

Wyndclyffe

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:

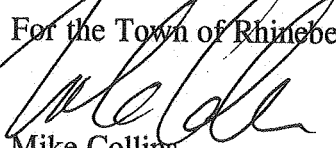
You are hereby notified that you have been found to be in violation of Article X (L) of the Zoning Laws of the Town of Rhinebeck, NY, "**Unsafe Buildings and Structures.**"

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

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 (4th?) 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,

A handwritten signature in black ink, appearing to read "R. Murray", is written over a light gray, textured rectangular background.

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.

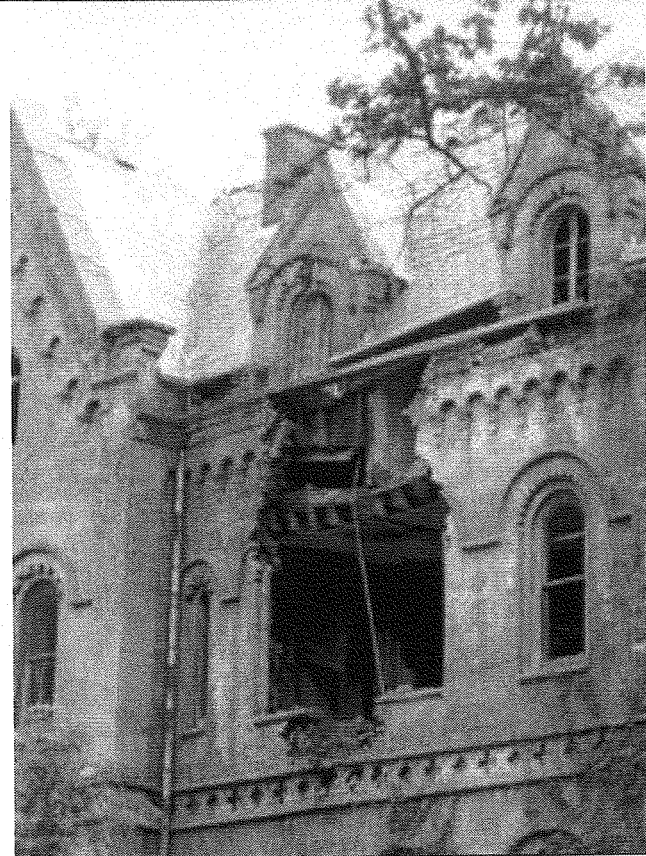


Photo #2: Collapsing Dormer

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.