

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cornerstone

1 message

nancy persely <kins@peoplepc.com>
To: Carol Mackin <townclerk@townofclinton.com>

Wed, Feb 15, 2023 at 8:07 AM

Hi Carol,

After listening to Michael and the rest of the town board last night I realize how uninformed I am on what goes on in Clinton. This is a good thing to realize. I felt I needed to stand up and say how wrong I was.

Thanks for all you do, Jack Persely

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Public hearing on Local Law for Alternate Care Facilities

1 message

Eric Bunge <eric.bunge@narchitects.com>

Tue, Feb 14, 2023 at 3:36 PM

To: "TownClerk@townofclinton.com" <TownClerk@townofclinton.com>

Dear Town Board,

I am a resident of the Town of Clinton. As I am unable to attend tonight's public hearing on a proposal to change the zoning restrictions on non-conforming Alternate Care Facilities, I respectfully submit a request that I know many of our neighbors share.

Could you please consider delaying your vote enough time to allow the community to digest the results of tonight's hearing. A hasty vote in favor might have a lasting negative impact not only from the expansions themselves, but from a process that might fray the social fabric of our community, which includes you, our Town Board.

Sincerely,

Eric Bunge
170 Silver Lake Road
Rhinebeck, NY 12572

Eric Bunge

Eric Bunge, FAIA
Founding Partner
nARCHITECTS
Adjunct Associate Professor, Columbia University / GSAPP

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Public hearing on Cornerstone

1 message

Robert "Skip" Backus <rbackus@eomega.org>
To: townclerk@townofclinton.com

Tue, Feb 14, 2023 at 1:40 PM

Dear Town Board,

Please postpone the vote on the Cornerstone property to allow for more public input and discovery of future implications involving such an important issue.

Thank you for your consideration.

Robert "Skip" Backus
CEO Omega Institute

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Regarding Cornerstone

1 message

Dieter-David Schoellnberger <dds1301@gmx.net>
To: townclerk@townofclinton.com

Tue, Feb 14, 2023 at 10:37 AM

Dear Members of the Clinton Community Board,

I am writing to request that you delay a vote on a very pressing issue regarding Cornerstone.

As a residence on Silver Lake, I'm very concerned on what's "NEXT?" After the sale of Cornerstone to a new city developer for \$31M, I'm anxious for what their plans are long term and what does that mean for Silver Lake, Clinton, Rhinebeck and the Hudson Valley.

By changing the zoning, YOU, the Community Board, are opening the door for many more opportunities to larger businesses to come in, make their plans and destroy our current community. You are elected by the people for the people, so please do the right thing and stay with the community and not support businesses form the outside.

Staying strong and showing that everybody needs to stay within the allowed limits, will send the right message and companies will back off.

Thank you for your consideration. I look forward to your response.

Sincerely,

Dieter Schoellnberger
107 Deer Hill Road
Rhinebeck, NY 12572

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Amendment to Section 250-31

1 message

Cathy McMahon <cmcmahon137@optimum.net>
To: Carol Mackin <townclerk@townofclinton.com>

Tue, Feb 14, 2023 at 7:52 AM

I am opposed to any accommodations for Cornerstone. Flagrant violation of our local zoning laws must be opposed at every level, especially in light of Gov. Hochul's desire to add 3% additional housing to the town of Clinton, with her plan to override local zoning laws if we don't comply. Refer to the article about this at:
https://poughkeepsiejournal-ny-app.newsmemory.com/?publink=1ba4866e0_134aa69

Making any changes to our zoning law sets a bad precedent for others to violate our laws. It also shows the governor that we are willing to back down when threatened.

Cathy McMahon
137 Long Pond Rd

Sent from my iPad

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Letter to the Clinton Town Board re: Cornerstone Expansion

1 message

Brad Cole <bradcole@me.com>

Mon, Feb 13, 2023 at 9:00 AM

To: Town Clerk <townclerk@townofclinton.com>

Dear Town Board, It is my understanding that there will be a board vote on Feb 14 regarding the expansion of Cornerstone. I am asking the board to delay this vote for the following reasons.

First and foremost, has the board or the town done any work on understanding the population and environmental impact of this expansion? If not, I believe the results of such a study should be part of this decision. If this work has been done, where can the results be found?

Secondly, It is my understanding that this vote and ultimately turning over the zoning violation issued to Cornerstone is in response to a lawsuit against the Town of Clinton and some residents. As an observer, this amendment language and this vote are being put forth to avoid the consequences of the lawsuit. I do not understand how these actions will benefit the community, I just dont see it and would appreciate hearing your justification. At this point, I would rather have my taxes raised and have our town board fight this suit on my/our behalf and uphold out town's vision:

The Town of Clinton Vision Statement

"The Town of Clinton desires to maintain its rural character, consisting of natural landscapes, native ecosystems, working farms, small hamlet-scale development and historic structures, while preserving its scenic quality, and to do so in a manner that continues to promote its small town atmosphere and quality of life."

I undertand the board has taken this issue to heart. But If the board believes voting in favor of this amendment/expansion will make the problem go away, or that shifting the responsibility to Clinton's Planning Board will make for positive precedent, I am asking you to question this concept. The law and its intent clearly signal your ability to fight this lawsuit and prevail, with broad support from the community.

Thank you again for your time and consideration,

Brad Cole
54 Deer Hill Road
Rhinebeck NY, 12572

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Letter to town board members

1 message

Wendie Adelman <wendela46@aol.com>

Sun, Feb 12, 2023 at 11:25 PM

Reply-To: Wendie Adelman <wendela46@aol.com>

To: "townclerk@townofclinton.com" <townclerk@townofclinton.com>

Dear Carol - please distribute this letter to the members of the board preceding the meeting on Feb 14th. Thanks - Wendie

Dear Board Members,

I am currently out of New York and unable to attend the Feb 14th meeting in person.

I have lived on Deer Hill Road since 1998, and am very involved with my community. I have served as Secretary of SLPOA for 20 years. I am concerned about the proposed amendment to the zoning code affecting Alternate Care Facilities. I understand that the Board is trying to accommodate both the wishes of our community and the needs of Cornerstone. My concern is that the amendment as written is not clear about how it defines what the current allowable bed count number means. Cornerstone has argued that the current bed count of 99 is allowable, although the zoning Board has ruled that 68 is the allowable number of beds. The amendment also does not limit a property to a one time only expansion of 50%.

I respectfully request that the Board not hold a vote on February 14. There are too many unanswered questions that still exist.

Our community deserves to have a meaningful discussion with the members of The Board, and the representatives of

Cornerstone, where we can work out a resolution that satisfies and protects all of us, without the threat of a lawsuit hanging over us.

If we take Cornerstone at their word, and they wish to live in harmony with our community, they should not object to postponing their suit against our community.

Respectfully submitted,

Wendie Adelman
97 Deer Hill Road
Rhinebeck, NY 12572

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Proposed changes to zoning regulations concerning Alternate Care Facilities

1 message

Meryl Schaffer <merylschaffer@gmail.com>

Thu, Feb 9, 2023 at 12:47 PM

To: townclerk@townofclinton.com

Cc: Jeffrey Branzburg <branzburg@gmail.com>, TownSupervisor@townofclinton.com

To: Town of Clinton Board

We have been residents of the Town of Clinton and specifically part of the Silver Lake community for over 22 years.

We are concerned about the potential unintended consequences of the proposed change in zoning regulations concerning Alternate Care Facilities. We urge the Board to delay voting until the impact of the proposed change can be fully explored.

There has been a false narrative for some time that the lake community would like Cornerstone to close. That is in no way accurate. We respect the work being done there, but are concerned about the issues expansion might raise.

Some questions needing to be addressed include:

How does this change in zoning law align with the the comprehensive plan?

Does this change open the door for other entities to expand and seek approval retroactively?

How will the increased number of beds be calculated? Will it be based on the legal 68 or the non-permitted 99?

Will the number of beds be capped in perpetuity?

What safeguards will be in place should a new owner disregard the regulations?

How have environmental concerns been assessed?

How will the quality of life issues be resolved?

Thank you in advance for your consideration.

Meryl Schaffer

Jeffrey Branzburg

46 Oak Tree Rd

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Fwd: Please delay Cornerstone vote

1 message

Carol Mackin <townclerk@townofclinton.com>

Mon, Feb 6, 2023 at 12:13 PM

To: Carol Mackin <townclerk@townofclinton.com>, chris Juliano <chrisjulianoforcouncil@gmail.com>, Eliot Werner <deputysupervisor@townofclinton.com>, "dmichael@getaction.net" <dmichael@getaction.net>, katherine mustello <katherineforclinton@gmail.com>, mike whitton <townsupervisor@townofclinton.com>, Shane Egan <se@cappillino.com>

Carol Mackin
Town of Clinton Town Clerk
Notary
townclerk@townofclinton.com
1215 Centre Road
Rhinebeck, NY 12572
PH 845-266-5853
FAX 845-266-5932

----- Forwarded message -----

From: **Alex Hannaford** <alex@nofiction.co.uk>
Date: Mon, Feb 6, 2023 at 10:51 AM
Subject: Please delay Cornerstone vote
To: Carol Mackin <townclerk@townofclinton.com>

Dear Carol
Please forward this to the relevant department.

I understand that on Tuesday February 14th, the Town Board of Clinton will hold a Public Hearing during which it plans to vote to lift zoning restrictions that currently prohibit expansion of non-conforming Alternate Care Facilities.

I believe the board needs to better understand the consequences of that vote and not make a decision based on fear of a lawsuit, but rather what best serves our community.

Please delay this vote,

yours

Alex Hannaford
313 Mountain View Rd.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Please delay Cornerstone vote

1 message

Alex Hannaford <alex@nofiction.co.uk>
To: Carol Mackin <townclerk@townofclinton.com>

Mon, Feb 6, 2023 at 10:50 AM

Dear Carol
Please forward this to the relevant department.

I understand that on Tuesday February 14th, the Town Board of Clinton will hold a Public Hearing during which it plans to vote to lift zoning restrictions that currently prohibit expansion of non-conforming Alternate Care Facilities.

I believe the board needs to better understand the consequences of that vote and not make a decision based on fear of a lawsuit, but rather what best serves our community.

Please delay this vote,

yours

Alex Hannaford
313 Mountain View Rd.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Feb 14th meeting and vote

1 message

ed bee <eddieb022000@yahoo.com>
To: townclerk@townofclinton.com

Thu, Feb 2, 2023 at 9:26 AM

To whom it may concern,

Feb 14th in addition to being less than 2 weeks away is valentine day, and as someone who wishes to have a happy partner, I will not be able to attend the meeting. Furthermore, it doesn't make sense to hold an immediate vote to determine such a meaningful impact to our community, immediately after the meeting. This does not allow for proper digestion of the facts, various points ti consider and answering possible questions that may arise.

I would like to request if possible a meeting at a future date with more notice and at the very least a delayed vote for those that can not be in person to be able to review the materials and make an educated vote / voice to be heard.

Thank you for your consideration

Hamed anvari
Owner since 2011

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Expansion at Cornerstone

1 message

Lawrence Freedman <lflakeview@gmail.com>
To: townclerk@townofclinton.com

Thu, Feb 2, 2023 at 8:49 AM

Carol, please pass this on to the Town Board. Thanks, Larry

As said in my previous letter, I am a long time resident of Clinton and have always valued efforts to preserve the rural character of our town. In fact I served on early versions of some preservation committees and then 10 years on the Board of Assessment Review. Now living on Silver Lake in the Conservation District, it concerns me that the Board would concede to Cornerstone's demand to expand beyond the number of beds presently authorized by our Zoning Law. I ask that the Board give pause to such an action, and at the least delay your vote to allow time for further input by Town residents on this matter. Thank you,

Larry Freedman
Oak Tree Road

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Request a vote NOT be taken on Feb. 14th.

1 message

Steve Bartles <werstevo@gmail.com>

Thu, Feb 2, 2023 at 7:55 AM

To: townclerk@townofclinton.com

Cc: Wendie Adelman <wendela46@aol.com>, Art D <artie@bai-net.com>

Carol Macki,

Please do not vote on the Cornerstone agenda on February 14th.

The community will need to have more time to have a meaningful dialogue about the impact this will have on our beautiful Silver Lake.

As a property owner on the lake, I believe more discussion is needed.

Thank you,

sincerely,
Steve Bartles
41 bartles Indg.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cornerstone expansion

1 message

L K <lkavoussi@gmail.com>
To: townclerk@townofclinton.com

Thu, Feb 2, 2023 at 6:29 AM

Dear Board - Town of Clinton

We own property at 155 Milan Hollow Road that abuts the north east portion of Silver Lake. I understand that on Feb 14th there will be a meeting regarding a non -permitted expansion. As a physician I fully support the need for quality addiction treatment. This unfortunate disease affects all aspects of our society. However, it needs to be done in a manner that does not impact other aspects of health. I have not seen environmental data regarding impact on the health of the lake and in conjunction individuals who swim and eat fish from the lake. Moreover I do not know the history of success in the programs offered at Cornerstone compared to national standards in preventing relapse. I would suggest these studies be made available prior to any decision and perhaps state as well as federal resources could help with such an assessment.

Many thanks for considering this request

Louis R Kavoussi, MD
155 Milan Hollow Road

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cornerstone Expansion

1 message

M.M. Shuhala <mshuhala@yahoo.com>
To: Carol Mackin <townclerk@townofclinton.com>

Tue, Feb 14, 2023 at 6:55 PM

Dear Carol,

I'm writing to urge the Board to delay the vote on the Cornerstone expansion. We don't need our community defined by this facility.

Thank you so much.
Margaret Shuhala
Story Lane

Sent from Yahoo Mail for iPhone

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Public hearing on Local Law for Alternate Care Facilities

1 message

Edward Wilson <edward.wilson1@gmail.com>

Tue, Feb 14, 2023 at 12:45 PM

To: TownClerk@townofclinton.com, townsupervisor@townofclinton.com, eliotwerner217@gmail.com, katherineforclinton@gmail.com, dmichael@getaction.net, chrisjulianoforcouncil@gmail.com

Dear Carol and the Town Board,

I am a resident of the Town of Clinton and a close neighbour of Cornerstone. I am writing about this evening's public hearing on a proposal to change zoning restrictions on non-conforming Alternate Care Facilities. I and many in the community have observed Cornerstone's non-permitted expansions with dismay, and applauded the town's attempts to enforce its zoning code.

Cornerstone's lawsuit against the town's prior rulings no doubt feels uncomfortable, but to amend the law in response risks opening up a Pandora's box of lawsuits. Developers who dislike obstacles to development; residents who have no intention of respecting the code; anyone with deep pockets who has a problem with a decision the town makes, will flout the rules, secure in the knowledge that if challenged, they can simply sue the town into submission.

A hasty decision following this evening's hearing would therefore compound the problem, rather than settle it. The last thing the Town and its residents want is for this issue to metastasise into many new, unforeseen issues. It seems to me to be prudent to defer any vote to a later date.

I would be grateful if you would read this letter at the hearing.

Wishing you and the Town Board a happy Valentine's Day,

Edward Wilson

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cornerstone Vote - Please Delay!

1 message

Nedim Aruz <nedimaruz@gmail.com>

Mon, Feb 6, 2023 at 11:49 AM

To: townclerk@townofclinton.com

Dear Members of the Clinton Community Board,

I am writing to request that you delay a vote on a very pressing issue regarding Cornerstomn. As you know, this issue is highly contested with strong opinions changing zoning to allow for on further development of that property. In order to ensure that all viewpoints are appropriately represented and that a well-informed decision can be made, I believe that it will be beneficial to take more time to thoroughly assess the situation and not capitulate based on any fear-mongering or in hopes of some windfall of new tax revenue.

Thank you for your consideration. I look forward to your response.

Sincerely,
Nedim

601 Ackert Hook Rd
Rhinebeck, NY 12572