

1.

Dear Ms Mackin, Mr Whitton, and the Town of Clinton Town Board,

I just read of the Cornerstone situation on

next-door.com

. I don't have all of the details (could not find them on the townwebsite), and I trust that you will do the right thing.

However, since I can't attend the meeting on Tuesday, I wanted to voice my concern about any illegal expansion and violation of zoning laws. Based on the information shared on the website, this appears to be particularly problematic given that the property is possibly up for sale.

I agree with others that zoning laws ought to be vigorously enforced, and most especially when what is being proposed affects the viewsheds, ecosystems, historical quality, watershed, and quality of life of others who live in the Town of Clinton.

Precedent matters, as no doubt the lawsuit is making clear, and I hope that, thinking about the future rather than only the present, you will stand firm in this case.

Thank you,

Bronwyn Bevan

2.

To whom it may concern, I am a direct neighbor to cornerstone and I have concerns with the current state of cornerstone and their possible expansion. The owner of this facility thru a private equity group has a very checkered history and multiple lawsuits. I am concerned that the community, it supposedly serves, and the quality of service may not be top of mind.

This facility was built over half a century ago, and from my research remains on private sewer and well. I would like to know what updates to accommodate the increased beds (in violation of code) they have made to the water - sewer - disposal systems? Are these systems outdated? Have they been inspected?

What are the noise and security protocols and has security been increased given the large increase in attendance?

Are there business hours or are people allowed to come and go in all hours of the night as they please? Everyday I observe many multiple vehicles coming in and out of the facility at all hours.

Is a background check done for criminal history or violent tendencies? How dangerous are these people that are right next to our families? How long is a typical stay?

What percentage of the admittance is local vs outta state?

What is cornerstone doing to benefit the lake or area and it's residents?

I believe silver lake is a unique community of tight-knit residence that care deeply about their home , fellow neighbors and it's coexistence with our conservation district and landscape.

I hope the board considers the long run interest in preserving the integrity of our community and fostering a warm - safe and welcoming environment for future families and residents. There is a notable difference between the properties roots as a small lodge vs the secretive drug rehab facility it has been transformed into against many of the local long time residence interests.

Thank you for your time and consideration

Hamed anvari

Owner since 2011

Direct neighbor to cornerstone.

3.

Town Board of Clinton,

My family and I have resided on Deerhill Road for the last 12 years. Being a direct neighbor of Cornerstone of Rhinebeck for the duration of that time I have witnessed and experienced the degradation of quality of life (light and noise pollution) and the increased draw on the community's resources (police, fire department and ambulance services) as the facility's occupancy has steadily, and illegally, increased. I strongly oppose any change to the Zoning Law for the Conservation District that will exonerate past illegal expansions, as this will set a horrible precedent going forward, and permit future increases to occupancy that will further add to environmental pollution and increase the burden on our community resources.

Aaron Hagedorn

4.

Carol, please forward this letter to the Town. Board:

I have been a resident of Clinton for 49 years, having raised my family on Hollow Road just east of Clinton Hollow and now living on Oak Tree Rd by Silver Lake. During this time I have been part of the effort to preserve the integrity of the rural nature of our community, initially being part of the start ups of the Conservation Advisory Council and the Scenic Roads Committee. Then serving on the BAR for 10 years. I am strongly opposed to any of change to the Zoning Law for the Conservation District which would authorize the increase of allowable beds at Cornerstone, which is already a non-conforming facility. Thank you for your consideration of this request. Larry Freedman

5.

have a question for you is there any way I can vote no to this expansion?????

Can I send a text or letter with my vote.

Phil & Maria

6

December 13, 2022

Dear Board,

I'm writing regarding the public hearing on zoning changes for the town of Clinton Tuesday December 13, 2022.

I would like to express my concerns over any changes to the current zoning restrictions in District C zones.

We are a supporter of the great work Alternative Care Facilities provide to the public. However they need to follow the rules.

Our concern is over changing the zoning restrictions to provide the right to expand and how those changes will affect the environment.

As I am sure you are aware the facility in question is located in the Conservation Agricultural Residential district (District C) surrounding our 3 lakes and aquifers (Silver Lake, Mud Pond, and Long Pond). We believe any changes that allow expansion will threaten the fragile ecosystem that surrounds these precious waters and wetlands.

There is a reason the restrictions were put in place to begin with and changing it now has the potential to damage our aquifer and our drinking water. Nobody plans for environmental disasters but when it happens everyone asks how could this have happened? Well, here we are, you have a decision to make.

Is it worth the risk?

In August 2022 the zoning Board of Appeals heard all the arguments and voted to reaffirm the District C code and not allow an increase in population. They made the right decision and the Town should stand by it and enforce the rules that we as a community need to follow.

Furthermore, we are concerned that any changes to the restrictions will set a precedent that threatens the integrity and enforceability of our town code in the future.

We respectfully ask that you not change the current restrictions and protect our town and our waters.

Thank you.

Stephen Rotondo

Sarah Ivins