

EXHIBIT 1



TOWN OF CLINTON CONSENT OF AUTHORIZATION TO ACT

Date: June 5, 2023 Property Grid Number: 6469-00-531763 & 617725

Property Address: 73-93 Serenity Hill Road

Clinton, NY

Owner's Name Even Pine Rhinebeck Propco LLC

Owner's Mailing Address If Different From Property Location: 91 Serenity Hill Rd

Rhinebeck, NY 12572

Owner Phone: () 347-273-4435

Designee Name, Address, Phone: Zarin & Steinmetz LLP (Jody T. Cross, Esq.)

81 Main Street, Suite 415, White Plains, NY 10601

() 914-682-7800

PURPOSE OF AUTHORIZATION:

Zarin & Steinmetz LLP is authorized to act on behalf of Even Pine Rhinebeck Propco LLC, the owner of the above-referenced property, and Medical Arts Sanitarium, Inc. d/b/a Cornerstone of Rhinebeck, the operator of the Alternate Care Facility on the property, in connection with the Application presently pending before the Town of Clinton Planning Board for the approval of the increase in maximum capacity.

I hereby authorize Zarin & Steinmetz LLP (designee) to act on my behalf with regard to the above referenced property for the purpose stated and, hereby, authorize the Town of Clinton Building Department to enter my property for inspection purposes. Please be sure to get the appropriate inspection(s) done to receive your Certificate of Occupancy/Compliance at the end of your project.

State of New York)
County of Queens)ss.

On this 5th day of June, 2023, before me personally came Joel Basch to me known, whose signature appears below. Manager for the owner chief operations officer of Applicant

Notary Public

Signed: [Signature] (property owner)

NORINE HURTADO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HU8009789
Qualified in Suffolk County
My Commission Expires 07-06-2026
[Signature]

FORM: BD-CONSENT REVISED: JUNE 18, 2007