

EXHIBIT 5

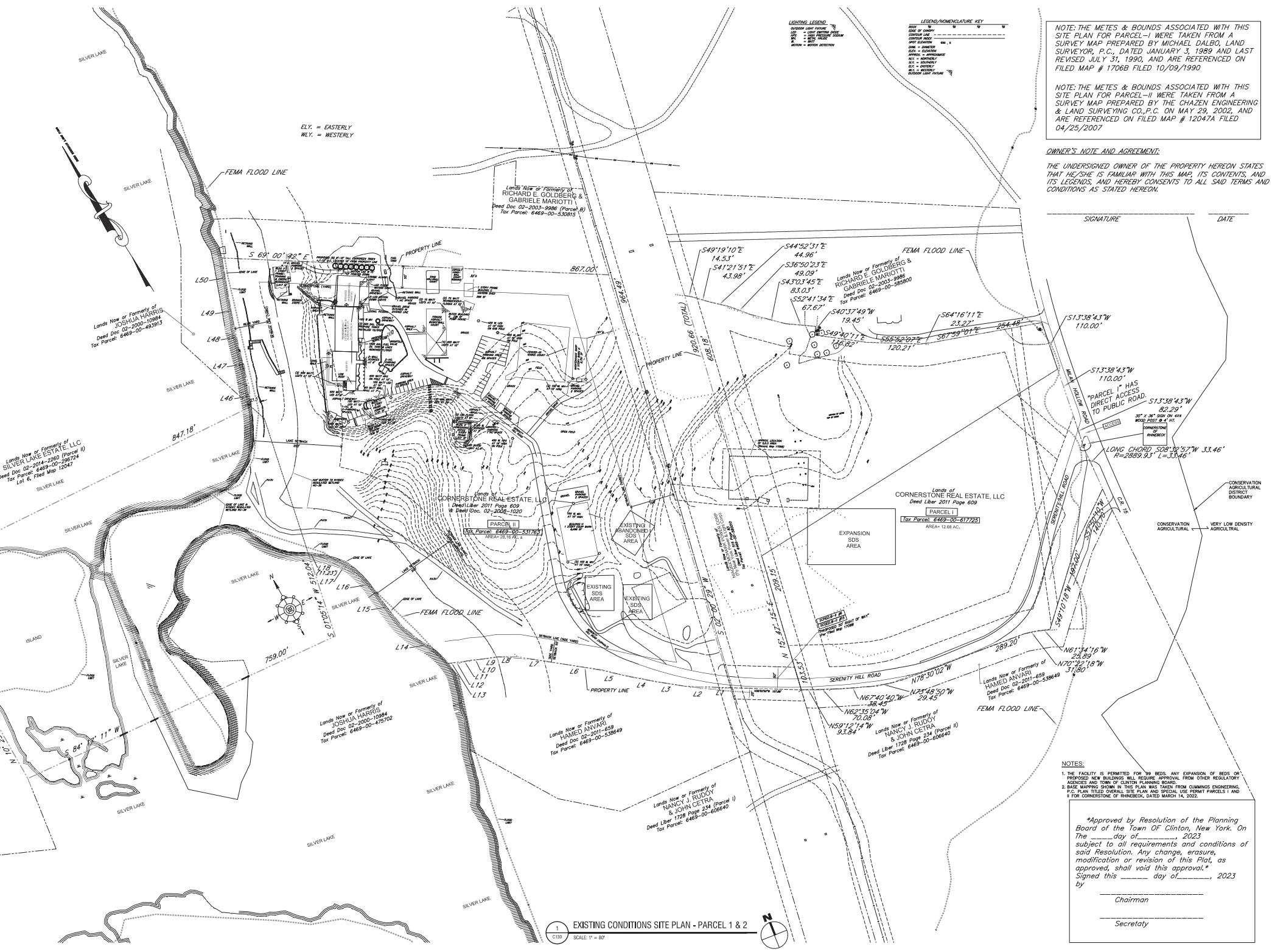
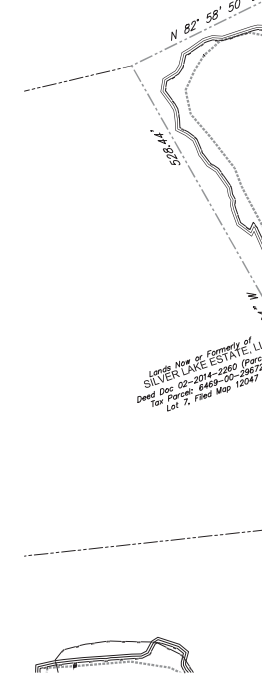
REQUIREMENT	REQUIRED	ACTUAL
Minimum Lot Area per Dwelling Unit or Establishment (Acres)	5.00	28.26
Minimum Setback for Yards (feet)		
Front -	100	+/- 571'
Side -	50	+/- 217'
Rear -	75	+/- 187'
Minimum Parking Setbacks (feet)		
Front (1) -	50	+/- 380'
Side -	10	+/- 82'
Rear -	10	+/- 410'
Maximum Building Height (feet) -	35	28.6'
Maximum Building Coverage -	7%	2.38 %
Minimum Lot Width (feet) -	300	896'
Minimum Lot Frontage (feet) -	40	+/- 400'
Minimum Lake Setback (250-75) (feet) -	100	+/- 211'

Notes:
 Building C - Cistern shed is not a Dwelling
 Building D - 2 Story barn is not a Dwelling
 58 Parking Spaces on-site
 29,036 SF Building Coverage
 41,172 SF Floor Area

Zoning 250 Attachment 1
 Schedule of Use Regulations
 Principal Uses
 Amended 3-28-2003 by L.L. No. 1-20001
 1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 10).
 Structure/Land Use - Alternative care facility
 Supplementary Regulations
 Section - 3.250.31
 Site Plan Required - Yes
 2. Legal, Pre-existing, non-conformance

PARCEL NUMBER	OWNERS
530615	Richard E. Goldberg
530616	Sandra A. Marotti
530617	Richard E. Goldberg
530618	Sandra A. Marotti
530619	Richard E. Goldberg
530620	Sandra A. Marotti
530621	Richard E. Goldberg
530622	Sandra A. Marotti
530623	Richard E. Goldberg
530624	Sandra A. Marotti
530625	Richard E. Goldberg
530626	Sandra A. Marotti
530627	Richard E. Goldberg
530628	Sandra A. Marotti
530629	Richard E. Goldberg
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530631	Richard E. Goldberg
530632	Sandra A. Marotti
530633	Richard E. Goldberg
530634	Sandra A. Marotti
530635	Richard E. Goldberg
530636	Sandra A. Marotti
530637	Richard E. Goldberg
530638	Sandra A. Marotti
530639	Richard E. Goldberg
530640	Sandra A. Marotti
530641	Richard E. Goldberg
530642	Sandra A. Marotti
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530646	Sandra A. Marotti
530647	Richard E. Goldberg
530648	Sandra A. Marotti
530649	Richard E. Goldberg
530650	Sandra A. Marotti

LINE #	DIRECTION	LENGTH
L1	N 75° 56' 07" W	43.38'
L2	N 65° 09' 24" W	56.88'
L3	N 62° 38' 25" W	69.81'
L4	N 60° 34' 45" W	71.62'
L5	N 58° 41' 28" W	55.02'
L6	N 62° 14' 24" W	139.67'
L7	N 62° 33' 10" W	47.68'
L8	N 71° 42' 58" W	43.57'
L9	N 80° 32' 29" W	36.12'
L10	N 75° 33' 38" W	24.90'
L11	N 83° 35' 55" W	29.95'
L12	N 63° 08' 25" W	6.35'
L13	N 79° 04' 55" W	17.00'
L14	N 32° 10' 16" W	130.11'
L15	N 20° 43' 52" W	88.54'
L16	N 28° 18' 36" W	72.80'
L17	N 44° 24' 43" W	103.43'
L18	N 70° 09' 45" W	70.98'
L19	N 38° 19' 40" W	80.04'
L20	N 61° 32' 43" W	63.09'
L21	S 73° 21' 11" W	54.41'
L22	S 53° 32' 29" W	112.24'
L23	S 01° 48' 07" E	54.16'
L24	S 44° 31' 39" W	77.59'
L25	S 26° 11' 28" E	63.94'
L26	S 58° 42' 24" E	52.90'
L27	S 74° 41' 31" E	71.83'
L28	S 02° 58' 48" E	30.82'
L29	S 21° 08' 31" W	131.22'
L30	S 15° 49' 08" E	28.88'
L31	S 25° 55' 16" W	49.87'
L32	S 44° 08' 09" W	45.14'
L33	S 31° 02' 46" W	38.43'
L34	N 58° 55' 22" W	112.84'
L35	N 06° 52' 49" W	280.88'
L36	N 07° 27' 28" E	69.84'
L37	N 01° 36' 05" W	155.44'
L38	N 15° 43' 10" E	42.34'
L39	N 28° 03' 15" E	77.47'
L40	N 80° 13' 47" E	77.26'
L41	S 75° 48' 36" E	101.74'
L42	N 85° 32' 16" E	90.68'
L43	N 61° 25' 25" E	64.66'
L44	N 42° 55' 35" E	65.76'
L45	N 14° 07' 08" E	59.12'
L46	N 12° 22' 19" E	71.93'
L47	N 03° 43' 00" E	82.21'
L48	N 06° 32' 52" E	59.59'
L49	N 05° 03' 27" E	60.47'
L50	N 10° 28' 14" E	90.45'



NOTE: THE METES & BOUNDS ASSOCIATED WITH THIS SITE PLAN FOR PARCEL-I WERE TAKEN FROM A SURVEY MAP PREPARED BY MICHAEL DALBO, LAND SURVEYOR, P.C., DATED JANUARY 3, 1989 AND LAST REVISED JULY 31, 1990, AND ARE REFERENCED ON FILED MAP # 17068 FILED 10/09/1990

NOTE: THE METES & BOUNDS ASSOCIATED WITH THIS SITE PLAN FOR PARCEL-II WERE TAKEN FROM A SURVEY MAP PREPARED BY THE CHAZEN ENGINEERING & LAND SURVEYING CO., P.C. ON MAY 29, 2002, AND ARE REFERENCED ON FILED MAP # 12047A FILED 04/25/2007

OWNER'S NOTE AND AGREEMENT:
 THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

SIGNATURE _____ DATE _____

NOTES:
 1. THE FACILITY IS PERMITTED FOR 99 BEDS. ANY EXPANSION OF BEDS OR PROPOSED NEW BUILDINGS WILL REQUIRE APPROVAL FROM OTHER REGULATORY AGENCIES AND BOARD OF CLINTON PLANNING BOARD.
 2. BASE MAPPING SHOWN IN THIS PLAN WAS TAKEN FROM CLINTON ENGINEERING, P.C. PLAN TITLED ORIGINAL SITE PLAN AND SPECIAL USE ZONING PARCELS I AND II FOR CORNERSTONE OF RHINEBECK, DATED MARCH 14, 2022.

Approved by Resolution of the Planning Board of the Town Of Clinton, New York. On the _____ day of _____, 2023, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval.
 Signed this _____ day of _____, 2023 by _____
 Chairman
 Secretary

LaBella
 Powered by partnership.

21 Fox Street
 Poughkeepsie, NY 12601
 (845) 454-3990
 labellapp.com

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
 PROFESSIONAL ENGINEERING 018091
 LAND SURVEYING 017976
 GEODESICAL 018765

It is a violation of New York Education Law, Sec. 145, Sec. 1209 & 147, Sec. 1207, for any person, unless acting under the direction of a licensed professional engineer or land surveyor to alter in any way, or in any form having the effect of an architect, engineer, or land surveyor to alter, the drawing, specification, or land surveyor shall file to the items their seal and notation "altered" followed by their signature and date of such alteration, and a specific description of the alteration.

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CORNERSTONE OF RHINEBECK
 91 SERENITY HILL RD
 RHINEBECK, NY 12572

MEDICAL ARTS SANITARIUM SITE PLAN APPROVAL
 TOWN OF CLINTON
 DUTCHESS COUNTY, NY

NO.	DATE	DESCRIPTION
1		PREPARED
2		REVISIONS
3		PROJECT NUMBER: 2231559
4		DRAWN BY: PJM
5		REVIEWED BY: CPL
6		ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW
7		DATE: 06/06/23
8		DRAWING NAME: EXISTING CONDITIONS SITE PLAN
9		DRAWING NUMBER:

C130