

**REGULAR MEETING**  
**April 28, 2015**

**City of Newburgh Zoning Board of Appeals**

Summary of Record of Actions Taken at the Regular Meeting of the Newburgh Zoning Board of Appeals held on April 28, 2015 at 7:30 p.m. at Newburgh City Hall, 83 Broadway, Newburgh, New York 12550.

Members Present: Joanne Lugo, Chairperson  
Victor Mirabelli  
Michael Papaleo  
David Schwartz  
Barbara Smith  
LaShawn Jasper  
Corey Allen

Also Present: Michelle Kelson, Corporation Counsel

The Chairman opened the meeting at 7:30 pm by thanking Victor Mirabelli for his service to the Board.

**Motion to approve minutes of the meetings of March 24, 2015: Barbara Smith**

**Motion Second: Victor Mirabelli**

**Motion Carried: Unanimous**

**Old Business:**

**1. Appeal No. 2015-01**

Applicant: Alejandro Perez

Owner: Alejandro Perez

Location: 261 Robinson Avenue

Requesting an AREA VARIANCE for 4,652 feet on lot area, 50 feet on lot width, 11 feet on front yard setback and 8 feet on side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in a R-1 Zone.

Alejandro Perez and his mother, Norma Perez, appeared. Mr. Perez presented revised plans and photographs of the property. Mr. Perez reiterated that the building is a single family house on a corner lot that is currently vacant, which he plans to renovate and occupy. There is a single story shed that is attached to the rear of the house, which sustained damage to the foundation from a tree which went through the building. Mr. Perez proposed to remove the tree, replace the siding, repair the foundation, and because he will have to do that work, he wants to remove the shed then add an addition to the house which will be two stories. The only additional story to the house would be above the new room, where the shed currently exists. The width will be the same as to what currently exists, but will be extended about two feet towards the rear of the property. Mr. Perez stated there is a section of the backyard between the house and the neighbor's property which has some gravel that provides space to park two cars.

At this time the Chairperson opened the public hearing by reading the text of the notice.

There were no speakers for or against the applicant.

The public hearing was duly convened and completed on April 28, 2015.

Motion to Close Public Hearing: Victor Mirabelli

Motion Second: David Schwartz

Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Zoning Board of Appeals to assume Lead Agency status for S.E.Q.R.A.:  
Motion Made: Victor Mirabelli  
Motion Second: David Schwartz  
Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Zoning Board of Appeals declares a Negative Declaration for S.E.Q.R.A.:  
Motion Made: Victor Mirabelli  
Motion Second: David Schwartz  
Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Motion Made to approve **AREA Variances: Victor Mirabelli**  
Motion Second: David Schwartz  
Roll Call Vote: Unanimous  
**Motion Approved: Unanimous**

Meeting Adjourned 7:47 p.m.

Respectfully Submitted:

Approved:

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**Michelle Kelson, Acting Secretary**

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**Joanne Lugo, Chairperson**