

**TOWN OF NEWBURGH, ZONING BOARD OF APPEALS
21 HUDSON VALLEY PROFESSIONAL PLAZA, NEWBURGH, NY 12550
RE: SBL # 71-5-5 R3 ZONE (JOSE LEMA – HOME OWNER : 61 SOUTH PLANK RD, NEWBURGH)**

**ATTN: MS. SIOBHAN JABLESNIK
APPEALS MEETING DATE: MARCH 25, 2021 at 7:00 PM**

Dear Office of Zoning Board:

An accessory building with approximate dimensions of 35' x 16' was built on the property located at 61 South Plank Rd., Newburgh, NY, and is currently being utilized as a illegal and unlicensed restaurant/illegal and unlicensed bar, which is used to sell and serve food and alcohol to approximately 200 people every weekend. The property was paved and turned into a volleyball court stadium with extremely bright lights that are turned on every weekend at sunset and remain on after midnight with tremendously loud music constantly played at all hours, including late into the evenings. People purchase alcohol, become intoxicated and belligerent, and cheer loudly with use of inappropriate/foul language while the volleyball players play late into the night. All of the above occurs all day and night without any consideration whatsoever for the neighboring households. The people who attend the illegal and unlicensed events at the above location every weekend park their vehicles throughout the yard, they double park on the street, and obstruct traffic, with traffic the road getting so bad that cars driving by come to a complete stop and honk their horn's in attempting to travel on the road in front of the subject property. The illegal attendees also park across the street on my property without permission or consent. Law enforcement agencies have reported on several occasions. On Monday mornings, after the illegal and unlicensed events occur every weekend, the debris and mess left behind by the people attending these illegal and unlicensed events is disturbing as they leave behind a great deal of garbage all over the street, which blows into neighboring yards. The noise pollution emanating from 61 South Plank Rd., every weekend from the intoxicated people attending the aforementioned illegal and unlicensed events with extremely loud music, and the many children who are endangered by accompanying the intoxicated individuals, is alarming, illegal, and negatively affects the quality of life for the neighboring households. Please take all of the above information into consideration and DENY any permits with regard to the aforesaid illegal structure/building, which is used as an unlicensed and illegal bar, unlicensed and illegal restaurant, unlicensed and illegal club, and unlicensed and illegal volleyball stadium (illegally paved volleyball courts).

Respectfully submitted by Anonymous, Town of Newburgh Resident