan to expand existing warehouse. Property is located at 21 – 45 McDonald Road. Tax Map Section 26; Block 1; Lot 21.7, is approximately 5.22 acres, and lies within the Airport Development Zone. Town of Mamakating Planning Board intent to become lead agency on this project, Town of Mamakating ZBA is an involved agency and can provide comments/request to be lead agency.
6. **Fausto Canda Benegas**- Interpretation and appeal of Building Inspector’s Determination that 1. Denial of permit, 2. Notice of Violation 23-0363 (dated July 3rd), 3. Accessory structure on property with no primary structure, and 4. Notice of Violation 23-0363 (dated July 13th) code 199-51. Property is located on Laurel Trail. Tax Map Section 43; Block 9; Lot 3; is approximately 0.92 Acres, and lies within the Neighborhood Residential Zone.
7. **Robert & Kimberly Rogers**- Area Variance for proposed garage. Existing shed is located near property line, proposed garage to replace shed in same location and will be on the property line or 1’7” away from property line. Property is located at 21 Hard Cinder Road. Tax Map Section 60; Block 2; Lot 6, is approximately 0.42 Acres, and lies within the Lake Neighborhood Residential Zone.
8. **Close Meeting**

NEXT SUBMISSION DATE IS September 8th, 2023

NEXT MEETING DATE IS September 28th, 2023

(NOTE: AGENDA IS SUBJECT TO CHANGE)

INSTRUCTIONS TO ACCESS THE VIRTUAL MEETING: If you have a computer, tablet, or smartphone, you can log in and see the video and hear the audio of the live session. You can access the Zoning Board Meeting as follows:

Topic: Town of Mamakating ZBA Meeting August 24th, 2023

Time: August 24th, 2023 7:00 PM

Link: <https://us02web.zoom.us/j/86551121775?pwd=WEVxY2tmeEgrUU9BMEE3bmRnRm54UT09>

Meeting ID: 865 5112 1775

Passcode: 813568

One tap mobile +16469313860,,86551121775#,,,,*813568# US

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