

EXHIBIT 7



Zoning Department
TOWN OF CLINTON
1215 Centre Road
Rhinebeck, NY 12572
(845) 266-5704 X103
(845) 266-5748 – Fax

John J. Fenton (Zoning Administrator / Municipal Code Enforcement Officer)

March 6, 2021

Warren S. Replansky, P.C.
60 E. Market Street
Rhinebeck, NY 12572

Denial Letter

Re: Cornerstone of Rhinebeck (Application for a Building Permit)
Address: 73-93 Serenity Hill Road
Clinton, NY 12572
Tax # 6469-00-531763

Dear Mr. Replansky,

I have received and reviewed the application dated February 24, 2020 submitted to the prior Zoning Administrator (Louis Fiorese), which was forwarded to me by letter dated August 10, 2020 in my capacity as the current Zoning Administrator for the Town of Clinton.

My review of the application indicates that Cornerstone of Rhinebeck is a licensed alcoholic and drug rehabilitation treatment facility located on approximately 28 acres of land at 91 Serenity Hill Road in the Town of Clinton. The Facility has been in continuous operation on the site for decades and was formerly operated as the Rhinebeck Lodge for Successful Living until a sale of the same to Cornerstone in approximately 1998. The application indicates, in relevant part, that Cornerstone is seeking a reconstruction of a portion of its infrastructure which will involve the demolition of an existing one-story indoor pool addition to the main three-story building and replacement on the same footprint with a two-story above grade and one-story partially below grade structure in accordance with the preliminary plans submitted in conjunction with the application.

The application seeks issuance of a permit from me and Town Building Inspector to expand an amount not exceeding 50% of the aggregate building area of the site as existed on the effective date of the applicable chapter of the Town of Clinton Code pursuant to Section 250-84(B). The application seeks my approval of the expansion upon submission of the full plans as required by the Town Code and the NYS 2020 Building Code. The application states that the proposed expansion does not violate the 50% expansion rule, and that the Town Code does not specify as a condition of expansion, approval by the Town's Planning Board of a site plan or special permit. It is noted that the proposed building expansion will result in an increase in the bed capacity within the structure to a number of 131.

It appears, based upon the history of this facility, that the same is a pre-existing, non-conforming use and structure and that the 50% expansion rule would apply to the proposed increase in the size of the facility

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as stated in the application. However, a reasonable interpretation of the Zoning Code is that such an application for an increase in a non-conforming facility would, and should require a special use and site plan review and approval by the Town's Planning Board.

I have determined that the Cornerstone of Rhinebeck facility would fall under the definition of an "alternate care facility" as set forth in Section 250-31 of the Town of Clinton's Code. Section 250-31(B)(5) of the Town's Zoning Code provides as follows:

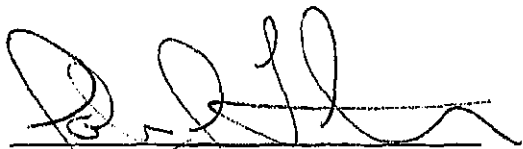
Any increase in the resident population, change in type of population, and/or any expansion of the facilities shall require an application to the Town's Planning Board for consideration of a new special use permit and shall require re-examination of the site plan by the Town's Planning Board.

Accordingly, Cornerstone's application for the issuance of a building permit for the expansion of the facility as set forth in its application is hereby denied without prejudice to Cornerstone's resubmission of an application to me for special permit & site plan approval by the Town's Planning Board. The PB can review the requested expansion by application of the requirements and applicable criteria, as set forth in Section 250-31 of the Town's Code.

Upon receipt and my review of the application to ensure that it is in proper form and contains the appropriate application submissions, I will then forward the application to the Town's Planning Board for its review of the same in accordance with the determination and the provisions of Section 250-21 of the Town's Code.

If you have any questions, you may contact my office or assistant Arlene Campbell @ extension 115.

Sincerely, yours,



John J. Fenton
Zoning Administrator / Municipal Code Enforcement Officer
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