

Town of Rhinebeck, NY
80 East Market Street 12572

Date October 17, 2003

NOTICE OF VIOLATION - ORDER TO REMEDY

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

Tax Grid # 6068-00-811770

Location: 25 Wyndclyffe Court, Rhinebeck, NY 12572

Dear Mr. Ono,

An inspection of your above cited property by this office, at 9:00 AM on Tuesday October 14, 2003 revealed the following violation of New York State Law:

Name of Law: Executive Law, New York State Uniform Fire Prevention and Building Code Act,

9 NYCRR Title 19

The Property Maintenance Code of the State of New York Section 108.1.1

In that on the 14th day of the month of October 2003, at 9:00 AM in the forenoon, at 25 Wyndclyffe Circle, Rhinebeck, NY, the defendant had maintained an unsafe structure in a damaged, decayed, dilapidated, structurally unsafe condition.

The following corrective measures should be taken no later than ten (10) days following the signed receipt of this Order to Remedy or penalties may be assessed:

1. Secure and seal all openings in said structure that would allow unauthorized entry by any person.
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.

For the purposes of applying the penalties described in the New York State Uniform Fire Prevention & Building Code, your first violation shall be deemed to have occurred as of October 14, 2003.

Please note: As provided by New York State Executive Law Section 382(2), any person who fails to comply with an order to remedy a condition violating the Uniform Code, such order having been served upon that individual either in person or by registered or certified mail, may be subject to a fine of not more than \$1,000 per day of violation and or a term of imprisonment not to exceed one year. In addition those who knowingly violate any provisions of the code or a lawful order of a local government made thereunder may receive the same penalties.

An inspection of your above cited property by this office, at 9:00 AM on Tuesday October 14, 2003 necessitates the application of Section X(C)(7) of the Zoning Law of the Town of Rhinebeck, Dutchess County, New York, whereby the Zoning Enforcement Officer requires the "Taking of Emergency Action." To wit, immediate action is required to remove the imminent danger, due to the dangerous condition of the structure, to the safety of persons known or unknown. Failure to do so may result in the direct action of the Town of Rhinebeck to abate the hazard. Any cost incurred by such action shall be paid for by the owner or person responsible for the violation.

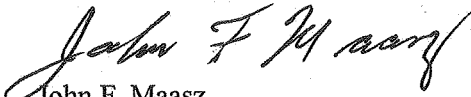
The following corrective measures should be taken no later than ten (10) days following the signed receipt of this Order to Remedy or the above described action may be instituted:

1. Secure and seal all openings in said structure that would allow unauthorized entry by any person.
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.

For the purposes of applying the penalties described in the Section X, "ADMINISTRATION AND ENFORCEMENT" of the Zoning Law, your first violation shall be deemed to have occurred as of October 14, 2003.

Please note: As provided by Section 268 of the Town Law of the State a violation of this code is punishable by a fine not to exceed three hundred fifty dollars (\$350.00) and/or imprisonment for not more than six (6) months for each offense. Each week of continued violation shall constitute an additional, separate offense, after court determination.

For the Town of Rhinebeck,



John F. Maasz
Zoning Enforcement Officer

Town of Rhinebeck

Code Enforcement Office

80 East Market Street

Rhinebeck, NY 12572

Phone (845) 876-6296

town.ceo@rhinebeck-ny.gov

Fax (845) 876-5885

NOTICE OF VIOLATION - ORDER TO REMEDY

January 18, 2012

Wyndclyffe, LLC
63 Cleveland Dr
Montauk NY 11954
Att: Sanford Partners

Certified Mail:
70091680000245636450

Re: Tax Parcel # 6068-00-811770
Location: 25 Wyndclyffe Ct
Rhinebeck, NY 12572

Dear Mr. Sanford:

You are hereby notified that you have been found to be in violation of Article X (L) of the Zoning Laws of the Town of Rhinebeck, NY, "**Unsafe Buildings and Structures.**"

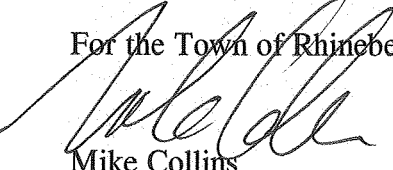
To wit: The single family residence on the above-cited property is collapsing, causing blight on the neighborhood. Public health and/or safety may be endangered due to the possible presence of unknown chemicals or petroleum products that may be buried in the debris.

Therefore, it is **Now Ordered:** a Professional Engineer's Structural Report is to be furnished to this office no later than **thirty (30) days** following the receipt of this Order.

Should you refuse or neglect to comply with this Order to remedy, the Town Board is authorized to provide for the shoring, removal of part of the structure or complete demolition, to assess all expenses thereof against the land on which it is located, and to institute a special proceeding to collect the costs thereof including legal expenses.

Please be further advised that you are entitled to request a public hearing before the Town of Rhinebeck Town Board concerning this **Order to Remedy**, within five (5) days of the receipt of this notice.

For the Town of Rhinebeck,


Mike Collins
Code Enforcement Officer

cc: Entire Town Board, Planning Board Chair, ZEO, CAB Chair and the
New York Parks and Historic Preservation
Peoples Island State Park
PO Box 189
Peoples Island, Waterford, NY 12188
Att: Nancy Todd