

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

NOTICE OF VIOLATION - ORDER TO REMEDY

October 3, 2006

Mr. Michael Sanford
C/o Sanford Partners
815 Fifth Avenue
New York, NY 10021

Dear Mr. Sanford

The recent visit, by this office, to your property located at 25 Wyndclyff Court, Rhinebeck, NY, A/K/A tax parcel 6068-00-811770, revealed the fact that the unstable structure on the property continues to be lacking complete security fencing.

During our conversation on June 29, 2006, you assured this office that the fencing would be completed by August 15, 2006. This date was set in consideration of your claim of not being able to complete the task sooner due to "personal issues."

The lack of security fencing surrounding the building is in violation of the Property Maintenance Code of New York State. In particular, the law found not to be complied with is,

**NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILD CODE
PROPERTY MAINTENANCE CODE OF NEW YORK STATE
SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT,
CHAPTER PM3 "MINIMUM CONDITIONS"**

§PM301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

The following corrective measure should be taken no later than **ten (10) calendar days following the receipt of this Violation Notice – Order to Remedy** in order to avoid further legal action:

The installation of perimeter security fencing at tax parcel #6068-00-811770 shall be completed in order to prevent unauthorized individuals from approaching the structure known as the Wyndcliff Mansion.

YOUR FAILURE TO ABATE THESE HAZARDS within ten (10) calendar days of the receipt of this Violation Notice – Order to Remedy will result in this office implementing formal legal action.

For the Town of Rhinebeck,

John F. Maasz
Zoning Enforcement Officer

Town of Rhinebeck
Zoning Enforcement Office
80 East Market Street
Rhinebeck, NY 12572

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Via Facsimile

June 30, 2006

Mr. Michael Sanford
C/o Sanford Partners
815 Fifth Avenue
New York, NY 10021


Re: Wyndclyff Mansion

Dear Mr. Sanford,

This letter will confirm our conversation of June 29, 2006, in which we both agreed to recognize August 15, 2006 as the latest date for the completion of security fencing for the above cited property, a.k.a. tax parcel #6068-00-811770. While I would like to see the fencing completed sooner than August 15th, I realize that, due to your personal issues, it is not feasible to have the fencing in place much earlier than August 15th.

As I stated during our conversation, the Town Supervisor, Town Engineer, Town Attorney and I all agree that the fencing must be completed and that the fencing shall be accomplished prior to the erection of any scaffolding, since it is our belief that the scaffolding will create more of what can best be described as an attractive nuisance. Failure to meet the target date of August 15th will, regretfully, result in the Town of Rhinebeck seeking injunctive relief for the completion of the fencing.

For the Town of Rhinebeck,


John Maasz
Zoning Administrator

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Zoning Enforcement Office
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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