

**REGULAR MEETING  
March 24, 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 March 24, 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

Members Absent: Corey Allen

Also Present: Timothy Kramer, Assistant Corporation Counsel

**Motion to approve minutes of the meetings of November 24, 2014, December 23, 2014 and February 24, 2015: Victor Mirabelli**  
**Motion Second: Barbara Smith**  
**Motion Carried: Unanimous**

**New 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 stated that he has owned the building for one year, which was previously owned by his brother for two years. The building is a single family house on a corner lot that is currently vacant. He plans to renovate then occupy the house. 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 since he has 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.

Michael Papaleo noted that the site map on the applicant's plans is not correct and must be corrected by the architect. Victor Mirabelli stated that he would like to see more detail on the plans, specifically clarification on the distance between the new addition of the house and the back fence separating the adjoining property.

The board then held a discussion about the possible need for a parking variance. The board was not clear, based on the plans, whether there will be room to park two vehicles on the property with the new addition to the house. After the discussion, the applicant requested the board to table the application so that he can speak with the building department and provide more detailed plans for the board.

Motion to table the application: Barbara Smith

Motion Second: Michael Papaleo

Roll Call Vote: 5 Yea/1 Nay (Lugo)

Motion Carried: 4-1

Meeting Adjourned 8:25 p.m.

Respectfully Submitted:

Approved:

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**Timothy W. Kramer, Acting Secretary**

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**Joanne Lugo, Chairperson**