

SPECIAL

JUN 12 2026

AN ORDINANCE AUTHORIZING THE EMERGENCY
DEMOLITION OF AN UNSAFE AND DANGEROUS
STRUCTURE LOCATED AT 230 SOUTH 2ND AVENUE,
MOUNT VERNON, NEW YORK

Whereas, in correspondence dated June 10, 2026, the Commissioner of Buildings requested that the City Council find and determine that the structure located at 230 South 2nd Avenue, Mount Vernon, New York, is an unsafe and dangerous building that poses an imminent threat to public health, safety, neighboring properties, and the general welfare; and

Whereas, on May 25, 2026, the City of Mount Vernon Department of Buildings received Complaint No. COM-26-517 concerning the condition of the structure located at 230 South 2nd Avenue, Mount Vernon, New York; and

Whereas, following an inspection by the Department of Buildings, it was determined that the building is partially collapsed and that the remaining portions of the structure are unstable and pose an imminent danger of further collapse, thereby threatening neighboring properties and the health, safety, and welfare of the public; and

Whereas, the property is owned by 230 S. 2nd Avenue Corp., with a mailing address of 230 South 2nd Avenue, Mount Vernon, New York 10550; and

Whereas, pursuant to Chapter 106, Section 106-5 of the Code of the City of Mount Vernon, the Commissioner of Buildings is authorized to order the immediate repair, vacation, or demolition of an unsafe building whenever an immediate danger to life or safety exists; and

Whereas, the subject property has remained vacant and abandoned since sustaining significant fire damage in 2016 and has previously been determined to be an Unsafe and Dangerous Building; and

Whereas, over the years the Department of Buildings has received numerous complaints concerning the deteriorated condition of the property, including reports of structural instability, collapsing walls, excessive vegetation growth, accumulation of debris, and conditions conducive to vermin and pest infestations; and

Whereas, due to a recent collapse affecting an adjoining property, the Commissioner of Buildings has determined that the structure presents an immediate hazard and requires emergency demolition to protect life, health, property, and public safety; and

Whereas, the scope of work necessary to eliminate the hazard includes the complete demolition of the existing one-family dwelling, removal of all debris, site clearance, and stabilization of the property to prevent further danger; and

Whereas, in order to secure the most favorable pricing available under the emergency circumstances, the Department of Buildings solicited quotations for the required demolition work and received two responsive proposals; and

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Whereas, the Commissioner of Buildings has determined that immediate action is required and has exercised the authority granted under Chapter 106, Section 106-5 of the City Code to proceed with all necessary emergency measures; and

Whereas, the City Council finds that the condition of the structure constitutes an imminent danger to public health and safety and that emergency demolition is necessary and appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Finding of Emergency. The City Council hereby finds and determines that the structure located at 230 South 2nd Avenue, Mount Vernon, New York, constitutes an unsafe and dangerous building presenting an imminent threat to life, safety, neighboring properties, and the general public.

Section 2. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council.

Vote Taken As Follows: 6/12/2026 special
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Absent
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

JUN 15 2026

Date

Thomas H. Howard
Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

M. Colebourne
City Clerk