Town of Rhinebeck
Zoning Enforcement Office
80 East Market Street
Rhinebeck, NY 12572
Phone (845) 876-6296 town.zeo@rhinebeck-ny.gov Fax (845) 876-5885

October 27, 2006

Mr. Michael Sanford
C/o Sanford Partners
508 LaGuardia Place
New York, NY 10012

Re: Tax Parcel 6068-00-811770

Dear Mr. Sanford,

I am pleased to advise you, that a re-inspection, by this office, of the above cited property, A/K/A Wyndclyff Mansion, on Monday, October 23, 2006, disclosed the fact that the installation of fencing surrounding the structure had been completed.

Therefore, the "Notice of Violation – Order to Remedy", issued on October 3, 2006, has been fully complied with, to the satisfaction of this office.

Thank you for your cooperation in this matter. Should you have any further concerns, now or in the future, please do not hesitate to contact us at (845) 876-6296.

For the Town of Rhinebeck,

John F. Maasz
Zoning Enforcement Officer

Cc: Steve Block, Town Supervisor
Warren Replansky, Town Attorney

WYNDCLIFF MANSION

March 24, 2006

10:15 AM – Partly cloudy

Site visit to the Wyndcliff mansion by Zoning Administrator John Maasz and Town of Rhinebeck Supervisor Steve Block.

Purpose of visit was to show Supervisor Block the dilapidated condition of the structure.

Protective fencing has not been established on all sides of the structure; the gate on the northern portion of the property has had it's locked chain cut off.

Property is open to the public, with the major portion of the building boarded up to prevent entry.

Building continues to deteriorate.

ZA Maasz recommends ordering the building to be demolished, cited as an attractive nuisance.

Town attorney Replansky advises information forwarded to supply him with information in order to draft a letter to the owner requiring corrective action.

Allan L. Scherr
18 Wyndclyffe Court
Rhinebeck, New York 12572

February 25, 2012

Town of Rhinebeck Board
80 East Market Street
Rhinebeck, New York 12572

Ladies and Gentlemen:

By now you have seen the letter dated December 7, 2011 that Robert J. Murray, PE sent to you regarding the ruin located at 25 Wyndclyffe Court. His letter is attached.

All of the other residents of Wyndclyffe Court have signed a petition requesting that the Town of Rhinebeck take timely and appropriate action to deal with the dangerous situation created by the condition of the ruin. Attached are the signed petitions.

We look forward to your action.

Sincerely,

Allan L. Scherr

cc: Conservation Advisory Board
Town of Rhinebeck Building Department

PETITION

Having read the letter written by Robert Murray, PE regarding the ruin at 25 Wyndclyffe Court, Rhinebeck, we the undersigned request that the Town of Rhinebeck either condemn or take other appropriate action on this property. The ruin is an attractive nuisance, generating unwanted traffic on the private driveway leading to it. It also presents a danger to anyone close to the building and therefore represents a potential liability for the town. The ruin and the containers and fencing around it are also an eyesore.

Randolph Soden	20 Wyndclyffe Ct Rhinebeck NY 12572 845-876-5975
Barbara Soden	20 Wyndclyffe Ct Rhinebeck NY 12572 845-876-5975

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JAMES R. HOWELL
James R Howell
36 WYNDCLYFFE CT.
RHINEBECK, NY.
12572

Judy H Howell
JUDY H HOWELL
36 Wyndclyffe Ct
Rhinebeck, NY 12572

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John H House Feb. 14, 2012
John H. House

Winifred House 14 February 2012
Winifred House

7 Wyndclyffe Court
Rhinebeck, NY 12572-2562

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	ALLAN SCHERR	18 WYNDCLYFFE CT
	LINDA SCHERR	18 WYNDCLYFFE CT.

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Steven Mensch STEVEN MENSCH

42 WYNDCLYFFE CT.

7 December 2011

Town Board Members
Town of Rhinebeck
80 East Market Street
Rhinebeck, New York 12572

cc: Town of Rhinebeck Building Department
Planning Board
Zoning Board
Conservation Advisory Board

Re: Imminent Collapse at 25 Wyndclyffe Court, Town of Rhinebeck
(Parcel # 811770)

Dear Town Board,

I am writing this letter to express my great concern for what I feel will be an eventual and imminent collapse of the existing structural ruins at 25 Wyndclyffe Court. As a licensed professional engineer in the State of New York, I feel that it is my obligation to make this report in the interests of public safety. This site does not appear to be kept secure and the close proximity of the ruins to Wyndclyffe Court make it a danger to all people driving or walking by. The ruins appears to be a magnet for young kids who want to explore. This is all dangerous.

I am currently providing engineering design services for a client who lives in close proximity to the Wyndclyffe ruins. As such, I have had the opportunity to drive down Wyndclyffe Court many times over the past year and observe the general conditions of 25 Wynclyffe Court both from my car and on foot. I have viewed the existing building from a number of angles and feel that there are a number of internal and exterior wall conditions that should be classified as being "in danger of imminent collapse". Most significantly and alarming is the brick-faced dormer on the North side of the upper (4^{th}?) floor level. I have personally noticed progressive deterioration and movement of this very heavy section over the past year. Any benign action, such as children playing within this ruin or a normal moderate snow or wind storm could trigger a progressive collapse that could bring down much of this building.

As a design & forensic engineer, preservationist and hands-on construction consultant, I feel that the deterioration of this building has progressed beyond any level that would be reasonable to rehabilitate or restore. While remnants of the building are quite beautiful and make most viewers nostalgic for the original grandeur of the house and surrounding estate, it would be prohibitively expensive and very dangerous to attempt any such work.

I do not know the owner of 25 Wyndclyffe Court and have no special interest, other than public safety, to write this letter with the recommendations herein. I encourage the Town Board of Rhinebeck to take some action on this property in the interest of public safety. This derelict building is in danger of imminent collapse.

Best regards,

Robert J Murray, PE

Photograph	
	Photo #1: North Facade of House This photograph shows the North façade of the existing ruins at 25 Wyndclyffe Court off of Mill Road in the Town of Rhinebeck. While portions of the house look nice from your car as you drive by, the structural deterioration is substantial and dangerous. This structure is in imminent danger of partial or even full collapse.
	Photo #2: Collapsing Dormer This close up photo of the dormer on the upper level of the North façade shows a "collapsing condition" that has progressed noticeably over the past year. It is difficult at best to explain why this brick-clad dormer has not collapsed already. When this dormer imminently collapses, it will likely cause much collateral damage and maybe progressive collapse of remaining sections of the building. There are other internal framing voids and deteriorated areas that make this building as unbraced and probably unsafe for even trained construction personnel to visit or work in.