

The Law Offices of  
**WARREN S. REPLANSKY, PC**

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Reply To: Pine Plains

*Via Certified Mail/Return Receipt Requested  
and Regular Mail*

May 2, 2006

Mr. Teimoc Johnston-Ono  
87 Christopher Street  
New York, NY 10014

**RE: 25 WYNDCLYFFE COURT, RHINEBECK, NY 12572**  
**Tax Grid #6068-00-811770**

Dear Mr. Johnston-Ono:

It is my understanding that you are the owner of property located at 25 Wyndclyffe Court, Rhinebeck, New York having tax parcel number 6068-00-811770. The property is improved by a large single-family residence which is in a state of disrepair and may be in danger of collapse.

It is my understanding that you have received several communications and Orders to Remedy this situation from the Town of Rhinebeck Zoning Enforcement Officer and have been notified that the building is being maintained in an unsafe, damaged, decayed, dilapidated and structurally unsafe condition. The Zoning Enforcement Officer has ordered you to:

1. Secure and seal all openings in said structure that would allow unauthorized entry by any person; and
2. Install six foot security fencing around the perimeter of the structure in such a manner as to afford protection to life and property in the event of a building collapse.

I have been informed by the Zoning Enforcement Officer that, to date, you have not taken these corrective measures.

*Mr. Teimoc Johnston-Ono*

*May 2, 2006*

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The Town of Rhinebeck Town Board has directed me to advise you that arrangements must be made by you within twenty (20) days of the date of this letter to repair or demolish the building, or to take the necessary steps to secure the building in accordance with the requirements of the directives of the Zoning Enforcement Officer and the New York State Uniform Fire Prevention and Building Code Act and the Property Maintenance Code of the State of New York. You must contact Jack Maasz, the Zoning Enforcement Officer at 80 East Market Street, Rhinebeck, New York 12572 to advise him that you have made such arrangements. You should also contact me to confirm that you have received this letter and are taking the necessary steps to rectify the matter.

If the necessary steps are not taken within a period of twenty (20) days to demolish or repair the building, or otherwise safeguard the building so that it presents no danger to the health, safety and welfare of the community or surrounding neighborhood, the Town will exercise its options under applicable New York State and Local Law to safeguard the property. These options could include the Town taking steps to demolish the building and charging back all expense to you personally, and placing a lien on the property for those expenses. The Town could also consider taking legal action in the Supreme Court, Dutchess County, to force you to make the necessary repairs to safeguard the building.

I hope that all this will not become necessary and you will act expeditiously and within the time frame set forth in this letter to rectify this dangerous situation.

Thank you for your cooperation.

Sincerely yours,



WARREN S. REPLANSKY  
ATTORNEY TO THE TOWN OF RHINEBECK  
WSR:slf

cc: Jack Maasz, ZEO  
Steve Block, Supervisor