



CITY OF MOUNT VERNON, NY
DEPARTMENT OF BUILDINGS

SHAWYN PATTERSON-HOWARD
Mayor

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Patrick G. Holder, R.A.
Commissioner

August 19, 2024

The Honorable City Council
City Hall
1 Roosevelt Square
Mount Vernon, New York 10550

THROUGH THE OFFICE OF THE MAYOR

Re: Imminent Danger – 19 South Terrace Avenue - Emergency Demolition of Unsafe Building.

Honorable City Council Members:

I respectfully request enactment of legislation approving the use of City funds for the emergency demolition of a property located at 19 South Terrace Avenue which was at high risk of collapsing if not demolished immediately at the time. Said property, between 2016 to present had multiple fire incidents and complaints from the neighbors, complaining of unsafe and dangerous, partial collapse in chimney, exterior and interior walls, retaining wall and falling debris from the building. By way of background, this property, which is currently owned by Prime Paradigm Inc.

1358 Hooper Avenue, Ste 408 Toms River, NJ 08753 was vacated due to structural instability back in May 2016. The property was deemed Unsafe and Dangerous at that time. Photographs of the property in its current condition are attached.

As you know on July 23, 2024, we received a complaint (COM-24-794) of a collapsing building at 19 South Terrace Avenue. Upon our inspection of this property, we confirmed that the building was near collapse and such a collapse would cause significant damage to the adjacent building 21 South Terrace Avenue and potentially was an immediate danger to the life safety of the adjacent property. Pursuant to Chapter 106-sub-section 5, “in cases where it is reasonable appears that there is immediate danger to the life of safety of any person unless an unsafe building is immediately repaired, vacated or demolished, the Commissioner shall cause the immediate repair, vacate or demolition of such unsafe building.”

The emergency demolition work commenced on Wednesday, July 24, 2024. We received three (3) estimates at the time to bid on this work. (see attached bids) We accepted the lowest bid provided by Webb Development who has done similar demo work for the city in the past.



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The property located at 19 S. Terrace Avenue is identified as a Zombie Home. Funds for this project are available through Emergency and Unsafe Conditions budget code (A.3620.443) in the amount of \$60,000.00 combined with \$38,000.00 from budget code (A3620.405ARP).

If this meets with approval of Your Honorable Body, I request that you enact this legislation declaring an emergency at 19 South Terrace Avenue and approving the use of funds to demolish the property.

Sincerely,

Patrick Holder, R.A.
Commissioner
Buildings Department

