

TOWN OF RHINEBECK  
CONSERVATION ADVISORY BOARD (CAB)  
WATERFRONT ADVISORY COMMITTEE (WAC)  
LOCAL WATERFRONT REVITALIZATION AREA (LWRA)  
LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)  
80 EAST MARKET STREET

Date: February 6, 2017

RE: Steven Mensch - 25 Wyndclyffe Court - Certificate of Removal or Demolition

The Conservation Advisory Board (CAB) upon review of the certificate or removal or demolition; this board does not find any immediate environmental issues with the proposed action. This board is aware of the historical significance of this structure, but after reviewing the engineering report, knowledge of this property, and the dilapidated state this course is the necessary course for the objective of safety.

The Waterfront Advisory Committee (WAC) after reviewing the submitted documents to present and knowing the present state of the structure feel the proposed work does not impact or conflict with the LWRP policies set-forth in the Town's Zoning Code. This committee does acknowledge and recognize the history of this property, however, concerning matters of safety and safety of the public the proposed action by the applicant is the necessary course. Also this committee would strongly suggest in the course of the demolition and removal all best management practices are taken to ensure no mishandling of debris.

Respectfully Submitted;  
Ryan Dowden, Chair

## Gretchen Smith

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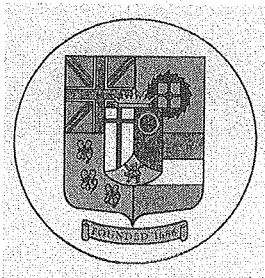
**From:** Deborah Axelrod <axeldoc@gmail.com>  
**Sent:** Tuesday, January 31, 2017 7:32 PM  
**To:** Gretchen Smith  
**Subject:** re: demolition 25 Wyndclyffe Court

Dear Gretchen:

This is an email in support of Steve Mensch's plan to demolish the "ruin" at 25 Wyndclyffe court. As a new neighbor who lives directly below the property, at 36 Wyndclyffe court, the bricks and outside structure are crumbling and unstable. It is an unsafe structure as currently stands and I fully support Steve's plan to go forward with the demolition.

Sincerely-  
Deborah Axelrod  
36 Wyndclyffe Court

c 908 403-1495



## Town of Rhinebeck

*Nancy V. Kelly, Historian*

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80 E. Market Street  
Rhinebeck, New York

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Rhinebeck, NY 12572  
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February 6, 2017

Town Planning Board  
80 East Market Street  
Rhinebeck, NY 12572

Dear Members of the Planning Board:

Regarding the Application for Demolishment of the Wyndclyffe Mansion at 25 Wyndclyffe Court

Dept of Labor regulations Part 56 of Title 12 states in 56-5.1 b. that a building inspection survey for asbestos not be conducted if the building is Certified unsafe. This automatically requires the expense of asbestos removal demolition. The building in question was designed by architect George Veith and constructed between 1851 & 1853. It is unlikely that asbestos was involved in the construction.

The Labor Dept regulations will preclude the use of any of the building materials as a wall or preservation of any section of the building to evoke its historic significance. At a minimum, it would be desirable to preserve some of the bricks in Rhinebeck. For example, the Palatine Farmstead will be in need of bricks to rebuild the chimney and fireplace on the north wall. Donation of some of the Wyndclyffe bricks would be an ideal use of the building material.

The Farmstead is in process of Grant applications for the North Wall Gable End project.

I believe that the demolition is a necessary step but that the Labor regulation is excessive and should be questioned.

Respectfully,

*Nancy V. Kelly*

Nancy V. Kelly  
Rhinebeck Town Historian