



From: John Friedle [jfriedle@hvc.rr.com]
Sent: Wednesday, March 21, 2012 7:07 PM
To: zoningboard@hvc.rr.com
Subject: Families for a Better Newburgh

Town of Newburgh Zoning Board of Appeals: Families for a Better Newburgh

Dear ZBA members,

My name is John Friedle and my home is on the corner of Midway Dr. and Devito Dr.. I believe that mine is the closest house to the construction proceeding at the adult entertainment establishment formally the Blue Moon, now called Fantasy Island. I have dealt with the current business since 1995 when I bought the house from my Step Father. Although there have been many instances of loud noise, strangers parking in my driveway and in front of my house, as well as empty alcohol containers and drug paraphernalia littering Devito Dr. the fact that the club was primarily on 9W screened by woods did mitigate some of the disturbances.

With the current wholesale clearing and moving of the club towards mine and my neighbors homes I feel we will have an even greater negative impact.

It is my understanding that the ZBA had denied the variance required to move and expand the adult venue use. How then can, what is defined by the owner as an adult venue "Eating and Drinking" establishment, construction begin of a complex for just that purpose that was previously denied?

Just because food can be served does that nullify the previous decision? Since alcohol will be served G-strings are required. But what is the true difference from the existing use? We could now have potentially intoxicated patrons from a sex club driving in our neighborhood. As a whole we would be better off with the current use as any drinking was kept in the parking lot on the QT.

All other eating and drinking establishments in town do not have entertainment everyday that they are open. The few that do have entertainment do so only a couple nights a week. None of that entertainment involves nudity. Reasoning that Adult entertainment is permitted, and on a daily basis is a is a unfathomable conclusion. In fact it must be quantum physics because I do not understand it!

I believe the Code Enforcement Officer is mistaken in his belief that a variance is not required. Furthermore the moving of this club closer to our neighborhood will be a detriment to our home values, safety and peace of mind. If his determination is allowed to stand any establishment in the Town of Newburgh can follow the lead of Santa Monica Holdings,LLC.. Please stand by and enforce your previous decision.

Be Well

John Friedle
1 Midway Dr.
Newburgh